

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED** ("the Company"), which comprise the Balance sheet as at 31st March 2025, and the statement of Profit and Loss (including Other Comprehensive Income), statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information. (hereinafter referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 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 loss (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, 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 opinion on the financial statement.

Emphasis of matter

We draw attention to Note 44 (3) of the financial statements. As per RBI Master Direction – Reserve Bank of India (Transfer of Loan Exposures) Directions ("MD-TLE"), 2021 dated September 24, 2021 (updated as on December 28, 2023), RBI has advised for provisioning in respect of investment in Security Receipt (SRs). Accordingly, the company is carrying a provision of Rs. 309.41 Lakhs as on March 31, 2025 in respect of two separate transactions with RARC Trust in terms of clause 77A of the aforesaid MD-TLE. Further, balance provision of Rs.184.91 lakhs shall be provided in the books of accounts over the remaining period, as per applicable guidelines.

However, NPA loan receivables continue to remain derecognized and classified as investment in SRs as on March 31, 2025.

Our opinion on the Financial Statements is not modified in respect of above matter.

Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report but does not include the financial statements and our auditor's report thereon. The Company's Board Report is expected to be made available to us after the date of this auditor's report.

Our opinion on financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Company's Board 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.

Responsibility of Management for the 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 financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting Standards (Ind AS) specified under section 133 of the Act. 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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



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

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatements in the Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Financial Statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the Financial Statements.

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

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

Report on Other Legal and Regulatory Requirements

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



2. 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 Statement of Cash Flow dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid Financial Statements comply with the Indian Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors as on 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 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 with reference to Financial Statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of information and according to explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the 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 information and according to the explanations given to us:
 - i. the Company has disclosed the impact of pending litigations on its financial position in its Financial Statements. Refer Note 39 to the Financial Statements.
 - ii. the company has made provisions, as required under the applicable law or accounting standards, for foreseeable losses on long term contracts – Refer Note 8 and the Company did not have any derivative contracts as at 31st March 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 31st March 2025.
 - iv. a. The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall,



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whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b. The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

c. Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

- v. the company has not declared or paid any dividend during the year ended March 31,2025.
- vi. Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software, , as described in note 52 to the financial statements. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with in respect of these software and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

For S S Kothari Mehta & Co. LLP
Chartered Accountants
Firm's Registration No. 000756N/N500441



Jalaj Soni
Partner
Membership No. 528799
UDIN: 25528799BIMHVI5662

Place: New Delhi
Date: May 5, 2025

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT

(Referred to in paragraph 1 under ‘Report on Other Legal and Regulatory Requirements’ section of our report to the Members of RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:-

- i. In respect of the Company’s Property, Plant and Equipment and Intangible Assets:
 - a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of right-of-use assets.

(B) The Company has maintained proper records showing full particulars of intangible assets.
 - b. The Property, Plant & Equipment have been physically verified by the management according to a phased program designed to cover all the items once in three years, which in our opinion is reasonable having regard to the size of the Company and the nature of its Assets. Pursuant to the programme, physical verification was performed during the year. According to the information and explanations given to us, no material discrepancies were noticed on physical verification.
 - c. Based on the information and explanation given to us, the Company does not have any immovable property, hence reporting under clause 3(i) (c) of the order is not applicable.
 - d. According to the information and explanation given to us and based on our examination of records, the Company has not revalued any of its Property, Plant and Equipment (including right- of-use assets) and intangible assets during the year.
 - e. According to the information and explanation given to us and based on our examination of records, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.
- ii. (a) The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.

(b) According to the information and explanation given to us and based on our examination of records, the Company has been sanctioned overdraft against fixed deposits in excess of five crore rupees, in aggregate, from banks or financial institutions. However, there are no covenants in the sanction letters w.r.t. furnishing the quarterly returns / statements for such sanctioned overdraft limits.



iii.

- (a) Reporting under clause 3(iii)(a) of the Order is not applicable as the Company is a housing finance company whose principal business is to give loans.
- (b) In our opinion, the investments made and the terms and conditions of the grant of all loans provided, during the year are, prima facie, not prejudicial to the Company's interest. Company has not provided any guarantee or security to companies, firms, Limited Liability Partnerships or any other parties.
- (c) The company, being a Non-Banking Financial Company – Housing Finance Company, is registered under provision of The National Housing Finance Act, 1987 and rules made thereunder, in pursuance of its compliance with provision of the said Act/ Rules, particularly, the Income Recognition, Asset classification and Provisioning Norms and generally accepted business practices by the lending institutions, repayments scheduled are stipulated basis the nature of loan products. The repayment of the principal and the payment of interest by the borrower's are as per the stipulated repayment schedule except in case of default cases – Refer Note 8 of the financial statements.
- (d) In respect of loans granted by the Company, the details of total amount overdue above 90 days are as follows:-

(Amount in Rs. in Lakhs)

Type of Loan	Nos of Cases	Principal Overdue	Interest Overdue	Total Overdue
Housing	82	24.79	96.59	121.38
Loan Against Property	50	27.54	88.85	116.39
Total	132	52.33	185.44	237.77

Based on the information & explanations given to us, reasonable steps have been taken by the Company for the recovery of the Principal & Interest.

- (e) Reporting under clause 3(iii)(e) of the Order is not applicable as the Company is a housing finance company whose principal business is to give loans.
- (f) 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 repayment during the year. Hence the reporting under clause 3(iii)(f) is not applicable.
- iv. According to the information and explanations given to us, the Company has not given any loan or guarantee or provided any security covered under section 185 of the Companies Act, 2013. The company has complied with the provisions of section 186 of the companies act 2013 in respect of the investments made.
- v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.



- vi. The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause 3(vi) of the Order is not applicable to the Company.
- vii. In respect of statutory dues:
- a. In our opinion, the Company has generally been regular in depositing undisputed statutory dues, including Goods and Services tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.
- There were no undisputed amounts payable in respect of Goods and Service tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Service Tax, duty of Custom, duty of Excise, Value Added Tax, Cess and other material statutory dues in arrears as at March 31, 2025 for a period of more than six months from the date they became payable except labour welfare fund amount of Rs. 0.05 Lakhs.
- b. According to the information and explanations given to us and on the basis of examination of the records of the Company, there were no dues in respect of income-tax, sales-tax, service tax, goods and services tax, duty of customs, duty of excise or value added tax which have not been deposited on account of any dispute.
- viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).
- ix. (a) According to the information and explanation given to us and based on our examination of records, the Company has not defaulted in repayment of loans or other borrowings or in the payment of Interest thereon to any lender and hence, reporting under clause 3(ix)(a) of the Order is not applicable.
- (b) Based on the information and explanations obtained by us, the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.
- (c) According to the information and explanations given to us, the Company has not taken any term loan during the year and hence, reporting under clause 3(ix)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us and on overall examination of the financial statements of the Company, we report that the Company has not raised any funds on short term basis during the year. Hence, the requirement to report on clause (ix)(d) of the Order is not applicable to the Company.
- (e) According to the information and explanation given to us and based on our examination of records, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its associate. Further, the company does not have any subsidiary or joint venture.



- (f) According to the information and explanation given to us and based on our examination of records, the Company has not raised loans on the pledge of securities held in its associate companies during the year. Further, the company does not have any subsidiary or joint venture. Hence, reporting under clause 3(ix)(f) of the Order is not applicable.
- x. (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.
- (b) According to the information and explanation given to us and based on our examination of records, during the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.
- xi. (a) According to the information and explanation given to us and based on our examination of records, no fraud by the company or on the company has been noticed or reported during the period covered by our audit.
- (b) According to the information and explanation given to us and based on our examination of records, no report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.
- (c) As represented to us by the management, there are no whistle-blower complaints received by the company during the year.
- xii. The Company is not a Nidhi Company and hence reporting under clause 3(xii) of the Order is not applicable.
- xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the financial statements as required by the applicable Ind AS.
- xiv. (a) According to the information and explanation given to us and based on our examination of records, in our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- (b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date of our report, in determining the nature, timing and extent of our audit procedures.
- xv. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with him. Accordingly, paragraph 3(xv) of the Order is not applicable.
- xvi. (a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clause 3(xvi)(a) of the Order is not applicable.



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(b) According to the information and explanations given to us and based on our examination of the records, the Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934. The Company is a Housing finance Company registered with the National Housing bank ("NHB") under section 29A of the National Housing Bank Act, 1987. As per RBI Press release 2019-2020/419 dated August 13, 2019 the regulation for Housing Finance Companies has been transferred from NHB to RBI.

(c) According to the information and explanations given to us and based on our examination of the records, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, accordingly, paragraph 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanations given to us and based on our examination of the records, there is one core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016).

- xvii. The Company has incurred cash losses in the current year amounting to Rs. 1,113.90 Lakhs. In the immediately preceding financial year, the company had incurred cash losses amounting to Rs. 606.66 Lakhs.
- xviii. There has been no resignation of statutory auditors of the company during the year.
- xix. On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and 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 not capable 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. Section 135 of the Act is not applicable on the Company. Accordingly, reporting under clause 3(xx)(a) & (b) of the Order is not applicable for the Year.

For S S Kothari Mehta & Co. LLP

Chartered Accountants

Firm's Registration No. 000756N/N500441

Jalaj Soni

Partner

Membership No. 528799

UDIN: 25528799BBIHV15662

Place: New Delhi

Date: May 5, 2025



“Annexure B” to the Independent Auditor’s Report of even date on the Financial Statements of RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED.

Report on the Internal Financial Controls under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 (“the Act”) as referred to in paragraph 2(f) of ‘Report on Other Legal and Regulatory Requirements’ of our Independent Auditor’s Report

We have audited the internal financial controls with reference to Financial Statements of **RELIGARE HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED** (“the Company”) as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management’s Responsibility for Internal Financial Controls

The Company’s management is responsible for establishing and maintaining internal financial controls based on the internal control 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 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.

Auditors’ Responsibility

Our responsibility is to express an opinion on the Company’s internal financial controls with reference to Financial Statements 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, prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements 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 with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements included obtaining an understanding of internal financial controls with reference to financial statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor’s judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to financial statements

A company’s internal financial control with reference to financial statements 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 with reference to financial statements 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 authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to financial statements

Because of the inherent limitations of internal financial controls with reference to financial statements, 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 with reference to financial statements to future periods are subject to the risk that the internal financial control with reference to financial statements 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, based on the records, the Company has, in all material respects, an adequate internal financial controls system with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2025, based on the internal control with reference to financial statements 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 S Kothari Mehta & Co. LLP**
Chartered Accountants
Firm Reg. No.: 000756N/N500441



Jalaj Soni
Partner
Membership No. 528799
UDIN: 25528799BMMHVI5662

Place: New Delhi
Date: May 5, 2025

Auditor's Additional Report

The Board of Directors,
Religare Housing Development Finance Corporation Limited
1407, 14th Floor, Chiranjiv
Tower, 43, Nehru Place
New Delhi South Delhi-110019

1. This report is issued in accordance with the requirements of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (“The Directions”)
2. We have audited the financial statements of **Religare Housing Development Finance Corporation Limited** (“the Company”), which comprise of the Balance sheet as at 31st March 2025, the statement of Profit and Loss (including Other Comprehensive Income), statement of changes in equity and statement of cash flows for the year then ended, notes to the financial statements, including a summary of material accounting policies and other explanatory information. (hereinafter referred to as “the financial statements”), on which we have issued our report dated May 5, 2025.

Management’s Responsibility for the Financial Statements

3. 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 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 accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. 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 financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.
4. The Management is also responsible for compliance with Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the National Housing Bank Act, 1987 (NHB) and other relevant NHB/RBI circulars as amended from time to time pertaining to Housing Finance Companies (HFC) and for providing all the required information to RBI/NHB.

Auditor’s Responsibility

5. Pursuant to the requirements of the Directions referred to in Paragraph 1 above it is our responsibility to examine the audited books and records of the Company for the year ended 31 March 2025 and report on the matters specified in the directions to the extent applicable to the Company.



6. We conducted our examination in accordance with the 'Guidance Note on reports or Certificates for Special Purposes' issued by Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants-of India.
7. We have complied with the relevant applicable requirements of Standards on Quality Control (SQC) 1, Quality control for Firms that perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Emphasis of Matter

8. We draw attention to Note 44 (3) of the financial statements. As per RBI Master Direction – Reserve Bank of India (Transfer of Loan Exposures) Directions (“MD-TLE”), 2021 dated September 24, 2021 (updated as on December 28, 2023), RBI has advised for provisioning in respect of investment in Security Receipt (SRs). Accordingly, the company is carrying a provision of Rs. 309.41 lakhs as on March 31, 2025 in respect of two separate transactions with RARC Trust in terms of clause 77A of the aforesaid MD-TLE. Further, balance provision of Rs. Rs.184.91 lakhs shall be provided in the books of accounts over the remaining period, as per the applicable guidelines.

However, NPA loan receivables continue to remain derecognized and classified as Investment in SRs as on March 31, 2025.

Our Opinion on the Financial Statements is not modified in respect of the above matter.

Opinion

9. Based on our examination of the books and records of the Company as produced for our examination, the information and explanations given to us and our audit report dated May 5, 2025, we further report that:-
 - 9.1 The Company was incorporated on 30 June 1993 and has been granted a new Registration No. 10.0088.10 dated 01 October 2010 under section 29A of the National Housing Bank Act, 1987 and the company has complied with Principal Business Criteria as specified in Paragraph 4.1.17 of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.
 - 9.2 The company is meeting the required Net Owned Fund (NOF) requirement as prescribed under Section 29A of the National Housing Bank Act, 1987.
 - 9.3 The Company has incurred losses during the year and is, therefore, not required to transfer any funds under Section 29C of the National Housing Bank Act, 1987.
 - 9.4 The total borrowings of the company are within the limits prescribed under Paragraph 27.2 of the Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.
 - 9.5 The 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 the Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.

- 9.6 The capital adequacy ratio is 138.13 % as disclosed in the Schedule-II return for the half year ended 30th September 2024 submitted to the National Housing Bank in terms of the Housing Finance Companies (NHB) Directions, 2010 has been correctly determined and the ratio is in compliance with the minimum capital to risk weighted asset ratio (CRAR) prescribed therein. However Schedule II return for half year ended 31st March 2025 has not been furnished to the National Housing Bank till the date of our report since the due date for such return is May 12, 2025 which has not elapsed till the date of our report.
- 9.7 The company has furnished to the National Housing Bank within the stipulated period, the half –yearly statutory return (Schedule-II) for half year ended 30 September 2024 as specified in the NHB(ND)/DOS/Sup. Circular No. 10 /2023-24 HO/DOS/DAK/2023/01603 dated December 31, 2021 (Updated as on July 21, 2023). However Schedule II return for half year ended 31st March 2025 has not been furnished to the National Housing Bank till the date of our report since the due date for such return is May 12, 2025 which has not elapsed till the date of our report.
- 9.8 As specified in the NHB(ND)/DOS/Sup. Circular No. 10 /2023-24 HO/DOS/DAK/2023/01603 dated December 31, 2021 (Updated as on July 21, 2023), All deposit taking HFCs irrespective of their asset size, are required to submit Schedule-III return on a quarterly basis and as Company is non-deposit taking HFCs and has not accepted any public deposits during the year ended 31st March 2025, therefore Schedule-III return on Statutory Liquid Assets is not applicable to the Company.
- 9.9 Based on information made available for our review on CRaMIS Portal, in the case of opening of new branches/ offices or in the case of closure of existing branches/offices, the company has complied with the requirements contained in the Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.
- 9.10 The Board of Directors of the company have passed a resolution on May 13, 2024 for non-acceptance of any public deposits during the year ended 31st March 2025 and accordingly the company has not accepted any public deposits during the year ended 31st March 2025.
- 9.11 The Company has complied with the provisions contained in Paragraph 18 of the Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 & the Provisions contained in Paragraph 3.1.3 and 3.1.4 of the direction are not applicable to the Company.

Restriction on Use

10. Our work was performed solely to assist you in meeting your responsibilities in relation to your compliance with the Directions. Our obligations in respect of this report are entirely separate from, and our responsibility and liability is in no way changed by any other role we may have (or may have had) as auditors of the Company or otherwise. Nothing in this report, nor anything said or done in the course of or in connection with the services that are the subject of this report, will extend any duty of care we may have in our capacity as auditors of any financial statements the Company.



SS KOTHARI MEHTA & CO. LLP

CHARTERED ACCOUNTANTS

11. This report is issued pursuant to our obligations under the directions to submit a report on additional matters as stated in the above Directions, to the Board of Directors, for submission to the RBI / NHB pursuant to RBI / NHB Directions and should not be used by any other person or for any other purpose. S S Kothari Mehta & Co. LLP neither accepts nor assumes any duty or liability for any other purpose or to any other party to whom our report is shown or into whose hands it may come without our prior consent in writing.

