



CAPITALINDIA

Home Loans

CAPITAL INDIA HOME LOANS LIMITED
8th ANNUAL REPORT

2024-25



CORPORATE INFORMATION**BOARD OF DIRECTORS**

Mr. Keshav Porwal	:	Chairman and Non-Executive Director / 06706341
Mr. Vinod Somani	:	Independent Director / 00327231
Mr. Yogendra Pal Singh	:	Independent Director / 08347484
Mrs. Rashmi Fauzdar	:	Independent Woman Director / 07599221
Mr. Deepak Vaswan	:	Non-Executive Director / 07814811

DESIGNATION / DIN**KEY MANAGERIAL PERSONNEL (KMP)**

Mr. Ravi Virwani	:	Chief Executive Officer
Ms. Sneha Lahoti	:	Interim Chief Financial Officer

STATUTORY AUDITORS

S C Mehra & Associates LLP
Chartered Accountants
104, 1st Floor, 'B'-Wing, Shree Swami Samarth Complex,
Behind Senapati Hospital, Near Parsik Janta Sahakari Bank,
Dhamankar Naka, Kaneri, Bhiwandi-421302

SECRETARIAL AUDITORS

M/s Arun Gupta & Associates
Company Secretaries
Office 59, Ground Floor, Street No. 3, Madan Park,
East Punjabi Bagh, New Delhi – 110026

INTERNAL AUDITORS

M/s Aneja Associates
Chartered Accountants
301, Peninsula Towers, Peninsula Corporate Park,
Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400013

REGISTRAR & SHARE TRANSFER AGENT

KFin Technologies Limited
Selenium Tower B, Plot 31-32, Gachibowli,
Financial District, Nanakramguda, Hyderabad – 500032

REGISTERED OFFICE

701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23,
District Centre, Rajendra Place, New Delhi – 110008

CORPORATE OFFICE

Level - 20, Birla Aurora,
Dr. Annie Besant Road,
Worli, Mumbai – 400030

WEBSITE

<https://capitalindiahomeloans.com>

BOARD'S REPORT

To,
The Members,
Capital India Home Loans Limited ('the Company')

Your Directors are pleased to present the 8th (Eighth) Annual Report on the business and operations of the Company together with the Audited Financial Statements for the financial year ended on March 31, 2025 ("period under review").

1. FINANCIAL RESULTS AND BUSINESS OPERATION

The Company's financial performance for the period under review is given hereunder:

(Amount in INR Lakh)

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Total Income	7,454.83	6,712.05
Total Expenditure	7,153.37	6,561.72
Profit / (Loss) before tax	301.46	150.33
Provision for tax [including Deferred Tax charge / (credit)]	23.20	26.60
Profit / (Loss) after tax (A)	278.26	123.73
Other Comprehensive Income	13.63	0.01
Total Comprehensive Income / (Loss)	291.89	123.74
Add: Profit and Loss account balance brought forward from previous year excluding OCI (B)	(1,177.36)	(1,276.34)
Less: Transfer to reserves (C)	55.65	24.75
Retained Earnings carried to Balance Sheet (excluding OCI) (D=A+B-C)	(954.75)	(1,177.36)

2. AMOUNTS TRANSFERRED TO RESERVES

In terms of Section 29C of the National Housing Bank ("NHB") Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Reserve under Section 29C of the NHB Act, 1987.

During the current year, the Company has transferred INR 55.65 Lakhs (Indian Rupees Fifty Five Lakhs and Sixty-Five Thousand only) to Statutory Reserve as per Section 29C of the NHB Act, 1987.

The Company has also made a provision of INR 88.00 Lakhs (Indian Rupees Eighty-Eight Lakhs only) for Expected Credit Loss during the period under review. Total provisions for Expected Credit Loss of the Company as at the Financial Year ended March 31, 2025, is INR 725.00 Lakhs (Indian Rupees Seventy Hundred Twenty Five Lakhs only).

3. SHARE CAPITAL

During the period under review, the following changes occurred in the capital structure of the Company:

- During the period under review, there was no change in the Authorised Share Capital of the Company.
- the Company had issued and allotted, 1,15,000 (One Lakh Fifteen Thousand) equity shares having face value of INR 10 (Indian Rupees Ten only) each, aggregating to INR 11,50,000 (Indian Rupees Eleven Lakh Fifty

Thousand only) pursuant to the exercise of options granted and vested under the CIHL Employee Stock Option Plan to the eligible employees at an issue price of INR 10 (Indian Rupees Ten only) each, on September 18, 2024.

As on March 31, 2025, the Capital structure of the Company stood at:

Particulars	Details
Authorised Share Capital	INR 156,00,00,000 (Indian Rupees One Hundred and Fifty-Six Crore only) divided into 15,60,00,000 (Fifteen Crore Sixty Lakh) equity shares of INR 10 (Indian Rupees Ten only) each.
Issued, Subscribed and Paid-up Share Capital	INR 155,27,50,000 (Indian Rupees One Hundred Fifty-Five Crore Twenty-Seven Lakhs and Fifty Thousand only) divided into 15,52,75,000 (Fifteen Crore Fifty Two Lakh and Seventy Five Thousand) equity shares of INR 10 (Indian Rupees Ten only) each.

4. STATE OF COMPANY'S AFFAIRS AND FUTURE OUTLOOK

The Company is registered as a Housing Finance Company (HFC) with NHB. The Company is focused on affordable loan offerings to home buyers and is committed to transforming home loan solutions with a unique customer-centric approach.

During the period under review, the Gross Income of the Company was INR 7,454.83 Lakh (Indian Rupees Seventy-Four Crores Fifty-Four Lakh & Eighty-Three Thousand only); Profit after Tax was INR 278.26 Lakh (Indian Rupees Two Crore Seventy-Eight Lakh and Twenty-Six Thousand only). The Company's Net-worth as on March 31, 2025, was INR 14,857.76 Lakh (Indian Rupees One Hundred and Forty-Eight Crore Fifty-Seven Lakh & Seventy-Six Thousand only).

The management has identified a potential roadmap for future operations and is optimistic to achieve significant growth going forward. The Directors are endeavoring to scale up commercial activities in the ensuing years and are aiming at enhanced financial outcomes.

5. CHANGE IN NATURE OF BUSINESS

During the period under review, there has been no change in the nature of business of the Company.

6. CHANGE OF REGISTERED OFFICE OF THE COMPANY

During the period under review, the Company has shifted its registered office from 2nd Floor, DLF Centre, Sansad Marg, New Delhi – 110001 to 701, 7th Floor, Aggarwal Corporate Tower, Plot No. 23, District Centre, Rajendra Place, New Delhi – 110008, effective from July 01, 2024.

7. DIVIDEND

With a view to re-investing the profit and utilize the same for growth of the Company, your Directors do not recommend any dividend for the period under review.

8. DIRECTORS AND KEY MANAGERIAL PERSONNEL (KMP)

As on March 31, 2025, the Board of Directors of the Company comprises the following Directors:

S. No.	Name	Designation
1	Mr. Keshav Porwal	Non-Executive Director
2	Mr. Deepak Vaswan	Non-Executive Director
3	Mr. Vinod Somani	Independent Director
4	Mr. Yogendra Pal Singh	Independent Director
5	Mrs. Rashmi Fauzdar	Independent Woman Director

As on March 31, 2025, the following were the KMPs of the Company:

S. No.	Name	Designation
1	Mr. Ravi Virwani	Chief Executive Officer

Change in the Board of Directors & KMP

During the period under review, the following changes took place in the Directors and KMPs of the Company:

- Mr. Rachit Malhotra resigned from the position of Chief Compliance Officer & Company Secretary of the Company with effect from June 29, 2024.
- Mr. Vinod Somani and Mr. Yogendra Pal Singh were re-appointed as Independent Directors of the Company, for a second term of 5 (five) consecutive years, w.e.f. August 13, 2024.
- Mr. Ayush Tyagi was appointed as the Company Secretary of the Company, w.e.f. July 29, 2024. However, Mr. Tyagi ceased to be associated with the Company w.e.f. March 31, 2025, after his resignation.
- Ms. Sneha Lahoti was appointed as the Chief Compliance Officer of the Company, w.e.f. July 29, 2024. Ms. Sneha Lahoti, ceased to be the Chief Compliance Officer of the Company, w.e.f. February 05, 2025.
- Mr. Praful Rajpopat resigned from the position of Chief Financial Officer of the Company with effect from closure of business hours of December 24, 2024.
- Mr. Ravindra Rajaram Pande was appointed as the Chief Compliance Officer w.e.f. February 06, 2025.
- Ms. Sneha Lahoti was appointed as Interim Chief Financial Officer of the Company w.e.f. April 29, 2025.

Except for the changes mentioned above, there was no other change in the Board of Directors and KMP of the Company.

Director retiring by rotation

As per the provisions of Section 152 of the Companies Act, 2013 ("Act"), Mr. Keshav Porwal (DIN: 06706341), Non-Executive Director of the Company, is liable to retire by rotation at the ensuing Annual General Meeting ("AGM") of the Company. He, being eligible for re-appointment, has offered himself for re-appointment at the AGM and the matter shall be placed before the members for their consideration at the ensuing AGM.

Particulars of employees receiving remuneration more than the limit prescribed

The provisions and disclosures required under Section 197(12) of the Act read with Rule 5(2) & (3) of the Companies (Appointment & Remuneration of Managerial Personnel) Rules, 2014 are not applicable to the Company.

9. POLICIES GOVERNING THE APPOINTMENT AND REMUNERATION OF THE DIRECTORS AND EMPLOYEES

In accordance with the provisions of Section 178 of the Act and guidelines issued by the RBI/ NHB, the Board has adopted a Compensation Policy for Directors, Key Managerial Personnel and Senior Management Employees which aims:

- To formulate the criteria for determining qualifications, competencies, positive attributes, and independence for appointment of a Director (Executive / Non-Executive) and recommend to the Board policies relating to the remuneration of the Directors, KMP, and other senior management employees.

- b. To lay out remuneration principles for Directors and KMP's linked to their responsibilities, performance and achievement relating to the role fulfilled and in meeting the Company's objectives, overall governance, and goals.
- c. To provide KMP and Senior management rewards linked directly to their effort, performance and achievement relating to the Company's operations.
- d. To retain, motivate and promote talent and to ensure long term sustainability of talented managerial professionals and create competitive advantage in the housing finance industry.

The detailed Compensation Policy for Directors, Key Managerial Personnel and Senior Management Employees is available on the website at the URL www.capitalindiahomeloans.com.

Further, details of remuneration paid, or any other form of pecuniary transaction entered into with non-executive directors of the Company are disclosed in the Notes to Financial Statements.

10. GENERAL DISCLOSURE

Your Directors states that no disclosure or reporting is required in respect of the following items as there were no transactions during the period under review:

- a) The Company has not bought back any of its securities;
- b) The Company has not issued any bonus share;
- c) The Company has not issued any sweat equity shares;
- d) The Company has not issued equity shares with differential rights as to dividend, voting or otherwise;
- e) The Company does not have any unclaimed dividends, and therefore, the Company is not liable to transfer any amount to Investor Education and Protection Fund (IEPF) under the provisions of Section 124 & 125 of the Companies Act, 2013; and
- f) There was no revision in the financial statements of the Company;
- g) No application has been made or any proceeding is pending under the Insolvency and Bankruptcy Code, 2016; and
- h) There was no instance of one-time settlement with Banks or Financial Institutions. Therefore, as per rule 8(5)(xii) of Companies (Accounts) Rules, 2014, reasons of difference in the valuation at the time of one-time settlement and valuation done while taking loan from the Banks or Financial Institutions are not reported.

11. ISSUE OF EMPLOYEE STOCK OPTIONS

The Company has issued employee stock options to its employees under the CIHL Employee Stock Option Plan, 2018. The detailed disclosure as required under Rule 12 of the Companies (Share Capital and Debenture) Rules, 2014 is annexed herewith as "**Annexure-I**" and forms part of this report.

12. PUBLIC DEPOSITS

The Company did not accept any public deposits during the year under review. Therefore, the disclosures as required under the Act and the rules framed thereunder are not applicable.

13. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENTS UNDER SECTION 186 OF THE COMPANIES ACT, 2013

Since, the Company is engaged in the business of Housing Finance, the provisions of Section 186 (except to the extent applicable under sub-section 1 of Section 186) of the Companies Act, 2013 are not applicable.

14. AUDITORS

a. Statutory Auditors

Pursuant to the provisions of Section 139 and other applicable provisions of the Companies Act, 2013, read with the rules made thereunder, and based on the recommendation of the Board of Directors, the members of the

Company, at their 7th Annual General Meeting held on June 15, 2024, re-appointed S C Mehra & Associates LLP, Chartered Accountants (Firm Registration No. 106156W/W100305), as the Statutory Auditors of the Company for a further term of two (2) consecutive years, i.e., for the financial years 2024-25 and 2025-26. They shall hold office from the conclusion of the 7th AGM until the conclusion of the 9th AGM .

S C Mehra & Associates LLP has conducted the Statutory Audit for the period ended March 31, 2025. The report submitted by the Statutory Auditors on the Financial Statements of the Company forms part of this Annual Report. There have been no qualifications, reservations or adverse remarks or disclaimers given by the Statutory Auditors in their report.

b. Secretarial Auditors

The Board had appointed M/s Arun Gupta & Associates, Company Secretaries, as the Secretarial Auditors of the Company to undertake the Secretarial Audit for the financial year 2024-25 in terms of the provisions of Section 204 of the Act read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

The Secretarial Auditors have submitted their report in Form MR-3, which forms part of this Annual Report as “**Annexure-II**”. There are no observations, reservations or adverse remarks in the Secretarial Audit Report.

c. Internal Auditors

The Board had appointed Mr. Chunduri Mohana Krishna Maurya as Head - Internal Audit of the Company, as the Internal Auditor to undertake internal audit of the Company in terms of the provisions of Section 138 of the Act read with the rules made thereunder.

15. COST RECORDS

The provisions of Section 148 of the Companies Act, 2013 read with Companies (Cost Records and Audit) Rules, 2014, are not applicable to the Company, for the period under review.

16. INTERNAL CONTROLS SYSTEMS AND THEIR ADEQUACY

The Company has in place an adequate Internal Financial Control System with reference to the financial statements and Internal Control System, commensurate with the size, scale and complexity of its business. The primary objective of the internal control system is to ensure that all its assets are safeguarded and protected and to prevent any revenue leakage and losses to the Company. Such controls also enable reliable financial reporting.

The Directors have laid down Internal Financial Control procedures to be followed by the Company which ensures compliance with various policies, practices and statutes, keeping in view the organization's pace of growth and increasing complexity of operations for orderly and efficient conduct of its business.

The Audit Committee of the Board, is vested with the powers to evaluate the adequacy and effectiveness of the Internal Financial Control system of the Company, thereby ensuring that:

1. Systems have been established to ensure that all the transactions are executed in accordance with the management's general and specific authorisation.
2. Systems and procedures exist to ensure that all the transactions are recorded so as to permit preparation of Financial Statements in conformity with the Generally Accepted Accounting Principles (GAAP) or any other criteria applicable to such Statements, and to maintain accountability for effective and timely preparation of reliable financial information.
3. Access to assets is permitted only with the management's general and specific authorisation. No assets of the Company are allowed to be used for personal purposes, except in accordance with the terms of employment or except as specifically permitted.

4. The existing assets of the Company are verified / checked at reasonable intervals and appropriate action is taken with respect to differences, if any.
5. Appropriate systems are in place for prevention and detection of frauds and errors and for ensuring adherence to the Company's various policies as listed on the website and otherwise disseminated internally.

17. MATERIAL CHANGES AND COMMITMENTS, IF ANY, AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There were no material changes and commitments affecting the financial position of the Company which occurred between the end of the financial year to which these financial statements are related and the date of this report.

18. DETAILS OF HOLDING, SUBSIDIARY, JOINT VENTURE OR ASSOCIATE COMPANY(IES)

The holding company of the Company is Capital India Finance Limited ("CIFL"), holding 99.82% of the total paid-up equity shares of the Company.

Further, as on March 31, 2025, the Company does not have any subsidiary, associate or joint venture company.

CIFL had entered into a Share Purchase Agreement dated October 16, 2024, with Weaver Services Private Limited ("Proposed Acquirer"), the Company and other shareholders of the Company, for the proposed acquisition of Company by the Proposed Acquirer. The Company had submitted an application in this regard with the Reserve Bank of India ("RBI"), which is pending for approval. Post receipt of requisite approval from the RBI, the Company shall be acquired by the Proposed Acquirer, and shall ceased to the subsidiary of CIFL .

19. COMMITTEES OF THE BOARD

The following is the composition of the Committees of the Board, as on March 31, 2025:

S. No.	Name of the Committee	Name of the members	Designation
1	Audit Committee	Mr. Vinod Somani	Chairman
		Mr. Yogendra Pal Singh	Member
		Mr. Keshav Porwal	Member
2	Nomination & Remuneration Committee	Mr. Yogendra Pal Singh	Chairman
		Mr. Vinod Somani	Member
		Mr. Keshav Porwal	Member
3	Risk Management Committee	Mr. Prasad Perur Seshappa	Chairman
		Mr. Ravi Virwani	Member
		Mr. Vinay Masurkar	Member
		Ms. Sneha Lahoti	Member
4	Asset-Liability Committee	Mr. Deepak Vaswan	Chairman
		Mr. Ravi Virwani	Member
5	IT Strategy Committee	Mr. Yogendra Pal Singh	Chairman
		Mr. Keshav Porwal	Member
		Mrs. Rashmi Fauzdar	Member
		Mr. Ravi Virwani	Member
		Mr. Shivshankar Panigrahi	Member
		Mr. Arvind Mukherjee	Member
		Ms. Pooja Mistry	Member

6	Credit Committee	Mr. Keshav Porwal	Chairman
		Mr. Ravi Virwani	Member
7	Management Committee	Mr. Keshav Porwal	Chairman
		Mr. Deepak Vaswan	Member
		Mr. Ravi Virwani	Member
8	Transaction Monitoring Committee	Mr. Vinod Somani	Chairman
		Mrs. Rashmi Fauzdar	Member
		Mr. Yogendra Pal Singh	Member
		Mr. Keshav Porwal	Member
9	Committee of the Executives (CoE) for Monitoring and Follow-up of cases of Frauds	Mr. Keshav Porwal	Chairman
		Mr. Ravi Virwani	Member
		Mr. Shivshankar Panigrahi	Member
10	Review Committee	Mr. Ravi Virwani	Chairman
		Mr. Vinod Somani	Member
		Mrs. Rashmi Fauzdar	Member

20. MEETINGS

i) Board and Committee Meetings

During the period under review, the intervening gap between the meetings of the Board and other committees were within the period prescribed under the Act. Further, pursuant to the requirement of Section 149(8) and Schedule IV of the Act, meeting of Independent Directors of the Company was held on March 26, 2025, without the presence of Non-Independent Directors and members of management, to *inter-alia* review the performance of Non-Independent Directors, Chairperson of the Company and the Board as a whole and assess the quality, quantity and timeliness of flow of information between the Company's Management and the Board.

The details of the meetings of the Board and its Committees, held during the Financial Year 2024-25 are given in the Corporate Governance Report which forms an integral part of this report.

ii) General Meetings

During the period under review, the Annual General Meeting of the shareholders of the Company was held on June 15, 2024. No Extraordinary General Meeting was convened during this period.

21. ANNUAL RETURN

The Annual Return, as required under sub-section (3) of Section 92 of the Companies Act, 2013, read with Rule 12 of the Companies (Management and Administration) Rules, 2014, will be made available on the Company's website at www.capitalindiahomeloans.com immediately after the conclusion of the Annual General Meeting.

22. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

During the period under review, the transactions entered into with related parties were placed before the Audit Committee of the Board for its consideration and noting. The Audit Committee of the Board noted that such transactions were in the ordinary course of business and at arm's length basis. None of the transactions with related party(ies) falls within the ambit of Section 188 of the Act.

Accordingly, the particulars of the transactions as prescribed under the Companies (Accounts) Rules, 2014 of the Act in Form AOC - 2 is not applicable.

Further, as required under Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, details of all material transactions with related parties are disclosed in the Notes to Financial Statements.

The Policy on Related Party Transactions of the Company is enclosed as “**Annexure-III**” to this report.

23. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION, FOREIGN EXCHANGE EARNINGS AND OUTGO

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

(Amount in INR Lakhs)		
A.	CONSERVATION OF ENERGY	
1.	The steps taken or impact on conservation of energy	Nil
2.	During the year under review, measures initiated/ adopted for conservation of energy.	Nil
3.	The capital investment on energy conservation equipment	Nil
B.	TECHNOLOGY ABSORPTION	
1.	Efforts made towards technology absorption	Nil
2.	Benefits derived like product improvement, cost reduction, product development or import substitution	Nil
3.	In case of imported technology (imported during the last three years reckoned from the beginning of the financial year)- a. Details of technology imported; b. Year of import; c. Whether the technology been fully absorbed; d. If not fully absorbed, areas where absorption has not taken place and the reasons thereof.	Nil
4.	Expenditure incurred on Research and Development.	Nil
C.	FOREIGN EXCHANGE EARNINGS AND OUTGO	
	a. Foreign Exchange earnings	Nil
	b. Foreign Exchange outgo	Nil

24. RISK MANAGEMENT POLICY

The Company has to manage various risks such as credit risk, liquidity risk, interest rate risk and operational risk. The Company has a comprehensive policy for risk management in place and has laid down a well-defined credit policy framework to identify, assess and monitor various elements of risk involved in the business and strengthen controls to mitigate risks. As mandated under the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the Company has constituted a Risk Management Committee which is responsible for putting in place a progressive risk management system, risk management policy and strategy to be followed by the Company.

The Risk Management Committee and the Asset-Liability Committee review and monitor these risks at regular intervals. Major risks identified by the businesses and functions are systematically addressed through mitigating actions on a continuing basis. The Risk Management Committee met on regular intervals during the year and kept an active watch on the emergent risks the Company was exposed to. The Company has a robust mechanism to ensure an ongoing review of systems, policies, processes and procedures to contain and mitigate risk that arise from time to time.

The credit policy facilitates the Company to take appropriate risks to achieve its business objectives within the acceptable level of risk tolerance. The policy sets out the principles, standards and approach for credit risk management at the Company level and details a comprehensive framework to identify, assess, measure, monitor, control and report credit risks in a timely and efficient manner.

The Assets Liability Management Policy provides for liquidity management, management of interest rate risk and other objectives such as a return on average assets, return on average equity, tier 1 leverage ratio, total risk-based capital ratio and NIM on average interest earning assets.

In the opinion of the Board, none of the risks faced by the Company threaten its existence.

25. DECLARATION BY INDEPENDENT DIRECTORS

All the Independent Directors of the Company have submitted the declaration of their independence in conformity with Section 149(7) of the Act read with the rules made thereunder, stating that they meet the criteria of independence as provided in Section 149(6) of the Act and are not disqualified from continuing as Independent Directors.

Pursuant to Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, the Independent Directors have registered with the Indian Institute of Corporate Affairs for inclusion of their name in the Data Bank of Independent Directors.

The Board is of the opinion that the Independent Directors have the necessary experience, expertise, integrity and proficiency and are independent to the Management of the Company.

During the period under review, the Independent Directors of the Company had no pecuniary relationship or transactions with the Company, other than the sitting fees for the purpose of attending the meetings of the Company.

26. AUDIT COMMITTEE

The Audit Committee has been constituted in terms of the provisions of Section 177 of the Act read with the Companies (Meetings of Board and its Powers) Rules, 2014 and the applicable provisions of the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.

The brief terms of reference and other details with respect to the constitution and meetings of the Audit Committee held during the financial year 2024-25 are provided in the Corporate Governance Report.

27. NOMINATION & REMUNERATION COMMITTEE

The Nomination & Remuneration Committee has been constituted in terms of the provisions of Section 178 of the Act read with the Companies (Meetings of Board and its Powers) Rules, 2014 and the applicable provisions of the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.