For S S Kothari Mehta & Co. LLP

Firm Registration Number: 000756N / N500441

Chartered Accountants



Jalaj Soni

Partner

Membership Number: 528799

UDIN: 25528799BMIHVK4284

Place: New Delhi

Date: May 5, 2025

Religare Housing Development Finance Corporation Limited
Balance Sheet as at 31 March 2025
(Amount in INR lacs, unless otherwise stated)

Particulars	Note No.	As at 31 March 2025	As at 31 March 2024
ASSETS			
Financial Assets			
Cash and cash equivalents	6	396.66	498.88
Bank Balance other than cash and cash equivalents	7	10.00	112.00
Loans	8	18,467.71	21,037.32
Investments	9	1,191.22	838.75
Other Financial Assets	10	359.47	676.80
Non-financial Assets			
Current Tax Assets (Net)	11	4.17	191.68
Property, Plant and Equipment	13	43.51	49.99
Intangible Assets under development		223.20	191.33
Other Intangible Assets	14	24.47	1.16
Right-of-use - Asset	15	301.00	371.17
Other Non-Financial Assets	16	565.13	437.00
Total Assets		21,586.54	24,406.08
LIABILITIES AND EQUITY			
LIABILITIES			
Financial Liabilities			
Trade Payables	17		
		6.12	4.42
(i) total outstanding dues of micro enterprises and small enterprises		5.30	5.40
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises			
Borrowings (Other than Debt Securities)	18	-	1,100.76
Other Financial Liabilities	19	581.19	757.89
Lease Liability	20	350.86	416.26
Non-Financial Liabilities			
Deferred tax liabilities (Net)	12	-	207.30
Provisions	21	125.80	96.72
Other Non-Financial Liabilities	22	97.92	113.86
EQUITY			
Share Capital	23	3,999.80	3,999.80
Other Equity	24	16,419.55	17,703.67
Total Liabilities and Equity		21,586.54	24,406.08

Overview and Material Accounting Policies

1 to 5

The notes form an integral part of these Financial Statements

This is the Balance Sheet referred to in our report of even date

For and on behalf of the Board of Directors

For S S KOTHARI MEHTA & CO. LLP
Firm Registration Number: 000756N/N500441
Chartered Accountants

Praveen Kumar Tripathi
Non-Executive Independent
Director
(DIN: 02167497)

Rahul Mehrotra
Managing Director
& Chief Executive
Officer
(DIN-08720917)

Jalaj Soni
Partner
Membership Number: 528799



Gagan Chhabra
Chief Financial Officer



Place : New Delhi
Date : 05 May 2025

Place : New Delhi
Date : 05 May 2025

Religare Housing Development Finance Corporation Limited
Statement of Profit and Loss for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

Particulars	Note No.	Year ended 31 March 2025	Year ended 31 March 2024
Revenue from operations			
Interest Income	26	3,008.35	3,782.59
Fees and commission Income	27	116.58	172.63
Net Gain on Fair Value Changes	28	41.15	16.84
Net gain on de-recognition of financial instruments under amortised cost category	29	-	330.92
Total Revenue from operations		3,166.08	4,302.98
Other Income	30	65.94	29.53
Total Income		3,232.02	4,332.51
Expenses			
Finance Costs	31	100.90	627.48
Fees and Commission Expense	32	0.24	0.22
Employee Benefits Expenses	33	3,032.84	2,865.06
Impairment on Financial Instruments made /(reversed)	34	(18.58)	(779.44)
Depreciation, Amortization and Impairment	35	151.88	145.04
Other Expenses	36	1,431.34	1,454.39
Total Expenses		4,698.62	4,312.75
Profit / (loss) before tax		(1,466.60)	19.76
Tax Expense:	38		
(1) Deferred Tax		(207.30)	3.39
(2) Taxes for Earlier Years		7.92	0.92
Profit/(loss) for the year		(1,267.22)	15.45
Other Comprehensive Income			
A (i) Items that will not be reclassified to profit or loss			
Re-measurement gains/ (losses) on defined benefit plans		(16.90)	4.05
Income tax relating to these items		-	-
Subtotal		(16.90)	4.05
B (i) Items that will be reclassified to profit or loss			
Subtotal		-	-
Other Comprehensive Income		(16.90)	4.05
Total Comprehensive Income for the year (Comprising Profit / (loss) and other comprehensive income for the year)		(1,284.12)	19.50
Earnings per equity share	49		
Basic (Rs.)		(3.17)	0.04
Diluted (Rs.)		(3.17)	0.04

Overview and Material Accounting Policies

The notes form an integral part of these Financial Statements

This is the Profit and Loss referred to in our report of even date

For and on behalf of the Board of Directors

For S S KOTHARI MEHTA & CO. LLP

Firm Registration Number: 000756N/N500441

Chartered Accountants

Soni



Jalaj Soni

Partner

Membership Number: 528799

Place : New Delhi

Date : 05 May 2025

Praveen Kumar Tripathi

Praveen Kumar Tripathi

Non-Executive Independent

Director

(DIN: 02167497)

Rahul Mehrotra

Rahul Mehrotra

Managing

Director & Chief

Executive

Officer

(DIN-08720917)

Gagan Chhabra

Gagan Chhabra

Chief Financial Officer



Place : New Delhi

Date : 05 May 2025

Religare Housing Development Finance Corporation Limited
Statement of Cash Flow for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Cash Flow From Operating Activities:		
Profit / (Loss) before Tax from continuing operations	(1,466.60)	19.76
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and Amortization	151.88	145.04
Realised & unrealised gain on investment held for trading	(41.15)	(16.84)
Interest Income on Fixed Deposits	(3.04)	(5.43)
(Profit)/Loss on Sale of Property, Plant and Equipment	(0.03)	(3.38)
Interest payment on lease liability	42.35	47.51
Bad debt & loans written off	254.48	79.48
Provision on Other Financial & Non-Financial Assets	(6.23)	(0.59)
Unrealised Interest income on security deposit	(6.94)	(5.99)
Interest income on account of processing fees amortisation	(10.39)	(23.38)
Interest Expense on account of processing fees amortisation	-	1.00
Provision against Standard Assets and Non-Performing Assets (Net)	(137.73)	(249.74)
Provision for diminution in value of RARC investment	(91.99)	(288.90)
Profit on early termination of lease	(4.85)	-
Interest income on income tax refund	(38.95)	-
Excess Interest Spread	333.32	(177.53)
Operating Profit/Loss before Working Capital changes	(1,025.87)	(478.99)
Adjustments for changes in Working Capital :		
(Increase) / Decrease in Loans (Financial Assets)	2,463.25	4,711.69
(Increase) / Decrease in Other Financial Assets & Non Financial Assets	(137.50)	101.62
Increase / (Decrease) in Trade Payables	1.60	0.15
Increase / (Decrease) in Provision of Gratuity and Leave Encashment	12.18	(0.61)
Increase / (Decrease) in Other Financial Liabilities	(176.70)	(1.57)
Increase / (Decrease) in Other Non - Financial Liabilities	(15.94)	(136.79)
Cash Generated From / (Used in) from Operations	1,121.02	4,195.50
- Taxes (Paid) / Refunds (Net)	218.54	26.47
Net Cash Generated From / (Used) in Operating Activities	1,339.56	4,221.97
Cash Flow From Investing Activities:		
Purchase of Property, Plant and Equipment and Intangible assets	(16.49)	(24.79)
Intangible Assets Under Development and Capital Works in Progress	(60.71)	(154.15)
Proceeds from sale of Property, Plant and Equipment	0.23	0.43
Purchase of investment	(2,849.86)	(3,124.84)
Proceeds from sale of investment	2,630.53	3,654.34
(Purchase)/Redemption of Fixed Deposits	102.00	(112.00)
Interest received on investment and deposits with bank	7.31	0.54
Net Cash Generated From/ (Used in) Investing Activities	(186.99)	239.53
Cash Flow From Financing Activities:		
Interest payment on lease liability	(42.35)	(47.51)
Repayment of Principal payment of lease liability	(111.68)	(106.52)
Proceeds / (Repayment) of Short Term Borrowings -Inter Corporate Loans (net)	(1,000.00)	(100.00)
Borrowings other than debt securities repaid (net)	(100.76)	(4,107.28)
Net Cash Generated from / (Used in) Financing Activities	(1,254.79)	(4,361.31)
Net Increase/ (Decrease) in Cash and Cash Equivalents	(102.22)	100.19
Cash and Cash Equivalents at the Beginning of the Year	498.88	398.69
Cash and Cash Equivalents at the end of the year	396.66	498.88
Cash and Cash Equivalents at the end of the year comprises of	As at	As at
	31 March 2025	31 March 2024
Cash in hand	0.02	0.02
Stamp Papers in hand	0.06	0.67
Balances with Banks in Current Accounts	396.58	498.19
TOTAL	396.66	498.88



Religare Housing Development Finance Corporation Limited
Statement of Cash Flow for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

Notes:

1. The Cash flow statement has been prepared under the indirect method as set out in INDAS -7 on Cash Flow Statement.
2. Figures in bracket indicate cash outgo/income.
3. Please refer note 18.1 for reconciliation of liabilities arising from financing activities in accordance with INDAS - 7.

The Notes are an integral part of these Financial Statements

This is the Cash Flow Statement referred to in our report of even date

For and on behalf of Board of Directors

For S S KOTHARI MEHTA & CO. LLP

Firm Registration No: 000756N / N500441

Chartered Accountants



Jalaj Soni

Partner

Membership Number: 528799



Place : New Delhi

Date : 05 May 2025



Praveen Kumar Tripathi

Non-Executive

Independent Director

(DIN: 02167497)



Rahul Mehrotra

Managing Director &

Chief Executive

Officer

(DIN-08720917)



Gagan Chhabra

Chief Financial Officer



Place : New Delhi

Date : 05 May 2025

Religare Housing Development Finance Corporation Limited
Statement of Changes in Equity for the year ended 31 March, 2025
(Amount in INR lacs, unless otherwise stated)

Equity Share Capital

Particulars	Balance at the beginning of the reporting year	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting year	Changes in equity share capital during the year	Balance at the end of the reporting year
For the year ended March 31, 2024	3,999.80	-	3,999.80	-	3,999.80
For the year ended March 31, 2025	3,999.80	-	3,999.80	-	3,999.80

Other Equity

Particulars	Reserve and Surplus					Other Comprehensive Income - retirement benefits	Total
	Statutory Reserves	Securities Premium	Contribution by Ultimate Holding Company (ESOP)	General Reserve	Retained Earnings		
Balance as at March 31, 2023	3,047.03	5,808.60	3.46	-	8,970.48	(145.40)	17,684.17
Changes in accounting policy/prior period errors	-	-	-	-	-	-	-
Restated balance at the beginning of the previous reporting period	3,047.03	5,808.60	3.46	-	8,970.48	(145.40)	17,684.17
Net profit/(loss) for the year	-	-	-	-	15.45	-	15.45
Transfer to Statutory Reserve	-	-	-	-	(3.90)	-	(3.90)
Transfer from Retained Earnings	3.90	-	-	-	-	-	3.90
Contribution by Ultimate Holding Company (ESOP)	-	-	-	-	-	-	-
Re-measurement (gain)/loss on defined benefit plans (net of tax)	-	-	-	-	-	4.05	4.05
Balance as at March 31, 2024	3,050.93	5,808.60	3.46	-	8,982.03	(141.35)	17,703.67
Changes in accounting policy/prior period errors	-	-	-	-	-	-	-
Restated balance at the beginning of the previous reporting period	3,050.93	5,808.60	3.46	-	8,982.03	(141.35)	17,703.67
Net profit/(loss) for the current year	-	-	-	-	(1,267.22)	-	(1,267.22)
Transfer to Statutory Reserve	-	-	-	-	(21.78)	-	(21.78)
Transfer from Retained Earnings	21.78	-	-	-	-	-	21.78
Contribution by Ultimate Holding Company (ESOP)	-	-	-	-	-	-	-
Re-measurement (gain)/loss on defined benefit plans (net of tax)	-	-	-	-	-	(16.90)	(16.90)
Balance as at March 31, 2025	3,072.71	5,808.60	3.46	-	7,693.03	(158.25)	16,419.55

This is the Statement of Changes in Equity referred to in our report of even date

For and on behalf of the Board of Directors

For S S KOTHARI MEHTA & CO. LLP
Firm Registration Number: 000756N/N500441

Chartered Accountants

Jalaj Soni
Partner
Membership Number: 528799



Place: New Delhi
Date : 05 May 2025

Praveen Kumar Tripathi
Non-Executive Independent Director
(DIN: 02167497)

Gagan Chhabra
Chief Financial Officer

Place: New Delhi
Date : 05 May 2025

Rahul Mehrotra
Managing Director & Chief Executive Officer
(DIN-08720917)



1 Corporate information

Religare Housing Development Finance Corporation Limited [RHDFCL] (the 'Company') is a subsidiary of Religare Finvest Limited (RFL). RFL holds 87.5% of the paid up equity share capital of RHDFCL. The Company was incorporated on June 30, 1993 as Maharishi Housing Development Finance Corporation Limited. On September 7, 2010 the name of the Company was changed to Religare Housing Development Finance Corporation Limited. The Registered office of the Company is situated at 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place New Delhi South Delhi 110019. The Company is a Housing finance Company registered with the National Housing bank ("NHB") under section 29A of the National Housing Bank Act, 1987 and primarily engaged in lending of Housing Loans.

Pursuant to the requirement of the Housing Finance Companies (NHB) Directions, 2010 the Company has been granted a new registration No.10.0088.10 dated October 1, 2010 under section 29A of the National Housing Bank Act, 1987 by the National Housing Bank, consequent upon change in the name of the Company.

The financial statements for the year ended 31 March 2025 were authorised for issue in accordance with a resolution of the directors on May 05, 2025.

2 Basis of Preparation and Statement of Compliance

Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVTOCI) instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value. The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest lacs, except when otherwise indicated.

Statement of Compliance

These financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under Section 133 of the Companies Act, 2013 and the other relevant provisions of the Act.

2.1 Presentation of financial statements

The Company presents its balance sheet in order of liquidity. The financial statements of the Company are presented as per Schedule III (Division III) of the Companies Act, 2013, as notified by the Ministry of Corporate Affairs (MCA). An analysis regarding recovery or settlement within 12 months after the reporting date and more than 12 months after the reporting date.

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

- The normal course of business
- The events of default
- The events of insolvency or bankruptcy of the Company and/ or its counter parties

3 Material accounting policies

3.1 Recognition of interest income

3.1.1 The effective interest rate method

Under Ind AS 109 interest income is recorded using the effective interest rate (EIR) method for all financial instruments measured at amortised cost, debt instrument measured at FVTOCI and debt instruments designated at FVTPL. The EIR is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset.

The EIR (and therefore, the amortised cost of the asset) is calculated by taking into account any discount or premium on acquisition, fees and costs that are an integral part of the EIR. The company recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected life of the loan. Hence, it recognises the effect of potentially different interest rates charged at various stages, and other characteristics of the product life cycle (including prepayments, penalty interest and charges).

If expectations regarding the cash flows on the financial asset are revised for reasons other than credit risk, the adjustment is booked as a positive or negative adjustment to the carrying amount of the asset in the balance sheet with an increase or reduction in interest income. The adjustment is subsequently amortised through Interest income in the statement of profit and loss.

3.1.2 Interest Income

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income to the extent recoverable. If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

3.2 Financial instruments-initial recognition

3.2.1 Date of recognition

Financial assets and liabilities, with the exception of loans, debt securities and borrowings are initially recognised on the trade date, i.e. the date that the company becomes a party to the contractual provisions of the instrument. This includes regular way trades: purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place. Loans are recognised when funds are transferred to the customers' account. The Company recognises debt securities and borrowings when funds disbursed to the Company.

3.2.2 Initial measurement of financial instruments

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. Financial instruments are initially measured at their fair value, except in the case of financial assets and financial liabilities recorded at FVTPL, transaction costs are added to, or subtracted from, this amount. Trade receivables are measured at the transaction price.

When the fair value of financial instruments at initial recognition differs from the transaction price, the company accounts for the Day 1 profit or loss, as described below.

3.2.3 Day 1 profit or loss

When the transaction price of the instrument differs from the fair value at origination and the fair value is based on a valuation technique using only inputs observable in market transactions, the company recognises the difference between the transaction price and fair value in net gain on fair value changes. In those cases where fair value is based on models for which some of the inputs are not observable, the difference between the transaction price and the fair value is deferred and is only recognised in profit or loss when the inputs become observable, or when the instrument is derecognised.

3.2.4 Measurement categories of financial assets and liabilities

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

- Amortised cost,
- Fair value through Other Comprehensive Income(FVTOCI)
- Fair value through Profit and loss(FVTPL)



3.3 Financial assets and liabilities

3.3.1 Bank balances, Loans, Trade receivables and financial investments at amortised cost

The company measures Bank balances, Loans, Trade receivables and other financial investments at amortised cost if both of the following conditions are met:

The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows.

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

The details of these conditions are outlined below.

3.3.1.1 Business model assessment

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

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

How the performance of the business model and the financial assets held within that business model are evaluated and reported.

The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed

The business model assessment is based on reasonably expected scenarios without taking 'worst case' or 'stress case' scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Company's original expectations, the Company does not change the classification of the remaining financial assets held in that business model, but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

3.3.1.2 The solely payments of principal and interest (SPPI) test

As a second step of its classification process, the Company assesses the contractual terms of financial asset to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset.

In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss.

3.3.2 Financial assets or financial liabilities held for trading

The Company classifies financial assets as held for trading when they have been purchased or issued primarily for short-term profit making through trading activities or form part of a portfolio of financial instruments that are managed together, for which there is evidence of a recent pattern of short-term profit taking. Held-for-trading assets and liabilities are recorded and measured in the balance sheet at fair value. Changes in fair value are recognised in net gain on fair value changes. Interest and dividend income or expense is recorded in net gain on fair value changes according to the terms of the contract, or when the right to payment has been established.

3.3.3 Debt instruments at FVTOCI

Debt instruments are measured at FVTOCI when both of the following conditions are met:

-The instrument is held within a business model, the objective of which is achieved by both collecting contractual cash flows and selling financial assets.

-The contractual terms of the financial asset meet the SPPI test

FVTOCI debt instruments are subsequently measured at fair value with gains and losses arising due to changes in fair value recognised in OCI. Interest income and foreign exchange gains and losses are recognised in profit or loss in the same manner as for financial assets measured at amortised cost. Where the Company holds more than one investment in the same security, they are deemed to be disposed of on a first-in first-out basis. On derecognition, cumulative gains or losses previously recognised in OCI are reclassified from OCI to profit or loss.

3.3.4 Debt securities and other borrowed funds:

After initial measurement, debt issued and other borrowed funds are subsequently measured at amortised cost. Amortised cost is calculated by taking into account any discount or premium on issue funds, and costs that are an integral part of the EIR.

3.3.5 Financial assets and financial liabilities at fair value through profit or loss

Financial assets and financial liabilities in this category are those that are held for trading and have been either designated by management upon initial recognition or are mandatorily required to be measured at fair value under Ind AS 109. Management only designates an instrument at FVTPL upon initial recognition when one of the following criteria is met. Such designation is determined on an instrument-by-instrument basis:

-The designation eliminates or significantly reduces, the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognising gains / losses on them on a different basis or

-The liabilities are part of financial liabilities, which are managed and their performance evaluated on a fair value basis, in accordance with a documented risk management or investment strategy or

-The liabilities containing one or more embedded derivatives, unless they do not significantly modify the cash flows that would otherwise be required by the contract, or it is clear with little or no analysis when a similar instrument is first considered that separation of the embedded derivative(s) is prohibited.

-Financial assets and financial liabilities at FVTPL are recorded in the balance sheet at fair value. Changes in fair value are recorded in profit and loss with the exception of movements in fair value of liabilities designated at FVTPL due to changes in the Company's own credit risk. Such changes in fair value are recorded through OCI and do not get recycled to the profit or loss. Interest earned or incurred on instruments designated at FVTPL is accrued in interest income or finance cost, respectively, using the EIR, taking into account any discount/ premium and qualifying transaction costs being an integral part of instrument. Interest earned on assets mandatorily required to be measured at FVTPL is recorded using contractual interest rate.

3.3.6 Investments in associates

Investments in associates are measured at cost as per Ind AS 27 -Separate Financial Statements less impairment losses if any.

3.4 Reclassification of financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line.



3.5 Derecognition of financial assets and liabilities

3.5.1 Derecognition of financial assets due to substantial modification of terms and conditions

The Company derecognises a financial asset such as loan to customers, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL/ provision measurement purposes.

When assessing whether or not to derecognise a loan to a customer, amongst others, the Company considers the following factors:

- Change in currency of the loan
- Introduction of an equity feature
- Change in counterparty

If the modification is such that the instrument would no longer meet the SPPI criterion

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Company records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

3.5.2 Derecognition of financial assets other than due to substantial modification

3.5.2.1 Financial assets

A financial asset (or, where applicable, a part of a financial asset) is derecognised when the rights to receive cash flows from the financial asset have expired. The Company also derecognises the financial asset if it has both transferred the financial asset and the transfer qualifies for derecognition.

-The Company has transferred its contractual rights to receive cash flows from the financial asset or

It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows without material delay to a third party under a 'pass-through' arrangement.

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- (i) The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates
- (ii) The Company cannot sell or pledge the original asset other than as security to the eventual recipients
- (iii) The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay. In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- (i) The Company has transferred substantially all the risks and rewards of the asset or
- (ii) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

3.5.3 Financial liabilities

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

3.6 Impairment of financial assets

3.6.1 Overview of the ECL principles

The Company records allowance for expected credit losses ("ECL") for all loans, other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, all referred to as 'financial instruments'. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL). The Company has policies for determining significant increase in credit risk, if any.

The 12mECL results from default events on a financial instrument that is possible within the 12 months from the reporting date.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument.

Both LTECL and 12mECL are calculated on collective basis, depending on the management's perceived credit risk over the remaining life of the financial instrument.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument. The Company does the assessment of significant increase in credit risk at a borrower level. If a borrower has various facilities having different past due status, then the highest days past due (DPD) is considered to be applicable for all the facilities of that borrower.

Based on the above process, the Company categorises its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1: When loans are first recognised, the Company recognises an allowance based on 12mECL. It includes financial instruments that are up to 30 days past due. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. It includes financial instruments that are more than 30 but up to 90 days past due. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. It includes loans that are over 90 days past due. The Company records an allowance for the LTECLs.

3.6.2 The calculation of ECLs

The Company calculates ECL based on total loans receivable (including accrued interest) which are divided into segments based upon the industry in which the customer is operating.

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

PD - The Probability of Default ("PD") is an estimate of the likelihood of default over a given time horizon.

EAD - The Exposure at Default ("EAD") is an estimate of the exposure at a reporting date, taking into account repayments of principal and interest, whether scheduled by contract or otherwise and accrued interest from missed repayments. The EAD is sum total of outstanding principal and accrued interest, if any, on the reporting date.

LGD - The Loss Given Default ("LGD") is an estimate of the loss arising in 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 maximum period for which the credit losses are determined is the contractual life of a financial instrument unless the Company has the legal right to call it earlier.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.

The mechanism of the ECL methodology are summarised below:

Stage 1: The 12mECL represents expected credit loss from default events on a financial instrument that are possible within the 12 months from the reporting date. These expected 12-month default probabilities are applied to EAD and multiplied by the expected LGD and discounted by an approximation to the ROI as at reporting date.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. The mechanism is similar to that explained above, but PD and LGD are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by an approximation to the ROI as at reporting date.

Stage 3: For loans considered credit-impaired, the Company recognises the lifetime expected credit losses for these loans. The method is similar to that for Stage 2.

As per circular RBI/2020-21/73/DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17th, 2021, as amended HFCs are required to follow the extant direction on Prudential Norms, including on assets classification, provisioning etc. issued by the RBI / NHB. However, provision for impairment on loan assets calculated through application of ECL Model is less than as provision calculated as per RBI / NHB Prudential norms, so the company has considered provision as per RBI / NHB Prudential norms in the financial statements.

3.6.3 Debt instruments measured at fair value through OCI

The ECLs for debt instruments measured at FVTOCI do not reduce the carrying amount of these financial assets in the balance sheet, which remains at fair value. Instead, an amount equal to the allowance that would arise if the assets were measured at amortised cost is recognised in OCI as an accumulated impairment amount, with a corresponding charge to profit or loss. The accumulated loss recognised in OCI is recycled to the profit and loss upon derecognition of the assets.

3.6.4 Purchased or originated credit impaired financial assets (POCI)

For POCI financial assets, the Company only recognises the cumulative changes in LTECL since initial recognition in the loss allowance.

3.6.5 Trade receivables and contract assets

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

3.6.6 Forward looking information

In its ECL models, the Company relies on a broad range of forward looking information as economic inputs, such as: GDP growth. The inputs and models used for calculating ECLs may not always capture all characteristics of the market at the date of the financial statements. To reflect this, qualitative adjustments or overlays are occasionally made as temporary adjustments when such differences are significantly material.

3.7 Collateral valuation

To mitigate its credit risks on financial assets, the Company seeks to use collateral (Housing Property), where possible. However, the fair value of collateral affects the calculation of ECLs. It is generally assessed, at a minimum, at inception and re-assessed on an annual basis for credit impaired financial assets.

To the extent possible, the Company uses active market data for valuing financial assets held as collateral. Other financial assets which do not have readily determinable market values are valued using models. Non-financial collateral, such as real estate, is valued by company's empaneled values.

3.8 Write-offs

Financial assets are written off either partially or in their entirety only when the Company has stopped pursuing the recovery. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance, then that is applied against the gross carrying amount. Any subsequent recoveries are credited to statement of profit and loss.

3.9 Determination of fair value

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

► Level 1 financial instruments – Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

► Level 2 financial instruments – Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities, and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument. However, if such adjustments are based on unobservable inputs which are significant to the entire measurement, the Company will classify the instruments as Level 3.

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

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company periodically reviews its valuation techniques including the adopted methodologies and model calibrations. However, the base models may not fully capture all factors relevant to the valuation of the Company's financial instruments such as credit risk (CVA), own credit (DVA) and/or funding costs (FVA). Therefore, the Company applies various techniques to estimate the credit risk associated with its financial instruments measured at fair value, which include a portfolio-based approach that estimates the expected net exposure per counterparty over the full lifetime of the individual assets, in order to reflect the credit risk of the individual counterparties for non-collateralised financial instruments. The Company estimates the value of its own credit from market observable data, such as secondary prices for its traded debt and the credit spread on credit default swaps and traded debts on itself.

The Company evaluates the levelling at each reporting period on an instrument-by-instrument basis and reclassifies instruments when necessary based on the facts at the end of the reporting period.

Amendments to IND AS 109: Prepayment Features with Negative Compensation

Under IND AS 109, a debt instrument can be measured at amortized cost or at fair value through other comprehensive income, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to IND AS 109 clarify that a financial asset passes the SPPI criterion regardless of an event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract. These amendments had no impact on the financial statements of the Company.

3.10 Foreign currency translation

Functional and presentational currency

The financial statements are presented in INR which is also functional currency of the company.

Transactions and balances

Transactions in foreign currencies are initially recorded in the functional currency at the spot rate of exchange ruling at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are retranslated into the functional currency at the spot rate of exchange at the reporting date and resultant differences arising are taken to other income/expense in the statement of profit and loss.

Non-monetary items that are measured at historical cost in a foreign currency are translated using the spot exchange rates as at the date of recognition.

3.11 Leases

The Company has applied Ind AS 116 using the modified retrospective approach with the date of initial application being April 01, 2019 (transition date).

At inception of a contract, the Company assesses whether a contract is, or contains a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company uses the definition of a lease in Ind AS 116.

(i) As lessee:

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative standalone prices. However, for leases of property, the Company has elected not to separate non - lease components and account for the lease and non - lease components as a single lease component.

The Company recognizes a right - of - use asset and a lease liability at the lease commencement date. The right - of - use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right - of - use asset is subsequently depreciated using the straight - line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right - of - use asset reflects that the Company will exercise a purchase option. In that case the right - of - use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right - of - use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payment included in the measurement of lease liability comprise the following:

Fixed payments, including in - substance fixed payments;

Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;

Amounts expected to be payable under a residual value guarantee; and

The exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is premeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in - substance fixed lease payment.

When the lease liability is premeasured in this way, a corresponding adjustment is made to the carrying amount of the right - of - use asset, or is recorded in profit or loss if the carrying amount of the right - of - use asset has been reduced to zero.

The Company presents right - of - use assets that do not meet the definition of investment property in 'Property, Plant and Equipment' and lease liabilities under the head 'Other Financial Liability'.

Short - term leases and leases of low value assets

The Company has elected not to recognize right - of - use assets and lease liabilities for leases of low - value assets and short - term leases. The Company recognizes the lease payments associated with these leases as an expense on a straight - line basis over the lease term.



3.12 Recognition of income and expenses

Revenue (other than for those items to which Ind AS 109 Financial Instruments are applicable) is measured at fair value of the consideration received or receivable.

3.12.1 Other income

- Charges recoverable from customers are recognized upon receipt of the same.
- Interest Income on Fixed Deposits and Bonds are recognized on time proportion basis.
- Income from Mutual Fund Investment is recognised upon receipts of the same.
- The mutual funds are valued at NAV declared by respective fund house.
- Profit/Loss earned on sale of Investment is recognised on trade date basis, net of expenses. The cost of Investment is computed based on weighted average basis.

3.12.2 Net gain/loss on Fair value changes

Any differences between the fair values of financial assets classified as fair value through the profit or loss, held by the Company on the balance sheet date is recognised as an unrealised gain / loss. In cases there is a net gain in the aggregate, the same is recognised as income and if there is a net loss the same is disclosed as expenses.

3.13 Property, plant and equipment

Property plant and equipment is stated at cost excluding the costs of day-to-day servicing, less accumulated depreciation and accumulated impairment in value. Changes in the expected useful life are accounted for by changing the amortisation period or methodology, as appropriate, and treated as changes in accounting estimates.

Depreciation is calculated using the straight-line method to write down the cost of property and equipment to their residual values over their estimated useful lives. Land is not depreciated. The estimated useful lives are, as follows:

Asset Description	Useful life of Asset (in year) as per Schedule-II	Useful life of Asset (in year) as estimated by the Company
Office equipment's	5 Year	5 Year
Server and Networks	6 Year	6 Year
Laptop, Desktop, etc.	3 Year	3 Year
Furniture & Fixtures	10 Year	10 Years
Cars - Owned	8 Year	8 Years

Immovable assets at the leased premises including civil works, electrical items are capitalised as leasehold improvements and are amortised over the primary period of lease subject to maximum of 6 years.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Property plant and equipment is derecognised on disposal or when no future economic benefits are expected from its use. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in other income / expense in the statement of profit and loss in the year the asset is derecognised.

3.14 Intangible assets

Intangible Assets are recognised only if it is probable that the future economic benefits that are attributable to assets will flow to the enterprise and the cost of the assets can be measured reliably. Intangible assets are recorded at cost and carried at cost less accumulated depreciation and accumulated Impairment losses, if any.

Intangible assets are amortised on a straight line basis over their estimated useful lives. If the expected useful life of the asset is significantly different from previous estimates, the amortisation period is changed accordingly.

Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the net disposal proceeds and the carrying amount of the asset.

Computer software which is not an Integral part of the related hardware is classified as an intangible asset and is being amortised over the estimated useful life. The estimated useful lives of intangible assets are 5-6 years.

3.15 Repossessed Assets held for sale

Assets acquired in satisfaction of debts are disclosed in the balance sheet at outstanding principal loan amount or market value (as per valuation reports) whichever is lower. In case the market value of assets acquired is lower than the outstanding principal loan amount, difference is charged to the Statement of Profit and Loss. In case the market value of assets acquired cannot be determined, assets are recognised at a nominal value.

The outstanding overdue interest, other charges and interest from the date of settlement till the disposal of such assets are accounted on realization basis. Any money realized over and above the principal outstanding in either of these categories such as interest or other charges etc. are booked under the respective heads of the Statement of Profit and Loss. Further, if on disposal of these assets, the sale proceeds are higher than the loan amount (including outstanding overdue interest, other charges and interest from the date of settlement till the disposal of such assets), then the Company refunds the excess amount to the customers, unless agreed otherwise at the time of acquiring assets in satisfaction of debts with the customers.

3.16 Retirement and other employee benefits

Short term employee benefit

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. These benefits include short term compensated absences such as paid annual leave. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognised as an expense during the period. Benefits such as salaries and wages, etc. and the expected cost of the bonus/ex-gratia are recognised in the period in which the employee renders the related service.

Post-employment employee benefits

(a) Defined contribution schemes

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognises contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognised as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognised as an asset.



(b) **Defined Benefit schemes**

The Company operates a defined benefit gratuity plan in India, which requires contributions to be made to a separately administered fund. The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method. Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of:

- The date of the plan amendment or curtailment, and
- The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:

- Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- Net interest expense or income

3.17 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the effect of the time value of money is material, the Company determines the level of provision by discounting the expected cash flows at a pre-tax rate reflecting the current rates specific to the liability. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

3.18 Taxes

3.18.1 Current tax

Current tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid/payable to the taxation authorities. The tax rates and tax laws used to compute amount are those that are enacted, or substantively enacted, by the reporting date. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Appendix C, Ind AS 12 : Uncertainty over Income Tax Treatment

The Appendix addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of IND AS 12 Income Taxes. It does not apply to taxes or levies outside the scope of IND AS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The Appendix specifically addresses the following-

- Whether the Company considers uncertain tax treatments separately;
- The assumptions the Company makes about the examination of tax treatments by taxation authorities;
- How the Company determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates;
- How the Company considers changes in facts and circumstances

The Company determines whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments and uses the approach that better predicts the resolution of the uncertainty

The Company applies significant judgment in identifying uncertainties over income tax treatments. Since the Company operates in a complex environment, it assessed whether the Appendix had an impact on its financial statements

Upon adoption of the Appendix, the Company considered whether it has any uncertain tax positions. The Appendix did not have an impact on the financial statements of the Company.

Amendments to IND AS 12 Income Taxes

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, the Company recognizes the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where it originally recognized those past transactions or events.