The brief terms of reference and other details with respect to the constitution and meetings of the Nomination & Remuneration Committee held during the financial year 2024-25 are provided in the Corporate Governance Report.

28. POLICY ON PERFORMANCE EVALUATION OF THE DIRECTORS, BOARD AND ITS COMMITTEES AND THE ANNUAL PERFORMANCE EVALUATION

Pursuant to the provisions of the Act and rules made thereunder, the Board has devised a policy for the performance evaluation of the Independent Directors, Board, its Committees and the individual Directors and has laid down the performance evaluation and assessment criteria/parameters.

The Nomination & Remuneration Committee carried out the evaluation of the performance of each of the Directors, without the presence of the Director being evaluated and the Board carried out a formal evaluation of its own performance and the Committees thereof.

The evaluation has been carried out through a questionnaire, as provided, covering various aspects of the functioning of the Board and performance of the Directors, such as, adequacy of the constitution and composition of the Board, discharge of roles and responsibilities by the Board and Directors, frequency of the meetings, attendance, regulatory compliances and corporate governance. The individual Directors and members of the Board

and the Committees have submitted their response on a scale of 1 (strongly disagree) to 5 (strongly agree) for evaluating the Board as a whole and of their peer Board members.

29. CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

The provisions of Section 135 of the Act and rules made thereunder do not apply to the Company for the period under review.

30. DETAILS OF SIGNIFICANT & MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNAL

There has been no order passed by any authority which impacts the going concern status and Company's operations in future.

Further, no penalties have been levied by the National Housing Bank/Reserve Bank of India/any other regulator during the period under review.

31. SEXUAL HARASSMENT OF WOMEN AT WORKPLACE

The Company has framed a Policy regarding Prevention, Prohibition and Redressal of Sexual Harassment at Workplace in accordance with the applicable laws for all employees of the Company to *inter alia* ensure that the employees are not subject to any form of sexual harassment and to constitute the Internal Complaints Committee. Our Company is fully committed to protect the rights of any women, of any age, whether employed or not, who alleges to have been subjected to any act of sexual harassment within the Company's premises. Our Company provides a safe and healthy work environment.

The Company has constituted an Internal Complaints Committee along with Regional Committees to deal with the cases reported under the Policy regarding Prevention, Prohibition and Redressal of Sexual Harassment at Workplace.

There were no cases of sexual harassment reported, during the year ended on March 31, 2025.

32. CREDIT RATING

During the period under review, the Company has been assigned a Long-term rating of ACUTE A-/Stable by Acute Ratings & Research Limited.

33. DIRECTIONS/GUIDELINES ISSUED BY NATIONAL HOUSING BANK / RESERVE BANK OF INDIA

The Company complies with the directions, guidelines and requirements issued by National Housing Bank/Reserve Bank of India, from time to time, as applicable to it.

34. FRAUD REPORTING

There was no fraud reported by the Auditors of the Company under Section 143(12) of the Companies Act, 2013, to the Board of Directors during the period under review.

35. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Pursuant to the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the Management Discussion and Analysis Report is enclosed as a part of this Annual Report.

36. DISCLOSURE ON CUSTOMER COMPLAINTS

Pursuant to the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the disclosure on customer complaints is as follows:

Sr. No.	Particulars	During the year ended March 31, 2025	During the year ended March 31, 2024
1	No. of complaints pending at the beginning of the year	Nil	Nil
2	No. of complaints received during the year	2 (GRIDS Portal)	6 (GRIDS Portal)
		1(CP GRAM)	1(CP GRAM)
		45 (Service Mail ID)	46 (Service Mail ID)
3	No. of complaints redressed during the year	48	53
4	No. of complaints pending at the end of the year	Nil	Nil

37. CORPORATE GOVERNANCE

A detailed Report on Corporate Governance for the financial year 2024-25, pursuant to the Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 and other applicable laws on compliance with the conditions of good Corporate Governance is annexed to this report.

38. DIRECTORS RESPONSIBILITY STATEMENT

The Board of Directors acknowledges the responsibility for ensuring compliance with the provisions of Section 134(3)(c) read with Section 134(5) of the Act, in the preparation of the Financial Statements for the financial year ended on March 31, 2025, and state:

- that in the preparation of annual accounts for the financial year ended March 31, 2025, the applicable accounting standards have been followed along with proper explanation relating to the material departures;
- that the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year ended March 31, 2025 and of the profit and loss of the Company for the financial year ended March 31, 2025;
- that the Directors have taken proper and sufficient care 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 or other irregularities;
- that the Directors have prepared the annual accounts on a going concern basis;
- that the Directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and are operating effectively; and
- there is a proper system to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

Your Company has in place adequate internal financial controls with reference to the Financial Statements. During the year, such controls were tested and no reportable material weakness(es) in the designs or operations were observed.

39. STATEMENT ON COMPLIANCES OF APPLICABLE SECRETARIAL STANDARDS

Your Company have devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards and that such systems are adequate and operating effectively.

40. ACKNOWLEDGMENT

The Board places on record its appreciation for the valuable support and co-operation for the various Government agencies, banks, customers, suppliers, client, and shareholders.

Your Directors also wish to place on record their appreciation for the valuable services rendered and the commitment displayed by the employees of the Company and look forward to their continued support in the future as well.

By order and on behalf of the Board
Capital India Home Loans Limited

Keshav Porwal
Non-Executive Director
DIN: 06706341

Deepak Vaswan
Non-Executive Director
DIN: 07814811

Date: **April 29, 2025**

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

Your Company is a special type of Non-Banking Finance Company (NBFC) called a Housing Finance Company (HFC). Your Company is registered with the National Housing Bank (NHB) under section 29A of the National Housing Bank Act, 1987. Capital India Home Loans Limited (CIHL) is a professionally managed housing finance company with registered office at Delhi and corporate office at Mumbai. Main objects of the Company are as under

- To carry on the business of housing finance and as such to undertake financing either wholly or partly of flats, houses, buildings, structures, super structures, industrial structures, commercial structures, shops, warehouses, cold storages, hotels, hospitals, real estate and all kinds of town and colony development plans whether on cash down, deferred payments, equal installments, variable installments basis.
- To act as corporate agents for insurance companies and/or to carry out insurance intermediation.
- To carry on the business of advertisement, Advertising Agents in the advertising time or space print media, electronic media, internet, web media or any other media in India or which may be in vogue at any time like cinematograph and including newspapers, Souvenirs, hoardings, neon signs and other display devices of all kinds and descriptions to promote the sale or any other interest of trade and in industry, and to deal in all kinds of equipment, and material required for the for the purpose of carrying on the business of advertising agents and contractors.

Industry Overview

Credit outstanding to the housing sector rose by nearly INR 10.19 Lakh crore in the last two fiscals to reach a record INR 30.10 lakh crore in March'25, according to RBI's data on 'Sectoral Deployment of Bank Credit'. This growth in housing can be attributed to government support & policies, urbanization & other macro-economic factors

The overall size of the housing finance market focusing on affordable housing finance loans in India was around INR 10.6 trillion as of 9MFY24, constituting for around 34% of the overall housing finance market, as per CRISIL data. CRISIL MI&A expects the industry to pick up steam gradually and the loans outstanding in housing finance focused on affordable housing segment to touch INR 14.4 trillion by FY27 translating into an 8-10% CAGR between Fiscals 2023 and 2027.

RBI maintained a steady repo rate of 6.5% through 2024, softer growth prompted monetary easing in early 2025. The repo rate was reduced to 6.25% in February and further to 6.00% in April. In December 2024, the CRR was also cut by 50 basis points to 4% to boost liquidity and support lending. Furthermore, the RBI shifted its stance from neutral to accommodating, indicating the possibility of further rate cuts to stimulate economic activity. This is in consonance with RBI's proactive approach to mitigating economic challenges and fostering a conducive environment for growth.

Regulator has enabled growth of the sector with various refinance options and detailed sector level master directions from time to time. Some of them are Credit Risk Guarantee scheme, PMAY 2.0 and RMBS. Credit Risk Guarantee Fund Trust for Low-Income Housing (CRGFTLIH) scheme addresses an urgent need to increase the flow of credit access to the underserved communities – Economically Weaker Section (EWS)/ Lower Income Group (LIG) categories of the population who are seeking individual housing loans not exceeding a sum of Rs. 5 Lakhs. This CRGFTLIH scheme commenced in Jan'25. RMBS Development Company Limited (RDCL) was set up in March'25 by NHB to help home financiers access funding by giving up future receivables on a loan to investors. It acts as an intermediary between the lender and investor. This move will also provide investment opportunities to long-term institutional investors like insurance companies, pension and provident funds in the RMBS market. This RMBS will act as an alternate long-term source of funds improving liquidity to home financiers. Pradhan Mantri Awas Yojana - Urban 2.0 (PMAY-U 2.0) has been launched to provide assistance to 1 crore eligible urban families, thus ensuring that eligible citizens of urban India lead a better quality of life.

Apart from this, average residential property prices rose 23% year-on-year across the top 7 cities in Q3 FY24, leading to higher loan amounts and lower eligibility for many borrowers.

Opportunities and Threats

Opportunities:

The continued government trust to boost 'Housing for all' and the plan to build additional 20 million houses for FY2024-29 with promoting to buy or build own houses under Pradhan Mantri Awas Yojana Gramin augurs well with companies' vision and mission. The tax incentives on housing loans also present a significant growth opportunity.

Mortgage penetration level is steadily increasing in India (less than 10 per cent as of March 2025; the amount of housing loans outstanding as a proportion of GDP), but remains relatively lower than developed economies, implying significant room for growth & this leaves enough room for housing finance companies to penetrate the market.

Growing demand in Tier II and Tier III cities: Urbanization, nuclear family structures, and improved connectivity are driving housing demand in non-metro locations. HFCs focused on these regions can tap into a large underserved market.

Growing urbanization requiring more residential units: By 2030, upward of 40% of the population is expected to reside in semi urban areas or cities. With this migration – demand for new houses continues to boost the sector.

As per Census 2011, India's population was ~1.25 billion, and comprised nearly 245 million households, is expected by CRISIL MI&A to increase to 1.52 billion by 2031, and number of households are expected to reach ~376 million over the same period.

Growing aspiration levels in the rural and semi-urban regions – with 65% of the India's population under 35 years of age, is expected to drive housing demand due to the nuclear families with economic dependance and new job creations in cities.

Nuclearization refers to the formation of multiple single families out of one large joint family. Each family lives in a separate house, while the ancestral house may be retained or partitioned to buy new houses. Nuclearization in urban areas is primarily driven by changing lifestyle of people, individualism, changing social/cultural attitudes, and increased mobility of labour in search of better employment opportunities. These trends are expected to continue in future.

The largely untapped self-employed borrower base, often excluded by traditional lenders, presents an opportunity for HFCs with flexible and alternate credit evaluation models.

Physical assets still account for majority of the savings

For most Indian families, investing in a home represents the single largest financial commitment of their lifetime, carrying both emotional and economic significance. As highlighted in the RBI's Household Finance Committee Report (2017), the average Indian household holds approximately 77% of its total assets in real estate. This includes not only residential properties but also land and buildings used for agricultural and non-agricultural purposes, as well as rural and urban plots.

Given the country's vast population and rising aspirations, owning a house remains a deeply rooted goal, particularly for first-time homebuyers and nuclear families. This structural reliance on real estate as a store of value continues to drive demand in the housing finance sector.

Threats:

- Economic vulnerability owing to pandemic like situation.
- Rising property prices and reduced Affordability

- Rising household debt (43% of GDP in June'24) - alongside increasing delinquencies, particularly in the 31–180 days past due buckets, has made lenders more cautious especially in unsecured segment. Asset quality concerns and tighter credit standards are moderating the pace of growth across the housing finance sector.
- Cybersecurity and data privacy concerns
- Regional and Social Inclusion Barriers: Rural areas face financial literacy gaps, infrastructure limitations and digital divide challenges. Despite the digital payment expansion, cash-dependent rural economies face integration challenges
- Growing competition with banks and other players increasing focus in affordable segments
- Increasing interest rate scenario
- Balance Transfer of loans to other lenders at lower rate

Outlook

Overall, the housing finance sector is expected to continue showing future growth due to the following reasons:

- India becomes the 4th Largest economy indicating a move towards utilizing more services
- Government focus on housing and sops being given by some state governments such as lowering stamp duties to aid housing demand
- South and West India dominate the home loan market with 66% combined share, while Eastern and North-Eastern regions remain underrepresented
- Rising population and rapid urbanization, coupled with a growing youth workforce migrating for employment, are driving increased demand for affordable housing—particularly as more individuals are choosing to live and work from Tier 3 and Tier 4 cities.
- India has approximately 65% below the age of 35 years and interestingly Millennials and Gen Z borrowers (aged 18-34 years) constitute 53% of total home loan demand, reflecting changing investment preferences towards real estate
- Preference for owning homes seems to be on the rise

Technological innovations such as online loan origination and servicing platforms, account aggregator, overall increase in financial inclusion and increased penetration of internet/ smart phone users etc. are also driving growth and improving operational efficiency for the housing finance sector.

However, the industry still faces challenges such as a shortage of affordable housing stock & asset-liability management. Overall, we anticipate that the housing finance industry in India will continue to grow in the medium to long term and effectively navigate the challenges and leverage opportunities presented by technological disruptions and changing customer needs will be well-positioned for success.

Capital India Home Loans Ltd., with its strategic focus on affordable housing, prudent credit practices, and digital transformation, is well-positioned to capture emerging opportunities while navigating evolving sectoral headwinds.

Business Strategy

Capital India Home Loans Ltd. (CIHL) continues to focus on its core product offerings of Home Loans and Loan Against Property (LAP), with a strong emphasis on the affordable segment. We believe the affordable housing segment presents significant growth potential, driven by rising aspirations and unmet credit needs in Tier II and III cities.

Our strategic priorities are designed to capitalize on this opportunity while building a scalable, technology-enabled, and customer-centric business model:

1. **Technology Scale-Up:** Recognizing technology as the biggest lever for growth and efficiency, we aim to deploy digital solutions to enhance productivity, streamline internal processes, and improve per capita income. We plan to leverage technology to reach a wider audience, streamline our loan origination and servicing processes, and enhance our risk management capabilities in turn boosting turnaround time and reducing operational costs

2. **Market Penetration:** We believe that there is significant untapped potential for us to grow our market share by expanding our branch network. Hence, we plan to scale up our branch network strategically across underserved geographies, enabling deeper market penetration and better access to customers. Currently, the Company has a presence in 28 branches in 11 states i.e. the state of Maharashtra, Delhi, Rajasthan, Haryana, Madhya Pradesh, Karnataka, Andhra Pradesh, Telangana, Gujrat, Kolkata and Uttar Pradesh.
3. **Strengthening existing branch network:** We also aim to strengthen our existing branch network by providing comprehensive training for our employees and improving our operational efficiency.
4. **Multi-Channel Lead Generation:** We use multiple channels for acquiring our customers, i.e. in-house direct sales teams (DST), external intermediaries / channel partners (DSAs), and referral partners across the locations we are present in.
5. **Enhanced Customer Journey:** Improving customer convenience is central to our strategy. We are committed to delivering seamless and transparent customer experience through omni-channel engagement, simplified documentation, and faster loan disbursal.
6. **Improving Productivity:** By leveraging technology and process improvements, we aim to enhance workforce productivity, thereby increasing the per capita income of our employees and improving overall operational efficiency.
7. **Cataloguing & Standardization of processes:** We intend to optimize our internal process, standardize them and catalogue them for easy reference & understanding.

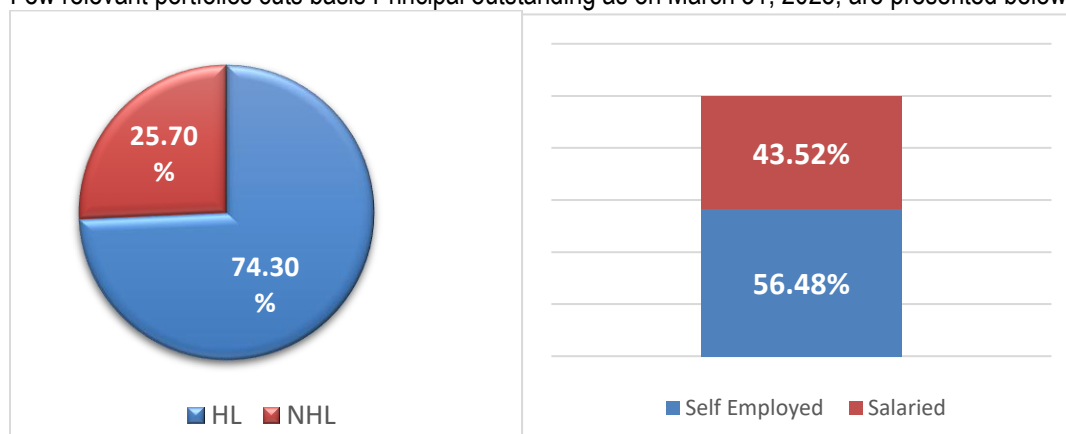
Portfolio Highlights

- As on March 31, 2025, our AUM was INR 490.03 Cr & Loan Book at INR 401.71 Cr
- Portfolio yield was 14.11%
- Live loan accounts were 7099
- Average ticket size of the loan as below:

Product	No. of Loans	POS in Crore.	Average Ticket Size in Lacs
HL	2870	298.32	13 lacs
NHL	4229	103.39	4.2 lacs
Overall	7099	401.71	

- GNPA of 1.78 % only
- 95%+ Portfolio is secured

Few relevant portfolios cuts basis Principal outstanding as on March 31, 2025, are presented below:



Financial Performance

During the period under review, the Gross Income of the Company was INR 7,454.83 lakh (Indian Rupees Seventy-Four Crores Fifty-Four lacs & Eighty-Three Thousand only); Profit after Tax was INR 278.26 lakh (Indian Rupees Two Crore Seventy-Eight Lakh Twenty-Six Thousand only). The Company's Net-worth as on March 31, 2025, was INR 14,857.76 lakh (Indian Rupees One Hundred and Forty-Eight Crore Fifty-Seven Lakh Seventy-Six Thousand only).

Our Core Strengths

1. Experienced Management Team

We have an experienced, highly motivated and dedicated management team, with relevant experience in the banking, financial services, consultancy and infrastructure sectors. Keshav Porwal, Chairman of the Board, has more than two decades of experience in Real Estate, Corporate and Retail lending have served organizations of repute e.g. ICICI Bank, ABN Amro Bank, Kotak Mahindra Bank & India Infoline. Ravi Virwani, Chief Executive Officer, brings nearly two decades of experience in the housing finance and insurance sectors. He possesses deep expertise in product development, marketing, and sales functions.

All the Senior Management / Functional Heads of Business, Risk, Operations, Finance and HR have combined experience of close to 100 Years having served in organizations like ICICI Bank, Deloitte, KPMG, Citi Bank, Kotak Bank, Tata Group, ING Bank, Religare Finvest etc. in past.

2. Good Governance and Prudent Risk Management

We have acquired a high-quality loan portfolio in sync with our Business Strategy and Risk Philosophy. We have institutionalized prudent risk management practices, policies, and procedures that are critical for the long-term sustainable development of our organization. Our Risk Management Committee, which is constituted under the Board, oversees, and monitors our credit risk management framework. Credit risk unit independently manages the risk, provides policy guidance, performs credit analysis, on segment wise, product wise (Home Loan, Lap, Income wise, ITR product programs & other products which are defined in credit policy and upgrade time to time basis the portfolio trend vs market too, risk reporting and credit monitoring. The Internal Audit function independently assesses the design and operational effectiveness of the entire credit risk management and operations framework.

Risk management is an integral part of our company and a very critical function. As a lending entity, your Company is exposed to various market risks while providing loans to your customers. In today's dynamic environment, it's very important to evaluate and monitor various risks that could be associated to the performance and reputation of the company, hence effective risk management forms the core of our philosophy. Our credit risk management processes encompass astute underwriting, regulatory checks & monitoring of the portfolio at regular intervals. Our team is efficiently using Credit Risk Monitoring Framework (CRMF) as an EWS tool. We have also established effective risk management systems, policies & internal controls to address various other types of risk viz operational risk, liquidity risk, market risk, compliance & regulatory risk.

3. IT Systems

Your Company very well recognize that Information is a valuable asset and information pertaining to customers is also a great responsibility. Safeguarding business information and IT Infrastructure from any kind of cyber security threat is a top priority and this is done through effective monitoring and implementation of risk mitigation measures. We have a robust IT infrastructure with up-to-date tools available and IT policy keeping check on all this and acting as a guiding tool. Our Business Continuity and Disaster Recovery Plan ensures that critical business functions are available to customers even if one hub is completely compromised. Backup and restore policy have been implemented to safeguard critical data. We undertake vulnerability assessment and penetration testing regularly through internal resources as well as external experts to test and improve the implemented control measures.

Our loan management system, OmniFin, is one of the best in Industry and is used by many of the reputed financial services entities. It is an integrated technology platform that caters to Loan Origination, Loan Management, Mobility (Sales & Collections), Debt Management, Legal Management and also has integrated Accounting GL Module. Further we have integrated Credit Bureaus e.g. CIBIL etc. and other technological tools from vendors e.g. Perfios, Finfort, DMS etc. which enable our Credit, Operations and other business decision-making processes.

4. Human Resource

We are committed to providing the delightful experience through our Customer First approach. We firmly believe that this can be done by keeping the employee experience at the core of our people's practice principles. Our focus is to define and consistently deliver delightful employee experience so that our employees are motivated to serve our customers better. Our policy is oriented towards building competitive advantage by investing in our people and enhancing talent attraction. The Human Resource function plays a pivotal role in strengthening framework for attracting and on-boarding right talent, focusing on leadership development, competency building, identifying high potential employees and creating a collaborative work culture. We use Balanced Scorecard as a guiding principle for the performance management exercise, which is one of the most followed industry best practices. We have fostered various online/offline programs to build an engaging and empowering culture for our employees like Town Halls, Know Your Leader Series with Functional Heads, Certified Mortgage Professional Program, Learning Friday's, Quarterly & Annual Awards, Donation Drive, and several regional celebrations. Also, we take pride that we have been certified as a Great Place to Work. Our Pride Index was the highest ranked Index. Our employee strength as on March 31, 2025, was 318.

CORPORATE GOVERNANCE REPORT

for the financial year 2024-25

A. Corporate Governance Philosophy

Capital India Home Loans Limited ("**Company**") believes in and adhere to good and effective corporate governance practices which constitutes the strong foundation, on which successful commercial enterprises are built to last. The Company's philosophy on corporate governance superintends business strategies and ensures accountability, ethical corporate behaviour and fairness to all stakeholders comprising regulators, employees, customers, vendors, investors and the society at large.

The Company believes that governance practices enable the Management to direct and control the affairs of the Company in an efficient manner and to achieve the Company's goal of maximising value for all its stakeholders. The Company will continue to focus its resources, strengths and strategies to achieve its vision of becoming a leading financial services company in India.

The Guidelines shall ensure that the Company acts in accordance with the highest standards of Corporate Governance in all its activities and that the affairs of the Company are conducted with integrity, fairness, accountability and transparency.

The Company is in compliance with the provisions of Corporate Governance as specified for the entities in Middle Layer of the Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 (hereinafter referred to as the "**Regulations**") and other applicable laws.

B. Board of Directors

The Company is managed and controlled through professional and qualified Board of Directors ("**Board**"). The Board plays a pivotal role in overseeing and protecting the long-term interest of the stakeholders of the Company. The Board provides leadership, strategic guidance, objective and independent views to the Company's management while discharging its fiduciary responsibilities and ensures high standards of ethics, transparency and disclosures.

The composition of the Board is in conformity with the Companies Act, 2013 and rules made thereunder (hereinafter referred to as the "**Act**"), having optimum combination of directors with at least one-woman director. As on March 31, 2025, the Board of the Company has 5 (Five) Directors, comprising of 2 (Two) Non-Executive Directors and 3 (Three) Non-Executive Independent Directors (*including 1 (one) Non-Executive Independent Woman Director*).

During the period under review, 5 (Five) meetings of the Board were held on May 14, 2024, July 29, 2024, October 16, 2024, October 25, 2024, and February 05, 2025.

The Composition of the Board, attendance at the meetings of the Board along-with remuneration of the Directors as on March 31, 2025, stands as follows:

S. No.	Name/ DIN of Director and date of appointment	Capacity (i.e. Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	No. of Board meetings during the financial year 2024-25		No. of other Directorships	Remuneration INR (Lakhs)			No. of shares held in and convertible instrument s held in the NBFC
			held	attended		Salary and other compensation	Sitting Fee	Commission	
1.	Mr. Keshav Porwal 06706341	Chairman and Non-	5	5	8	Nil	Nil	Nil	1 [^]

	August 11, 2017	Executive Director							
2.	Mr. Deepak Vaswan 07814811 August 10, 2021	Non-Executive Director	5	5	7	Nil	Nil	Nil	1,00,000
3.	Mr. Vinod Somani 00327231 August 14, 2019	Independent Director	5	5	7	Nil	4.75	Nil	Nil
4.	Mr. Yogendra Pal Singh 08347484 August 14, 2019	Independent Director	5	5	2	Nil	5.75	Nil	Nil
5.	Mrs. Rashmi Fauzdar 07599221 September 30, 2020	Independent Woman Director	5	5	6	Nil	3.75	Nil	Nil

[^]Mr. Keshav Porwal, holds 1 (One) share as the Nominee Shareholder of Capital India Finance Limited.

- The details of change in composition of the Board during the financial year ended March 31, 2025, and previous financial year ended March 31, 2024 are as follows:

S. No.	Name of Director	Capacity	Nature of change	Effective date
1.	Mr. Vineet Kumar Saxena	Managing Director	Resignation	July 19, 2023

- None of the Director of the Company is related to each other.

C. Committees of the Board and their composition

The Board Committees play a vital role in strengthening Corporate Governance practices and focus effectively on the issues and ensure expedient resolution on the diverse matters. The composition and terms of reference of the Committees are in compliance with the provisions of the Act, the Reserve Bank of India's Master Directions and other applicable rules/ circulars/ guidelines issued by the Reserve Bank of India and National Housing Bank. The Board supervises the execution of its responsibilities by the Committees. Minutes of the proceedings of Committee meetings are circulated to the respective Committee members and placed before the Board for its noting.

a) **Audit Committee**

The Audit Committee has been constituted in terms of the provisions of Section 177 of the Act read with the Companies (Meetings of Board and its Powers) Rules, 2014, *inter-alia* to provide assistance to the Board of Directors in its responsibility for overseeing the quality and integrity of the accounting, auditing and reporting practices of the Company. The Company Secretary of the Company acts as the Secretary to the Audit Committee.

During the period under review, 5 (Five) meetings of the Audit Committee were held on May 14, 2024, July 29, 2024, October 16, 2024, October 25, 2024, and February 05, 2025. The intervening period between Audit Committee Meetings was within the maximum time gap prescribed under the Act. The composition of the Audit Committee and the attendance of the members of the Audit Committee at the meetings held during the period under review, is as follows:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Vinod Somani	August 14, 2019	Independent Director / Chairman	5	5	-

2	Mr. Yogendra Pal Singh	August 14, 2019	Independent Director / Member	5	5	-
3	Mr. Keshav Porwal	August 14, 2019	Non-Executive Director / Member	5	5	1

The requisite quorum was present in all the meetings held during the year.

Terms of Reference

The terms of reference of the Audit Committee of the Board includes the following:

- recommendation for appointment, remuneration and terms of appointment of auditors of the Company;
- review and monitor the auditors' independence and performance, and the effectiveness of the audit process;
- examination of the financial statements and the auditors' report thereon;
- approval or any subsequent modification of transactions of the Company with the related parties;
- scrutiny of inter-corporate loans and investments;
- valuation of undertakings or assets of the Company, wherever it is necessary;
- evaluation of internal financial controls and risk management systems;
- monitoring the end use of funds raised through public offers and related matters;
- review and ensure Information System Audit of the internal systems and processes;
- oversee the vigil mechanism established by the Company for the Directors and employees to report genuine concerns;
- any other responsibility as may be assigned by the Board, from time to time; and
- any other matter in relation to above which the committee deems fit and which is not reserved to be approved by the Board under the Companies Act, 2013 or any other applicable law.

b) Nomination & Remuneration Committee

The Nomination & Remuneration Committee ("NRC") has been constituted in terms of the provisions of Section 178 of the Act, *inter alia* to provide assistance to the Board of Directors in its responsibility with regards to that appointment, fixing remuneration etc. of the Directors, Key Managerial Personnels and Senior Management Personnels of the Company. The Company Secretary of the Company acts as the Secretary to the NRC Committee.

During the period under review, 3 (three) meetings of the NRC were held on April 20, 2024, July 29, 2024 and February 05, 2025. The composition of the NRC and the attendance of the members of the Committee at the meetings held during the period under review, is as follows:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Yogendra Pal Singh	August 14, 2019	Independent Director / Chairman	3	3	-
2	Mr. Vinod Somani	August 14, 2019	Independent Director / Member	3	3	-
3	Mr. Keshav Porwal	August 14, 2019	Non-Executive Director / Member	3	3	1

The requisite quorum was present in all the meetings held during the year.

Terms of Reference

The terms of reference of the NRC includes the following:

- identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down;
- recommend to the Board the appointment and removal of persons specified in clause a;

- c. specify the manner for effective evaluation of performance of the Board, its committees and individual directors and review its implementation and compliance;
- d. carry out the performance evaluation of the Board, its committees and individual directors;
- e. formulate the criteria for determining qualifications, positive attributes and independence of a director;
- f. ensure fit and proper status of the proposed/existing directors;
- g. recommend to the Board, a policy relating to the remuneration for the directors, key managerial personnel and other employees;
- h. to deal in all manner with respect to the issuance of employee stock options to the eligible employees of the Company and its holding company including but not limited to deciding the quantum, period of vesting, identification of eligible employees, forfeiture of the options granted and administration of the CIHL Employee Stock Option Plan 2018;
- i. any other responsibility as may be assigned by the Board, from time to time; and
- j. any other matter in relation to above which the committee deems fit and which is not reserved to be approved by the Board under the Companies Act, 2013 or any other applicable law.

c) Risk Management Committee

The Company has constituted a Risk Management Committee (“**RMC**”) comprising of Directors and Senior Executives of the Company. The RMC has a Policy in place that is intended to ensure that an effective Risk Management framework is established and implemented within the organisation. The RMC looks into various risks which may impact the Company’s ability to achieve its strategy, objectives and results.

During the period under review, 4 (four) meetings of the RMC were held on April 20, 2024, July 26, 2024, October 22, 2024 and January 28, 2025. The composition of the RMC and the attendance of the members of the Committee at the meetings held during the period under review, is as follows:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Prasad Perur Seshappa	August 14, 2019	Professional / Chairman	4	4	-
2	Mr. Ravi Virwani	November 03, 2023	KMP / Member	4	4	60,000
3	Mr. Praful Rajpopat #	February 07, 2023	KMP / Member	3	3	-
4	Mr. Rachit Malhotra ##	November 03, 2023	KMP / Member	1	1	-
5	Mr. Vinay Masurkar ###	October 25, 2024	AVP - Risk Analytics & RCU/ Member	1	1	-
6	Ms. Sneha Lahoti ####	October 25, 2024	Finance Controller/ Member	1	1	-

Mr. Praful Rajpopat ceased to be a member w.e.f. 24.12.2024

Mr. Rachit Malhotra ceased to be a member w.e.f. 29.06.2024

Mr. Vinay Masurkar appointed as member w.e.f. 25.10.2024

Ms. Sneha Lahoti appointed as member w.e.f. 25.10.2024

The requisite quorum was present in all the meetings held during the year.

Terms of Reference

The terms of reference of the RMC of the Board includes the following:

- a. create a suitable framework to enable all the future activities to take place in a consistent & controlled manner, and protecting/enhancing assets;
- b. to put in place effective risk management systems that address the issues relating to interest rate and liquidity risks;

- c. formulate/amend policy(ies)/rules for identification of various risks, procedure to be followed for saving the Company from such risk and for mitigation of identified risks;
- d. approve all credit risk & operations related policies and credit strategy;
- e. review the portfolio composition, quality, delinquencies and Non-Performing Assets (NPAs);
- f. review the credit risk profile and any major development, internal and external, and their impact on the portfolio and as a whole on the Company;
- g. review the non-compliance, limit breaches, audit / regulatory findings, and policy exceptions;
- h. to accept the terms and conditions, including any subsequent modifications, if any, from time to time, in relation to the matters stated herein; and
- i. any other responsibility as may be assigned by the Board, from time to time; and
- j. any other matter in relation to above which the committee deems fit and which is not reserved to be approved by the Board under the Companies Act, 2013 or any other applicable law.

d) Asset-Liability Committee

The Company has constituted an Asset-Liability Committee (“ALCO”) comprising of Director and Senior Executives of the Company. During the period under review, 4 (four) meetings of the ALCO were held on April 20, 2024, July 25, 2024, October 22, 2024, and January 28, 2025. The composition of the ALCO and the attendance of the members of the Committee at the meetings held during the period under review, is as follows:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Deepak Vaswan	December 10, 2021	Non-Executive Director / Chairman	4	3	1,00,000
2	Mr. Ravi Virwani	November 03, 2023	KMP / Member	4	4	60,000
3	Mr. Praful Rajpopat #	November 03, 2023	KMP / Member	3	3	-

Mr. Praful Rajpopat ceased to be a member w.e.f. 24.12.2024

The requisite quorum was present in all the meetings held during the year.

Terms of Reference

The terms of reference of the ALCO of the Board includes the following:

- a. to review and monitor interest rates offered by the Company to its customers in accordance with the prevailing market norms and regulations/directions issued by the National Housing Bank;
- b. to formulate/amend policy(ies)/rule(s) broadly outlining the Interest Rate Model and the Company's approach of risk gradation in this regard for its business;
- c. to review, monitor and amend the policy(ies) / framework set up for the management of assets and liabilities of the Company on periodical basis;
- d. to review balance sheet growth, mismatches and forecasts;
- e. to evaluate and arrive at desirable maturity profiles for assets and liabilities based on anticipated funding needs, loan demands and liquidity position;
- f. to accept the terms and conditions, including subsequent modifications, if any, from time to time, in relation to the matters stated hereinabove; and
- g. to do other matters in relation to aforesaid, which the Committee deems fit and which are not reserved to be approved by the Board under the Companies Act, 2013 and/or other applicable laws.

e) IT Strategy Committee

The Company has constituted IT Strategy Committee (“ITSC”) comprising of Directors and Senior Executives of the Company. During the period under review, 4 (Four) meetings of the ITSC Committee were held on April 18, 2024, July 29, 2024, October 25, 2024 and February 05, 2025. The composition of the ITSC Committee and the attendance of the members of the Committee at their meetings held during the period under review, is as follows:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Yogendra Pal Singh	July 20, 2020	Independent Director / Chairman	4	4	-
2	Mr. Keshav Porwal	February 02, 2024	Non-Executive Director / Member	4	4	1
3	Mrs. Rashmi Fauzdar	February 02, 2024	Non-Executive Independent Director / Member	4	4	-
4	Mr. Ravi Virwani	November 03, 2023	KMP / Member	4	4	60,000
5	Mr. Piyush Mistry #	August 02, 2022	Member	2	2	-
6	Mr. Shivshankar Panigrahi ##	October 25, 2024	Member	1	1	-
7	Ms. Pooja Mistry ###	October 25, 2024	Member	1	1	-
8	Mr. Arvind Mukherjee ####	February 05, 2025	Member	-	-	-

Mr. Piyush Mistry ceased to be a member w.e.f. 17.07.2024

Mr. Shivshankar Panigrahi appointed as member w.e.f. 25.10.2024

Ms. Pooja Mistry appointed as member w.e.f. 25.10.2024

Mr. Arvind Mukherjee appointed as member w.e.f. 05.02.2025

The requisite quorum was present in all the meetings held during the year.

Terms of Reference

The terms of reference of the ITSC of the Board includes the following:

- Approving IT strategy and policy documents and ensuring that the management has put an effective strategic planning process in place;
- Ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business;
- Ensuring IT investments represent a balance of risks and benefits and that budgets are acceptable;
- 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;
- Ensuring proper balance of IT investments for sustaining the Company's growth and becoming aware about exposure towards IT risks and controls.
- Instituting an appropriate governance mechanism for outsourced processes, comprising of risk-based policies and procedures, to effectively identify, measure, monitor and control risks associated with outsourcing in an end to end manner;
- Defining approval authorities for outsourcing depending on nature of risks and materiality of outsourcing;
- Developing sound and responsive outsourcing risk management policies and procedures commensurate with the nature, scope, and complexity of outsourcing arrangements;
- Undertaking a periodic review of outsourcing strategies and all existing material outsourcing arrangements;
- Evaluating the risks and materiality of all prospective outsourcing based on the framework developed by the Board;
- Periodically reviewing the effectiveness of policies and procedures;
- Communicating significant risks in outsourcing to the Board on a periodic basis;
- Ensuring an independent review and audit in accordance with approved policies and procedures;
- Ensuring that contingency plans have been developed and tested adequately;

- o. the Company should ensure that their business continuity preparedness is not adversely compromised on account of outsourcing. The Company are expected to adopt sound business continuity management practices as issued by NHB and seek proactive assurance that the outsourced service provider maintains readiness and preparedness for business continuity on an ongoing basis; and
- p. such other roles and responsibilities as may be delegated by the Board, from time to time.

f) Committee of the Executives (CoE) for Monitoring and Follow-up of cases of Frauds

Pursuant to the Reserve Bank of India Master Directions on Fraud Risk Management in Non-Banking Financial Companies (NBFCs), including Housing Finance Companies, the Company has constituted a Committee of the Executives (CoE) for Monitoring and Follow-up of Fraud Cases, comprising a Director and Senior Executives of the Company.

During the period under review, the CoE convened three meetings on January 03, 2025, February 03, 2025, and March 05, 2025. The composition of the Committee and the attendance of its members at the meetings held during the review period are detailed below:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Keshav Porwal	October 25, 2024	Non-Executive Director / Chairman	3	3	1
2	Mr. Ravi Virwani	October 25, 2024	Chief Executive Officer / Member	3	3	60,000
3	Mr. Shivshankar Panigrahi	October 25, 2024	Chief Operations Officer / Member	3	3	-
4	Mr. Praful Rajpopat #	October 25, 2024	Chief Financial Officer / Member	-	-	-

Mr. Praful Rajpopat ceased to be a member w.e.f. 24.12.2024

The requisite quorum was present in all the meetings held during the year.

The terms of reference of the CoE includes the following:

- a) The Committee will oversee the effectiveness of the fraud risk management in the Company.
- b) The Committee will review and monitor cases of frauds, including root cause analysis, and suggest mitigating measures for strengthening the internal controls, risk management framework and minimising the incidence of frauds. The coverage and periodicity of such reviews will be decided by the Board.
- c) To carry out such other acts as are essential to the fulfillment of the roles and responsibilities assigned to the Committee.

g) Review Committee

In accordance with the Reserve Bank of India Master Direction No. DoR.FIN.REC.No.31/20.16.003/2024-25 dated July 30, 2024, on the Treatment of Wilful Defaulters and Large Defaulters, the Company has constituted a Review Committee comprising Directors and Senior Executives. The composition of the Committee, along with the details of member attendance at meetings held during the review period, are provided below:

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Ravi Virwani	August 19, 2024	Chief Executive Officer / Chairman	-	-	60,000
2	Mr. Vinod Somani	August 19, 2024	Independent Director / Member	-	-	-

3	Mrs. Rashmi Fauzdar	August 19, 2024	Independent Director / Member	-	-	-
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Terms of Reference

- a) The proposal of the Identification Committee along with the written representation received shall be considered by the Review Committee.
- b) The Review Committee shall provide an opportunity for a personal hearing also to the borrower/ guarantor/ promoter/ director/ persons who are in charge and responsible for the management of the affairs of the entity. However, if the opportunity is not availed or if the personal hearing is not attended by the borrower/ guarantor/ promoter/ director/persons who are in charge and responsible for the management of the affairs of the entity, the Review Committee shall, after assessing the facts or material on record, including written representation, if any, consider the proposal of the Identification Committee and take a decision.
- c) The Review Committee shall pass a reasoned order and the same shall be communicated to the wilful defaulter.
- d) To carry out such other acts as are essential to the fulfillment of the roles and responsibilities assigned to the Review Committee.

h) Credit Committee

During the period under review, 3 (Three) meetings of the Credit Committee were held on September 09, 2024, November 22, 2024, and December 30, 2024.

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Keshav Porwal	June 27, 2019	Non-Executive Director / Chairman	3	3	1
2	Mr. Praful Rajpopat #	August 02, 2023	KMP/ Member	3	2	-
3	Mr. Ravi Virwani	November 03, 2023	KMP / Member	3	3	60,000

Mr. Praful Rajpopat ceased to be a member w.e.f. 24.12.2024.

i) Management Committee

During the period under review, 13 (Thirteen) meetings of the Management Committee were held on June 24, 2024, June 25, 2024, July 08, 2024, August 01, 2024, August 19, 2024, August 31, 2024, September 18, 2024, November 07, 2024, December 30, 2024, January 30, 2025, February 24, 2025, March 26, 2025, and March 29, 2025.

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				held	Attended	
1	Mr. Keshav Porwal	July 23, 2019	Non-Executive Director / Chairman	13	13	1
2	Mr. Deepak Vaswan	October 29, 2021	KMP/ Member	13	13	-
3	Mr. Ravi Virwani	November 03, 2023	KMP / Member	13	13	60,000

j) Transaction Monitoring Committee

To facilitate and ensure the seamless execution of the proposed 100% stake sale of the Company to Weaver Services Private Limited ("Acquirer"), along with the corresponding transfer of control from Capital India Finance Limited to the Acquirer (the "Proposed Sale"), the Company, on October 16, 2024, resolved to constitute a committee of the Board of Directors, titled the Transaction Monitoring Committee.

S. No.	Name of Director / Member	Member of Committee since	Capacity	No. of meetings of Committee		No. of shares held in the NBFC
				Held	attended	
1	Mr. Vinod Somani	October 16, 2024	Independent Director / Chairman	0	0	-
2	Ms. Rashmi Fauzdar	October 16, 2024	Independent Woman Director / Member	0	0	-
3	Mr. Yogendra Pal Singh	October 16, 2024	Independent Director / Chairman	0	0	-
4	Mr. Keshav Porwal	October 16, 2024	Non-Executive Director / Member	0	0	1

D. Board Functioning and Procedure

Adequate notice is given to all Directors/Members of the Board/Committees for the Board/Committee Meetings regarding the schedule of meetings. A detailed agenda is sent in advance to all the Directors/Members of Board/Committees to enable the Board/Committees to take informed decisions at the meetings.

The Company has a well-established framework for the meetings of the Board and its Committees which seeks to systematize the decision-making process at the Board and Committee meetings in an informed and efficient manner. A system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation during the meeting. The Members of the Board/Committees express their opinion and decisions taken based on the consensus arrived at, after detailed discussion/deliberation at the Board/Committee Meeting and the same is accordingly recorded in the minutes of the meetings.

E. General Body Meetings

The details of meetings of the shareholders of the Company held during the financial year 2024-25 is as under:

Sl. No.	Type of Meeting (Annual/ Extra-Ordinary)	Date and Place	Special resolutions passed
1	Annual General Meeting	June 15, 2024 New Delhi	1. Reappointment of Mr. Vinod Somani (DIN: 00327231) as a Non-Executive Independent Director for a second term of 5 (five) consecutive years. 2. Reappointment of Mr. Yogendra Pal Singh (DIN: 08347484) as a Non-Executive Independent Director for a second term of 5 (five) consecutive years

F. Details of non-compliance with requirements of Companies Act, 2013

There were no non-compliances observed, with requirements of Companies Act, 2013 and rules made thereunder (including accounting and secretarial standards) during the financial year ended March 31, 2025.

G. Details of penalties and strictures

No penalty has been imposed on the Company by any of the regulators during the financial year ended March 31, 2025.

H. Breach of covenant

No instances of breach of covenant of loan availed or debt securities issued, have been observed by the Company during the financial year ended March 31, 2025.

I. Divergence in Asset Classification and Provisioning

The Company hereby states that the disclosure requirement with respect to Divergence in Asset Classification and Provisioning is not applicable, as there neither have been any additional provisioning requirements assessed by the Reserve Bank of India, if any, exceeding five percent of the reported profits before tax and impairment loss on financial instruments for the financial year ended March 2025 and nor the additional Gross NPAs identified by the Reserve Bank of India, if any, exceeds five percent of the reported Gross NPAs for the financial year ended March 2025.

By order and on behalf of the Board
Capital India Home Loans Limited

Keshav Porwal
Non-Executive Director
DIN: 06706341

Deepak Vaswan
Non-Executive Director
DIN: 07814811

Date: April 29, 2025

“Annexure-I”

DISCLOSURE ON THE EMPLOYEE STOCK OPTIONS SCHEME
(Pursuant to Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014)

Sr. No.	Particulars	Details						
1.	Options granted	1,38,66,721						
2.	Options vested	15,02,500						
3.	Options exercised	2,75,000						
4.	The total number of shares arising as a result of exercise of option	2,75,000						
5.	Options lapsed	1,22,16,721						
6.	The exercise price	INR 10.00						
7.	Variation of terms of options	NA						
8.	Money realized by exercise of options	INR 27,50,000						
9.	Total number of options in force	13,75,000						
10.	Employee wise details of options granted to a) Key managerial personnel; b) Any other employee who receives a grant of options in any one year of option amounting to five percent or more of options granted during that year; and c) Identified employees who were granted option, during any one year, equal to or exceeding one percent of the issued capital (excluding outstanding warrants and conversions) of the company at the time of grant	<table border="1"> <thead> <tr> <th>Sr. No.</th><th>Name</th><th>No. of Options granted</th></tr> </thead> <tbody> <tr> <td>1.</td><td>Sneha Lahoti</td><td>30,000</td></tr> </tbody> </table>	Sr. No.	Name	No. of Options granted	1.	Sneha Lahoti	30,000
Sr. No.	Name	No. of Options granted						
1.	Sneha Lahoti	30,000						

By order and on behalf of the Board
Capital India Home Loans Limited

Keshav Porwal
Non-Executive Director
DIN: 06706341

Deepak Vaswan
Non-Executive Director
DIN: 07814811

Date: April 29, 2025

“Annexure-II”

Form No. MR-3
SECRETARIAL AUDIT REPORT
For The Financial Year Ended on 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,
Capital India Home Loans Limited
(CIN: U65990DL2017PLC322041)
701, 7th Floor, Aggarwal Corporate Tower,
Plot No. 23, District Centre, Rajendra Place,
Patel Nagar (Central Delhi), New Delhi-110008

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by “**Capital India Home Loans Limited**” (CIN: **U65990DL2017PLC322041**) (hereinafter called the “Company”). Secretarial audit was conducted in a manner that provided us with a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company’s books, papers, minute books, forms and returns filed and other records maintained by the company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, the explanations and clarifications given to us and representations made by the management. We hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31st March, 2025, complied with the statutory provisions listed hereunder to the extent applicable on the Company 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 made available to us and maintained by the Company 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; **(Not applicable to the Company during the Audit Period)**
- 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, Overseas Direct Investment and External Commercial Borrowings, **wherever applicable**;
- v) Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 (‘SEBI Act’) to the extent applicable;
- vi) I have relied on the representation made by the Company and its officer for system and mechanism framed by the Company for compliances under the following Act, Laws & Regulations of the Company:
 - 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
 - c. The Employees Provident Fund and Miscellaneous Provisions Act, 1952 and Provisions of The Employees State Insurance Act, 1948
 - d. The Employees Compensation Act, 1923, The Equal Remuneration Act, 1976, and all other allied Labour laws;
 - e. Income Tax Act, 1961;
 - f. The Prevention of Money Laundering Act, 2002;
 - g. The Goods and Service Tax Act, 2017;
 - h. Shops and Establishment Act(s) of various states, as applicable, to the Company;
 - i. The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013;
 - j. Reserve Bank of India Act, 1934, National Housing Bank Act, 1987 and rules, regulations, circulars, notification issued by Reserve Bank of India and National Housing Bank respectively, from time to time for Housing Finance Company;

We have also examined compliance with the applicable clauses of the following:

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India.
- (ii) The SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, to the extent applicable.