The Company applies the amendments for annual reporting periods beginning on or after 1 April 2019, with early application permitted. When the Company first applies those amendments, it applies them to the income tax consequences of dividends recognized on or after the beginning of the earliest comparative period.

Since the Company's current practice is in line with these amendments, they had no impact on the financial statements of the Company.

3.18.2 Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- Where the deferred tax liability/assets arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Tax benefits arising from the acquisition of an intangible asset that is not part of a business combination, but not satisfying the criteria for separate recognition at that date, are recognised subsequently if new information about facts and circumstances change. Acquired deferred tax benefits recognised within the measurement period reduce goodwill related to that acquisition if they result from new information obtained about facts and circumstances existing at the acquisition date.

The Company continues to create the Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36(1)(viii) of the Income Tax Act, 1961.

3.18.3 Share Based Payment

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Share Based Payments Reserve.

ESOPs (equity - settled share - based payments) have also been granted to the employees of:

Parent company (including ultimate parent company) whereby:

Parent has considered the payment / settlement which is being made by its subsidiary as credit to 'Dividend Income' and debit to expenses (employee related cost);

Subsidiary has debited its 'Retained Earnings' as dividend distribution and credited 'equity'.

The employees of the Company are recipient of equity - settled share based payments either from the parent (including ultimate parent) .

(i) Where the transaction is with the parent, the Company has debited its expenses (employee related cost) and credited the capital contribution from the parent; the dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

The assumptions and models used for estimating fair value for share-based payment transactions are disclosed in Note 25.

The amount of share based payments granted to the employees of

- The Company is charged to Statement of Profit & Loss;

- The Parent Company (including ultimate parent company) is debited to the retained earnings in statement of changes in equity.

The credit in all cases is made to ESOP reserve account.

4 Significant accounting judgments, estimates and assumptions

The preparation of financial statements in conformity with the Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the accompanying disclosure and the disclosure of contingent liabilities, at the end of the reporting period. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant

4.1 Business model assessment

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The company determines the business model at a level that reflects how its financial assets are managed together to achieve a particular business objective. This assessment includes judgment reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets. The company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The company based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they

4.2 Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgments and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility.

4.3 Effective Interest Rate (EIR) method

The company's EIR methodology, recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments and penalty interest and charges).

This estimation, by nature, requires an element of judgment regarding the expected behaviour and life-cycle of the instruments.



4.4 Impairment of financial asset

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

The company's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgments and estimates include:

The company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment

The segmentation of financial assets when their ECL is assessed on a collective basis

Development of ECL models, including the various formulas and the choice of inputs

Determination of associations between macroeconomic scenarios and, economic inputs, such as collateral values, and the effect on PDs, EADs and LGDs

Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

It has been the company's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

4.5 Provisions and other contingent liabilities

The company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. As a result, it is involved in various litigation, arbitration and regulatory investigations and proceedings in the ordinary course of the company's business.

When the company can reliably measure the outflow of economic benefits in relation to a specific case and considers such outflows to be probable, the company records a provision against the case. Where the probability of outflow is considered to be remote, or probable, but a reliable estimate cannot be made, a contingent liability is disclosed.

Given the subjectivity and uncertainty of determining the probability and amount of losses, the company takes into account a number of factors including legal advice, the stage of the matter and historical evidence from similar incidents. Significant judgment is required to conclude on these estimates.

5 Standards issued but not yet effective

There are no standards that have been issued by Ministry of Corporate Affairs that are not yet effective.



1 Corporate information

Religare Housing Development Finance Corporation Limited [RHDFCL] (the 'Company') is a subsidiary of Religare Finvest Limited (RFL). RFL holds 87.5% of the paid up equity share capital of RHDFCL. The Company was incorporated on June 30, 1993 as Maharishi Housing Development Finance Corporation Limited. On September 7, 2010 the name of the Company was changed to Religare Housing Development Finance Corporation Limited. The Registered office of the Company is situated at 1407, 14th Floor, Chiranjiv Tower, 43, Nehru Place New Delhi South Delhi 110019. The Company is a Housing finance Company registered with the National Housing bank ("NHB") under section 29A of the National Housing Bank Act, 1987 and primarily engaged in lending of Housing Loans.

Pursuant to the requirement of the Housing Finance Companies (NHB) Directions, 2010 the Company has been granted a new registration No.10.0088.10 dated October 1, 2010 under section 29A of the National Housing Bank Act, 1987 by the National Housing Bank, consequent upon change in the name of the Company.

The financial statements for the year ended 31 March 2025 were authorised for issue in accordance with a resolution of the directors on May 05, 2025.

2 Basis of Preparation and Statement of Compliance

Basis of Preparation

The financial statements of the Company have been prepared in accordance with the Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended from time to time).

The financial statements have been prepared on a historical cost basis, except for fair value through other comprehensive income (FVTOCI) instruments, other financial assets held for trading and financial assets and liabilities designated at fair value through profit or loss (FVTPL), all of which have been measured at fair value. The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest lacs, except when otherwise indicated.

Statement of Compliance

These financial statements of the Company have been prepared in accordance with the Indian Accounting Standards as per the Companies (Indian Accounting Standards) Rules, 2015 as amended and notified under Section 133 of the Companies Act, 2013 and the other relevant provisions of the Act.

2.1 Presentation of financial statements

The Company presents its balance sheet in order of liquidity. The financial statements of the Company are presented as per Schedule III (Division III) of the Companies Act, 2013, as notified by the Ministry of Corporate Affairs (MCA). An analysis regarding recovery or settlement within 12 months after the reporting date and more than 12 months after the reporting date.

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

- The normal course of business
- The events of default
- The events of insolvency or bankruptcy of the Company and/ or its counter parties

3 Material accounting policies

3.1 Recognition of interest income

3.1.1 The effective interest rate method

Under Ind AS 109 interest income is recorded using the effective interest rate (EIR) method for all financial instruments measured at amortised cost, debt instrument measured at FVTOCI and debt instruments designated at FVTPL. The EIR is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset.

The EIR (and therefore, the amortised cost of the asset) is calculated by taking into account any discount or premium on acquisition, fees and costs that are an integral part of the EIR. The company recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected life of the loan. Hence, it recognises the effect of potentially different interest rates charged at various stages, and other characteristics of the product life cycle (including prepayments, penalty interest and charges).

If expectations regarding the cash flows on the financial asset are revised for reasons other than credit risk, the adjustment is booked as a positive or negative adjustment to the carrying amount of the asset in the balance sheet with an increase or reduction in interest income. The adjustment is subsequently amortised through Interest income in the statement of profit and loss.

3.1.2 Interest Income

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income to the extent recoverable. If the financial assets cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

3.2 Financial instruments-initial recognition

3.2.1 Date of recognition

Financial assets and liabilities, with the exception of loans, debt securities and borrowings are initially recognised on the trade date, i.e. the date that the company becomes a party to the contractual provisions of the instrument. This includes regular way trades: purchases or sales of financial assets that require delivery of assets within the time frame generally established by regulation or convention in the market place. Loans are recognised when funds are transferred to the customers' account. The Company recognises debt securities and borrowings when funds disbursed to the Company.

3.2.2 Initial measurement of financial instruments

The classification of financial instruments at initial recognition depends on their contractual terms and the business model for managing the instruments. Financial instruments are initially measured at their fair value, except in the case of financial assets and financial liabilities recorded at FVTPL, transaction costs are added to, or subtracted from, this amount. Trade receivables are measured at the transaction price.

When the fair value of financial instruments at initial recognition differs from the transaction price, the company accounts for the Day 1 profit or loss, as described below.

3.2.3 Day 1 profit or loss

When the transaction price of the instrument differs from the fair value at origination and the fair value is based on a valuation technique using only inputs observable in market transactions, the company recognises the difference between the transaction price and fair value in net gain on fair value changes. In those cases where fair value is based on models for which some of the inputs are not observable, the difference between the transaction price and the fair value is deferred and is only recognised in profit or loss when the inputs become observable, or when the instrument is derecognised.

3.2.4 Measurement categories of financial assets and liabilities

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

Fair value through Other Comprehensive Income(FVTOCI)

Fair value through Profit and loss(FVTPL)



3.3 Financial assets and liabilities

3.3.1 Bank balances, Loans, Trade receivables and financial investments at amortised cost

The company measures Bank balances, Loans, Trade receivables and other financial investments at amortised cost if both of the following conditions are met:

The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows.

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

The details of these conditions are outlined below.

3.3.1.1 Business model assessment

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

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

How the performance of the business model and the financial assets held within that business model are evaluated and reported.

The risks that affect the performance of the business model (and the financial assets held within that business model) and, in particular, the way those risks are managed

The business model assessment is based on reasonably expected scenarios without taking 'worst case' or 'stress case' scenarios into account. If cash flows after initial recognition are realised in a way that is different from the Company's original expectations, the Company does not change the classification of the remaining financial assets held in that business model, but incorporates such information when assessing newly originated or newly purchased financial assets going forward.

3.3.1.2 The solely payments of principal and interest (SPPI) test

As a second step of its classification process, the Company assesses the contractual terms of financial asset to identify whether they meet the SPPI test.

'Principal' for the purpose of this test is defined as the fair value of the financial asset at initial recognition and may change over the life of the financial asset.

In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss.

3.3.2 Financial assets or financial liabilities held for trading

The Company classifies financial assets as held for trading when they have been purchased or issued primarily for short-term profit making through trading activities or form part of a portfolio of financial instruments that are managed together, for which there is evidence of a recent pattern of short-term profit taking. Held-for-trading assets and liabilities are recorded and measured in the balance sheet at fair value. Changes in fair value are recognised in net gain on fair value changes. Interest and dividend income or expense is recorded in net gain on fair value changes according to the terms of the contract, or when the right to payment has been established.

3.3.3 Debt instruments at FVTOCI

Debt instruments are measured at FVTOCI when both of the following conditions are met:

-The instrument is held within a business model, the objective of which is achieved by both collecting contractual cash flows and selling financial assets.

-The contractual terms of the financial asset meet the SPPI test

FVTOCI debt instruments are subsequently measured at fair value with gains and losses arising due to changes in fair value recognised in OCI. Interest income and foreign exchange gains and losses are recognised in profit or loss in the same manner as for financial assets measured at amortised cost. Where the Company holds more than one investment in the same security, they are deemed to be disposed of on a first-in first-out basis. On derecognition, cumulative gains or losses previously recognised in OCI are reclassified from OCI to profit or loss.

3.3.4 Debt securities and other borrowed funds:

After initial measurement, debt issued and other borrowed funds are subsequently measured at amortised cost. Amortised cost is calculated by taking into account any discount or premium on issue funds, and costs that are an integral part of the EIR.

3.3.5 Financial assets and financial liabilities at fair value through profit or loss

Financial assets and financial liabilities in this category are those that are held for trading and have been either designated by management upon initial recognition or are mandatorily required to be measured at fair value under Ind AS 109. Management only designates an instrument at FVTPL upon initial recognition when one of the following criteria is met. Such designation is determined on an instrument-by-instrument basis:

-The designation eliminates or significantly reduces, the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognising gains / losses on them on a different basis or

-The liabilities are part of financial liabilities, which are managed and their performance evaluated on a fair value basis, in accordance with a documented risk management or investment strategy or

-The liabilities containing one or more embedded derivatives, unless they do not significantly modify the cash flows that would otherwise be required by the contract, or it is clear with little or no analysis when a similar instrument is first considered that separation of the embedded derivative(s) is prohibited.

-Financial assets and financial liabilities at FVTPL are recorded in the balance sheet at fair value. Changes in fair value are recorded in profit and loss with the exception of movements in fair value of liabilities designated at FVTPL due to changes in the Company's own credit risk. Such changes in fair value are recorded through OCI and do not get recycled to the profit or loss. Interest earned or incurred on instruments designated at FVTPL is accrued in interest income or finance cost, respectively, using the EIR, taking into account any discount/ premium and qualifying transaction costs being an integral part of instrument. Interest earned on assets mandatorily required to be measured at FVTPL is recorded using contractual interest rate.

3.3.6 Investments in associates

Investments in associates are measured at cost as per Ind AS 27 -Separate Financial Statements less impairment losses if any.

3.4 Reclassification of financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line.



3.5 Derecognition of financial assets and liabilities

3.5.1 Derecognition of financial assets due to substantial modification of terms and conditions

The Company derecognises a financial asset such as loan to customers, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new loan, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded. The newly recognised loans are classified as Stage 1 for ECL/ provision measurement purposes.

When assessing whether or not to derecognise a loan to a customer, amongst others, the Company considers the following factors:

- Change in currency of the loan
- Introduction of an equity feature
- Change in counterparty

If the modification is such that the instrument would no longer meet the SPPI criterion

If the modification does not result in cash flows that are substantially different, the modification does not result in derecognition. Based on the change in cash flows discounted at the original EIR, the Company records a modification gain or loss, to the extent that an impairment loss has not already been recorded.

3.5.2 Derecognition of financial assets other than due to substantial modification

3.5.2.1 Financial assets

A financial asset (or, where applicable, a part of a financial asset) is derecognised when the rights to receive cash flows from the financial asset have expired. The Company also derecognises the financial asset if it has both transferred the financial asset and the transfer qualifies for derecognition.

-The Company has transferred its contractual rights to receive cash flows from the financial asset or

It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows without material delay to a third party under a 'pass-through' arrangement.

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- (i) The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates
- (ii) The Company cannot sell or pledge the original asset other than as security to the eventual recipients
- (iii) The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay. In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- (i) The Company has transferred substantially all the risks and rewards of the asset or
- (ii) The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

3.5.3 Financial liabilities

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

3.6 Impairment of financial assets

3.6.1 Overview of the ECL principles

The Company records allowance for expected credit losses ("ECL") for all loans, other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, all referred to as 'financial instruments'. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12mECL). The Company has policies for determining significant increase in credit risk, if any.

The 12mECL results from default events on a financial instrument that is possible within the 12 months from the reporting date.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument.

Both LTECL and 12mECL are calculated on collective basis, depending on the management's perceived credit risk over the remaining life of the financial instrument.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument. The Company does the assessment of significant increase in credit risk at a borrower level. If a borrower has various facilities having different past due status, then the highest days past due (DPD) is considered to be applicable for all the facilities of that borrower.

Based on the above process, the Company categorises its loans into Stage 1, Stage 2, Stage 3, as described below:

Stage 1: When loans are first recognised, the Company recognises an allowance based on 12mECL. It includes financial instruments that are up to 30 days past due. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 or Stage 3.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. It includes financial instruments that are more than 30 but up to 90 days past due. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3.

Stage 3: Loans considered credit-impaired. It includes loans that are over 90 days past due. The Company records an allowance for the LTECLs.

3.6.2 The calculation of ECLs

The Company calculates ECL based on total loans receivable (including accrued interest) which are divided into segments based upon the industry in which the customer is operating.

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

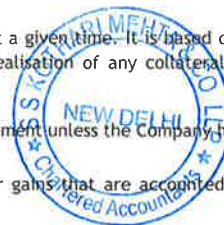
PD - The Probability of Default ("PD") is an estimate of the likelihood of default over a given time horizon.

EAD - The Exposure at Default ("EAD") is an estimate of the exposure at a reporting date, taking into account repayments of principal and interest, whether scheduled by contract or otherwise and accrued interest from missed repayments. The EAD is sum total of outstanding principal and accrued interest, if any, on the reporting date.

LGD - The Loss Given Default ("LGD") is an estimate of the loss arising in 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 maximum period for which the credit losses are determined is the contractual life of a financial instrument unless the Company has the legal right to call it earlier.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.



The mechanism of the ECL methodology are summarised below:

Stage 1: The 12mECL represents expected credit loss from default events on a financial instrument that are possible within the 12 months from the reporting date. These expected 12-month default probabilities are applied to EAD and multiplied by the expected LGD and discounted by an approximation to the ROI as at reporting date.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECL. The mechanism is similar to that explained above, but PD and LGD are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by an approximation to the ROI as at reporting date.

Stage 3: For loans considered credit-impaired, the Company recognises the lifetime expected credit losses for these loans. The method is similar to that for Stage 2.

As per circular RBI/2020-21/73/DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17th, 2021, as amended HFCs are required to follow the extant direction on Prudential Norms, including on assets classification, provisioning etc. issued by the RBI / NHB. However, provision for impairment on loan assets calculated through application of ECL Model is less than as provision calculated as per RBI / NHB Prudential norms, so the company has considered provision as per RBI / NHB Prudential norms in the financial statements.

3.6.3 Debt instruments measured at fair value through OCI

The ECLs for debt instruments measured at FVTOCI do not reduce the carrying amount of these financial assets in the balance sheet, which remains at fair value. Instead, an amount equal to the allowance that would arise if the assets were measured at amortised cost is recognised in OCI as an accumulated impairment amount, with a corresponding charge to profit or loss. The accumulated loss recognised in OCI is recycled to the profit and loss upon derecognition of the assets.

3.6.4 Purchased or originated credit impaired financial assets (POCI)

For POCI financial assets, the Company only recognises the cumulative changes in LTECL since initial recognition in the loss allowance.

3.6.5 Trade receivables and contract assets

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition.