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standard, etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Directors including Non-Executive Directors, Independent Directors and Woman Director. There are 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 were given to all Directors to schedule the Board Meetings and Committee Meetings, agenda and detailed notes on agenda were sent at least seven days in advance other than those held at shorter notice 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.

The majority of decisions are carried through with the unanimous consent, therefore dissenting members' views are not required to be captured and recorded as part of the minutes.

We further report that based on review of compliance mechanism established by the Company and on the basis of the Compliance Certificate(s) issued by the Company Secretary/directors and taken on record by the Board of Directors at their meeting(s), we have an opinion 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 period:

- i. Capital India Finance Limited, the holding company, alongwith other shareholders of the Company, has entered into a Share Purchase Agreement for the proposed sale of their entire shareholding in the Company to Weaver Services Private Limited ("proposed transaction"), pursuant to receipt of approvals for change in control from the Reserve Bank of India and other requisite approvals.
- ii. The Company has also approved proposed appointment of 4 individuals directors, upon execution of proposed transaction and pursuant to receipt of approvals for change in management from the Reserve Bank of India and other requisite approvals.

I further report that during the audit period there was no other event/action having major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, and standards.

**For Arun Gupta & Associates
Company Secretaries
Firm Regn. No. I2008DE626100**

**Arun Kumar Gupta
Proprietor
Membership No.: A21227
C.P. No.: 8003
PR 1008/2020
UDIN: A021227G000272731**

Place: New Delhi

Date: 29/04/2025

Note 1: 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”

To,
The Members,
Capital India Home Loans Limited
(CIN: U65990DL2017PLC322041)
701, 7th Floor, Aggarwal Corporate Tower,
Plot No. 23, District Centre, Rajendra Place,
Patel Nagar (Central Delhi), New Delhi-110008

Based on audit, our responsibility is to express an opinion on the compliance with the applicable laws and maintenance of records by the Company. We conducted our audit in accordance with the auditing standards CSAS 1 to CSAS 4 (“CSAS”) prescribed by the Institute of Company Secretaries of India (“ICSI”). These standards require that the auditor complies with statutory and regulatory requirements and plans and performs the audit to obtain reasonable assurance about compliance with applicable laws and maintenance of records.

Due to the inherent limitations of an audit, including internal, financial and operating controls, there is an unavoidable risk that some misstatements or material non-compliances may not be detected, even though the audit is properly planned and performed in accordance with the CSAS. Our report of even date is to be read along with this letter.

1. Maintenance of secretarial records 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’s Representation Letter about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of provisions of Corporate and other applicable laws, rules, regulations, standard 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.
7. The maximum liability of my firm under the secretarial audit in respect of the aggregate of all claims shall not exceed the fee charged by us.

For Arun Gupta & Associates
Company Secretaries
Firm Regn. No. I2008DE626100

Arun Kumar Gupta
Proprietor
Membership No.: A21227
C.P. No.: 8003
PR 1008/2020
UDIN: A021227G000272731

Place: New Delhi
Date: 29/04/2025



POLICY ON RELATED PARTY TRANSACTIONS

Version	2.0
Owned By	Chief Financial Officer
Approved By	Board of Directors
Effective date	May 14, 2024

1. PREAMBLE

Capital India Home Loans Limited (hereinafter referred as “**Company**”) has always been committed to good corporate governance practices. As a matter of practice, the Company transacts business on arm's length basis with its related parties which are in the ordinary course of business.

The Board of Directors has adopted this Policy upon recommendation of the Audit Committee. The said Policy includes materiality thresholds and the manner of dealing with Related Party Transactions (“the Policy”) in compliance with the requirements of Section 188 of the Companies Act, 2013 read with the Rules framed there under.

Amendments, from time to time, to the Policy, if any, shall be considered by the Board of Directors based on the recommendations of the Audit Committee.

This Policy applies to transactions between the Company and one or more of its Related Parties. Such transactions are appropriate only if they are in the best interest of the Company and its shareholders.

2. OBJECTIVE

In terms of applicable provisions of Master Direction – Non Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, a HFC shall disclose the policy on dealing with Related Party Transactions on its website and also in the Annual Report. The details of material transactions with related parties shall be disclosed in the annual report.

This Policy has been framed for complying with the above requirements and it covers the materiality of Related Party Transactions and its dealings.

3. DEFINITIONS

- 3.1 "Act" means Companies Act, 2013 and the Rules framed thereunder, including any modifications, amendments, clarifications, circulars or re-enactments thereof.
- 3.2 "Arm's Length basis" means a transaction between two related parties that is conducted as if they were unrelated, so that there is no conflict of interest. For determining Arm's Length basis, guidance may be taken from the transfer pricing provisions under the Income-tax Act. 1961.
- 3.3 "Audit Committee" means committee of Board of Directors of the Company.
- 3.4 "Board of Directors" or "Board" means the Board of Directors of the Company.
- 3.5 "Company" means Capital India Home Loans Limited.
- 3.6 "Key Managerial Personnel" means the Key Managerial Personnel of the Company in terms of the Act.
- 3.7 "Material Related Party Transaction" means a Related Party Transaction which individually or taken together with previous transactions during a financial year, exceeds ten percent of the annual turnover of the Company as per the last audited financial statements.
- 3.8 "Ordinary course of business" means the usual transactions, customs and practices undertaken by the Company to conduct its business operations and activities and includes all such activities which the company can undertake as per Memorandum & Articles of Association. The Board and Audit Committee may lay down the principles for determining.
- 3.9 "Policy" means the current policy on Related Party Transactions, including amendments, if any, from time to time.

3.10 "Related Party" have the meaning as defined in Section 2(76) of Companies Act, 2013.

3.11 "Related Party Transaction" have the meaning as defined under Section 188(1) of Companies Act, 2013 as means transfer of resources, services or obligations between the Company and a related party, regardless of whether price is charged and a transaction with a related party shall be construed to include a single transaction or a group of transactions in a contract, including but not limited to the following –

- a. sale, purchase or supply of any goods or materials;
- b. selling or otherwise disposing of, or buying, property of any kind;
- c. leasing of property of any kind;
- d. availing or rendering of any services;
- e. appointment of any agent for purchase or sale of goods, materials, services or property;
- f. appointment to any office or place of profit in the company
- g. underwriting the subscription of any securities or derivatives thereof, of the Company

3.12 "Relative" means a relative as defined under the Act.

3.13 "Transaction" with a Related Party shall be construed to include single transaction or a group of transactions in a contract.

Any other term not defined herein shall have the same meaning as defined in the Companies Act, 2013 or any other applicable law or regulation.

4. POLICY

All Related Party Transactions must be reported to the Audit Committee and approved or referred for approval by the Audit Committee based on this Policy.

4.1 Identification of potential Related Party Transactions: In order to identify the related party, the following must be noted:

4.1.1 An entity shall be considered as related to the Company if:

- a) such entity is a related party under Section 2(76) of the Companies Act, 2013 read with the Rules framed there under; or
- b) such entity is a related party under the applicable accounting standards.

4.1.2 Key Managerial Personnel and connected Related Parties: Each Director and Key Managerial Personnel shall at the beginning of financial year disclose to the Company Secretary of the Company their Related Parties and disclose any changes thereto during the financial year as immediately as practicable. The Company shall also identify Related Party Transactions, if any, with Directors or Key Managerial Personnel of the holding company/ies or their relatives.

4.1.3 The Company will identify the potential transactions with the Related Parties as defined under this Policy.

4.2 Review and approval of Related Party Transactions

4.2.1 Audit Committee:

Every Related Party Transaction shall be subject to the prior approval of the Audit Committee whether at a meeting or by resolutions by circulation. However, the Audit Committee may grant prior omnibus approval for Related Party Transactions which are repetitive in nature and are in the ordinary course of business and satisfy the Arm's Length basis, subject to the compliance of the following conditions:

- A. The Audit Committee shall, after obtaining approval of the Board of Directors, specify the criteria for granting the omnibus approval in line with the Policy and such approval which shall include the following namely:

- i. Maximum value of the transaction, in aggregate, which can be allowed under the omnibus route in a year;
 - ii. The maximum value per transaction which can be allowed;
 - iii. extent and manner of disclosures to be made to the audit committee at the time of seeking omnibus approval
 - iv. review, at such intervals as the Audit Committee may deem fit, related party transaction entered into by the Company pursuant to each omnibus approval made;
 - v. transactions which cannot be subject to the omnibus approval by the Audit Committee.
- B. The Audit Committee shall consider the following factors while specifying the criteria for making omnibus approval, namely:-
- i. repetitiveness of the transactions (in past or in future);
 - ii. justification for the need of omnibus approval.
- C. The Audit Committee shall satisfy itself regarding the need for such omnibus approval for transactions of repetitive nature and that such approval is in the interest of the company;
- D. The Audit Committee shall review, at least on a quarterly basis, the aggregated value and other details of related party transactions transacted into by the Company pursuant to the omnibus approval given;
- E. Such omnibus approval shall be valid for a period not exceeding one financial year and shall require fresh approval after expiry of such financial year.

Any member of the Audit Committee who has a potential conflict of interest in any Related Party Transaction will not remain present at the meeting or shall abstain from discussion and voting on the approval of such Related Party Transaction and shall not be counted in determining the presence of quorum when such Transaction is considered.

To review a Related Party Transaction, the Audit Committee shall be provided with necessary information, to the extent relevant, with respect to actual or potential Related Party Transactions and/or prescribed under the Act.

While considering any Related Party Transaction, the Audit Committee shall take into account all relevant facts and circumstances, including the terms and business purpose of such Transaction, the benefits to the Company and to the Related Party, whether such Transaction includes any potential reputational risks that may arise as a result of or in connection with the proposed Transaction and any other relevant matters.

4.2.2 Board of Directors:

The related party transactions provided under Section 188 of Companies Act, 2013 which are not in ordinary course of business or on arms-length basis needs to be placed before the Board of Directors for their approval.

Any member of the Board who has a potential conflict of interest in any Related Party Transaction will not remain present at the meeting or shall abstain from discussion and voting on the approval of such Related Party Transaction and shall not be counted in determining the presence of quorum when such Transaction is considered.

4.2.3 Shareholders:

All the Material Related Party Transactions shall require approval of the shareholders through special resolution and the Related Parties shall abstain from voting on such resolutions subject to guidelines / circulars issued or to be issued by the concerned authority.

5. RELATED PARTY TRANSACTIONS NOT PREVIOUSLY APPROVED

In the event the Company becomes aware of a Related Party Transaction that has not been approved or ratified under this Policy, the transaction shall be placed as promptly as practicable before the Audit Committee or Board of Directors or the Shareholders as may be required in accordance with this Policy for review and ratification.

The Audit Committee or the Board of Directors or the Shareholders shall consider all relevant facts and circumstances of such transaction and shall evaluate all options available to the Company, including but not limited to ratification, revision or termination of such transaction and the Company shall take such actions as the Audit Committee deems appropriate under the circumstances.

6. DISCLOSURES

In terms of applicable provisions of Master Direction – Non Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, a HFC shall disclose the policy on dealing with Related Party Transactions on its website and in the Annual Report. Accordingly, this related party transaction policy shall be disclosed on the Company's website and in the Annual Report.

All the material related party transactions shall be disclosed in the Statutory Financial Statements.

7. AMENDMENT IN LAW

Any subsequent amendment/ modification to the applicable laws shall automatically apply to this Policy.

INDEPENDENT AUDITOR'S REPORT
To the Members of Capital India Home Loans Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the Standalone Financial Statements of **Capital India Home Loans Limited** ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss (including other comprehensive Income), the statement of changes in equity, the Cash Flow Statement for the year ended, and notes to the standalone financial statements, including summary of the significant 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 standalone 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 March 31, 2025, its profit, total comprehensive income, the change in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs), as specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone 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 together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the 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 standalone financial statements.

Other Information

The Company's management and the Board of Directors is responsible for the other information. The other information comprises the information included in the Company's annual report, but does not include the standalone financial statements and our auditor's

report thereon. The Company's annual report is expected to be made available to us after the date of this auditor's report.

Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Company's annual report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the relevant laws and regulations.

Management's responsibility for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India and the guidelines issued by reserve bank of India from time to time. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the standalone 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 to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

Our objectives are to obtain reasonable assurance about whether the standalone 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 standalone 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 standalone 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 Act, 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 system.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 standalone 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 standalone financial statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatement in the standalone financial statement that, individually or in aggregate, makes it probable that the economic decision of a reasonably knowledgeable user of the standalone financial statement may be influenced. We consider quantitative materiality and quantitative 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 misstatement in the standalone financial statement.

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.

Report on Other Legal and Regulatory Requirements

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.

1. As required by Section 143(3) of the Act, we report that:
 - (a) 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.
 - (b) 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.
 - (c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), statement of changes in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
 - (d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under Section 133 of the Act, as applicable.
 - (e) On the basis of the written representations received from the directors as on March 31, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
 - (f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B"
 - (g) With respect to the matters to be included in the Auditors Report in accordance with the requirement of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the company to its directors during the year is in accordance with provisions of section 197 of the Act.
 - (h) 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, in our opinion and to the best of our knowledge and belief and according to the information and explanations given to us:
 - i. The Company does not have any pending litigations as at March 31, 2025 which would impact its financial position.
 - ii. The Company did not have any long-term contracts including derivative contracts as at March 31, 2025.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31, 2025.

iv. In accordance with Rule 11(g) of the Ministry of Corporate Affairs, which mandates companies to maintain books of account using accounting software with an audit trail feature, the company has implemented accounting software equipped with the audit trail functionality.

For S C Mehra & Associates LLP
Chartered Accountants
Firm Reg. No. 106156W/W100305

Suresh Kumar Mehra
Partner
M No.: 039730
UDIN: 25039730BMHZLD7155

Place: Mumbai
Date : 29-04-2025

ANNEXURE “A” TO THE INDEPENDENT AUDITORS’ REPORT ON THE FINANCIAL STATEMENTS

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

We have audited the internal financial controls over financial reporting of **CAPITAL INDIA HOME LOANS 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 and Board of Directors of the company is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India. 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 respective 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.

Auditor’s Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls over financial reporting of the company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the “Guidance Note”) issued by the Institute of Chartered Accountants of India and the Standards on Auditing as specified 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 over financial reporting 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 system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting 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 judgment, 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 internal financial controls system over financial reporting of the Company.

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial control over financial reporting 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 control over financial reporting 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 Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, 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 the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has in all material, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2025, based on the internal control over financial reporting 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 issued by the Institute of Chartered Accountants of India.

For S C Mehra & Associates LLP
Chartered Accountants
Firm Reg. No. 106156W/W100305

CA Suresh Mehra
Partner
M No.: 039730
UDIN: 25039730BMHZLD7155

Place: Mumbai
Date: 29-04-2025

Annexure “B” to the Independent Auditor’s Report
Companies (Auditors’ Report) Order, 2020 (“the Order”) issued by the Central Government
in terms of section 143(11) of the Act

The Annexure reference to in Independent Auditor’s Report to the members of the Capital India Home loans limited (the Company) on the financial statements for the year ended March 31, 2025.

Based on the audit procedures performed for the purpose of reporting a true and fair view on the financial statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, we report that:

(i) Fixed Assets

- a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.

(B) The Company has maintained proper records showing full particulars of Intangible Assets.
- b) The major Property, Plant and Equipment of the company have been physically verified by the management at reasonable intervals during the year and no material discrepancies were noticed on such verification.
- c) The company does not have any immovable property (other than properties where the company is the lessee and the lease agreements are duly executed in favor of the lessee). Accordingly, the clause 3(i)(c) of the Order is not applicable.
- d) According to the information and explanation given to us and on the basis of our examination of the records of the company, the company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.
- e) According to the information and explanation given to us and on the basis of our examination of the records of the company, there are no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder during the year.

(ii) Inventories

- a) The Company is a service company, primarily carrying the business of housing finance. Accordingly, it does not hold any physical inventory; hence this clause is not applicable;
- b) The Company has not been sanction any working capital limits from banks or financial institution on the basis of security of current assets during the financial year. Accordingly, the provisions of clause 3(ii) of the Order are not applicable.

(iii) Loans & Advances

The Company is a Housing Finance Company (HFC) primarily engaged in the business of providing home loans. The company has granted loans or advances, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year, in respect of which:

- a. Since the principal nature of business of the company is to give loans, this clause is not applicable.
- b. Accordingly, to the information and explanation given to us and based on the audit procedures conducted by us, we are of the opinion that the loans and advances granted prima facie, not prejudicial to the interest of the company.
- c. In respect of loans and advances in the nature of loans, the schedule of repayment of principle and payment of interest has been stipulated and the repayments or receipts are regular. The cases where the receipts or repayments are irregular are reported & provision is made in the prescribed manner.
- d. Accordingly, to the information and explanation given to us on the basis of our examination of the records of the company, there is overdue amount of Rs. 7,14,86,666.00 more than ninety days in respect of loan given. Further, the company has not given any advances in the nature of loans to any party during the year. The company is taking reasonable steps for recovery of the principal and interest.
- e. Accordingly, to the information and explanation given to us on the basis of our examination of the records of the company, the company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayments.
- f. According to the information and explanation given to us, in respect of any loan or advance in the nature of loan granted which has fallen due during the year, none has been renewed or extended or fresh loans granted to settle the overdue of existing loans given to the same parties;

(iv) According to the information and explanation given to us and on the basis of our examination of records, the company has not given any loans, or provided any guarantee or security as specified under section 185 and 186 of the companies Act, 2013. In respect of loans, investments, guarantees or security made by it during the year under audit by the company, the provisions of the section 186 of the Act have been complied with.

(v) According to the information and explanation given to us and on the basis of our examination of records, the Company has not accepted any deposits or amounts which are deemed to be deposits under the directives of the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the rules framed thereunder, where applicable. Accordingly, the provisions of clause 3(v) of the Order are not applicable.

(vi) The Central Government has not specified maintenance of cost records under sub-section (1) of Section 148 of the Act, in respect of Company's products/ services. Accordingly, the provisions of clause 3(vi) of the Order are not applicable.

(vii) (a) According to the information and explanation given to us and on the basis of our examination of records, the Company is regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, and any other statutory dues, as applicable, with the appropriate authorities. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

(b) According to the information and explanation given to us and on the basis of our examination of records, there are no dues in respect of Goods and Services Tax, provident fund, employees' state insurance, income-tax, and any other statutory dues that have not been deposited with the appropriate authorities on account of any dispute.

(viii) According to the information and explanation given to us and on the basis of the examination of the records, the company has no transactions, not recorded in the books of account which have been disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. Further the company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account.

(ix)(a) According to the information and explanation given to us and on the basis of the examination of the records, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year.

(b) According to the information and explanation given to us and on the basis of the examination of the records, the company has not been declared willful defaulter by any bank or financial institution or other lender.

(c) According to the information and explanation given to us, term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanation given to us and on the basis of the examination of the records of the company, we report that the funds raised by the company on short term basis have not been utilized for long term purposes;

(e) According to the information and explanation given to us and on the basis of the examination of the records of the company, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures as defined under companies Act, 2013.

(f) According to the information and explanation given to us and on the basis of the examination of the records of the company, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

(x) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) The Company has not issued right shares during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

(xi) (a) According to the information and explanation given to us, the company has identified five fraud cases, which have reported to National Housing Bank (NHB). Additionally, an amount of Rs. 87.80 lakhs have been written off in the financial statements.

(b) According to the information and explanation given to us, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) According to the information and explanation given to us, no whistle-blower complaints, received during the year by the company.

(xii) Company is not a Nidhi company; accordingly, provisions of the Clause 3(xii) of the Order are not applicable to the company:

(xiii) In our opinion and according to the information and explanations given to us, the transactions with related parties are in compliance with Section 177 and 188 of Companies Act, 2013, where applicable, and the details of the related party transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) According to the information and explanations given to us and based on our audit procedures, in our opinion, the company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the reports of the Internal Auditors for the period under audit.

(xv) According to the information and explanations given to us, we are of the opinion that the company has not entered into any non-cash transactions with directors or persons connected with him and accordingly, the provisions of clause 3(xv) of the Order is not applicable.

(xvi)(a) The company is a Housing Finance Company as registered under section 45-IA of the Reserve Bank of India Act, 1934 and it has obtained such registration.

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, accordingly the provisions of sub-clause (c) and (d) of clause 3(xvi) of the Order are not applicable;

(xvii) According to the information and explanations given to us and on the basis of examination of records, we are of opinion that the company has not incurred any cash losses in the financial year and the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly, the provisions of clause 3(xviii) of the Order are not applicable;

(xix) 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, our 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 indicating that company is incapable of meeting its liabilities existing at the date of 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. We further state that our reporting is based on the facts up to the date of the audit report and we neither give 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.

(xx) The provisions of Section 135 towards corporate social responsibility are not applicable on the company. Accordingly, the provisions of clause 3(xx) of the Order is not applicable.

(xxi) There are no any qualifications or adverse remark given by the respective auditors in the Companies (Auditors Report) Order (CARO) reports, hence this clause is not applicable to the company in standalone report.

For S C Mehra & Associates LLP
Chartered Accountants
Firm Reg. No. 106156W/W100305

CA Suresh Mehra
Partner
M No.: 039730
UDIN: 25039730BMHZLD7155

Place: Mumbai
Date: 29-04-2025

Annexure –I**Additional Report to the Board of Directors In terms of Chapter XII of the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Direction, 2021.**

1	The auditor shall examine whether the company has obtained a CoR under Section 29 A of the NHB Act, 1987.	Yes, the company is having valid Certificate of Registration.
2	Net Owned Fund (NOF) requirement	The company is having Rs.128.01 Crores Net owned fund which is as per the requirement of Section 29A of the National Housing Bank Act, 1987
3	Whether the housing finance company has complied with Section 29C of the National Housing Bank Act, 1987.	Yes, the company is in compliance with the provision of Section 29C of the Act.
4	Whether the total borrowings of the housing finance company are within the limits prescribed under Paragraph 27.2 of these directions.	The total borrowings of the company is Rs. 311.39 Crores which is within the limits as prescribed under RBI's master direction.
5	Whether the housing finance company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit/investments as specified in these directions;	On the basis of the audit procedures performed and the examination of the records, we have observed that the company is in compliance with the prudential norms income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements, disclosure in balance sheet.
6	Whether the capital adequacy ratio as disclosed in the half-yearly statutory return, submitted to the NHB, as per the directions issued by NHB in this regard, has been correctly determined and whether such ratio is in compliance with the prescribed minimum capital to risk weighted asset ratio (CRAR);	Yes, the same has been complied with.
7	Whether the housing finance company has furnished to the NHB within the stipulated period the half-yearly statutory return, as specified in the directions issued by NHB;	The company is regular in furnishing half yearly statutory return with NHB.
8	Whether the housing finance company has furnished to the NHB within the stipulated period the quarterly statutory return on Statutory Liquid Assets, as specified in the directions issued by NHB;	The company is regular in furnishing quarterly statutory return with NHB.
9	Whether, in the case of opening of new branches/ offices or in the case of closure of existing branches/ offices, the housing finance company has complied with the requirements contained in these directions.	On the basis of the examination of records, the company has complied with directions while opening of branches/offices during the period
10	Whether the housing finance company has complied with the provisions contained in Paragraph 3.1.3, Paragraph 3.1.4 and Paragraph 18 of these directions.	The company does not have any lending against the security of Shares, Gold or Jewellery.
11	Whether the Board of Directors of the housing finance company has passed a resolution for non-acceptance of any public deposits;	Yes, the Board of Directors has passed a resolution for non-acceptance of any public deposits
12	Whether the housing finance company has accepted any public deposits during the relevant period/ year.	The company has not accepted any public deposit during the year.

Since the company is non-deposit taking Housing Finance Company, the requirements mentioned in paragraph 70.2 of chapter XII of the Master Direction – Non- Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 are not applicable.

For S C Mehra & Associates LLP
Chartered Accountants
Firm Reg. No. 106156W/W100305

Suresh Kumar Mehra
Partner
M No.: 039730
UDIN: 25039730BMHZLD7155

Place: Mumbai
Date : 29-04-2025

Capital India Home Loans Limited
Balance Sheet as at March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

	Particulars	Note No.	As at March 31, 2025	As at March 31, 2024
	ASSETS			
1	Financial Assets			
(a)	Cash & cash equivalents	2	1,407.99	3,257.54
(b)	Bank balances other than (a) above	3	2,325.95	2,415.48
(c)	Receivables	4		
	(i) Trade Receivables		7.05	72.91
(d)	Loans (Net)	5	39,674.77	38,418.38
(e)	Investments	6	954.15	954.15
(f)	Other financial assets	7	1,703.52	1,220.01
2	Non-financial Assets			
(a)	Current tax assets(net)	8	40.13	28.75
(b)	Deferred tax asset (net)	9	340.43	368.22
(c)	Property, plant and equipment	10	25.87	90.67
(d)	Other intangible assets	10A	8.86	17.76
(e)	Right of use assets	10B	28.62	-
(e)	Other non-financial assets	11	261.42	319.29
	Total Assets		46,778.76	47,163.16
	LIABILITIES AND EQUITY			
	LIABILITIES			
1	Financial Liabilities			
(a)	Payables			
	(i) Trade Payables	12		
	total outstanding dues of micro enterprises and small enterprises		0.31	-
	total outstanding dues of creditors other than micro enterprises and small enterprises		165.79	239.48
	(ii) Other Payables			
	total outstanding dues of micro enterprises and small enterprises		-	-
	total outstanding dues of creditors other than micro enterprises and small enterprises		-	-
(b)	Borrowings	13	31,138.71	31,692.63
(c)	Other financial liabilities	14	100.77	30.68
2	Non-Financial Liabilities			
(a)	Provisions	15	367.81	303.21
(b)	Other non-financial liabilities	16	147.61	370.79
3	Equity			
(a)	Equity share capital	17	15,527.50	15,516.00
(b)	Other equity	18	(669.74)	(989.63)
	Total Liabilities and Equity		46,778.76	47,163.16

Notes 1 to 53 forms part of the Financial Statements

In terms of our report attached.
For S C Mehra & Associates LLP
Chartered Accountants

For and on behalf of the board
Capital India Home Loans Limited

Suresh Kumar Mehra
Partner
Place: Mumbai
Date: April 29, 2025
FRN: 106156W / V100305
MN: 039730

Keshav Porwal
Director
DIN : 06706341
Place: Mumbai
Date: April 29, 2025

Deepak Vaswan
Director
DIN : 07814811
Place: New Delhi
Date: April 29, 2025

Ravi Virwani
Chief Executive Officer
Place: Mumbai
Date: April 29, 2025

Sneha Lahoti
Chief Financial Officer
Place: Mumbai
Date: April 29, 2025

Capital India Home Loans Limited
Statement of Profit and loss for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

	Particulars	Note No.	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
	Revenue from operations :			
(i)	Interest income	19	5,968.52	5,461.42
(ii)	Net gain on de - recognition of Financial Instruments	20	816.85	797.24
(iii)	Fees & Commission Income	21	508.01	401.73
(iv)	Net gain on fair value changes	22	155.60	46.56
(I)	Total revenue from operations		7,448.98	6,706.95
(II)	Other income	23	5.85	5.10
(III)	Total income (I+II)		7,454.83	6,712.05
	Expenses :			
(i)	Finance costs	24	3,491.08	2,984.83
(ii)	Impairment of financial assets	25	225.77	157.64
(iii)	Employee benefits expenses	26	2,335.78	2,313.47
(iv)	Depreciation, amortization & impairment	27	67.69	113.40
(v)	Other expenses	28	1,033.05	992.38
(IV)	Total expenses (IV)		7,153.37	6,561.72
(V)	Profit before tax (III -IV)		301.46	150.33
(VI)	Tax Expense:			
	Current tax			
	Deferred tax (credit) / charge	9	23.20	26.60
(VII)	Profit for the year from continuing operations (V-VI)		278.26	123.73
(VIII)	Other Comprehensive Income			
	(i) Items that will not be reclassified to profit or loss		18.22	0.02
	(ii) Income tax relating to items that will not be reclassified to profit or loss	9	(4.59)	(0.01)
	Other Comprehensive Income		13.63	0.01
(IX)	Total Comprehensive Income for the year		291.89	123.74
(X)	Earnings per equity share (Face Value - Rs.10 per share)	29		
	Basic		0.18	0.09
	Diluted		0.18	0.09

Notes 1 to 53 forms part of the Financial Statements

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Capital India Home Loans Limited
Statement of Changes in equity for the year ended March 31, 2025
(All figures are in rupees, except otherwise stated)

A. Equity share capital

Issued, Subscribed and paid up Capital	Amount
Balance as at 31 March, 2023	14,516.00
Changes in equity share capital during the year	1,000.00
Balance as at 31 March, 2024	15,516.00
Changes in equity share capital during the year	-
Balance as at 31 March, 2025	15,527.50

B. Other Equity

Particulars	Employee stock option outstanding	Other Comprehensive income	Reserves and Surplus*			Total
			Statutory Reserve	Securities Premium	Retained Earnings	
Balance as at March 31, 2023	56.00	55.85	77.47	0.32	(1,276.34)	(1,086.70)
Additions during the year	-	-	-	-	-	-
Deduction during the year	(26.67)	-	-	-	-	(26.67)
Profit for the year after tax	-	-	-	-	123.73	123.73
Statutory Reserve (NHB)	-	-	24.75	-	(24.75)	-
Re-measurements gains on Defined Benefit Obligation	-	0.02	-	-	-	0.02
Less: Income tax on re-measurement gains	-	(0.01)	-	-	-	(0.01)
Balance as at March 31, 2024	29.33	55.86	102.22	0.32	(1,177.36)	(989.63)
Additions during the year	28.00	-	-	-	-	28.00
Deduction during the year	-	-	-	-	-	-
Profit for the year after tax	-	-	-	-	278.26	278.26
Statutory Reserve (NHB)	-	-	55.65	-	(55.65)	-
Re-measurements gains on Defined Benefit Obligation	-	18.22	-	-	-	18.22
Less: Income tax on re-measurement gains	-	(4.59)	-	-	-	(4.59)
Balance as at March 31, 2025	57.33	69.49	157.87	0.32	(954.75)	(669.74)

* Refer Note 18 for description of nature and purpose of each reserve.

Notes 1 to 53 forms part of the Financial Statements

In terms of our report attached.
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Capital India Home Loans Limited
Cash Flow Statement for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
A) CASH FLOW FROM OPERATING ACTIVITIES		
Net profit before tax	301.46	150.33
Adjustment for:		
Depreciation, amortization and impairment	67.69	113.40
Rent Paid for leased assets	(21.22)	-
Interest expense on lease deposits	8.33	-
Interest income on fixed deposits	(249.51)	(222.61)
Gain on termination of lease	-	-
Provision for employee benefits	18.22	0.02
Share based payments to employees	28.00	(26.67)
Net gain on fair value changes	(155.60)	(46.56)
Provision for expected credit loss	225.77	157.64
Profit from sale of investment	-	(1.56)
Loss on foreclosure and writeoff of loan	-	-
Profit from discard / sale of fixed assets (net)	(2.43)	-
Operating profit before working capital changes	220.71	123.99
Adjustment for :		
(Decrease) / Increase in trade payables	(73.38)	(60.01)
Increase / (Decrease) in other financial liabilities	37.67	(6.38)
(Decrease) / Increase in other non-financial liabilities	(223.18)	118.56
(Decrease) / Increase in provisions	64.60	63.39
(Decrease) / Increase in other financial assets	(453.06)	(487.76)
Increase in other non financial assets	57.87	(118.91)
Increase in receivables	65.86	(29.13)
Loans given during the year (net)	(1,482.15)	(4,123.76)
Cash used in operations	(1,785.06)	(4,520.01)
Income taxed paid (net of refund received)	(11.38)	21.36
Net cash used in operating activities (A)	(1,796.44)	(4,498.65)
B) CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant and equipments	(7.57)	(37.21)
Proceeds from sale of property, plant and equipments	33.79	0.73
Proceeds from sale of investment in subsidiary	-	47.00
Investments made in mutual fund/subsidiary	-	-
Investments made in subsidiary	-	-
Proceeds from redemption of liquid mutual funds (net)	155.60	46.56
Interest received on fixed deposits	217.96	199.42
Creation of Right of use assets	-	-
Fixed deposits placed with banks	(16,696.64)	(20,840.23)
Proceeds from redemption of bank deposits	16,786.17	21,046.00
Net cash used in investing activities (B)	489.31	462.27
C) CASH FLOW FROM FINANCING ACTIVITIES		
Proceeds from issue of equity shares	11.50	1,000.00
Payment of Lease rent	-	-
Bank Overdraft / Cash credit facility utilised (net)	-	-
Borrowings taken	10,200.00	16,300.00
Borrowings re-paid	(10,753.92)	(10,408.37)
Net cash generated from financing activities (C)	(542.42)	6,891.63
D) Net increase / (decrease) in cash and cash equivalents (A+B+C)	(1,849.55)	2,855.25
E) Cash and cash equivalents as at the beginning of the year	3,257.54	402.29
F) Cash and cash equivalents as at the end of the year	1,407.99	3,257.54

Cash and cash equivalents comprises:

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Balances with banks		
- in current accounts	1,407.99	3,257.54
Total	1,407.99	3,257.54

Note : The above Cash Flow Statement has been prepared under the 'Indirect method' as set out in Ind AS 7 on 'Statement of Cash Flows'.

Notes 1 to 53 forms part of the Financial Statements

In terms of our report attached.
For S C Mehra & Associates LLP
 Chartered Accountants

For and on behalf of the board
Capital India Home Loans Limited

Suresh Kumar Mehra
 Partner
 Place: Mumbai
 Date: April 29, 2025
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 DIN : 06706341
 Place: Mumbai
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 DIN : 07814811
 Place: New Delhi
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 Chief Executive Officer
 Place: Mumbai
 Date: April 29, 2025

Sneha Lahoti
 Chief Financial Officer
 Place: Mumbai
 Date: April 29, 2025

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 2. Cash and cash equivalents

	Particulars	As at March 31, 2025	As at March 31, 2024
a)	Balances with Bank		
	- in current accounts	1,207.99	3,169.54
	- in fixed deposits with original maturity less than 3 months	200.00	88.00
	Total	1,407.99	3,257.54

Note 3. Bank Balances other than cash and cash equivalents

	Particulars	As at March 31, 2025	As at March 31, 2024
	Fixed deposits with bank with original maturity of more than 3 months	2,325.95	2,415.48
	Total	2,325.95	2,415.48

Note: Fixed deposits with bank with original maturity of more than 3 months includes Rs.1,595.95 lien marked to Bank for providing Bank Guarantee and Loans (March 31, 2024 - Rs. 1,393.48)

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 4.Receivables

	Particulars	As at March 31, 2025	As at March 31, 2024
a)	Trade Receivables		
	Unsecured, considered good	7.05	72.91
	Less: Allowance for bad and doubtful debts		
	Net Receivables	7.05	72.91
	Total	7.05	72.91

Trade Receivables aging schedule as at March 31, 2025

Particulars	Less than 6 months	6 months– 1 year	1-2 year	2-3 Years	Total
Undisputed Trade receivables- considered good	7.05	-	-	-	7.05
Total	7.05	-	-	-	7.05

Trade Receivables aging schedule as at March 31, 2024

Particulars	Less than 6 months	6 months– 1 year	1-2 year	2-3 Years	Total
Undisputed Trade receivables- considered good	72.83	-	0.08	-	72.91
Total	72.83	-	0.08	-	72.91

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 5. Loans

Particulars	As at March 31, 2025	As at March 31, 2024
Term Loans in India - at amortised cost		
Others		
(i) Secured by tangible assets	38,585.86	37,325.22
(ii) Unsecured	2,016.72	1,926.14
Gross	40,602.58	39,251.36
Less: Impairment loss allowance	717.50	629.50
Total	39,885.08	38,621.86
(I) Loans In India		
(i) Public Sectors		
(ii) Others	40,602.58	39,251.36
Gross	40,602.58	39,251.36
Less: Impairment loss allowance	717.50	629.50
Net	39,885.08	38,621.86
(II) Loans Outside India		
Loans Outside India		
Less: Impairment loss allowance		
Net		
Total	39,885.08	38,621.86
Less: Unamortised processing fee Income	210.31	203.48
Loans (Net)	39,674.77	38,418.38

Note: These secured loans are secured by way of equitable mortgage of property.

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 6. Investments

Particulars	As at March 31, 2025	As at March 31, 2024
In India		
Recorded at Amortized cost		
Investment in equity instruments		
Group Company-		
Credenc Web Technologies Pvt. Ltd.	954.15	954.15
(2,099,740 fully paid up equity shares of Rs.45.44/- each)		-
Total – Gross	954.15	954.15
Less : Impairment Allowance		-
Total – Net	954.15	954.15
Recorded at Fair value through profit and loss		
Liquid mutual fund units	-	-
Total	954.15	954.15

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 7. Other Financial assets

Particulars	As at March 31, 2025	As at March 31, 2024
Other financial assets (Unsecured, considered good)		
Interest accrued but not due on Fixed Deposits	117.06	85.51
Cash collateral/margin on borrowing	-	7.72
Interest receivable on direct assignment pool	1,488.76	1,001.72
Security deposits	34.65	99.92
Advance given to staff and vendor	3.84	1.08
Other advances	59.21	23.38
Ex. Gratia receivable	-	0.68
Total	1,703.52	1,220.01

Note 8. Current tax assets (Net)

Particulars	As at March 31, 2025	As at March 31, 2024
Current tax assets:		
Advance tax and tax deducted at source (Net of provision for tax CY - Nil (PY - Nil))	40.13	28.75
Total	40.13	28.75

Note 9. Deferred tax assets (Net)

Particulars	As at March 31, 2025	As at March 31, 2024
Deferred Tax Asset / (Liabilities) Net		
Deferred Tax Asset		
Impairment of Financial Assets	182.48	160.33
Provision for employee benefits	105.12	24.25
Unamortised Processing fee	52.92	51.22
Unabsorbed Depreciation	87.94	63.51
Ind AS 116 adjustment	0.96	-
Carryforward losses	300.59	336.47
Depreciation	47.25	48.02
Deferred Tax Liabilities		
Fair value of direct assignment pool	(374.72)	(252.13)
Unamortised Borrowing Cost	(62.11)	(63.45)
Deferred Tax Asset / (Liabilities) Net	340.43	368.22
Movement in Net deferred tax Asset / (Liabilities) during the year	(27.79)	(26.60)

Note:

Break up of movement in net deferred tax assets		
Routed through Statement of Profit & Loss	(23.20)	(26.60)
Routed through other comprehensive income	(4.59)	(0.01)
Total	(27.79)	(26.60)

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 10. Property, Plant and Equipment

Particulars	As at March 31, 2025					
	Furniture & Fixtures	Vehicles	Office Equipments	Leasehold Improvements	Computer & printers	Total
At cost at the beginning of the year	65.96	9.50	88.71	144.03	143.74	451.94
Additions	0.06	-	-	-	5.11	5.17
Disposals	63.00	9.50	57.97	0.08	8.91	139.46
At cost at the end of the year	3.02	0.00	30.74	143.95	139.94	317.65
Accumulated depreciation and impairment as at the beginning of the year	32.69	9.50	81.41	138.44	99.23	361.27
Depreciation for the year	1.22	-	3.10	5.12	29.18	38.62
Disposals	31.79	9.50	57.89	0.04	8.89	108.11
Accumulated depreciation and impairment as at the end of the year	2.12	-	26.62	143.52	119.52	291.78
Net carrying amount as at the end of the year	0.90	0.00	4.12	0.43	20.42	25.87

Particulars	As at March 31, 2024					
	Furniture & Fixtures	Vehicles	Office Equipments	Leasehold Improvements	Computer & printers	Total
At cost at the beginning of the year	66.54	9.50	90.02	143.91	127.13	437.10
Additions	0.08	-	0.42	0.12	20.23	20.85
Disposals	0.66	-	1.73	-	3.62	6.01
At cost at the end of the year	65.96	9.50	88.71	144.03	143.74	451.94
Accumulated depreciation and impairment as at the beginning of the year	26.45	9.50	66.35	109.55	63.56	275.41
Depreciation for the year	6.58	-	16.79	28.89	38.88	91.14
Disposals	0.34	-	1.73	-	3.21	5.28
Accumulated depreciation and impairment as at the end of the year	32.69	9.50	81.41	138.44	99.23	361.27
Net carrying amount as at the end of the year	33.27	0.00	7.30	5.59	44.51	90.67

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 10A. Other intangible assets (Other than Internally Generated)

Particulars	As at March 31, 2025		
	Computer softwares	Other Intangible assets	Total
<u>At cost, beginning of the year</u>	120.08	-	120.08
Additions	2.40	-	2.40
Total cost	122.48	-	122.48
<u>Accumulated amortization and impairment:</u>			
At beginning of the year	102.32	-	102.32
Amortization for the year	11.30	-	11.30
Total amortization and impairment	113.62	-	113.62
Net carrying amount	8.86	-	8.86
Capital Work in Progress including advances for capital assets	-	-	-

Particulars	As at March 31, 2024		
	Computer softwares	Other Intangible assets	Total
<u>At cost, beginning of the year</u>	103.72	-	103.72
Additions	16.36	-	16.36
Total cost	120.08	-	120.08
<u>Accumulated amortization and impairment:</u>			
At beginning of the year	80.06	-	80.06
Amortization for the year	22.26	-	22.26
Total amortization and impairment	102.32	-	102.32
Net carrying amount	17.76	-	17.76
Capital Work in Progress including advances for capital assets	-	-	-

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 10B. Right of Use assets

Particulars	As at March 31, 2025	As at March 31, 2024
	Premises	Premises
<u>Gross Carrying value at the beginning of the year</u>		-
Additions	46.41	-
Deletion		-
Total Gross carrying value	46.41	-
<u>Accumulated amortization and impairment:</u>		
At beginning of the year		-
Amortization for the year	17.79	-
Deletion		-
Total amortization and impairment	17.79	-
Net carrying amount	28.62	-

Note 11. Other non-financial assets

Particulars	As at March 31, 2025	As at March 31, 2024
Other non-financial assets (Unsecured, considered good)		
Prepaid Expenses	219.14	201.73
Advances given	3.96	83.48
GST Input Credit	38.32	34.08
Total	261.42	319.29

Note 12. Payables

Particulars	As at March 31, 2025	As at March 31, 2024
Trade payables		
(i) total outstanding dues of micro enterprises and small enterprises	0.31	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	165.79	239.48
Other payables		
(i) total outstanding dues of micro enterprises and small enterprises		
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		
Total	166.10	239.48

Note: Details of dues to Micro, Small and Medium Enterprises

Particulars	As at March 31, 2025	As at March 31, 2024
The Principal amount remaining unpaid at the end of the year	0.31	-
The Interest amount remaining unpaid at the end of the year	-	-
Balance of MSME parties at the end of the year	0.31	-

No interest has been paid/is payable by the Company during/for the year to these 'Suppliers'. The above information takes into account only those suppliers who have submitted their registration details or has responded to the inquiries made by the Company for this purpose. This has been relied upon by the Auditors.

Trade Payables aging schedule as at March 31, 2025

Particulars	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	0.31	-	-	-	0.31
Other	165.72	-	0.02	0.05	165.79
Total	166.03	-	0.02	0.05	166.10

Trade Payables aging schedule as at March 31, 2024

Particulars	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	Total
MSME	-	-	-	-	-
Other	238.23	0.41	0.84	-	239.48
Total	238.23	0.41	0.84	-	239.48

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 13. Borrowings

Particulars	As at March 31, 2025			
	At Amortised Cost	At Fair Value Through profit and loss	Designated at fair value through profit or loss	Total
	1	2	3	(4)=(1)+(2)+(3)
Term loans (Secured) (Refer Note)				
(i) from banks	14,419.63	-	-	14,419.63
(ii) from other parties	10,026.89	-	-	10,026.89
(iii) from National Housing Bank	6,938.97	-	-	6,938.97
Other loans - Bank Overdraft / Cash Credit utilised (Refer Note)	-	-	-	-
Total	31,385.49	-	-	31,385.49
Borrowings in India	31,385.49	-	-	31,385.49
Borrowings outside India	-	-	-	-
Total	31,385.49	-	-	31,385.49
Less: Unamortised Borrowings costs	(246.78)	-	-	(246.78)
Net Borrowings	31,138.71	-	-	31,138.71

Particulars	As at March 31, 2024			
	At Amortised Cost	At Fair Value Through profit and loss	Designated at fair value through profit or loss	Total
	1	2	3	(4)=(1)+(2)+(3)
Term loans (Secured) (Refer Note)				
(i) from banks	14,409.68	-	-	14,409.68
(ii) from other parties	9,232.62	-	-	9,232.62
(iii) from National Housing Bank	8,302.42	-	-	8,302.42
Other loans - Bank Overdraft / Cash Credit utilised (Refer Note)	-	-	-	-
Total	31,944.72	-	-	31,944.72
Borrowings in India	31,944.72	-	-	31,944.72
Borrowings outside India	-	-	-	-
Total	31,944.72	-	-	31,944.72
Less: Unamortised Borrowings costs	(252.09)	-	-	(252.09)
Net Borrowings	31,692.63	-	-	31,692.63

i) Security details:

As at March 31, 2025

Particulars	Outstanding Amount	Secured by	Interest Rate (p.a.)	Terms of repayment
National Housing Bank - Refinance Facility	6,938.97	i) Hypothecation of Loan Book ii) Corporate guarantee from Parent Company iii) Bank guarantee	8.55% to 8.70%	Quarterly repayment
State Bank of India	5,563.77	i) Hypothecation of Loan Book ii) Corporate guarantee from Parent Company	10.00 % to 13.30%	Quarterly repayment
Dhanlaxmi Bank	631.58			
Indian Overseas Bank	1,200.00			
Jana Small Finance Bank Limited	658.33			
Utkarsh Small Finance Bank Limited	490.91			
ESAF Small Finance Bank	748.33			
Sundaram Home Finance Limited	941.67			
Tata Capital Financial Services Limited	133.34			
Cholamandalam Investment & Finance Co Limited	365.74			
Shriram Housing Finance Limited	177.85			
ICICI Bank Limited	125.00			
Manappuram Finance Limited	745.60			
DCB Bank	885.92			
LIC Housing Finance Limited	3,197.22			
Hinduja Housing Finance Limited	400.00	Hypothecation of Loan Book		Equated Monthly Instalments
Bandhan Bank Limited	615.79			
Jana Small Finance Bank Limited	2,500.00			
AU Small Finance Bank Limited	1,000.00			
MAS Financial Services Ltd.	3,904.76	i) Hypothecation of Loan Book	Margin over FD rates	Not Applicable
MAS Rural Housing & Mortgage Finance Limited	160.71	ii) Cash collateral		
Bank Overdraft	-	Secured against Fixed Deposits		
	31,385.49			

ii) The Company has not defaulted in repayment of principal and interest during the current year or previous year.