3.6.6 Forward looking information

In its ECL models, the Company relies on a broad range of forward looking information as economic inputs, such as: GDP growth. The inputs and models used for calculating ECLs may not always capture all characteristics of the market at the date of the financial statements. To reflect this, qualitative adjustments or overlays are occasionally made as temporary adjustments when such differences are significantly material.

3.7 Collateral valuation

To mitigate its credit risks on financial assets, the Company seeks to use collateral (Housing Property), where possible. However, the fair value of collateral affects the calculation of ECLs. It is generally assessed, at a minimum, at inception and re-assessed on an annual basis for credit impaired financial assets. To the extent possible, the Company uses active market data for valuing financial assets held as collateral. Other financial assets which do not have readily determinable market values are valued using models. Non-financial collateral, such as real estate, is valued by company's empaneled values.

3.8 Write-offs

Financial assets are written off either partially or in their entirety only when the Company has stopped pursuing the recovery. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance, then that is applied against the gross carrying amount. Any subsequent recoveries are credited to statement of profit and loss.

3.9 Determination of fair value

The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- ▶ In the principal market for the asset or liability, or
- ▶ In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

▶ Level 1 financial instruments –Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

▶ Level 2 financial instruments–Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities, and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument. However, if such adjustments are based on unobservable inputs which are significant to the entire measurement, the Company will classify the instruments as Level 3.

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

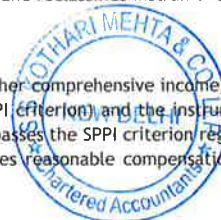
For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

The Company periodically reviews its valuation techniques including the adopted methodologies and model calibrations. However, the base models may not fully capture all factors relevant to the valuation of the Company's financial instruments such as credit risk (CVA), own credit (DVA) and/or funding costs (FVA). Therefore, the Company applies various techniques to estimate the credit risk associated with its financial instruments measured at fair value, which include a portfolio-based approach that estimates the expected net exposure per counterparty over the full lifetime of the individual assets, in order to reflect the credit risk of the individual counterparties for non-collateralised financial instruments. The Company estimates the value of its own credit from market observable data, such as secondary prices for its traded debt and the credit spread on credit default swaps and traded debts on itself.

The Company evaluates the levelling at each reporting period on an instrument-by-instrument basis and reclassifies instruments when necessary based on the facts at the end of the reporting period.

Amendments to IND AS 109: Prepayment Features with Negative Compensation

Under IND AS 109, a debt instrument can be measured at amortized cost or at fair value through other comprehensive income, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to IND AS 109 clarify that a financial asset passes the SPPI criterion regardless of an event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract. These amendments had no impact on the financial statements of the Company.



3.10 Foreign currency translation

Functional and presentational currency

The financial statements are presented in INR which is also functional currency of the company.

Transactions and balances

Transactions in foreign currencies are initially recorded in the functional currency at the spot rate of exchange ruling at the date of the transaction.

Monetary assets and liabilities denominated in foreign currencies are retranslated into the functional currency at the spot rate of exchange at the reporting date and resultant differences arising are taken to other income/expense in the statement of profit and loss.

Non-monetary items that are measured at historical cost in a foreign currency are translated using the spot exchange rates as at the date of recognition.

3.11 Leases

The Company has applied Ind AS 116 using the modified retrospective approach with the date of initial application being April 01, 2019 (transition date).

At inception of a contract, the Company assesses whether a contract is, or contains a lease. A contract is, or contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company uses the definition of a lease in Ind AS 116.

(i) As lessee:

At commencement or on modification of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of its relative standalone prices. However, for leases of property, the Company has elected not to separate non - lease components and account for the lease and non - lease components as a single lease component.

The Company recognizes a right - of - use asset and a lease liability at the lease commencement date. The right- of - use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

The right- of - use asset is subsequently depreciated using the straight - line method from the commencement date to the end of the lease term, unless the lease transfers ownership of the underlying asset to the Company by the end of the lease term or the cost of the right - of - use asset reflects that the Company will exercise a purchase option. In that case the right - of - use asset will be depreciated over the useful life of the underlying asset, which is determined on the same basis as those of property and equipment. In addition, the right - of - use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate as the discount rate.

The Company determines its incremental borrowing rate by obtaining interest rates from various external financing sources and makes certain adjustments to reflect the terms of the lease and type of the asset leased.

Lease payment included in the measurement of lease liability comprise the following:

Fixed payments, including in - substance fixed payments;

Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;

Amounts expected to be payable under a residual value guarantee; and

The exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortized cost using the effective interest method. It is premeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, if the Company changes its assessment of whether it will exercise a purchase, extension or termination option or if there is a revised in - substance fixed lease payment.

When the lease liability is premeasured in this way, a corresponding adjustment is made to the carrying amount of the right - of - use asset, or is recorded in profit or loss if the carrying amount of the right - of - use asset has been reduced to zero.

The Company presents right - of - use assets that do not meet the definition of investment property in 'Property, Plant and Equipment' and lease liabilities under the head 'Other Financial Liability'.

Short - term leases and leases of low value assets

The Company has elected not to recognize right - of - use assets and lease liabilities for leases of low - value assets and short - term leases. The Company recognizes the lease payments associated with these leases as an expense on a straight - line basis over the lease term.



3.12 Recognition of income and expenses

Revenue (other than for those items to which Ind AS 109 Financial Instruments are applicable) is measured at fair value of the consideration received or receivable.

3.12.1 Other income

- Charges recoverable from customers are recognized upon receipt of the same.
- Interest Income on Fixed Deposits and Bonds are recognized on time proportion basis.
- Income from Mutual Fund Investment is recognised upon receipts of the same.
- The mutual funds are valued at NAV declared by respective fund house.
- Profit/Loss earned on sale of Investment is recognised on trade date basis, net of expenses. The cost of Investment is computed based on weighted average basis.

3.12.2 Net gain/loss on Fair value changes

Any differences between the fair values of financial assets classified as fair value through the profit or loss, held by the Company on the balance sheet date is recognised as an unrealised gain / loss. In cases there is a net gain in the aggregate, the same is recognised as income and if there is a net loss the same is disclosed as expenses.

3.13 Property, plant and equipment

Property plant and equipment is stated at cost excluding the costs of day-to-day servicing, less accumulated depreciation and accumulated impairment in value. Changes in the expected useful life are accounted for by changing the amortisation period or methodology, as appropriate, and treated as changes in accounting estimates.

Depreciation is calculated using the straight-line method to write down the cost of property and equipment to their residual values over their estimated useful lives. Land is not depreciated. The estimated useful lives are, as follows:

Asset Description	Useful life of Asset (in year) as per Schedule-II	Useful life of Asset (in year) as estimated by the Company
Office equipment's	5 Year	5 Year
Server and Networks	6 Year	6 Year
Laptop, Desktop, etc.	3 Year	3 Year
Furniture & Fixtures	10 Year	10 Years
Cars - Owned	8 Year	8 Years

Immovable assets at the leased premises including civil works, electrical items are capitalised as leasehold improvements and are amortised over the primary period of lease subject to maximum of 6 years.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate.

Property plant and equipment is derecognised on disposal or when no future economic benefits are expected from its use. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in other income / expense in the statement of profit and loss in the year the asset is derecognised.

3.14 Intangible assets

Intangible Assets are recognised only if it is probable that the future economic benefits that are attributable to assets will flow to the enterprise and the cost of the assets can be measured reliably. Intangible assets are recorded at cost and carried at cost less accumulated depreciation and accumulated Impairment losses, if any.

Intangible assets are amortised on a straight line basis over their estimated useful lives. If the expected useful life of the asset is significantly different from previous estimates, the amortisation period is changed accordingly.

Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the net disposal proceeds and the carrying amount. Computer software which is not an Integral part of the related hardware is classified as an intangible asset and is being amortised over the estimated useful life. The estimated useful lives of intangible assets are 5-6 years.

3.15 Repossessed Assets held for sale

Assets acquired in satisfaction of debts are disclosed in the balance sheet at outstanding principal loan amount or market value (as per valuation reports) whichever is lower. In case the market value of assets acquired is lower than the outstanding principal loan amount, difference is charged to the Statement of Profit and Loss. In case the market value of assets acquired cannot be determined, assets are recognised at a nominal value.

The outstanding overdue interest, other charges and interest from the date of settlement till the disposal of such assets are accounted on realization basis. Any money realized over and above the principal outstanding in either of these categories such as interest or other charges etc. are booked under the respective heads of the Statement of Profit and Loss. Further, if on disposal of these assets, the sale proceeds are higher than the loan amount (including outstanding overdue interest, other charges and interest from the date of settlement till the disposal of such assets), then the Company refunds the excess amount to the customers, unless agreed otherwise at the time of acquiring assets in satisfaction of debts with the customers.

3.16 Retirement and other employee benefits

Short term employee benefit

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. These benefits include short term compensated absences such as paid annual leave. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognised as an expense during the period. Benefits such as salaries and wages, etc. and the expected cost of the bonus/ex-gratia are recognised in the period in which the employee renders the related service.

Post-employment employee benefits

(a) Defined contribution schemes

Retirement benefit in the form of provident fund is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund. The Company recognises contribution payable to the provident fund scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognised as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognised as an asset.



(b) **Defined Benefit schemes**

The Company operates a defined benefit gratuity plan in India, which requires contributions to be made to a separately administered fund. The cost of providing benefits under the defined benefit plan is determined using the projected unit credit method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

Past service costs are recognised in profit or loss on the earlier of:

- ▶ The date of the plan amendment or curtailment, and
- ▶ The date that the Company recognises related restructuring costs

Net interest is calculated by applying the discount rate to the net defined benefit liability or asset. The Company recognises the following changes in the net defined benefit obligation as an expense in the statement of profit and loss:

- ▶ Service costs comprising current service costs, past-service costs, gains and losses on curtailments and non-routine settlements; and
- ▶ Net interest expense or income

3.17 Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the effect of the time value of money is material, the Company determines the level of provision by discounting the expected cash flows at a pre-tax rate reflecting the current rates specific to the liability. The expense relating to any provision is presented in the statement of profit and loss net of any reimbursement.

3.18 Taxes

3.18.1 Current tax

Current tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid/payable to the taxation authorities. The tax rates and tax laws used to compute amount are those that are enacted, or substantively enacted, by the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Appendix C, Ind AS 12 : Uncertainty over Income Tax Treatment

The Appendix addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of IND AS 12 Income Taxes. It does not apply to taxes or levies outside the scope of IND AS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The Appendix specifically addresses the following-

- Whether the Company considers uncertain tax treatments separately;
- The assumptions the Company makes about the examination of tax treatments by taxation authorities;
- How the Company determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates;
- How the Company considers changes in facts and circumstances

The Company determines whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments and uses the approach that better predicts the resolution of the uncertainty

The Company applies significant judgment in identifying uncertainties over income tax treatments. Since the Company operates in a complex environment, it assessed whether the Appendix had an impact on its financial statements

Upon adoption of the Appendix, the Company considered whether it has any uncertain tax positions. The Appendix did not have an impact on the financial statements of the Company.

Amendments to IND AS 12 Income Taxes

The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, the Company recognizes the income tax consequences of dividends in profit or loss, other comprehensive income or equity according to where it originally recognized those past transactions or events.

The Company applies the amendments for annual reporting periods beginning on or after 1 April 2019, with early application permitted. When the Company first applies those amendments, it applies them to the income tax consequences of dividends recognized on or after the beginning of the earliest comparative period.

Since the Company's current practice is in line with these amendments, they had no impact on the financial statements of the Company.

3.18.2 Deferred tax

Deferred tax is provided on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- ▶ Where the deferred tax liability/assets arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised, except:

- ▶ When the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss
- ▶ In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint ventures, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Tax benefits acquired as part of a business combination, but not satisfying the criteria for separate recognition at that date, are recognised subsequently if new information about facts and circumstances change. Acquired deferred tax benefits recognised within the measurement period reduce goodwill related to that acquisition if they result from new information obtained about facts and circumstances existing at the acquisition date.

The Company continues to create the Deferred Tax Liability (DTL) on Special Reserve created and maintained u/s 36(19)(iii) of the Income Tax Act, 1961 .

3.18.3 Share Based Payment

Equity-settled share-based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Share Based Payments Reserve.

ESOPs (equity - settled share - based payments) have also been granted to the employees of:

Parent company (including ultimate parent company) whereby:

Parent has considered the payment / settlement which is being made by its subsidiary as credit to 'Dividend Income' and debit to expenses (employee related cost);

Subsidiary has debited its 'Retained Earnings' as dividend distribution and credited 'equity'.

The employees of the Company are recipient of equity - settled share based payments either from the parent (including ultimate parent) .

(i) Where the transaction is with the parent, the Company has debited its expenses (employee related cost) and credited the capital contribution from the parent; the dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

The assumptions and models used for estimating fair value for share-based payment transactions are disclosed in Note 25.

The amount of share based payments granted to the employees of

- The Company is charged to Statement of Profit & Loss;

- The Parent Company (including ultimate parent company) is debited to the retained earnings in statement of changes in equity.

The credit in all cases is made to ESOP reserve account.

4 Significant accounting judgments, estimates and assumptions

The preparation of financial statements in conformity with the Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the accompanying disclosure and the disclosure of contingent liabilities, at the end of the reporting period. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and future periods are affected. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

In particular, information about significant areas of estimation, uncertainty and critical judgments in applying accounting policies that have the most significant

4.1 Business model assessment

Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The company determines the business model at a level that reflects how its financial assets are managed together to achieve a particular business objective. This assessment includes judgment reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets. The company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

Estimates and assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The company based its assumptions and estimates on parameters available when the consolidated financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they

4.2 Fair value of financial instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgments and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility.

4.3 Effective Interest Rate (EIR) method

The company's EIR methodology, recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments and penalty interest and charges).

This estimation, by nature, requires an element of judgment regarding the expected behaviour and life-cycle of the instruments.



4.4 Impairment of financial asset

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

The company's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgments and estimates include:

The company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment

The segmentation of financial assets when their ECL is assessed on a collective basis

Development of ECL models, including the various formulas and the choice of inputs

Determination of associations between macroeconomic scenarios and, economic inputs, such as collateral values, and the effect on PDs, EADs and LGDs

Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

It has been the company's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

4.5 Provisions and other contingent liabilities

The company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. As a result, it is involved in various litigation, arbitration and regulatory investigations and proceedings in the ordinary course of the company's business.

When the company can reliably measure the outflow of economic benefits in relation to a specific case and considers such outflows to be probable, the company records a provision against the case. Where the probability of outflow is considered to be remote, or probable, but a reliable estimate cannot be made, a contingent liability is disclosed.

Given the subjectivity and uncertainty of determining the probability and amount of losses, the company takes into account a number of factors including legal advice, the stage of the matter and historical evidence from similar incidents. Significant judgment is required to conclude on these estimates.

5 Standards issued but not yet effective

There are no standards that have been issued by Ministry of Corporate Affairs that are not yet effective.



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

6 Cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024
Cash in hand	0.02	0.02
Balances with banks		
On current accounts	396.58	498.19
Stamp Papers in hand	0.06	0.67
Total cash and cash equivalents	396.66	498.88

7 Bank balances other than Cash and cash equivalents

Particulars	As at 31 March 2025	As at 31 March 2024
Balances with banks to the extent held as margin money or security against the borrowings, guarantees, other commitments*	10.00	112.00
Total	10.00	112.00

7.1

Particulars	As at 31 March 2025	As at 31 March 2024
Fixed Deposits balance with Banks*		
Upto 12 months maturity from the date of Acquisition (More than 3 Months)	-	112.00
Upto 12 months maturity from the date of Acquisition (within 3 Months)	10.00	-
Total (A)	10.00	112.00
Maturity more than 12 months from the date of acquisition but after 12 months from Reporting date	-	-
Total (B)	-	-
Total (A+B)	10.00	112.00

*Pledged with Bank for Advance Against Deposit.



8 Loans

Particulars	As at 31 March 2025	As at 31 March 2024
Loans measured at amortised cost		
Term Loans:		
Housing Loans		
- Standard Assets	12,410.41	14,224.31
- Sub-Standard Assets	237.46	136.49
- Doubtful Assets	205.75	431.37
- Loss Assets	3.99	56.79
Non-Housing Loans		
- Standard Assets	5,616.56	6,273.47
- Sub-Standard Assets	118.97	93.38
- Doubtful Assets	100.51	180.18
- Loss Assets	13.29	18.29
Total - Gross	18,706.94	21,414.28
Less: Impairment loss allowance		
Housing Loans		
- Standard Assets	41.90	48.68
- Sub-Standard Assets	35.66	20.50
- Doubtful Assets	66.64	146.64
- Loss Assets	3.99	56.79
Non-Housing Loans		
- Standard Assets	22.89	25.43
- Sub-Standard Assets	17.99	14.03
- Doubtful Assets	36.87	46.60
- Loss Assets	13.29	18.29
Total - Net	18,467.71	21,037.32
Secured by tangible assets	18,682.17	21,395.72
Unsecured	24.77	18.56
Less: Impairment loss allowance	239.23	376.96
Total Net	18,467.71	21,037.32
Loans in India - Others		
	18,706.94	21,414.28
Total Gross	18,706.94	21,414.28
Less: Impairment loss allowance	239.23	376.96
Total Net	18,467.71	21,037.32

Notes:

- (i) Housing and Non-Housing (Loan against property) loans are secured by equitable mortgage of Properties.
- (ii) Secured loans are further classified into Standard, Sub Standard, Doubtful and Loss assets in accordance with the Non-Banking Financial Company -Housing Finance Company (Reserve Bank) Directions, 2021 after considering subsequent recoveries.
- (iii) Even though a portion of interest/installment is overdue exceeding 90 days as per the prudential norms, the entire balance outstanding after reversing unrealised interest is classified as Non-Performing Assets.
- (iv) The Company has no policy for granting loan against the collateral of gold Jewellery. As on 31st March, 2025, the Company did not have any loan against collateral of gold/Jewellery.
- (v) During the financial year 24-25 Rs. 64.17 Lakhs (Previous Year Rs. 60.50) disbursed by the Company as processing fee and other charges along with loan disbursement and same has been regrouped from housing loan to non-housing loan.
- (vi) During the financial year 24-25, the Company has received nil towards Interest Subsidy and nil processing fees under Pradhan Mantri Awas Yojana (PMAY)- Credit Linked Subsidy Scheme (CLSS) through National Housing Bank (NHB) (Previous year Rs. nil).
- (vii) For the Current Financial Year 24-25, the Company has detected Nil loan account/cases as fraudulent. For the previous year 23-24, the Company has detected Nil loan account/ cases as fraudulent. As on date, RHDFCL has identified 8 fraudulent loan accounts, 6 were reported on May 04, 2018 and 2 were reported on December 31, 2019 to NHB. Nil amount was recovered during the financial year 24-25.



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

8.1 Housing Loans

8.1.1 Credit Quality of Assets

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit and risk policy / classification defined as per INDAS

Particulars	As at 31 March 2025				As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Performing				-				-
Standard Grade	10,932.14	1,478.27		12,410.41	12,488.39	1,735.92		14,224.31
Non- performing				-				-
Sub-standard grade			237.46	237.46			136.49	136.49
Doubtful grade			205.75	205.75			431.37	431.37
Loss grade			3.99	3.99			56.79	56.79
Total	10,932.14	1,478.27	447.20	12,857.61	12,488.39	1,735.92	624.65	14,848.96

8.1.2 An analysis of changes in the gross carrying amount and the corresponding Provisions allowances in relation to Housing Loans is, as follows:

Particulars	As at 31 March 2025				As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	12,488.39	1,735.92	624.65	14,848.96	15,113.96	2,122.49	785.35	18,021.80
New assets originated or purchased	871.97	25.55	-	897.52	1,411.55	-	-	1,411.55
Assets derecognised or repaid (excluding write offs)	(2,245.52)	(250.27)	(148.28)	(2,644.07)	(4,194.88)	(246.28)	(142.38)	(4,583.54)
Transfers to Stage 1	472.48	(459.31)	(13.17)	0.00	880.56	(747.66)	(132.90)	-
Transfers to Stage 2	(561.20)	561.20	-	-	(667.32)	688.38	(21.06)	(0.00)
Transfers to Stage 3	(93.98)	(134.82)	228.80	-	(55.48)	(81.01)	136.49	-
Amounts written off	-	-	(244.80)	(244.80)	-	-	(0.85)	(0.85)
Gross carrying amount Closing balance	10,932.14	1,478.27	447.20	12,857.61	12,488.39	1,735.92	624.65	14,848.96

8.1.3 Reconciliation of Provisions in relation to Housing Loan is given below:

Particulars	As at 31 March 2025				As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Provision - opening balance	42.28	6.40	223.93	272.61	53.35	7.79	399.18	460.32
New assets originated or purchased	2.18	0.06	100.65	102.89	3.53	-	91.36	94.89
Assets derecognised or repaid (excluding write offs)	(7.89)	(1.12)	(218.29)	(227.30)	(14.60)	(1.39)	(266.61)	(282.60)
Transfers to Stage 1	-	-	-	-	-	-	-	-
Transfers to Stage 2	-	-	-	-	-	-	-	-
Transfers to Stage 3	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Provision - closing balance	36.57	5.34	106.29	148.20	42.28	6.40	223.93	272.61



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

8.2 Non-Housing Loans

8.2.1 Credit quality of assets

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit and risk policy / classification defined as per INDAS

Particulars	As at 31 March 2025				As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Internal rating grade				-				-
Performing				-				-
Standard Grade	4,906.93	709.63		5,616.56	5,612.63	660.84		6,273.47
Non- performing								
Sub-standard grade			118.97	118.97			93.38	93.38
Doubtful grade			100.51	100.51			180.18	180.18
Loss grade			13.29	13.29			18.29	18.29
Total	4,906.93	709.63	232.77	5,849.33	5,612.63	660.84	291.85	6,565.32

8.2.2 An analysis of changes in the gross carrying amount and the corresponding Provisions allowances in relation to Non-Housing loans is, as follows:

Particulars	As at 31 March 2025				As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	5,612.63	660.84	291.85	6,565.32	7,006.68	709.66	442.70	8,159.04
New assets originated or purchased	829.09	0.95	-	830.04	1,788.12	-	9.50	1,797.62
Assets derecognised or repaid (excluding write offs)	(1,246.04)	(134.57)	(155.75)	(1,536.36)	(3,106.69)	(118.01)	(89.24)	(3,313.94)
Transfers to Stage 1	158.82	(146.20)	(12.62)	-	250.90	(195.74)	(55.16)	-
Transfers to Stage 2	(365.52)	365.52	-	-	(275.56)	292.24	(16.68)	-
Transfers to Stage 3	(82.05)	(36.91)	118.97	0.01	(50.82)	(27.31)	78.13	-
Amounts written off	-	-	(9.68)	(9.68)	-	-	(77.40)	(77.40)
Gross carrying amount Closing balance	4,906.93	709.63	232.77	5,849.33	5,612.63	660.84	291.85	6,565.32

8.2.3 Reconciliation of Provisions in relation to Non-Housing loans is given below:

Particulars	As at 31 March 2025				As at 31 March 2024			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Provision - opening balance	22.78	2.65	78.92	104.35	28.22	2.85	135.31	166.38
New assets originated or purchased	3.32	-	58.25	61.57	7.15	-	53.75	60.90
Assets derecognised or repaid (excluding write offs)	(6.18)	0.32	(69.02)	(74.88)	(12.59)	(0.20)	(110.14)	(122.93)
Transfers to Stage 1	-	-	-	-	-	-	-	-
Transfers to Stage 2	-	-	-	-	-	-	-	-
Transfers to Stage 3	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Provision - Closing balance	19.92	2.97	68.15	91.04	22.78	2.65	78.92	104.35



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(Amount in INR lacs, unless otherwise stated)

8.3 Disclosure in accordance with RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020

As at March 31, 2025

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross Carrying Amount as per Ind AS (3)	Loss Allowances (Provisions) as required under Ind AS 109 (4)	Net Carrying Amount (5)=(3)-(4)	Provisions required as per IRACP norms (6)	Difference between Ind AS 109 provisions and IRACP norms (7) = (4)-(6)
Performing Assets						
Standard	Stage 1	15,839.07	56.48	15,782.59	56.48	-
	Stage 2	2,187.90	8.31	2,179.59	8.31	-
Subtotal		18,026.97	64.79	17,962.18	64.79	-
Non-Performing Assets (NPA)						
Substandard (a)	Stage 3	356.43	53.65	302.78	53.65	-
Doubtful - up to 1 year	Stage 3	183.59	54.34	129.25	54.34	-
1 to 3 years	Stage 3	122.67	49.17	73.50	49.17	-
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful (b)		306.26	103.51	202.75	103.51	-
Loss (c)	Stage 3	17.28	17.28	-	17.28	-
Subtotal for NPA (a+b+c)		679.97	174.44	505.53	174.44	-
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	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	Stage 1	15,839.07	56.48	15,782.59	56.48	-
	Stage 2	2,187.90	8.31	2,179.59	8.31	-
	Stage 3	679.97	174.44	505.53	174.44	-
Total		18,706.94	239.23	18,467.71	239.23	-
Total		18,706.94	239.23	18,467.71	239.23	-



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8.3 Disclosure in accordance with RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020

As at March 31, 2024

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross Carrying Amount as per Ind AS (3)	Loss Allowances (Provisions) as required under Ind AS 109 (4)	Net Carrying Amount (5)=(3)-(4)	Provisions required as per IRACP norms (6)	Difference between Ind AS 109 provisions and IRACP norms (7) = (4)-(6)
Performing Assets						
Standard	Stage 1	18,101.02	65.05	18,035.97	65.05	-
	Stage 2	2,396.76	9.06	2,387.70	9.06	-
Subtotal		20,497.78	74.11	20,423.67	74.11	-
Non-Performing Assets (NPA)						
Substandard (a)	Stage 3	229.87	34.53	195.34	34.53	-
Doubtful - up to 1 year	Stage 3	343.48	85.89	257.59	85.89	-
1 to 3 years	Stage 3	268.07	107.35	160.72	107.35	-
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful (b)		611.55	193.24	418.31	193.24	-
Loss (c)	Stage 3	75.08	75.08	-	75.08	-
Subtotal for NPA (a+b+c)		916.50	302.85	613.65	302.85	-
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	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	Stage 1	18,101.02	65.05	18,035.97	65.05	-
	Stage 2	2,396.76	9.06	2,387.70	9.06	-
	Stage 3	916.50	302.85	613.65	302.85	-
Total		21,414.28	376.96	21,037.32	376.96	-
Total		21,414.28	376.96	21,037.32	376.96	-



9 Investments

Particulars	As at 31 March 2025	As at 31 March 2024
Investments measured at fair value through Profit or loss		
Mutual funds	909.68	200.89
Security Receipts	590.95	1,039.26
Total - Gross	1,500.63	1,240.15
(i) Investments outside India	-	-
(ii) Investments in India	1,500.63	1,240.15
Total - Gross	1,500.63	1,240.15
Less: Allowance for Impairment loss	(309.41)	(401.40)
Total - Net	1,191.22	838.75

10 Other Financial Assets

Particulars	As at 31 March 2025	As at 31 March 2024
Security Deposits	75.88	73.26
Interest Accrued on Fixed Deposits	0.62	4.89
Excess Interest Spread Receivable (Refer note 44(3))	256.60	589.93
Receivable - Inter company	12.89	4.80
Other Receivables - including assignment	18.14	14.81
Total - Gross	364.13	687.69
Less: Impairment loss allowance (on EIS Receivable assets)	4.66	10.89
Total - Net	359.47	676.80

11 Current Tax Assets (Net)

Particulars	As at 31 March 2025	As at 31 March 2024
Advance payment of Taxes and Tax Deducted at Source (net of provisions amounting Rs. Nil (31 March 2024: Rs. 1,239.19 Lacs)	4.17	191.68
Total	4.17	191.68

12 Deferred Tax Assets/Liability (Net)

(A) Particulars	As at 31 March 2025	As at 31 March 2024
Deferred Tax relates to the following:		
Deferred Tax Assets		
Expected credit losses Allowance	60.21	94.87
Provision on Investments	77.88	101.03
Provision for employee benefits	18.85	16.58
Unamortized Processing fee	26.93	29.54
Lease Liability	88.30	104.76
Security Deposit	4.05	5.23
Loss as per income tax*	527.84	341.87
Property, Plant and Equipments	7.85	8.49
Total- Deferred Tax Assets(A)	811.91	702.37
Deferred Tax Liability		
Special Reserve u/s 36(1) (viii) of IT Act 1961	670.29	670.29
Right of Use Assets	75.76	93.42
Investments measured at fair value through Profit or Loss	2.45	0.23
Excess interest spread	63.41	145.73
Total Deferred Tax Liability (B)	811.91	909.67

*As per company future plans, management is assured that company will earn sufficient profits and they will be able to set off the carry forward losses in future.

(B) Recognition of deferred tax asset to the extent of deferred tax liability

Particulars	As at 31 March 2025	As at 31 March 2024
Balance sheet		
Deferred Tax Asset (A)	811.91	702.37
Deferred Tax Liability (B)	811.91	909.67
Deferred tax assets/ (liability), (Net)(A-B)	-	(207.30)

Deferred Tax Assets and Deferred Tax Liabilities have been offset as they relate to the same governing taxation laws.



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13 Property, plant and equipment

Particulars	Gross carrying amount				Accumulated Depreciation				Net carrying amount	
	As at 1 April 2024	Additions / Adjustments	Deductions / Adjustments	As at 31 March 2025	As at 1 April 2024	For the year	Deductions/ Adjustments	As at 31 March 2025	As at 31 March 2025	As at 31 March 2024
Leasehold Improvements	0.82	-	0.82	-	0.82	-	0.82	-	-	-
Office Equipment	72.67	0.84	8.92	64.59	57.59	4.79	8.76	53.62	10.97	15.08
Data Processing Machines	124.08	12.53	-	136.61	91.57	17.23	-	108.80	27.81	32.51
Furniture and Fixtures	4.95	3.12	0.34	7.73	2.55	0.75	0.30	3.00	4.73	2.40
Vehicles	1.60	-	-	1.60	1.60	-	-	1.60	-	-
Total	204.12	16.49	10.08	210.53	154.13	22.77	9.88	167.02	43.51	49.99

Particulars	Gross carrying amount				Accumulated Depreciation				Net carrying amount	
	As at 1 April 2023	Additions / Adjustments	Deductions / Adjustments	As at 31 March 2024	As at 1 April 2023	For the Year	Deductions/ Adjustments	As at 31 March 2024	As at 31 March 2024	As at 31 March 2023
Leasehold Improvements	0.82	-	-	0.82	0.82	-	-	0.82	-	-
Office Equipment	72.96	4.01	4.30	72.67	56.58	4.92	3.91	57.59	15.08	16.38
Data Processing Machines	105.20	19.81	0.93	124.08	77.82	14.70	0.95	91.57	32.51	27.38
Furniture and Fixtures	3.98	0.97	-	4.95	2.10	0.45	-	2.55	2.40	1.88
Vehicles	1.60	-	-	1.60	1.60	-	-	1.60	-	-
Total	184.56	24.79	5.23	204.12	138.92	20.07	4.86	154.13	49.99	45.64

13.1 There are no adjustments to Property, Plant and Equipment on account of borrowing costs and exchange differences. There is no revaluation of Property, Plant and Equipment during the year.



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

14 Intangible assets

Particulars	Gross carrying amount				Accumulated Depreciation				Net carrying amount	
	As at 1 April 2024	Additions/ Adjustments	Deductions/ Adjustments	As at 31 March 2025	As at 1 April 2024	For the year	Deductions/ Adjustments	As at 31 March 2025	As at 31 March 2025	As at 31 March 2024
Computer Software	23.66	28.85	-	52.51	22.50	5.54	-	28.04	24.47	1.16
Total	23.66	28.85	-	52.51	22.50	5.54	-	28.04	24.47	1.16

Particulars	Gross carrying amount				Accumulated Depreciation				Net carrying amount	
	As at 1 April 2023	Additions/ Adjustments	Deductions/ Adjustments	As at 31 March 2024	As at 1 April 2023	For the Year	Deductions/ Adjustments	As at 31 March 2024	As at 31 March 2024	As at 31 March 2023
Computer Software	23.66	-	-	23.66	21.61	0.89	-	22.50	1.16	2.05
Total	23.66	-	-	23.66	21.61	0.89	-	22.50	1.16	2.05

14.1 There are no adjustments to Intangible Assets on account of borrowing costs and exchange differences. There is no revaluation of Intangible Assets during the year.

14.2 The Company does not have any internally generated intangible assets.

15 Right-of-use - Asset

Particulars	Gross carrying amount				Accumulated Depreciation				Net carrying amount	
	As at 1 April 2024	Additions / Adjustments	Deductions / Adjustments	As at 31 March 2025	As at 1 April 2024	For the year	Deductions/ Adjustments	As at 31 March 2025	As at 31 March 2025	As at 31 March 2024
Right-of-use - Land & Building*	630.05	67.98	74.80	623.23	258.88	123.57	60.22	322.23	301.00	371.17
Total	630.05	67.98	74.80	623.23	258.88	123.57	60.22	322.23	301.00	371.17

* Refer Note 42

** Due to implementation of INDAS-116, w.e.f April 1, 2019 Asset taken on Finance Lease-Vehicles have been regrouped under Right of Use Assets-Vehicles.