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 14. Other financial liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Interest accrued but not due on borrowings	68.35	17.05
Lease liability	32.42	-
Other Payable	-	12.06
Salary Payable	-	1.57
Total	100.77	30.68

Note 15. Provisions

Particulars	As at March 31, 2025	As at March 31, 2024
<u>Provision for employee benefits</u>		
Provision for Gratuity	21.44	20.19
Provision for compensated absence	37.87	46.52
Provision for performance bonus	301.00	229.00
Impairment loss allowance on Sanctioned but undisbursed	7.50	7.50
Total	367.81	303.21

Note 16. Other non financial liabilities

Particulars	As at March 31, 2025	As at March 31, 2024
Advance received from customer	99.80	326.51
Statutory dues payable	47.81	44.28
Total	147.61	370.79

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 17. Equity share capital

(a) Equity share capital

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	Amount	Number	Amount
Authorized share capital				
Equity shares of Rs. 10 each	1,560.00	15,600.00	1,560.00	15,600.00
	1,560.00	15,600.00	1,560.00	15,600.00
Issued, subscribed and fully paid up				
Equity shares of Rs. 10 each	1,552.75	15,527.50	1,551.60	15,516.00
Total issued, subscribed and fully paid up share capital	1,552.75	15,527.50	1,551.60	15,516.00

(b) Reconciliation of number of shares outstanding at the beginning and at the end of the reporting period:

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	Amount	Number	Amount
Equity shares outstanding as at the beginning of the year	1,551.60	15,516.00	1,451.60	14,516.00
Changes in equity share capital during the year				
- Add: Issued during the year	1.15	11.50	100	1,000
Equity shares outstanding as at the end of the year	1,552.75	15,527.50	1,551.60	15,516.00

(c) Terms and rights attached to fully paid up equity shares:

(i) The Company has only one class of equity shares having par value of Rs.10 per share. All shares rank pari passu with respect to dividend, voting rights and other terms. Each shareholder is entitled to one vote per share. The dividend proposed, if any, by the Board of Directors is subject to approval of shareholders in the ensuing Annual General Meeting, except in case of interim dividend. The repayment of equity share capital in the event of liquidation and buy back of shares are possible subject to prevalent regulations. In the event of liquidation, normally the equity shareholders are eligible to receive the remaining assets of the company after distribution of all preferential amounts, in proportion to their holdings.

(ii) The Company had issued and allotted, 1,15,00,00 equity shares of face value of Rs. 10 each, aggregating to Rs. 11,50,000 pursuant to the exercise of options granted and vested under the CIHL ESOP 2018 to the eligible employees at an issue price of Rs. 10 each, on September 18, 2024.

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

Particulars	As at March 31, 2025		As at March 31, 2024	
	Number	%	Number	%
Equity shares of Rs. 10 each				
Capital India Finance Limited (Holding Company) and its nominees	1,550.00	99.82%	1,550.00	99.90%

(e) Disclosure of Shareholding of Promoters

Shares held by promoters at the end of the year			% Change during the year
Promoter's Name	No. of Shares	% of Total shares	
Capital India Finance Limited (Holding Company) and its nominees	1,550.00	99.82%	-0.07%

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 18. Other equity

Particulars	Employee stock option outstanding	Other Comprehensive income	Reserves and Surplus			Total
			Statutory Reserve	Securities Premium	Retained Earnings	
Balance as at March 31, 2023	56.00	55.85	77.47	0.32	(1,276.34)	(1,086.70)
Transfer to Securities Premium	-	-	-	-	-	-
Additions during the year	-	-	-	-	-	-
Deduction during the year	(26.67)	-	-	-	-	(26.67)
Profit for the year after tax	-	-	-	-	123.73	123.73
Transfer to Reserve (NHB) (Refer Note (iv) below)	-	-	24.75	-	(24.75)	-
Re-measurements gains on Defined Benefit Obligation	-	0.02	-	-	-	0.02
Less: Income tax on re-measurement gains	-	(0.01)	-	-	-	(0.01)
Balance as at March 31, 2024	29.33	55.86	102.22	0.32	(1,177.36)	(989.63)
Transfer to Securities Premium	-	-	-	-	-	-
Additions during the year	28.00	-	-	-	-	28.00
Deduction during the year	-	-	-	-	-	-
Profit for the year after tax	-	-	-	-	278.26	278.26
Transfer to Reserve (NHB) (Refer Note (iv) below)	-	-	55.65	-	(55.65)	-
Re-measurements gains on Defined Benefit Obligation	-	18.22	-	-	-	18.22
Less: Income tax on re-measurement gains	-	(4.59)	-	-	-	(4.59)
Balance as at March 31, 2025	57.33	69.49	157.87	0.32	(954.75)	(669.74)

Note:

i) Securities premium represents premium received on esops issued, which can be utilised only in accordance with the provisions of the Companies Act, 2013 for specified purposes.

ii) The share options outstanding account is used to recognise the grant date fair value of options issued to employees under stock option schemes .(Refer note 30)

iii) Retained earnings represents profits/(loss) that the Company earned/incurred till date, less any transfers to Reserve, Dividends and other distributions paid to the shareholders.

iv) Statement for Disclosure on Statutory / Special Reserves as per Section 29C of National Housing Bank Act, 1987, as prescribed by NHB vide its circular no. NHB(ND)/DRS/Pol.Circular.61/2013-14, dated: 7th April, 2014 and NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 19. Interest income

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
	On Financial Assets measured at Amortised Cost	
Interest on loans	5,718.28	5,238.20
Interest on deposits with Banks	249.51	222.61
Interest on cash collateral	0.36	0.61
Other interest income	0.37	-
Total	5,968.52	5,461.42

Note 20. Net gain on de - recognition of Financial Instruments

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Gain from de-recognition on account of direct assignment transaction	816.85	797.24
Total	816.85	797.24

Note 21. Fee and Commission Income

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Commission income	218.12	149.37
Foreclosure charges	195.43	136.79
Other fee income	94.46	115.58
Total	508.01	401.73

Note 22. Net gain on fair value changes

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Net gain on financial instruments at fair value through profit and loss account :-		
On trading portfolio		
- Investments	155.60	46.56
Total Net gain on fair value changes		
Fair Value changes:		
Realised	155.60	46.56
Unrealised	-	-

Note 23. Other income

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Profit on sale of equity shares	-	1.56
Interest on income tax refund	1.60	3.34
Profit on discard / sale of fixed assets	2.43	0.19
Other miscellaneous income	1.82	0.01
Total	5.85	5.10

Note 24. Finance costs

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Interest on borrowings	3,362.72	2,900.91
Interest on Lease liability	8.33	-
Other borrowing costs	120.03	83.92
Total	3,491.08	2,984.83

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 25. Impairment of financial assets

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
	On Financial instruments measured at Amortised Cost	
On Loans	88.00	137.00
Write off on loans (net of recovery)	137.77	20.64
Total	225.77	157.64

Note 26. Employee benefits expenses

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Salaries and wages including bonus	2,191.03	2,167.08
Contribution to provident and other funds	120.10	119.44
Staff welfare expenses	24.65	26.95
Total	2,335.78	2,313.47

Note 27. Depreciation

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Depreciation on PPE	38.60	91.15
Depreciation on Right of use asset	17.79	-
Amortisation of Intangible Asset	11.30	22.25
Total	67.69	113.40

Note 28. Other expenses

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Rent	158.86	183.98
Rates & taxes	11.30	13.83
Repairs & maintenance - others	111.21	99.97
Office expenses	31.60	30.19
Electricity charges	23.58	20.32
Communication expenses	39.65	34.69
Printing & stationery	21.71	15.94
Travelling & conveyance	59.94	65.63
Business Promotion expenses	2.10	3.71
Auditors remuneration (Refer foot note below)	9.54	7.82
Legal & professional charges	355.04	329.49
Directors sitting fees	16.62	16.62
Commission & brokerage expenses	49.95	46.00
Facilitation Fees	40.09	58.37
Outsourcing expenses	42.37	54.07
Miscellaneous expenses	59.49	11.75
Total	1,033.05	992.38

Remuneration to Statutory Auditors

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
<u>Payment to auditors</u>		
a) Statutory Audit Fees	6.25	6.18
b) Taxation matters (Tax Audit Fees)	1.00	1.00
c) Certification Fees & Other services	1.50	-
d) Taxes on above	0.79	0.65
Total	9.54	7.82

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 29. Basic and Diluted Earnings per share [EPS] computed in accordance with Indian Accounting Standard (Ind AS) 33 "Earnings per Share":

Particulars		For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Basic			
Profit after tax	A	278.26	123.73
Weighted average number of equity shares outstanding	B	1,552.21	1,452.15
Basic earning per share (Rs)	A/B	0.18	0.09
Diluted			
Profit after tax	A	278.26	123.73
Weighted average number of equity shares outstanding	B	1,552.21	1,452.15
Add: Weighted average number of potential equity shares on account of employee stock options	C	-	-
Weighted average number of shares outstanding for diluted EPS	D=B+C	1,552.21	1,452.15
Diluted earning per share (before and after extraordinary items) (Rs)	A/D	0.18	0.09
Face value of shares (Rs.)		10.00	10.00

Note: Impact of potential equity share on account of employee stock options is anti-dilutive.

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 30. Related party disclosures

Particulars	As at March 31, 2025	As at March 31, 2024
Name of the related party	Nature of relationship	Nature of relationship
Capital India Corp Private Limited (Formerly known as Capital India Corp LLP)	Ultimate Holding Entity	Ultimate Holding Entity
Capital India Finance Limited	Holding Company	Holding Company
Credenc Web Technologies Private Limited*	Group Company	Group Company
Key Management Personnel:		
Mr. Keshav Porwal	Non-Executive Director	Non-Executive Director
Mr. Vineet Kumar Saxena (resigned with effect from July 19, 2023)	NA	Managing Director
Mr. Deepak Vaswan	Non-Executive Director	Non-Executive Director
Mr. Ravi Virwani (appointed with effect from October 18, 2023)	Chief Executive Officer	Chief Executive Officer
Mr. Yogendra Pal Singh	Independent Director	Independent Director
Mr. Vinod Somani	Independent Director	Independent Director
Mrs. Rashmi Fauzdar	Independent Woman Director	Independent Woman Director
Mr. Prince Kumar Gupta (resigned with effect from December 11, 2023)	NA	Chief Financial Officer
Mr. Praful Rajpopat (resigned with effect from December 24, 2024)	NA	Chief Financial Officer & Chief Credit Officer
Mr. Rachit Malhotra (resigned with effect from June 29, 2024)	NA	Chief Compliance Officer & Company Secretary
Mr. Ayush Tyagi (resigned with effect from March 31, 2025)	NA	Company Secretary

* Ceased to be an Associate Company w.e.f. May 16, 2023.

Details of transactions with related party:

Related party	Nature of transaction	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Capital India Corp Private Limited	Royalty charges for use of Trademark Sale of Investment	30.00 -	30.00 47.00
Capital India Finance Limited	Recovery of expenses (net) Term loan repaid Interest expense on Term loan Issue of equity share capital DA Pool Transaction	2.39 - - - -	19.79 87.78 0.38 1,000.00 936.18
Credenc Web Technologies Private Limited	Recovery of expenses Facilitation fees	- -	- 1.49
Mr. Prince Kumar Gupta	Remuneration*	-	46.29
Mr. Ravi Virwani	Remuneration*	145.14	37.09
Mr. Praful Rajpopat	Remuneration*	79.84	20.39
Mr. Ayush Tyagi	Remuneration*	7.36	-
Mr. Yogendra Pal Singh	Director sitting fees paid	5.75	6.50
Mr. Vinod Somani	Director sitting fees paid	4.75	5.75
MS. Rashmi Fauzdar	Director sitting fees paid	3.75	4.00

* Excludes amounts pertaining to gratuity and compensated absences, which are actuarially valued at the Company level. Additionally, other benefits like Group term insurance, Group Medclaim policy, etc are not shown as it is taken at company level.
Note: There are no write offs with respect to any of the related parties during the year or in the previous year.

Balances:

Particulars	Nature	As at March 31, 2025	As at March 31, 2024
Credenc Web Technologies Private Limited	Investment outstanding	954.15	954.15

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 31. Contingent Liabilities and Commitments

S.N.	Particulars	As at March 31, 2025	As at March 31, 2024
	Contingent liabilities		
1	Claims against the Company not acknowledged as debt	-	-
2	Guarantees	-	-
	Total (a)	-	-
	Commitments		
1	Estimated amount of contracts (net of advances) remaining to be executed on capital account and not provided for	-	3.63
2	Undrawn committed sanctions to borrowers	1,382.34	1,468.29
	Total (b)	1,382.34	1,471.92
	Total (c=a+b)	1,382.34	1,471.92

Capital India Home Loans Limited**Notes to Ind AS Financial Statements for the year ended March 31, 2025**

(All figures are in rupees in lakhs, except otherwise stated)

Note 32. Disclosure Pursuant to Ind AS 116 "Leases":

The Company has entered into lease contracts for premises to use it for commercial purpose i.e. office building. Lease agreements does not depict any restrictions / covenants imposed by the lessor. The Company also has certain leases of premises with lease terms of 12 months or less. The Company has elected to apply the recognition exemption for leases with a lease term (or remaining lease term) of twelve months or less. Payments associated with short-term leases and low value assets are recognised as an expense in Statement of Profit and Loss over the lease term.

Amount recognised in statement of Profit & Loss account during the year:

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Rent expenses on Short-term lease debited to Statement of Profit and Loss (Refer Note 28)	158.86	183.98

The following is the movement in lease liabilities during the year:

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Opening balance	-	-
Additions during the year	45.31	-
Deletions during the year	-	-
Interest expense accrued during the year	8.33	-
Payment of lease liabilities	(21.22)	-
Closing balance	32.42	-

Details of contractual maturities of lease liabilities on undiscounted basis:

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Not later than 1 year	11.87	-
Later than 1 year and not later than 5 years	26.65	-
Later than 5 years	-	-
Total	38.52	-

(i) The Company does not face significant liquidity risk with regards to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due.

(ii) There are no future expected cash outflows to which the Company is potentially exposed.

(iii) The company has movement in right of use assets during the year. (Refer Note 10B)

Amount recognised in statement of profit and loss:

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
Depreciation expense of right of use assets (Refer note 10B)	17.79	-
Interest expense on lease liabilities (Refer note 24)	8.33	-
Gain on Termination of Leases (Refer note 23)	-	-

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 33. Employee Stock Option Plan

- a) In the extraordinary general meeting held on 8 August 2018, the shareholders approved the issue of 12,500,000 options under the Scheme titled "CIHL EMPLOYEE STOCK OPTION PLAN 2018" (ESOP SCHEME).

The ESOP Scheme allows the issue of options to employees of the Company and its Holding Company (whether in India or abroad). Each option comprises one underlying equity share.

As per the ESOP Scheme, the Board / Nomination & Remuneration Committee ("NRC") grants the options to the employees deemed eligible. The Exercise Price for the Options shall be determined by the Board / NRC which shall not be less than the face value of the Shares of the Company as on date of Grant. The options granted vest not earlier than minimum period of 1 (One) year and not later than maximum period of 5 (Five) years from the date of Grant. The Board / NRC at its discretion may grant Options specifying Vesting Period ranging from minimum and maximum period as afore-stated. The Exercise Period in respect of Vested Options shall be period as specified in the Grant Letter, which period shall not be more than 5 (Five) years from the date of Vesting of Options.

Method used for accounting for shared based payment plan.

The Company uses fair value to account for the compensation cost of stock options to employees of the Company.

Movement in the options outstanding under the Employees Stock Option Plan for the year ended 31 March 2025

Particulars	Options (Numbers)	Weighted average exercise price per option (Rs.)
Option outstanding at the beginning of the year	25,00,000	10
Granted during the year	30,000	10
Vested during the year (including option lapsed)	2,17,500	10
Exercised during the year	1,15,000	10
Lapsed during the year	10,40,000	10
Options outstanding at the end of the year	13,75,000	10
Options available for grant	1,08,50,000	10

Weighted average remaining contractual life for options outstanding as at 31 March 2025 is 3.05 months.

Movement in the options outstanding under the Employees Stock Option Plan for the year ended 31 March 2024

Particulars	Options (Numbers)	Weighted average exercise price per option (Rs.)
Option outstanding at the beginning of the year	61,65,000	10
Granted during the year	1,50,000	10
Vested during the year (including option lapsed)	5,07,500	10
Exercised during the year	-	10
Lapsed during the year	38,15,000	10
Options outstanding at the end of the year	25,00,000	10
Options available for grant	1,00,00,000	10

Weighted average remaining contractual life for options outstanding as at 31 March 2024 is 11.94 months.

The fair value of the options has been determined under the Black-Scholes model. The assumptions used in this model for calculating fair value are as below:

Assumptions	As at 31st March 2025	As at 31st March 2024
Risk-free interest rate	7.00%	7.00%
Expected life of the option	1 year 1 month	1 year 1 month
Expected annual volatility of shares	46%	46%
Fair value of the share at the time of option grant (Rs.)	12.61	12.51
Expected dividend yield	Nil	Nil

During the year ended March 31, 2025, the Company recorded a increase in employee stock compensation of Rs.28.00 lakh (recorded a decrease of Rs. 26.67 lakh as on March 31, 2024) in the Statement of Profit and Loss.

Note 34. Financial Instruments

i) Accounting classification and fair values

The following table shows the carrying amounts and fair values of financial instruments including their levels in the fair value hierarchy. The company has disclosed financial instruments not measured at fair value at carrying values because their carrying amounts are a reasonable approximation of the fair values.

As at March 31, 2025	Carrying Amount			Fair value hierarchy			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Cash and cash equivalents	-	1,407.99	1,407.99	-	-	-	-
Other Bank Balances	-	2,325.95	2,325.95	-	-	-	-
Trade receivables	-	7.05	7.05	-	-	-	-
Loans (Net of Provision)	-	39,674.77	39,674.77	-	-	-	-
Investments	-	954.15	954.15	-	-	-	-
Others financial assets	-	1,703.52	1,703.52	-	-	-	-
Total	-	46,073.43	46,073.43	-	-	-	-
Financial liabilities							
Trade and Other Payables	-	166.10	166.10	-	-	-	-
Borrowings	-	31,138.71	31,138.71	-	-	-	-
Other Financial liabilities	-	100.77	100.77	-	-	-	-
Total	-	31,405.58	31,405.58	-	-	-	-

As at March 31, 2024	Carrying Amount			Fair value hierarchy			
	FVTPL	Amortised Cost	Total	Level 1	Level 2	Level 3	Total
Financial Assets							
Cash and cash equivalents	-	3,257.54	3,257.54	-	-	-	-
Other Bank Balances	-	2,415.48	2,415.48	-	-	-	-
Trade receivables	-	72.91	72.91	-	-	-	-
Loans (Net of Provision)	-	38,418.38	38,418.38	-	-	-	-
Investments	-	954.15	954.15	-	-	-	-
Others financial assets	-	1,220.01	1,220.01	-	-	-	-
Total	-	46,338.47	46,338.47	-	-	-	-
Financial liabilities							
Trade and Other Payables	-	239.48	239.48	-	-	-	-
Borrowings	-	31,692.63	31,692.63	-	-	-	-
Other Financial liabilities	-	30.68	30.68	-	-	-	-
Total	-	31,962.79	31,962.79	-	-	-	-

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 35. Maturity Analysis of Assets & Liabilities

Particulars	As at March 31, 2025			As at March 31, 2024		
	Within 12 Months	After 12 months	Total	Within 12 Months	After 12 months	Total
Assets						
Financial Assets						
Cash & cash equivalents	1,407.99	-	1,407.99	3,257.54	-	3,257.54
Bank balances other than Cash & cash equivalents	1,480.46	845.49	2,325.95	1,544.85	870.63	2,415.48
Receivables	-	-	-	-	-	-
- Trade Receivables	7.05	-	7.05	72.91	-	72.91
Loans	7,881.05	31,793.72	39,674.77	6,439.00	31,979.38	38,418.38
Investments	954.15	-	954.15	-	954.15	954.15
Other financial assets	550.87	1,152.65	1,703.52	152.44	1,067.57	1,220.01
Non-financial Assets						
Current tax assets(net)	40.13	-	40.13	28.75	-	28.75
Deferred tax asset (net)	-	340.43	340.43	-	368.22	368.22
Property, plant and equipment	-	25.87	25.87	-	90.67	90.67
Other intangible assets	-	8.86	8.86	-	17.76	17.76
Right of use assets	9.28	19.34	28.62	-	-	-
Other non-financial assets	261.42	-	261.42	319.29	-	319
Total Assets	12,592.40	34,186.36	46,778.76	11,814.78	35,348.38	47,163.16
LIABILITIES						
Financial Liabilities						
Payables						
(i)Trade Payables	166.10	-	166.10	239.48	-	239.48
Borrowings	9,136.05	22,002.66	31,138.71	8,866.65	22,825.98	31,692.63
Other financial liabilities	77.09	23.68	100.77	30.68	-	30.68
Non-Financial Liabilities						
Provisions	301.00	66.81	367.81	229.00	74.21	303.21
Other non-financial liabilities	147.61	-	147.61	370.79	-	370.79
Total Liabilities	9,827.85	22,093.15	31,921.00	9,736.60	22,900.19	32,636.79
Net	2,764.55	12,093.21	14,857.76	2,078.18	12,448.19	14,526.37
Other undrawn commitments (Note)	-	-	-	3,200.00	-	-
Total commitments	1,382.34	-	-	1,468.29	-	-

Note: It includes Term loan facility which are sanctioned but undrawn / Inprincipal approval received as at Balance sheet date.

Note 36. Financial Instruments
Financial Risk Management

The Company's Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board of directors has constituted the risk management committee, which is responsible for developing and monitoring the Company's risk management policies. 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.

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.

The Company has exposure to the following risks arising from its business operations

i) **Credit risk**

Credit risk is the risk of financial loss if a customer or counterparty fails to meet an obligation under a contract. Lending activities account for most of the Company's credit risk. Other sources of credit risk also exist in loans and transaction elements. Credit risk is measured as the amount that could be lost if a customer or counterparty fails to make repayments. The maximum exposure to credit risk in case of all the financial instruments is restricted to their respective carrying amount.

Credit Risk is monitored through stringent credit appraisal, counter party limits and internal risk ranges of the borrowers. Exposure to credit risk is managed through regular analysis of the ability of all the customers and counterparties to meet interest and capital repayment obligations and by changing lending limits where appropriate.

The Company primarily offers housing loans secured by housing property. In order to mitigate credit risk, company ensured loan to value ratio is maintained as specified by NHB. For non-housing loans, the Company takes residential / commercial property of the borrowers as a security. Other means of mitigating credit risk that the company uses are guarantees. The most common types of collateral the company receives, measured by collateral value, are mortgages on financial assets in the form of residential / non-residential property.

a) **Maximum exposure to the Credit risk**

This table belows shows the Company's maximum exposure to the credit risk:

Particulars	As at March 31, 2025	As at March 31, 2024
Financial Assets at amortised cost - Loans & Advances (Gross)	40,602.58	39,251.36
Less : Impairment loss allowances	(717.50)	(629.50)
Less: Unamortised processing fee Income	(210.31)	(203.48)
Financial Assets at amortised cost - Loans & Advances (Net)	39,674.77	38,418.38
Financial Assets measured at FVTPL - Mutual funds	-	-
Trade receivables	7.05	72.91
Total	39,681.82	38,491.29

Credit risk on Cash and Cash equivalents is considered to be Nil as these are generally held with leading banks.

b) **Credit quality analysis**

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. The credit quality of Loans and advances measured at amortised cost is primarily assessed by the Days Past Due (DPD) status and other qualitative internal or external factors leading to increase in credit risk.

Inputs, assumptions and techniques used for estimating impairment

In assessing the impairment of financial assets under the expected credit loss model, the Company defines default when a loan obligation is overdue for more than 90 days and credit impaired.

Assessment of significant increase in credit risk

When determining whether the risk of default has increased significantly since initial recognition, the Company considers the DPD status of the loans. Credit risk is deemed to have increased significantly when an asset is more than 30 days past due (DPD) and other qualitative internal or external factors demonstrating credit or liquidity risk

Calculation of expected credit losses

The key elements in calculation of expected credit losses ("ECL") are as follows:

PD - The Probability of Default 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 derecognised and is still in the portfolio.

EAD - The Exposure at Default 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, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, accrued interest from missed payments and loan commitments.

LGD - The Loss Given Default 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 LGD is determined based on valuation of collaterals and other relevant factors.

For PD the Company has relied upon the PD data from industry benchmarks and external rating agencies. For Loss Given Default (LGD) the Company has relied on internal and external information.

Note 36. Financial Instruments
Financial Risk Management

The following table sets out information about the credit quality of financial assets measured at amortised cost:

	Particulars	As at March 31, 2025	As at March 31, 2024
Stage 1	Performing asset and 12 month ECL: Gross Stage 1 (DPD < 30 days)	37,914.35	37,338.63
	Less : Impairment loss allowance	194.00	235.50
	Net Stage 1 Assets	37,720.35	37,103.13
	ECL Prov. Coverage	0.51%	0.63%
Stage 2	Under performing assets increase in credit risk and Lifetime ECL: Gross Stage 2 (30>DPD< 90 days)	1,973.36	1,292.34
	Less : Impairment loss allowance	136.00	119.00
	Net Stage 2 Assets	1,837.36	1,173.34
	ECL Prov. Coverage	6.89%	9.21%
Stage 3	Non-performing assets credit impaired and lifetime ECL: Stage 3 (DPD>90)	714.87	620.39
	Less : Impairment loss allowance	387.50	275.00
	Net Stage 3 Assets	327.37	345.39
	ECL Prov. Coverage	54.21%	44.33%
	Total Loans & Advances	40,602.58	39,251.36
	Less : Impairment loss allowance	717.50	629.50
	Net Loans & Advances	39,885.08	38,621.86
	ECL Prov. Coverage	1.77%	1.60%

Write-offs still under enforcement activity

The contractual amount outstanding on loans and advances that were written off during the year ended March 2025 and March 2024, and are still subject to enforcement activity was Nil.

c) Movement in Gross Exposures and credit impairment for loans and advances

The Company uses 'Expected Credit Loss' (ECL) model, for evaluating impairment of Financial Assets measured at amortised cost or FVTOCI. Company follows a 'three-stage' model for impairment based on changes in credit quality since initial recognition. Please refer to the accounting policy for details.

Particulars	Movement in Gross Exposure to Loans & Advances				Movement in ECL			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Balance as at March 31, 2023	33,842.04	947.02	333.12	35,122.18	270.00	77.50	145.00	492.50
Changes due to financial assets recognised in opening balance that have:								
- Transferred to 12 month ECL	116.36	(76.56)	(39.80)	-	0.77	(0.47)	(0.30)	-
- Transferred to lifetime ECL -significant increase in credit risk	(804.98)	835.33	(30.35)	-	(69.81)	72.41	(2.60)	(0.00)
- Transferred to lifetime ECL credit – impaired	-190	(267.26)	458	-	(84.52)	(105.46)	190	-
Increase due to financial assets originated (net)	14,886.03	95.32	11.36	14,992.72	238.11	98.42	15.42	351.95
Decrease due to loans derecognised on payment	(10,510.51)	(241.50)	(111.53)	(10,863.54)	(119.05)	(23.40)	(72.50)	(214.96)
Net remeasurement (Due to recovery on regular basis changes in rating, changes in security value etc.)	-	-	-	-	-	-	-	-
Amounts written off during the year	-	-	-	-	-	-	-	-
Balance as at March 31, 2024	37,338.63	1,292.35	620.38	39,251.36	235.50	119.00	275.00	629.49
Changes due to financial assets recognised in opening balance that have:								
- Transferred to 12 month ECL	312.16	(307.09)	(5.07)	-	1.57	(1.54)	(0.02)	0.01
- Transferred to lifetime ECL -significant increase in credit risk	(1,286.33)	1,319.96	(33.63)	-	(81.94)	84.03	(2.10)	(0.01)
- Transferred to lifetime ECL credit – impaired	(241.53)	(111.49)	353.02	-	(106.37)	(46.17)	152.54	-
Increase due to financial assets originated (net)	13,016.04	112.81	1.05	13,129.90	242.82	41.47	72.94	357.23
Decrease due to loans derecognised on payment	(11,224.62)	(333.18)	(220.88)	(11,778.68)	(97.58)	(60.79)	(110.86)	(269.23)
Net remeasurement (Due to recovery on regular basis changes in rating, changes in security value etc.)	-	-	-	-	-	-	-	-
Amounts written off during the year	-	-	-	-	-	-	-	-
Balance as at March 31, 2025	37,914.35	1,973.36	714.87	40,602.58	194.00	136.00	387.50	717.49

Note 36. Financial Instruments

d) Collateral and other credit enhancements

Company would generally have its credit exposures backed by securities, either primary or collateral. Lending Policy of the Company prescribes Asset cover norms and collateral guidelines for its various product offering. The amount and type of collateral required depends on an assessment of the credit risk of the counterparty and product offered.

Company primarily offers housing loans secured by housing property. In order to mitigate credit risk, company ensured loan to value ratio is maintained as specified by NHB/RBI. For non-housing loans Company takes residential / commercial property of the borrowers as a security. Other means of mitigating credit risk that the company uses are guarantees. The most common types of collateral the company receives, measured by collateral value, are mortgages on financial assets in the form of residential / non-residential property.

As collateral is a source of mitigating credit risk, assessment of the condition of the securities and their value is undertaken on regular basis. There were no significant changes in the collateral policy of the company during the Financial Year 2024-2025

e) Credit Concentration

The Company's loan portfolio is primarily concentrated, as detailed below:

Particulars	As at March 31, 2025	As at March 31, 2024
Housing Loans	74%	73%
Non-Housing Loans	26%	27%

ii) Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulties in meeting the obligations associated with its financial liabilities that are selected by delivering cash or other financial assets. The Company's approach to managing liquidity is to ensure, as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Company has in place an Asset-Liability Management Committee (ALCO) which functions as the operational unit for managing the Balance Sheet within the performance and risk parameters laid down by the Board and Risk Committee of the Board. ALCO reviews Asset Liability strategy and Balance Sheet management in relation to asset and liability profile. ALCO ensures that the objectives of liquidity management are met by monitoring the gaps in the various time buckets, deciding on the source and mix of liabilities, setting the maturity profile of the incremental assets and liabilities etc.

Key principles adopted in the Company's approach to managing liquidity risk include:

- Monitoring the Company's liquidity position on a regular basis, using a combination of contractual and behavioural modelling of balance sheet and cash flow information
- Maintaining a high quality liquid asset portfolio
- Operating a prudent funding strategy which ensures appropriate diversification and limits maturity concentrations

The Company's principal sources of liquidity are cash and cash equivalents, undrawn sanctioned limit from Financial Institutions/Banks, undrawn overdraft facilities from Banks, liquid asset portfolio like Liquid Mutual funds and the cash flow that is generated from operation.

The following are the remaining contractual maturities of financial liabilities at the reporting date. The amounts are gross and undiscounted, and include interest accrued till the reporting date.

As at March 31, 2025	Contractual cash flows				
	Total	Upto 1 year	1-3 years	3-5 years	More than 5 years
Borrowings (Includes Interest accrued but not due)	31,385.48	9,136.05	13,229.95	5,444.26	3,575.23
Trade and Other Payables	166.10	166.10	-	-	-
Other Financial Liabilities	68.35	68.35	-	-	-
	31,619.93	9,370.50	13,229.95	5,444.26	3,575.23

Note: Lease Liability is not considered in the above disclosures since it is not an actual cash outflow. Further, the rent payment is regular operating expenses and hence it has excluded from the above table.

As at March 31, 2024	Contractual cash flows				
	Total	Upto 1 year	1-3 years	3-5 years	More than 5 years
Borrowings (Includes Interest accrued but not due)	31,944.72	8,866.65	11,752.44	5,853.92	5,471.71
Trade and Other Payables	239.48	239.48	-	-	-
Other Financial Liabilities	30.68	30.68	-	-	-
	32,214.88	9,136.81	11,752.44	5,853.92	5,471.71

Note: Lease Liability is not considered in the above disclosures since it is not an actual cash outflow. Further, the rent payment is regular operating expenses and hence it has excluded from the above table.

iii) Market Risk :

Market Risk is the risk of financial loss arising on account of changes/fluctuations in market variables such as interest rates, equity prices etc. Market risk stems from the Company's Loan book and balance sheet management activities, the impact of changes and correlation between interest rates, credit spreads and volatility in bond or equity prices.

Market risk represents the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates, foreign exchange rates and equity prices.

i) Interest rate risk

Company has exposure to interest rate risk, primarily from its lending business and related borrowings. The sensitivity analysis below have been determined based on the exposure to the interest rates for financial instruments at the end of the reporting period and the stipulated change taking place at the beginning of the financial year and held constant throughout the reporting period.

Particulars	% Increase in rate		Increase / (decrease) in profit	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Borrowings that are re-priced	1.00%	1.00%	(313.85)	(319.45)
Loans that are re-priced	1.00%	1.00%	406.03	392.51

Particulars	% Decrease in rate		Increase / (decrease) in profit	
	March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Borrowings that are re-priced	1.00%	1.00%	313.85	319.45
Loans that are re-priced	1.00%	1.00%	(406.03)	(392.51)

Interest rate risk is managed primarily by monitoring the sensitivity of expected net interest income ('NII') under varying interest rate scenarios. The NII sensitivities shown are indicative and based on simplified scenarios.

iv) Modification gain / (loss)

There are no material modification gain or loss during the current year. Previous year - Nil.

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 37. Capital Management

The Company manages its capital to ensure that the Company will be able to continue as going concern while maximising the return to stakeholders through optimisation of the debt and equity balance.

For the purpose of the Company's capital management capital includes issued capital and equity reserves. The Primary objective of the Company's Capital Management is to maximise shareholders value. The Company manages its capital structure and makes adjustments in the light of changes in economic environment and the requirements of the financial covenants.

The Company monitors capital using adjusted net debt (total borrowings net of cash and cash equivalents; and Investment in Liquid Mutual Funds) to equity ratio.

Particulars	As at March 31, 2025	As at March 31, 2024
Gross Debt	31,385.49	31,944.72
Less:		
Cash & cash equivalents	1,407.99	3,257.54
Other bank deposits	2,325.95	2,415.48
Investment in Liquid Mutual Funds	-	-
Adjusted Net debt	27,651.55	26,271.70
Total Equity	14,857.76	14,526.37
Adjusted Net debt to equity ratio	1.86	1.81

In order to achieve its overall objective, the Company's Capital Management, amongst other things, aims to ensure that it meets financial covenants attached to the interest bearing loans and borrowings that define capital structure requirements. Breaches in financial covenants would permit the bank to immediately call loans and borrowings.

The Company is subject to Capital adequacy ratio ("CAR") requirements which are prescribed by the NHB. Refer Note 39. A.1

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 38. Employee benefits

Defined Contribution Plan - Provident Fund (PF) Contribution

The Company makes contributions towards PF, in respect of qualifying employees. The employees of the Company are members of a retirement contribution plan operated by the government. The Company is required to contribute a specified percentage of payroll cost to the retirement contribution scheme to fund the benefits. The only obligation of the Company with respect to the plan is to make the specified contributions. The amount recognised as an expense and included in Note-26 "Employee Benefits Expenses" under the head "Contribution to Provident and Other Funds" are as under.

Particulars	FY 2024-25	FY 2023-24
Employer's Contribution to Provident Fund	98.32	102.58

Defined Benefit Plan - Gratuity

The Company has a defined benefit gratuity plan, under which every employee who has completed atleast five years of service gets a gratuity on departure @15 days of last drawn basic salary for each completed year of service.

The plan is of a final salary defined benefit in nature which is sponsored by the Company and hence it underwrites all the risks pertaining to the plan. The actuarial risks associated are:

Interest Rate Risk:

The risk of government security yields falling due to which the corresponding discount rate used for valuing liabilities falls. Such a fall in discount rate will result in a larger value placed on the future benefit cash flows whilst computing the liability and thereby requiring higher accounting provisioning.

Longevity Risks :

Longevity risks arises when the quantum of benefits payable under the plan is based on how long the employee lives post cessation of service with the company. The gratuity plan provides the benefit in a lump sum form and since the benefit is not payable as an annuity for the rest of the lives of the employees, there is no longevity risks.

Salary Risks:

The gratuity 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.

The estimates of the future salary increases, considered in actuarial valuation, include inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market. The discount rate is based on the prevailing market yield on government securities as at the balance sheet date for the estimated average remaining service.

The disclosure as required by Indian Accounting Standard (Ind AS) -19 "Employee Benefits" is as under.

Particulars	As at March 31, 2025	As at March 31, 2024
I. Assumption		
Mortality rate	IALM (2012-14) Ultimate	IALM (2012-14) Ultimate
Interest / Discount Rate	6.42%	6.90%
Rate of increase in compensation	8.40%	8.40%
Expected average remaining service	4.20	10.20
II. Reconciliaon of net defined benefit asset / (liability)		
(a) Reconciliaon of present value of defined benefit obligaon		
Opening Defined Benefit Obligation	20.19	15.02
Interest Cost	1.27	0.92
Current Service Cost	18.68	14.63
Actuarial (Gains) / Losses	(18.22)	(0.02)
Benefits Paid	(0.48)	(10.35)
Closing Defined Benefit Obligation	21.44	20.19
(b) Reconciliaon of present value of plan asset		
Fair value of plan assets at the beginning of year	-	-
Transfer in of Funds	-	-
Interest Income	-	-
Contribuons	-	-
Benefits paid	-	-
Return on Plan Assets excluding Interest Income	-	-
Fair value of plan assets at the end of year	-	-

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 38. Employee benefits

(c) Reconciliation of net defined benefit asset/(liability)		
Present value of obligation as at the end of year	21.44	20.19
Fair value of plan assets as at the end of year		
Funded status	21.44	20.19
Recognised in Balance Sheet - Asset / (Liability)	(21.44)	(20.19)
III. Actuarial (Gain)/Loss on Obligation		
Due to Demographic Assumption	(11.85)	1.03
Due to Financial Assumption	0.11	0.00
Due to Experience	(6.48)	(1.05)
Net Actuarial (Gain)/ Loss on obligation	(18.22)	(0.02)
IV. Actual Return on Plan Assets		
Actual Interest Income	-	-
Expected Interest Income	-	-
Return on Plan Assets excluding Interest Income	-	-
V. Net Interest		
Interest Expense	1.27	0.92
Interest Income	-	-
Net Interest Exp/(Income)	1.27	0.92
VI. Expenses Recognised in Profit and Loss account under Employee benefit expenses		
Current Service Cost	18.68	14.63
Net Interest Exp/(Income)	1.27	0.92
Past Service Cost (vested benefits)	-	-
Expenses recognised in Profit and Loss Account	19.95	15.55
VII. Remeasurements recognised in Other Comprehensive Income		
Net Actuarial (Gain)/ Loss on obligation	(18.22)	(0.02)
Return on Plan Assets excluding Interest Income	-	-
Total Actuarial (Gain)/ Loss recognised in OCI	(18.22)	(0.02)
VIII. Others		
Weighted average duration of defined benefit obligation	0.36	1.48

Sensitivity analysis :

Sensitivity analysis for significant actuarial assumptions, showing how the defined benefit obligation would be affected, considering increase/decrease of 100 basis points as at March 31, 2025 and March 31, 2024 is as below :

Particulars	As at March 31, 2025	As at March 31, 2024
Change in rate of Discount Rate + 100 basis points	21.21	19.61
Change in rate of Discount Rate- 100 basis points	21.68	20.80
Change in rate of Salary Escalaon Rate + 100 basis points	21.58	20.69
Change in rate of Salary Escalaon Rate - 100 basis points	21.31	19.70

The Expected Payout as at 31st March are as under:

Particulars	As at March 31, 2025	As at March 31, 2024
Year 1	12.79	3.50
Year 2	6.02	4.46
Year 3	2.80	4.33
Year 4	1.05	3.96
Year 5	0.32	3.20
Year 6 to year 10	0.12	5.16

Notes:

Since the gratuity plan and compensated absences of the Company is not funded, and hence the disclosure related to plan assets are not applicable.

The Company has reversed Rs 8.64 lakh (March 31, 2024: Rs.12.22 lakh) for compensated absences in Statement of Profit and Loss for current year. Total provision for compensated absences is Rs 37.87 lakh as at March 31, 2025 (March 31, 2024: Rs.46.52 lakh).

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and as per disclosure required under schedule III
A.1) Capital

	Particulars	As at March 31, 2025	As at March 31, 2024
i)	CRAR (%)	55.82%	56.25%
(ii)	CRAR – Tier I Capital (%)	54.99%	55.00%
(iii)	CRAR – Tier II Capital (%)	0.83%	1.25%
(iv)	Amount of subordinated debt raised as Tier- II Capital	-	-
(v)	Amount raised by issue of Perpetual Debt Instruments	-	-
(vi)	Liquidity coverage ratio	NA	NA

A.2) Reserve Fund u/s 29C of NHB Act, 1987

In terms of Section 29C of the National Housing Bank (“NHB”) Act, 1987, the Company is required to transfer at least 20% of its Profit after tax to a Reserve Fund before any dividend is declared. Transfer to a Reserve Fund in terms of section 36(1)(viii) of the Income Tax Act, 1961 is also considered as an eligible transfer as transfer to Special Reserve under Section 29C of the National Housing Bank (“NHB”) Act, 1987. However, during the current and previous year, the Company has made profits and hence amount was transferred to Statutory Reserve as per section 29C of the NHB Act, 1987 as per below details:

Particulars	As at March 31, 2025	As at March 31, 2024
Balance at the beginning of the year	102.22	77.47
Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	-	-
Total	-	-
Additions /Appropriation/ Withdrawal during the year		
Add:		
Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	55.65	24.75
Less:		
Amount appropriated from the Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	-	-
Balance at the end of the year		
Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	157.87	102.22
Total	157.87	102.22

A.3) Investments

Particulars	As at March 31, 2025	As at March 31, 2024
Value of Investments		
(i) Gross value of Investments		
(a) In India	954.15	954.15
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	954.15	954.15
(b) Outside India	-	-

Note: It represents investment in liquid mutual funds and investment in associate company

Movement of provisions held towards depreciation on investments

Particulars	As at March 31, 2025	As at March 31, 2024
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(iv) Closing balance	-	-

A.4) Derivatives

There are no derivatives transaction entered during the current year or in previous year by the Company.

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

A.5) Securitisation

A.5.1) The Company has not sponsored any SPVs for securitisation transaction during the current year or previous year.

A.5.2) Details of Financial Assets sold to Securitisation / Reconstruction Company for Asset Reconstruction

The Company has not sold any financial assets to Securitisation / Reconstruction Company for Asset Reconstruction during the current year or previous year.

A.5.3) Details of Assignment transactions undertaken by HFCs

a) Details of transfer through assignment in respect of loans not in default :

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
(i) Count or loan Accounts assigned	525	457
(ii) Amount of Loan accounts assigned	4,189.75	4,476.13
(iii) Retention of beneficial economic interest (MRR)	10%	10%
(iv) Weighted average maturity (Residual Maturity)*	166 Months	175 Months
(v) Weighted average holding period*	21 Months	18 Months
(vi) Coverage of tangible security coverage**	100%	100%
(vii) Rating-wise distribution of rated loans	Unrated	Unrated

* For computation of Weighted average maturity and Weighted average holding period, company has considered period of original loan accounts

** For computation of Coverage of tangible security coverage ratio, company has considered only the secured loans.

b) Details of loan acquired through assignment in respect of loans not in default :

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
(i) Count or loan Accounts acquired	-	-
(ii) Amount of Loan accounts acquired	-	-
(iii) Retention of beneficial economic interest (MRR)	-	-
(iv) Weighted average maturity (Residual Maturity)*	-	-
(v) Weighted average holding period*	-	-
(vi) Coverage of tangible security coverage**	-	-
(vii) Rating-wise distribution of rated loans	-	-

* For computation of Weighted average maturity and Weighted average holding period, company has considered period as per our loan book.

** For computation of Coverage of tangible security coverage ratio, company has considered only the secured loans.

c) Details of loan acquired through co-lending in respect of loans not in default :

Particulars	For the Year Ended March 31, 2025	For the Year Ended March 31, 2024
(i) Count or loan Accounts acquired	-	1
(ii) Amount of Loan accounts acquired	-	3.24
(iii) Retention of beneficial economic interest (MRR)	-	10%
(iv) Weighted average maturity (Residual Maturity)*	-	74 months
(v) Weighted average holding period*	-	10 months
(vi) Coverage of tangible security coverage**	-	100%
(vii) Rating-wise distribution of rated loans	-	Unrated

* For computation of Weighted average maturity and Weighted average holding period, company has considered period as per our loan book.

** For computation of Coverage of tangible security coverage ratio, company has considered only the secured loans.

A.5.4) Details of non-performing financial assets purchased / sold

The Company has not purchased or sold any non-performing financial assets during the current year or previous year.

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
 (All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

A.6 Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

As at March 31, 2025

[illegible]

1. The maturity analysis is prepared considering the prepayments on housing and other loans in line with historical trend. Classification of assets and liabilities under the different maturity buckets is based on the same estimates and assumptions as used by the company for compiling the return submitted to the RBI/NHB, which has been relied upon by the auditors.

2. The above mentioned amount of Advances excludes fair value of loans and ECL provision on loans.

As at March 31, 2024

[illegible]

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

A.7) Exposure

A.7.1) Exposure to Real Estate Sector

Category	As at March 31, 2025	As at March 31, 2024
a) Direct Exposure		
(i) Residential Mortgages - Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented; Individual housing loans up to 15 lakhs Individual housing loans greater than 15 lakhs Other Loans mortgages on residential property	13,812.35 16,302.45 8,017.19	13,649.64 14,981.93 8,023.94
(ii) Commercial Real Estate - Lending secured by mortgages on commercial real estates (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits;	453.44	673.54
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures - a) Residential b) Commercial Real Estate	- -	- -
b) Indirect Exposure Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-

A.7.2) Exposure to Capital Market

The Company does not have any exposure in Capital Market during the current year or previous year.

A.7.2A) Sectoral exposure

Sectors	As at March 31, 2025			As at March 31, 2024		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	-	-	-	-
2. Industry	-	-	-	-	-	-
I....	-	-	-	-	-	-
II....	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total of Industry (i+ii+Others)	-	-	-	-	-	-
3. Services	-	-	-	-	-	-
I....	-	-	-	-	-	-
II....	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total of Services (i+ii+Others)	-	-	-	-	-	-
4. Personal Loans	-	-	-	-	-	-
I....	-	-	-	-	-	-
II....	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total of Personal Loans (i+ii+Others)	-	-	-	-	-	-
5. Others, if any (please specify)	-	-	-	-	-	-
Housing Loans	30,115.23	370.59	0.91%	28,631.57	278.57	0.71%
Non-Housing Loans	10,487.35	344.27	0.86%	10,619.79	341.82	0.87%

Capital India Home Loans Limited
Notes to Ind AS Financial Statements for the year ended March 31, 2025
(All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

A.7) Exposure

A.7.3) Details of financing of parent company products

The Company has not financed any of the parent company products during the current year or previous year.

A.7.4) Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC

There has been no breach of SGL / GBL during the current year or previous year.