Particulars	Gross carrying amount				Accumulated Depreciation				Net carrying amount	
	As at 1 April 2023	Additions / Adjustments	Deductions / Adjustments	As at 31 March 2024	As at 1 April 2023	For the Year	Deductions/ Adjustments	As at 31 March 2024	As at 31 March 2024	As at 31 March 2023
Right-of-use - Land & Building	577.43	77.63	25.01	630.05	161.18	122.71	25.01	258.88	371.17	416.25
Right of Use Assets - Vehicle	12.14	-	12.14	-	8.41	1.37	9.78	-	-	3.73
Total	589.57	77.63	37.15	630.05	169.59	124.08	34.79	258.88	371.17	419.98



15.1 Intangible Assets under development

Particulars	As at 31 March 2025	As at 31 March 2024
Opening Balance as on April 01, 2024	191.33	29.75
Additions	60.71	161.58
Capitalised during the year	28.84	-
Closing Balance as on March 31, 2025	223.20	191.33

Intangible Assets under development ageing schedule as at March 31, 2025

Particular	Amount of Intangible Assets under development for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress*	49.20	144.25	29.75	-	223.20
Projects temporarily suspended	-	-	-	-	-
Total	49.20	144.25	29.75	-	223.20

*Project in progress is related with implementation of new IT infrastructure as new core lending system and its expected completion with in next 6 months

Intangible Assets under development ageing schedule as at March 31, 2024

Particular	Amount of Intangible Assets under development for a period of				Total
	Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
Projects in progress	161.58	29.75	-	-	191.33
Projects temporarily suspended	-	-	-	-	-
Total	161.58	29.75	-	-	191.33

16 Other Non Financial Assets

Particulars	As at 31 March 2025	As at 31 March 2024
Balance with government authorities	342.41	255.52
Prepaid expenses	134.96	92.33
Advance to Vendor	-	1.39
Assets held for sale (refer note 43)	87.76	87.76
Total	565.13	437.00

17 Trade Payables

Particulars	As at 31 March 2025	As at 31 March 2024
Total outstanding dues of micro enterprises and small enterprises	6.12	4.42
Total outstanding dues of creditors other than micro enterprises and small enterprises	5.30	5.40
Total	11.42	9.82

Trade Payables ageing schedule as at March 31, 2025

Particular	Unbilled	Not due	Outstanding for following periods from date of transaction				Total
			Less than 1 Year	1 to 2 years	2 to 3 years	More than 3 years	
(i) MSME	6.12	-	-	-	-	-	6.12
(ii) Others	5.30	-	-	-	-	-	5.30
(iii) Disputed dues – MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-

Trade Payables ageing schedule as at March 31, 2024

Particular	Unbilled	Not due	Outstanding for following periods from date of transaction				Total
			Less than 1 Year	1 to 2 years	2 to 3 years	More than 3 years	
(i) MSME	4.42	-	-	-	-	-	4.42
(ii) Others	5.40	-	-	-	-	-	5.40
(iii) Disputed dues – MSME	-	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-	-



18 Borrowings (Other than Debt Securities)

Particulars	As at 31 March 2025	As at 31 March 2024
Borrowings measured at Amortised Cost		
Secured		
Advance Against Deposits		
(i) from banks* (refer note 18.1, 18.2 & 18.3)	-	100.76
Unsecured		
(i) from Related parties (refer note 18.4)	-	1,000.00
Total	-	1,100.76
Borrowings in India	-	1,100.76
Borrowings outside India	-	-
Total	-	1,100.76

18.1 Reconciliation of liabilities arising from financing activities in accordance with INDAS - 7

Particulars	As at 31 March 2025	As at 31 March 2024
Opening balances		
Borrowings (other than debt securities)	1,100.76	5,307.04
Movements		
Cash Item	(1,100.76)	(4,207.28)
Non Cash Item	-	1.00
Closing balances		
Borrowings (other than debt securities)	-	1,100.76

18.2 The quarterly returns or statements of current assets filed by the company during FY ended 2024 with banks and or financial institutions are in agreement with the books of accounts and there is no material discrepancies. No quarterly return or statements of current assets filed by the company, during FY ended on 31 March 2025, on account of nil borrowing availed from the banks or financial institutions against standard business receivables and current assets in the form of cash and cash

18.3 Term Loans from Banks and advance against deposits

Repayment Term	Sanctioned Tenor	As at 31 March 2025	As at 31 March 2024*
Annually	0 to 12 Months	-	100.76
Total		-	100.76

*The above Advance Against Deposit is secured against the pledge of Fixed Deposit of Rs.112.00 lacs. The rate of interest on the facility was Deposit Rate + 1.00% p.a. i.e. 7.80% p.a.

18.4 Term Loans from Others

Repayment Term	Sanctioned Tenor	As at 31 March 2025	As at 31 March 2024*
Annually	0 to 12 Months	-	1,000.00
Total		-	1,000.00

* During Financial Year 2023-24, the Company had availed Rs.1000 lacs out of the Unsecured Short Term Loan of Rs.10000 lacs sanctioned by Religare Enterprises Limited and the same was repaid during the Financial Year 2024-25.



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19 Other Financial Liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
Expenses payable	353.67	484.98
Security Deposits	0.93	0.93
Payable - Inter Company	147.99	26.06
Book Overdraft	-	139.24
Interest accrued but not due on borrowings - ICD	-	9.84
Other Liabilities - Miscellaneous	78.60	96.84
Total	581.19	757.89

20 Lease Liability

Particulars	As at 31 March 2025	As at 31 March 2024
Lease Liability on Land & Building	350.86	416.26
Total	350.86	416.26

21 Provisions

Particulars	As at 31 March 2025	As at 31 March 2024
Provision for employee benefits (refer note 47)		
Provision for gratuity	50.91	30.84
Provision for leave encashment	74.89	65.88
Total	125.80	96.72

22 Other Non Financial Liabilities

Particulars	As at 31 March 2025	As at 31 March 2024
Statutory dues payable	41.46	48.04
Stale Cheques	-	0.22
Others	56.46	65.60
Total	97.92	113.86

23 Equity Share Capital

Particulars	As at 31 March 2025	As at 31 March 2024
Details of authorized, issued, subscribed and paid up share capital		
<u>Authorized</u>		
60,000,000 (31 March 2024: 60,000,000) Equity Shares of Rs 10 each	6,000.00	6,000.00
Total	6,000.00	6,000.00
<u>Issued, subscribed and paid up</u>		
39,998,000 (31 March 2024: 39,998,000) equity shares of Rs 10 each fully paid	3,999.80	3,999.80
Total	3,999.80	3,999.80



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23.1 Reconciliation of number and amount of Shares

Particulars	As at 31 March 2025		As at 31 March 2024	
	Number of Shares	(Amount in INR lacs)	Number of Shares	(Amount in INR lacs)
Balance as at the beginning of the year	39,998,000	3,999.80	39,998,000	3,999.80
Add: Issued during the year	-	-	-	-
Balance as at the end of the year	39,998,000	3,999.80	39,998,000	3,999.80

23.2 Terms/ rights attached to equity shares

The Company has only one class of equity shares having par value of INR 10 per share. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividends in Indian rupees. The dividend proposed by the Board of Directors is subject to the approval of the shareholders in the ensuing Annual General Meeting except in case of interim dividend, if any declared by the Board of Directors.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

23.3 Shares held by holding Company

Particulars	As at 31 March 2025	As at 31 March 2024
Religare Finvest Limited, the holding Company and its nominees 34,998,250 (31 March 2024: 34,998,250) equity shares	3,499.83	3,499.83

23.4 Shares held by promoters at March 31, 2025

Promoter Name	No of Shares	% of total Shares	% Change during the year
Religare Finvest Limited, the holding Company and its nominees	34,998,250	87.50%	-

Shares held by promoters at March 31, 2024

Promoter Name	No of Shares	% of total Shares	% Change during the year
Religare Finvest Limited, the holding Company and its nominees	34,998,250	87.50%	-

23.5 Details of shares held by shareholders holding more than 5% of the aggregate shares in the Company

Name of the shareholder	As at 31 March 2025		As at 31 March 2024	
	Number of shares	% of holding in the class	Number of shares	% of holding in the class
Religare Finvest Limited (Holding Company) and its nominees	34,998,250	87.50%	34,998,250	87.50%
Maharishi Housing Development Trust	4,963,160	12.41%	4,963,160	12.41%

23.6 No class of shares have been issued as bonus shares or for consideration other than cash by the Company during the period of five years immediately preceding the current year end.

23.7 No class of shares have been bought back by the Company during the period of five years immediately preceding the balance sheet date.

23.8 There are no securities that are convertible into equity/ preference shares.

23.9 There are no call unpaid



24 Other Equity

Particulars	As at 31 March 2025	As at 31 March 2024
Securities premium		
Opening balance	5,808.60	5,808.60
Add : Securities premium credited on share issue	-	-
Closing balance	5,808.60	5,808.60
Statutory Reserve		
Opening balance	3,050.93	3,047.03
Add : Additions/Deductions/Regrouping	21.78	3.90
Closing balance	3,072.71	3,050.93
Retained Earnings		
Opening balance	8,982.03	8,970.48
Add: Profit for the current year	(1,267.22)	15.45
Less: Transfer/Regrouping to Statutory Reserve	21.78	3.90
Closing balance	7,693.03	8,982.03
Other Comprehensive Income		
Opening balance	(141.35)	(145.40)
Add: Reclassification of Actuarial gain/(Loss)	(16.90)	4.05
Closing balance	(158.25)	(141.35)
Contribution by Ultimate Holding Company (ESOP)		
Opening balance	3.46	3.46
Addition during the Year	-	-
Closing balance	3.46	3.46
Total Other Equity	16,419.55	17,703.67

Nature and purpose of Reserves

Securities premium account:

The amount received in excess of face value of the equity shares is recognised in Securities Premium . The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

Statutory reserve:

Every year the Company is required to transfers at least twenty per cent of its net profit of that year as disclosed in the statement of profit and loss to its Statutory Reserve pursuant to Section 29C in The National Housing Bank Act, 1987.

No appropriation of any sum from the reserve fund including any sum in the special reserve which has been taken into account for the purposes of reserve fund in terms of sub-section (1), shall be made by such housing finance institution except for the purpose as may be specified by the National Housing Bank from time to time.

Retained earnings:

Retained earnings are the profits that the Company has earned till date, less any transfers to statutory reserve, debenture redemption reserve, general reserve, dividends distributions paid to shareholders and transfer from debenture redemption reserve.

Other Comprehensive Income:

Remeasurement gain/loss related to defined benefit liability/assets is recognised as other comprehensive income.

Contribution by Ultimate Holding Company (ESOP)

Represents fair value of ESOPs issued by the Ultimate Holding Company to the employees of the Company.



25 Disclosure on Share Based Payments as per INDAS 102 (Employee Stock Option Scheme)

A. Details of the Scheme:

RHDFCL Employee Stock Option Scheme 2019 was approved by the Board of Directors of the Company on February 06, 2019 and by shareholders of the Company on March 05, 2019.

B. Details of grants approved in ESOP Scheme 2019 for employees of the Company and Ultimate Parent in accordance with the Stock Option Scheme:

(i) To the employees of the Company

Grant date	Exercise price (Rs.)	No. of Options outstanding as on April 01, 2024	Options granted during the year	Migrations during the year	Options vested and exercisable	Options unvested	Options exercised/Expired	Options cancelled during the year	Number of Options outstanding as on March 31, 2025
20-May-19	63.00	812,500	-	-	780,000	-	-	32,500	780,000
23-Jun-20	61.04	1,235,200	-	-	1,235,200	-	-	-	1,235,200
4-Nov-20	61.04	978,700	-	-	978,700	-	-	-	978,700
3-May-23	51.69	190,000	-	-	62,700	127,300	-	-	190,000
Total		3,216,400	-	-	3,056,600	127,300	-	32,500	3,183,900

(ii) To the employees of the Ultimate Holding Company (Religare Enterprises Ltd)

Grant date	Exercise price (Rs.)	No. of Options outstanding as on April 01, 2024	Options granted during the year	Migrations during the year	Options vested and exercisable	Options unvested	Options exercised/Expired	Options cancelled during the year	Number of Options outstanding as on March 31, 2025
23-Jun-20	61.04	163,400	-	-	69,600	-	-	93,800	69,600
10-Sep-20	61.04	351,800	-	-	351,800	-	-	-	351,800
Total		515,200	-	-	421,400	-	-	93,800	421,400

C. Weighted average fair value of stock options granted during the year is as follows:

Particulars	For the Year ended March 31, 2025		For the Year ended March 31, 2024	
	Number of Options Granted during the year	Weighted average fair value (Rs.)	Number of Options Granted during the year	Weighted average fair value (Rs.)
Grant date				
3-May-23	-	-	260,000	51.69

Following table depicts range of exercise prices and weighted average remaining contractual life

Total for all grants	No. of options	Range of exercise prices (Rs.)	Weighted average exercise price (Rs.)	Weighted average remaining contractual life (years)
Outstanding at the beginning of the year	3,731,600	51.69 to 63	60.97	1.09
Granted during the year	-	-	-	-
Cancelled/migration during the year	126,300	51.69 to 63	-	-
Expired during the year	-	-	-	-
Exercised during the year	-	-	-	-
Outstanding at the end of the year	3,605,300	51.69 to 63	-	-
Exercisable at the end of the year	3,478,000	51.69 to 63	-	-

Method used for accounting for share based payment plan

The Company has used the fair value method to account for the compensation cost of stock options to employees. The fair value of options used are estimated on the date of grant using the Black - Scholes Model.

The key assumptions used in Black - Scholes Model for calculating fair value as on the date of respective grants are:

- Grant date
- Risk free interest rate
- Expected life
- Expected volatility
- Dividend yield
- Price of the underlying share in the market at the time of the option grant

Transactions during the year -

Particulars	For the Year ended March 31, 2025		For the Year ended March 31, 2024	
	Number of Options Outstanding	Amount	Number of Options Outstanding	Amount
The Company has:				
Credited ESOP reserve on:				
Debiting the employee related cost being ESOP expenses on its own employees	3,183,900		3,216,400	
Debiting retained earnings being ESOP expenses on its Ultimate Parent employees	421,400		515,200	
Credited 'equity' & debited employee related cost being ESOPs granted to the employees of the Company by its parent	275,000		300,000	
Credited 'equity' & debited employee related cost being ESOPs granted to the employees of the Company by its Ultimate parent	740,000		740,000	



Religare Housing Development Finance Corporation Limited
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26 Interest Income

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
On Financial Assets Measured at Amortised cost (Refer note 48)		
-Interest on loans	3,005.31	3,777.16
- Interest on Fixed deposits with Banks	3.04	5.43
Total	3,008.35	3,782.59

27 Fees and commission Income*

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Foreclosure Charges	17.19	18.59
Miscellaneous Income including Bounce Charges	99.39	154.04
Total	116.58	172.63

*Refer note 48

28 Gain / (Loss) on Fair Value Changes*

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Net Gain / (Loss) on Financial Instruments at Fair Value Through Profit or Loss		
On Trading Portfolio		
- Investment	41.15	16.84
Total	41.15	16.84
Fair Value Changes		
- Realised	31.43	15.94
- Unrealised	9.72	0.90
Total	41.15	16.84

*Fair value changes in this schedule are other than those arising on account of accrued interest income/expense.

* Refer note 48

29 Net gain on de-recognition of financial instruments under amortised cost category*

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Net gain on de-recognition of financial instruments under amortised cost category	-	330.92
Total	-	330.92

* Refer note 48

30 Other Income

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Interest income on others	6.94	5.99
Profit on sale of fixed assets	0.20	3.66
Miscellaneous Income includes interest income on income tax refund	58.80	19.88
Total	65.94	29.53



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31 Finance Costs

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
On Financial liabilities measured at Amortised Cost		
Interest on borrowings	2.35	437.77
Interest on Inter Corporate Loan	56.10	134.43
Loan review charges	0.06	7.49
Interest on others	0.04	0.28
Interest expense On lease liabilities	42.35	47.51
Total	100.90	627.48

32 Fees and Commission Expenses

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Fees and commission expenses	0.24	0.22
Total	0.24	0.22

33 Employee Benefits Expenses

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Salaries and wages	2,690.72	2,536.22
Contribution to provident and other funds	148.07	136.40
Recruitment & Training	7.59	12.35
Staff welfare expenses	112.58	100.35
Gratuity and compensated absences expenses	73.88	79.74
Total	3,032.84	2,865.06

34 Impairment on financial instruments made / (reversed)

The below table show impairment loss on financial instruments charge to statement of profit and loss based on category of financial instrument.

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
On financial Instruments measured at Amortised cost		
Provisions		
Loans		
Standard Provision	(9.32)	(18.10)
Non-Performing Assets Provision - Housing Loan	(117.64)	(175.25)
Non-Performing Assets Provision - Non Housing Loan	(10.77)	(56.39)
Investment	(91.99)	(288.90)
ECL on Excess Interest Spread	(6.23)	(0.59)
Actual		
Bad debt & loans written off	254.48	79.48
Less:- Bad debts recovered	(37.11)	(319.69)
Total	(18.58)	(779.44)

35 Depreciation, Amortization and Impairment

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Depreciation on Property, plant and equipment's (refer note 13)	22.77	20.07
Amortization on Intangible Assets (refer note 14)	5.54	0.89
Depreciation on Right-of-use (refer note 15)	123.57	124.08
Total	151.88	145.04



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36 Other Expenses

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Rent, taxes and energy costs	107.02	83.62
Repairs and maintenance	38.12	55.22
Facility Attendant Expense	141.52	164.03
Communication Costs	5.51	5.52
Printing and stationery	8.64	10.80
Advertisement and publicity	18.97	35.98
Director's fees, allowances and expenses	28.50	25.50
Legal and Professional charges	235.31	355.39
Insurance	24.81	27.10
Auditor's fees and expenses (refer note 36.1)	26.77	25.66
Rating Expenses	18.94	19.63
Travel and conveyance	114.21	129.60
Electricity and water	35.64	33.73
IT-Expense	435.75	259.86
Bank charges	16.92	14.57
Loss on sale of fixed assets	0.17	0.28
Goods and Services Tax Expense	128.56	124.84
Miscellaneous Expenses	45.98	83.06
Total	1,431.34	1,454.39

36.1 Payment to Auditors

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
As auditor		
Audit fee	17.25	17.25
Tax Audit Fee	1.50	1.50
In other capacity		
Certification Fee	5.85	6.30
Out of pocket/Reimbursement of Expenses and other certification, if any	2.17	0.61
Total	26.77	25.66

36.2 Details of CSR Expenditure:

For the year ended on March 31, 2025, the provisions of the Section 135 of the Companies Act, 2013 are not applicable on the Company.