A.7.5)	Unsecured Advances	As at March 31, 2025	As at March 31, 2024
	Unsecured Advances	2,016.72	1,926.14

A.7.6) Exposure to group companies engaged in real estate business

As at March 31, 2025

S. No.	Description	Amount (₹ in crore)	% of owned fund
(i)	Exposure to any single entity in a group engaged in real estate business	-	-
(ii)	Exposure to all entities in a group engaged in real estate business	-	-

As at March 31, 2024

S. No.	Description	Amount (₹ in crore)	% of owned fund
(i)	Exposure to any single entity in a group engaged in real estate business	-	-
(ii)	Exposure to all entities in a group engaged in real estate business	-	-

A.7.7) Intra - group exposure

The Company does not have any Intra - group exposure in the current year or previous year.

A.7.8) Unhedged Foreign Currency Exposure

The Company does not have any Unhedged Foreign Currency Exposure in the current year or previous year.

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

B. Miscellaneous

B.1) Registration obtained from other financial sector regulators

The Company has not obtained any registration from other financial sector regulators. However, the Company is registered with Insurance Regulatory and Development Authority of India vide registration no. CA0688 to act as a Corporate Agent (Composite) category.

B.2) Disclosure of Penalties imposed by NHB and other regulators

No penalties have been imposed on the Company by NHB or any other regulators.

B.3) Related party Transactions

Please refer Note 30 Related party disclosures for details of related party transactions

B.4) Group Structure

The Company is a subsidiary of Capital India Finance Limited which is an NBFC registered with RBI and a listed Company with Bombay Stock Exchange. Further, the Company has an Group company viz., Credenc Web Technologies Private Limited.

B.5) Rating assigned by Credit Rating Agencies and migration of rating during the year

The Company has been assigned a Long-term rating of Acuite A- Outlook Stable by Acuite Ratings & Research Limited. There were no migration of rating during the current year.

B.6) Remuneration of Directors

Please refer Note 30 Related party disclosures for details of Remuneration of Directors

B.7) Net Profit or Loss for the period, prior period items and changes in accounting policies

There have been no prior period items debited or credited to profit and loss for the period. Further there have been no change in the accounting policies as compared to previous period

B.8) Revenue Recognition

No revenue recognition has been postponed pending the resolution of significant uncertainties during the current year or the previous year.

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

C. Additional Disclosures

C.1) Provisions and Contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	As at March 31, 2025	As at March 31, 2024
1. Provisions for depreciation on Investment	-	-
2. Provision made towards Income tax	-	-
3. Provision towards NPA	387.50	275.00
4. Provision for Standard Assets (Provision for expected credit losses):	-	-
Housing Loans	241.90	256.43
Non - Housing Loans	88.10	98.07
Undrawn committed sanction to borrowers	7.50	7.50
5. Other Provision and Contingencies :	-	-
Total	725.00	637.00

	Housing		Non-Housing	
Break up of Loan & Advances and Provisions thereon	As at March 31, 2025	As at March 31, 2024	As at March 31, 2025	As at March 31, 2024
Standard Assets				
a) Total Outstanding Amount	29,744.21	28,353.00	10,143.51	10,277.97
b) Provisions made	241.90	256.43	88.10	98.07
Sub-Standard Assets				
a) Total Outstanding Amount	251.28	186.77	119.99	273.81
b) Provisions made	103.32	79.17	63.74	112.13
Doubtful Assets – Category-I				
a) Total Outstanding Amount	81.01	91.80	207.70	59.14
b) Provisions made	42.34	44.41	144.65	30.42
Doubtful Assets – Category-II				
a) Total Outstanding Amount	38.30	-	16.58	8.87
b) Provisions made	17.47	-	15.98	8.87
Doubtful Assets – Category-III				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
TOTAL				
a) Total Outstanding Amount	30,114.80	28,631.57	10,487.78	10,619.79
b) Provisions made	405.03	380.01	312.47	249.49

C.1A) Divergence in Asset Classification & Provisioning

The Company does not have any Divergence in Asset Classification & Provisioning in the current year or previous year.

C.2) Draw Down from Reserves

There have been no drawdown from Reserves during the current year or previous year.

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

C.3) Concentration of Public Deposits, Advances, Exposures and NPAs

C.3.1) Concentration of Public Deposits (for Public Deposit taking/holding HFCs)

Particulars	As at March 31, 2025	As at March 31, 2024
Total deposits of twenty largest depositors	-	-
Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	-	-

C.3.2) Concentration of Loans & Advances

Particulars	As at March 31, 2025	As at March 31, 2024
Total Loans & Advances to twenty largest borrowers	1,104.08	1,119.15
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	2.72%	2.85%

C.3.3) Concentration of all Exposure (including off-balance sheet exposure)

Particulars	As at March 31, 2025	As at March 31, 2024
Total Exposure to twenty largest borrowers / customers	1,104.08	1,119.15
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	2.72%	2.85%

C.3.4) Concentration of NPAs - Top ten NPA accounts

Particulars	As at March 31, 2025	As at March 31, 2024
Top ten NPA Accounts	266.35	269.12
Total Exposure	266.35	269.12

C.3.5) Sector-wise NPAs

Particulars	As at March 31, 2025	As at March 31, 2024
Housing Loan - Individuals	370.59	278.57
Non- Housing Loan - Individuals	344.27	341.82
Total Exposure	714.87	620.39

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

C.4) Movement of NPAs

	Particulars	FY 2024-25	FY 2023-24
(i)	Net NPAs to Net Advances (%)	0.82%	0.89%
(ii)	Movement of NPAs (Gross)		
(a)	Opening balance	620.39	333.12
(b)	Additions during the year	353.50	464.70
(c)	Reductions during the year	259.02	177.43
(d)	Closing balance	714.87	620.39
(iii)	Movement of Net NPAs		
(a)	Opening balance	345.39	188.12
(b)	Additions during the year	144.96	271.63
(c)	Reductions during the year	(162.98)	(114.36)
(d)	Closing balance	327.37	345.39
(iv)	Movement of provisions for NPAs (excluding provisions on standard assets)		
(a)	Opening balance	275.00	145.00
(b)	Provisions made during the year	208.54	193.07
(c)	Write-off / write-back of excess provisions	(96.04)	(63.07)
(d)	Closing balance	387.50	275.00

C.5) Overseas Assets

Particulars	As at March 31, 2025	As at March 31, 2024
Overseas Assets	-	-

C.6) Off-balance Sheet SPVs sponsored

Name of the SPV sponsored Domestic Overseas	As at March 31, 2025	As at March 31, 2024
Domestic	-	-
Overseas	-	-

Note 39. Disclosures pursuant to Annex IV Schedule to the Balance Sheet of an HFC of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

D.1) Disclosure of Complaints

Sr. No.	Particulars	As at March 31, 2025	As at March 31, 2024
No. of			
(a)	No. of complaints pending at the beginning of the year	-	-
(b)	No. of complaints received during the year	48	53
(c)	No. of complaints redressed during the year	48	53
(i)	Of which, number of complaints rejected by the HFC	-	-
(d)	d No. of complaints pending at the end of the year	-	-
Maintainable complaints received by the HFC from the Office of Ombudsman (applicable in case included under The Reserve Bank Integrated Ombudsman Scheme, 2021)			
(e)	Number of maintainable complaints received by the HFC from the Office of Ombudsman	Nil	Nil
(i)	Of (e), number of complaints resolved in favour of the HFC by Office of Ombudsman	Nil	Nil
(ii)	Of (e), number of complaints resolved through conciliation/ mediation/ advisories issued by the Office of Ombudsman	Nil	Nil
(iii)	Of (e), number of complaints resolved after passing of Number of Awards unimplemented with the stipulated time	Nil	Nil
(f)	(other than those appealed)	Nil	Nil

D.1) 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
1	2	3	4	5	6
As at March 31, 2025					
Loan Closure	-	21	100%	-	-
CIBIL Issue	-	7	100%	-	-
Release of Property Paper	-	1	100%	-	-
PMAY Query	-	1	100%	-	-
Loan Cancellation Request	-	-	100%	-	-
Others	-	18	100%	-	-
Total	-	48	100%	-	-
As at March 31, 2024					
Loan Closure	-	22	100%	-	-
CIBIL Issue	-	10	100%	-	-
Release of Property Paper	-	6	100%	-	-
PMAY Query	-	4	100%	-	-
Loan Cancellation Request	-	3	100%	-	-
Others	-	8	100%	-	-
Total	-	53	100%	-	-

E) Breach of Covenants

The Company does not breach of covenants in the current year or previous year.

Note 40. Disclosures as required by paragraph 29 of the Master Circular - The Housing Finance Companies (NHB) Directions, 2010

- a) Disclosures pursuant to paragraphs 29(1) and 29(2) for provisions is given in Note 5 and Note 25 of the financial statements.
- b) There are no disclosures required to be given as per paragraphs 29(3) to 29(6).

Note 41

Disclosure on Restructured Assets

Disclosures pursuant to Annex III Norms on Restructuring of Advances by NBFC of Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023

S No	Type of Restructuring	Asset Classification →	Others				Total
			Standard	Sub-standard	Doubtful	Loss	
1	Restructured Accounts as on April 1, 2024	No. of borrowers	22	-	2	-	24
		Amount outstanding	302.62	-	84.78	-	387.40
		Provision thereon	30.26	-	8.48	-	38.74
2	Fresh restructuring during the year	No. of borrowers	1	1	-	-	2
		Amount outstanding	7.42	2	-	-	9.10
		Provision thereon	-	-	-	-	-
3	Upgradations to restructured standard category during the FY	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
4	Restructured standard advances which cease to attract higher provisioning	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
5	Downgradations of restructured accounts during the FY	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
6	Write-offs of restructured accounts during the FY	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
7	Restructured Accounts as on March 31, 2025	No. of borrowers	18	4	1	-	23
		Amount outstanding	259.40	22.24	22.81	-	304.44
		Provision thereon	25.94	2.22	2.28	-	30.44

S No	Type of Restructuring	Asset Classification →	Others				Total
			Standard	Sub-standard	Doubtful	Loss	
1	Restructured Accounts as on April 1, 2023	No. of borrowers	23	3	-	-	26
		Amount outstanding	407.10	105.96	-	-	513.06
		Provision thereon	40.71	10.60	-	-	51.31
2	Fresh restructuring during the year	No. of borrowers	2	-	-	-	2
		Amount outstanding	7.52	-	-	-	7.52
		Provision thereon	-	-	-	-	-
3	Upgradations to restructured standard category during the FY	No. of borrowers	-	-	2	-	2
		Amount outstanding	-	-	84.79	-	84.79
		Provision thereon	-	-	-	-	-
4	Restructured standard advances which cease to attract higher provisioning	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
5	Downgradations of restructured accounts during the FY	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
6	Write-offs of restructured accounts during the FY	No. of borrowers	-	-	-	-	-
		Amount outstanding	-	-	-	-	-
		Provision thereon	-	-	-	-	-
7	Restructured Accounts as on March 31, 2024	No. of borrowers	22	-	2	-	24
		Amount outstanding	302.62	-	84.78	-	387.40
		Provision thereon	30.26	-	8.48	-	38.74

Note:

1 The details mentioned in above tables is pursuant to the RBI Circular no. RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 and RBI Circular no. RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated August 6, 2020.

Note 42. Disclosures pursuant to Annex VIII Schedule to the Balance Sheet of an NBFC of Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023

Particulars		As at March 31, 2025		As at March 31, 2024	
Liabilities side		Amount outstanding	Amount overdue	Amount outstanding	Amount overdue
(1)	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:				
(a)	Debentures: Secured	-	-	-	-
	Unsecured	-	-	-	-
	(other than falling within the meaning of public deposits*)	-	-	-	-
(b)	Deferred Credits	-	-	-	-
(c)	Term Loans	24,514.87	-	23,659.35	-
(d)	Inter-corporate loans and borrowing	-	-	-	-
(e)	Commercial Paper	-	-	-	-
(f)	Public Deposits*	-	-	-	-
(g)	Refinance from NHB	6,938.97	-	8,302.42	-
(h)	Cash Credit/Bank Overdraft against Fixed Deposits	-	-	-	-
(2)	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):				
(a)	In the form of Unsecured debentures	-	-	-	-
(b)	In the form of partly secured	-	-	-	-
(c)	Other public deposits	-	-	-	-

Particulars		As at March 31, 2025	As at March 31, 2024
Assets side		Amount outstanding	
(3)	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:		
(a)	Secured	38,585.86	37,325.22
(b)	Unsecured	2,016.72	1,926.14

(4)	Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i)	Lease assets including lease rentals under sundry debtors		
(a)	Financial lease	-	-
(b)	Operating lease	-	-
(ii)	Stock on hire including hire charges under sundry debtors		
(a)	Assets on hire	-	-
(b)	Reposessed Assets	-	-
(iii)	Other loans counting towards asset financing activities		
(a)	Loans where assets have been reposessed	-	-
(b)	Loans other than (a) above	-	-

(5)	Break-up of Investments		
	Current Investments	-	-
1	Quoted		
(i)	Shares	-	-
(a)	Equity	-	-
(b)	Preference	-	-
(ii)	Debentures and Bonds	-	-
(iii)	Units of mutual funds	-	-
(iv)	Government Securities	-	-
(v)	Others (please specify)	-	-
2	Unquoted		
(i)	Shares	-	-
(a)	Equity	-	-
(b)	Preference	-	-
(ii)	Debentures and Bonds	-	-
(iii)	Units of mutual funds	-	-
(iv)	Government Securities	-	-
(v)	Others (please specify)	-	-
	Long Term Investments		
1	Quoted		
(i)	Share	-	-
(a)	Equity	-	-
(b)	Preference	-	-
(ii)	Debentures and Bonds	-	-
(iii)	Units of mutual funds	-	-
(iv)	Government Securities	-	-
(v)	Others (please specify)	-	-
2	Unquoted		
(i)	Shares	-	-
(a)	Equity	954.15	954.15
(b)	Preference	-	-
(ii)	Debentures and Bonds	-	-
(iii)	Units of mutual funds	-	-
(iv)	Government Securities	-	-
(v)	Others (please specify)	-	-

Note 42. Disclosures pursuant to Annex VIII Schedule to the Balance Sheet of an NBFC of Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023

(6) Borrower group-wise classification of assets financed as in (3) and (4) above:							
Category		Amount net of provisions					
		As at March 31, 2025			As at March 31, 2024		
		Secured	Unsecured	Total	Secured	Unsecured	Total
1	Related Parties						
	(a) Subsidiaries	-	-	-	-	-	-
	(b) Companies in the same group	-	-	-	-	-	-
	(c) Other related parties	-	-	-	-	-	-
2	Other than related parties	38,585.86	2,016.72	40,602.58	37,325.22	1,926.14	39,251.36
Total		38,585.86	2,016.72	40,602.58	37,325.22	1,926.14	39,251.36

(7) Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :					
Category		As at March 31, 2025		As at March 31, 2024	
		Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
1	Related Parties				
	(a) Subsidiaries	-	-	-	-
	(b) Companies in the same group	954.15	-	954.15	-
	(c) Other related parties	-	-	-	-
2	Other than related parties	-	-	-	-
Total		954.15	-	954.15	-

(8) Other information			
Particulars		As at March 31, 2025	As at March 31, 2024
(i)	Gross Non-Performing Assets		
	(a) Related parties	-	-
	(b) Other than related parties	714.87	620.39
(ii)	Net Non-Performing Assets		
	(a) Related parties	-	-
	(b) Other than related parties	327.37	345.39
(iii)	Assets acquired in satisfaction of debt	-	-

Note 43. Disclosures pursuant to Annex II Regulatory Guidance of Implementation of Indian Accounting Standards by NBFCs of Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023

As at March 31, 2025						
Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	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
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)
Performing Assets						
Standard	Stage 1	37,914.35	194.00	37,720.35	109.35	84.65
	Stage 2	1,973.36	136.00	1,837.36	31.62	104.38
Subtotal		39,887.71	330.00	39,557.71	140.97	189.03
Non-Performing Assets (NPA)						
Substandard	Stage 3	371.27	167.06	204.21	57.91	109.15
Doubtful - up to 1 year	Stage 3	288.71	186.99	101.72	75.37	111.62
1 to 3 years	Stage 3	54.89	33.45	21.44	33.34	0.11
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful		714.87	387.50	327.37	166.62	220.88
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		714.87	387.50	327.37	166.62	220.88
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	1,382.34	7.50	1,374.84	-	7.50
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		1,382.34	7.50	1,374.84	-	7.50
	Stage 1	39,296.69	201.50	39,095.19	109.35	92.15
	Stage 2	1,973.36	136.00	1,837.36	31.62	104.38
Total	Stage 3	714.87	387.50	327.37	166.62	220.88
	Total	41,984.92	725.00	41,259.92	307.59	417.41

As at March 31, 2024						
Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	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
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)
Performing Assets						
Standard	Stage 1	37,338.63	235.50	37,103.13	109.00	126.50
	Stage 2	1,292.34	119.00	1,173.34	34.00	85.00
Subtotal		38,630.97	354.50	38,276.47	143.00	211.50
Non-Performing Assets (NPA)						
Substandard	Stage 3	460.58	191.30	269.28	70.13	121.17
Doubtful - up to 1 year	Stage 3	150.94	74.83	76.11	53.00	21.83
1 to 3 years	Stage 3	8.87	8.87	-	8.87	-
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful		620.39	275.00	345.39	132.00	143.00
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		620.39	275.00	345.39	132.00	143.00
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	1,468.29	7.50	1,460.79	-	7.50
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		1,468.29	7.50	1,460.79	-	7.50
	Stage 1	38,806.92	243.00	38,563.92	109.00	134.00
	Stage 2	1,292.34	119.00	1,173.34	34.00	85.00
Total	Stage 3	620.39	275.00	345.39	132.00	143.00
	Total	40,719.65	637.00	40,082.65	275.00	362.00

Capital India Home Loans Limited**Notes to Ind AS Financial Statements for the year ended March 31, 2025**

(All figures are in rupees in lakhs, except otherwise stated)

Note 44.

Disclosures pursuant to Annex VI Guidelines on Liquidity Risk Management Framework of Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023

i. Funding Concentration based on significant counterparty (both deposits and borrowings)

Number of Significant Counterparties	Amount	% of Total Deposits	% of Total Liabilities
20	31,385.49	-	98.32%

ii. Top 20 Large Deposits

Not applicable. The Company is registered with National Housing Bank to carry on the business of finance without accepting public deposits. Thus, there are no public deposits in the Company.

iii. Top 10 Borrowings

Amount	% of Total Borrowings
27,538.91	87.74%

iv. Funding Concentration based on significant Instrument/ Product

Name of instrument/ product	Amount	% of Total Liabilities
Refinance from NHB	6,938.97	21.74%
Term Loans from Banks	14,419.63	45.17%
Cash Credit/Bank Overdraft against FD's	-	0.00%
Term Loans from other NBFC's	10,026.89	31.41%
Total Borrowings	31,385.49	98.32%
Total Liabilities	31,921.00	

v. Stock Ratios

Particulars	As a % of total public funds	As a % of total liabilities	As a % of total assets
Commercial papers	-	-	-
Non-convertible debentures (original maturity of less than one year)	-	-	-
Other short-term liabilities	2.49%	2.45%	1.67%

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 44.

Disclosures pursuant to Annex VI Guidelines on Liquidity Risk Management Framework of Master Direction - Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023

vi. Institutional set-up for liquidity risk management

The Board of Directors of the Company has instituted the Asset Liability Management Committee to monitor and manage liquidity risk *inter-alia* by way of monitoring the asset liability composition, reviewing the liquidity and borrowing program of the Company, setting-up and monitoring prudential limits on negative mismatches w.r.t. liquidity and interest rate.

The Company's liquidity and funding approach documented through its various plans and policies including the Asset Liability Management Policy, Resources Planning Policy, Investment and Deployment Policy, is to ensure that funding is available to meet all market related stress situations. We endeavour to maintain a conservative Asset Liability Management approach which is focused on maintaining long term funding stability.

The Company also has a Risk Management Committee which reports to the Board and is responsible for evaluating the overall risks faced by the Company including liquidity risks.

The Company's liquidity management set-up is assessed periodically to align the same with any regulatory changes in the economic landscape or business needs. The ALCO meetings are held once in a quarter and committee submit its report to board on quarterly basis.

Notes:

1. 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 Significant instrument/product 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.
2. Total Liabilities has been computed as sum of all liabilities (Balance Sheet figure) less Equity Share Capital and Other Equity.
3. Public funds is as defined in Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.
4. The amount stated in this disclosure is based on the audited standalone financial statements for the year ended March 31, 2025.

Capital India Home Loans Limited**Notes to Ind AS Financial Statements for the year ended March 31, 2025**

(All figures are in rupees in lakhs, except otherwise stated)

Note 45. Income Tax

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Current tax	-	-
Deferred tax relating to origination and reversal of temporary differences	27.79	26.61
Total tax credit	27.79	26.61

Reconciliation of tax expense and the accounting profit / (loss) multiplied by India's domestic tax rate:

Particulars	Year ended March 31, 2025	Year ended March 31, 2024
Profit or (Loss) Before Tax	301.46	150.33
Income tax expense calculated at 25.17% (PY 25.17%)	75.88	37.84
Reconciliation:		
Deferred tax recognised on carry forward losses & unabsorbed depreciation of previous years	388.53	399.98
Others	(492.20)	(464.43)
Income tax expense recognised in statement of profit and loss	(27.79)	(26.61)

Tax at effective Income Tax rate of 25.17% (PY 25.17%)

Note 46. The impairment provision as on March 31, 2025 aggregates Rs.725 lakh (as on March 31, 2024 - Rs.637 lakh). Based on the current indicators of future economic conditions, the Company considers these provisions to be adequate.

Note 47. The Company did not have any earnings and expenditure in foreign currency during the current year or previous year. The Company do not have any hedged or unhedged exposures in foreign currency as at the Balance Sheet dates.

Note 48. There are no amount to be refunded / adjusted towards "interest on interest" in accordance with the RBI circular no. RBI/2021-22/17 DOR.STR.REC.4/21.04.048/2021-22 dated April 7, 2021.

Note 49. There are no due from directors or other officers of the company either severally or jointly with any other person, nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

Note 50.

Disclosure in terms of RBI Master Directions - Principal Business Criteria - Housing Finance company- Para 4.1.17 of NBFC - HFC (Reserve Bank) Directions, 2021

The RBI vide its circular number RBI/2020-21/60/DOR.NBFC (HFC) CC NO 118/03.10.136/2020-21 dated October 22,2020 defined the Principal Business Criteria for HFCs. In compliance with the above circular, Principal Business Criteria for the Company registered as "Housing Finance Company" as per paragraph 4.1.17 of thr Master Direction is given below :

Particulars	For the year ended 31st March, 2025 (%)	For the year ended 31st March 2024 (%)	Limit
Housing Finance/Total Assets (Net of Intangible Assets)	67.34%	62.82%	>=60%
Housing Finance for Individual/Total Assets (Net of Intangible Assets)	67.34%	62.82%	>=50%

Capital India Home Loans Limited

Notes to Ind AS Financial Statements for the year ended March 31, 2025

(All figures are in rupees in lakhs, except otherwise stated)

Note 51. The main business of the Company is financing activity. Further, all activities are carried out within India. As such, there are no separate reportable segments as per the Indian Accounting Standard 108 (Ind AS) on Operating Segment.

Note 52. The Company is not required to spend any amount on Corporate Social Responsibility activities as per the provisions of Section 135 of the Companies Act, 2013.

Note 53. The Financial Statements have been reviewed by the Audit Committee and approved by the Board of Directors at its meeting held on April 29, 2025.

In terms of our report attached.

For S C Mehra & Associates LLP

Chartered Accountants

For and on behalf of the board

Capital India Home Loans Limited

Suresh Kumar Mehra

Partner

Place: Mumbai

Date: April 29, 2025

FRN: 106156W / W100305

MN: 039730

Keshav Porwal

Director

DIN : 06706341

Place: Mumbai

Date: April 29, 2025

Deepak Vaswan

Director

DIN : 07814811

Place: New Delhi

Date: April 29, 2025

Ravi Virwani

Chief Executive Officer

Place: Mumbai

Date: April 29, 2025

Sneha Lahoti

Chief Financial Officer

Place: Mumbai

Date: April 29, 2025