37 Disclosure under "The Micro, Small and Medium Enterprises Development ('MSMED') Act, 2006"

Based on the intimation received by the Company, some of the suppliers have confirmed to be registered under "The Micro, Small and Medium Enterprises Development ('MSMED') Act, 2006". Accordingly, the disclosures relating to amounts unpaid as at the year ended together with interest paid /payable are furnished below:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
The principal amount remaining unpaid to supplier as at the end of the year	-	-
The interest due thereon remaining unpaid to supplier as at the end of the year	-	-
The amount of interest paid in terms of Section 16, along with the amount of payment made to the supplier beyond the appointed day during the year	-	-
The amount of interest due and payable for the year of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act	-	-
The amount of interest accrued during the year and remaining unpaid at the end of the year	-	-
The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the Micro, Small and Medium Enterprise Development Act, 2006	-	-



38 Income tax

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
The components of income tax expense for the years ended 31 March 2025 and 2024 are:		
Current tax	-	-
Adjustment in respect of current income tax of prior year	7.92	0.92
Deferred tax relating to origination and reversal of temporary differences	(207.30)	3.39
Total tax charge	(199.38)	4.31
Current tax	7.92	0.92
Deferred tax	(207.30)	3.39

Income tax recognised in Other Comprehensive Income (OCI)	Year ended 31 March 2025	Year ended 31 March 2024
Re-measurement of defined benefit plans	-	-

38.1 Reconciliation of the total tax charge

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

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Accounting profit/(loss) before tax (A)	(1,466.60)	19.76
Applicable Tax Rate (B) (%)	25.17	25.17
Computed Tax Expense (A X B)	(369.11)	4.97
Tax Effect of :		
Deductions Claimed / Expenses allowed under tax provisions	(134.45)	(258.77)
Disallowance / Expenses not allowable	144.06	60.85
Current year losses	359.51	192.95
Income taxes related to prior years	7.92	0.92
Current Tax Provision (C)	7.92	0.92
Deferred tax Provision (D)	(207.30)	3.39
Taxes Charged in profit and loss account [C]+(D)=(E)	(199.38)	4.31
The effective income tax rate (E/A X 100)	13.59%	21.81%

38.2 Deferred tax

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

Particulars	Deferred tax Assets	Deferred tax liabilities	Statement of profit & loss	OCI
	31 March 2025	31 March 2025	31 March 2025	31 March 2025
Provision for employee benefits	18.85	-	2.27	-
Property, Plant and Equipments	7.85	-	(0.64)	-
Special Reserve u/s 36(1) (viii) of IT Act 1961	-	670.29	-	-
Right of Use Assets	-	75.76	17.66	-
Expected credit losses Allowance	60.21	-	(34.66)	-
Unamortized Processing fee	26.93	-	(2.61)	-
Lease Liability	88.30	-	(16.46)	-
Security Deposit	4.05	-	(1.18)	-
Loss as per Income Tax	527.84	-	185.97	-
Provision on Investments	77.88	-	(23.15)	-
Investments measured at fair value through Profit or Loss	-	2.45	(2.22)	-
Excess Interest Spread	-	63.41	82.32	-
Total	811.91	811.91	207.30	-

As a matter of prudence, the Company restricted the creation of additional deferred tax asset (DTA) on current year losses of the extent of Deferred Tax Liability (DTL) considering the availability of future taxable profit against which the deductible temporary differences and unused tax losses can be utilised.

Particulars	Deferred tax Assets	Deferred tax liabilities	Statement of profit & loss	OCI
	31 March 2024	31 March 2024	31 March 2024	31 March 2024
Provision for employee benefits	16.58	-	0.96	-
Property, Plant and Equipments	8.49	-	(1.11)	-
Special Reserve u/s 36(1) (viii) of IT Act 1961	-	670.29	-	-
Right of Use Assets	-	93.42	12.28	-
Expected credit losses Allowance	94.87	-	(62.85)	-
Unamortized Processing fee	29.54	-	(5.89)	-
Lease Liability	104.76	-	(7.87)	-
Security Deposit	5.23	-	(0.59)	-
Loss as per Income Tax	341.87	-	179.14	-
Provision on Investments	101.03	-	(72.40)	-
Investments measured at fair value through Profit or Loss	-	0.23	(0.23)	-
Excess Interest Spread	-	145.73	(44.83)	-
Total	702.37	909.67	(3.39)	-

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39 Contingent liabilities and commitments

To meet the financial needs of customers, the Company enters into various irrevocable commitments, which primarily consist of undrawn commitment to lend. Further the Company is also exposed to contingent liabilities arising from legal claims.

Legal claims

The Company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent in its operations. As a result, the Company is involved in various litigation, arbitration and regulatory proceedings in the ordinary course of its business. The Company has formal controls and policies for managing legal claims. Based on professional legal advice, the Company provides and/or discloses amounts in accordance with its accounting policies. At year end, the Company had several unresolved legal claims however individually any of the claim is not material.

Particulars	As at 31 March 2025	As at 31 March 2024
(a) Claims against the Company not acknowledged as debts	121.68	162.81
(b) Disputed Income Tax Demands not provided for*	-	204.47
Total	121.68	367.28

Note 1 : Out of IT demands of Rs. Nil (Previous year Rs. 204.47 lacs), Rs. Nil (Previous year Rs. 141.04 lacs) has been adjusted with tax refunds due to the Company.

Commitments

Particulars	As at 31 March 2025	As at 31 March 2024
(a) Undisbursed Loans - Housing	119.94	140.25
(b) Undisbursed Loans - Non-Housing	9.91	-
Total	129.85	140.25



40 Risk Management

40.1 Introduction and risk profile

Company has operations in India. Whilst risk is inherent in the Company's activities, it is managed through an integrated risk management framework, including ongoing identification, measurement and monitoring, subject to risk limits and other controls. This process of risk management is critical to the Company's continuing profitability and each individual within the Company is accountable for the risk exposures relating to his or her responsibilities. The Company is exposed to credit risk, liquidity risk and market risk. It is also subject to various operating and business risks.

40.1.1 Risk Management Structure

The Board of Directors are responsible for the overall risk management approach and for approving the risk management strategies and principles.

The Risk Committee has the overall responsibility for the development of the risk strategy and implementing principles, frameworks, policies and limits. The Risk Committee is responsible for managing risk decisions and monitoring risk levels and reports to the Supervisory Board.

The Risk Management Unit is responsible for implementing and maintaining risk related procedures to ensure an independent control process is maintained. The unit works closely with and reports to the Risk Committee, to ensure that procedures are compliant with the overall framework.

The Risk Controlling Unit is responsible for monitoring compliance with risk principles, policies and limits across the Company. Each business Company has its own unit which is responsible for the control of risks, including monitoring the actual risk of exposures against authorised limits and the assessment of risks of new products and structured transactions. It is the Company's policy that this unit also ensures the complete capture of the risks in its risk measurement and reporting systems.

The Company's Treasury is responsible for managing its assets and liabilities and the overall financial structure. It is also primarily responsible for the funding and liquidity risks of the Company.

The Company's policy is that risk management processes throughout the Company are audited annually by the Internal Audit function, which examines both the adequacy of the procedures and the Company's compliance with the procedures. Internal Audit discusses the results of all assessments with management, and reports its findings and recommendations to the Supervisory Board and Audit Committee.

40.1.2 Risk Mitigation and Risk culture

As part of its overall risk management, the Company can use instruments to manage exposures resulting from changes in interest rates, equity risks and credit risks.

40.1.3 Risk measurement and reporting systems

The Company's risks are measured using a method that reflects both the expected loss likely to arise in normal circumstances and unexpected losses, which are an estimate of the ultimate actual loss based on statistical models. The models make use of probabilities derived from historical experience, adjusted to reflect the economic environment. The Company also runs worst-case scenarios that would arise in the event that extreme events which are unlikely to occur do, in fact, occur.

Monitoring and controlling risks is primarily performed based on limits established by the Company. These limits reflect the business strategy and market environment of the Company as well as the level of risk that the Company is willing to accept, with additional emphasis on selected industries. In addition, the Company's policy is to measure and monitor the overall risk-bearing capacity in relation to the aggregate risk exposure across all risk types and activities.

Information compiled from all the businesses is examined and processed in order to analyses, control and identify risks on a timely basis. This information is presented and explained to the Board of Directors, the Risk Committee, and the head of each business division. The report includes aggregate credit exposure, credit metric forecasts, hold limit exceptions, VaR, liquidity ratios and risk profile changes.

At all levels of the Company's operations, specifically tailored risk reports are prepared and distributed in order to ensure that all business divisions have access to extensive, necessary and up-to-date information.

Stress testing is a fundamental pillar of the Company's risk management toolkit, to simulate various economic stress scenarios to help the Company set and monitor risk appetite and to ensure that the Company maintains a conservative risk profile. The outcome of tests is embedded into the individual credit, liquidity and funding risk profiles through limits and mitigation contingency plans and includes both financial and regulatory measures.

It is the Company's policy to ensure that a robust risk awareness is embedded in its organizational risk culture. Employees are expected to take ownership and be accountable for the risks the Company is exposed to that they decide to take on. The Company's continuous training and development emphasises that employees are made aware of the Company's risk appetite and they are supported in their roles and responsibilities to monitor and keep their exposure to risk within the Company's risk appetite limits. Compliance breaches and internal audit findings are important elements of employees' annual ratings and remuneration reviews.

40.1.4 Excessive risk concentration

Concentrations arise when a number of counterparties are engaged in similar business activities, or activities in the same geographical region, or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Company's performance to developments affecting a particular industry or geographical location.

In order to avoid excessive concentrations of risk, the Company's policies and procedures include specific guidelines to focus on maintaining a diversified portfolio. Identified concentrations of credit risks are controlled and managed accordingly.



40.2 Credit Risk

Credit risk is the risk that the Company will incur a loss because its customers or counterparties fail to discharge their contractual obligations. The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties and for geographical and industry concentrations, and by monitoring exposures in relation to such limits.

Credit risk is monitored by the credit risk department of the Company's independent Risk Controlling Unit. It is their responsibility to review and manage credit risk, including environmental and social risk for all types of counterparties. Credit risk consists of line credit risk managers who are responsible for their business lines and manage specific portfolios and experts who support both the line credit risk manager, as well as the business with tools like credit risk systems, policies, models and reporting.

The Company has established a credit quality review process to provide early identification of possible changes in the creditworthiness of counterparties, including regular collateral revisions. Counterparty limits are established by the use of a credit risk classification system, which assigns each counterparty a risk rating. Risk ratings are subject to regular revision. The credit quality review process aims to allow the Company to assess the potential loss as a result of the risks to which it is exposed and take corrective actions.

40.3 Market risk

Market risk refers to 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. The Company invests surplus funds in liquid mutual funds on the basis of the pre-defined selection criteria.

40.4 Liquidity risk

Liquidity Risk arises where the Company is unable to meet its obligations as and when they arise. Liquidity risk may be measured at a structural level and cash flow level. To manage structural liquidity level, the Asset Liability Management Policy (ALM Policy) envisages adherence to certain key ratios and gap limits in normal business and under stressed market conditions. To monitor the short-term liquidity on a dynamic basis over a time horizon spanning from 1 day to 6 months, the Company estimates its short-term liquidity profiles on the basis of business projections and other commitments for planning purposes as per the format prescribed by the RBI/ NHB. Maintaining an optimal balance sheet structure and cash flow patterns shall be the cornerstone of the liquidity risk management strategy (Refer Note-50) for Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)).

40.5 Interest rate risk

The Company is exposed to interest rate risk which is likely to arise due to a fundamental duration mismatch of assets and liabilities, on account of short term lag between disbursements and raising the matching liability. Additionally, mismatches between floating and fixed assets and liabilities are expected to enhance interest rate risk. Containing duration mismatches and maintaining an equitable mix of fixed - floating assets and liabilities shall be the cornerstone of interest rate risk management strategy.

40.6 Prepayment risk

Prepayment risk is the risk that the Company will incur a financial loss because its customers and counterparties repay or request repayment earlier or later than expected, such as fixed rate mortgages when interest rates fall.

The Company projects the impact of varying levels of prepayment on its net interest income. Further, it makes a distinction between the different reasons for repayment (e.g., relocation, refinancing and renegotiation) and takes into account the effect of any prepayment penalties.

40.7 Operational and business risk

Operational risk is the risk of loss arising from systems failure, human error, fraud or external events. When controls fail to operate effectively, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

40.8 Capital Management

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

Being an HFC, the Company is required to maintain a minimum capital to risk weighted assets ratio ("CRAR") consisting of Tier I and Tier II capital of 15% of aggregate risk weighted assets. Further, the total of Tier II capital cannot exceed 100% of Tier I capital at any point of time. The Tier-I capital, at any point of time, shall not be less than 10 per cent. The capital management process of the Company ensures to maintain a healthy CRAR at all the times.

The Company maintains a capital base to cover risks inherent in the business and meeting the regulatory capital requirements which includes share capital, securities premium and other reserves attributable to shareholders. The Capital is adequately capitalize with CRAR 140.09% as at 31 March, 2025.



41 Fair value measurement

This note describes the fair value measurement of both financial and non-financial instruments and is structured as follows:

- 41.1 Valuation Principles
- 41.2 Assets and liabilities by fair value hierarchy and Movements in level 3 financial instruments measured at fair value
- 41.3 Valuation Techniques
- 41.4 Fair Value of financial instruments not measured at fair value
- 41.5 Valuation methodologies of financial instruments not measured at fair value

41.1 Valuation Principles

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

41.2 Assets and liabilities by fair value hierarchy

Fair value of the financial instruments is classified in various fair value hierarchies based on the following three levels:

Level 1: Quoted prices (unadjusted) in active market for identical assets or liabilities.

Level 2: Inputs other than quoted price included within level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

The fair value of financial instruments that are not traded in an active market is determined using market approach and valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If significant inputs required to fair value an instrument are observable, the instrument is included in Level 2.

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

If one or more of the significant inputs is not based on observable market data, the fair value is determined using generally accepted pricing models based on a analysis, with the most significant inputs being the discount rate that reflects the credit risk of counterparty.

41.2.1 Financial Instruments

Financial instruments - Fair values and risk management

Financial instruments by category

Particulars	As at 31 March 2025			As at 31 March 2024		
	FVTPL	FVTOCI	Amortised Cost	FVTPL	FVTOCI	Amortised Cost
Financial Assets						
Cash and cash equivalents	-	-	396.66	-	-	498.88
Bank Balance other than cash and cash equivalents	-	-	10.00	-	-	112.00
Loans	-	-	18,467.71	-	-	21,037.32
Investments	1,191.22	-	-	838.75	-	-
Other Financial assets	-	-	359.47	-	-	676.80
Total	1,191.22	-	19,233.84	838.75	-	22,325.00
Financial Liabilities						
Trade Payables	-	-	11.42	-	-	5.40
Borrowings (Other than Debt Securities)	-	-	-	-	-	1,100.76
Other financial liabilities	-	-	581.19	-	-	757.89
Lease Liability	-	-	350.86	-	-	416.26
Total	-	-	943.47	-	-	2,280.31

Fair value hierarchy

This section explains the judgments and estimates made in determining the fair values of the financial instruments that are recognised and measured at fair value. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the INDAS. An explanation of each level follows underneath the table.

Financial assets and liabilities measured at fair value - recurring fair value measurements

Particulars	As at 31 March 2025			As at 31 March 2024		
	Level-1	Level-2	Level-3	Level-1	Level-2	Level-3
Financial Assets						
Investment in Mutual Fund	909.68	-	-	200.89	-	-
Security Receipts -RARC	-	281.54	-	-	637.86	-
Total	909.68	281.54	-	200.89	637.86	-
Financial Liabilities						
Total	-	-	-	-	-	-

The fair value of trade receivables, trade payables and other Current financial assets and liabilities is considered to be equal to the carrying amounts of these items due to their short-term nature. The unquoted equity instruments where most recent information to measure fair value is insufficient, or if there is a wide range of possible fair value measurements, cost has been considered as the best estimate of fair value.

There has been no change in the valuation methodology for Level 3 inputs during the year. The Company has not classified any material financial instruments under Level 3 of the fair value hierarchy. There were no transfers between Level 1 and Level 2 during the year.

41.3 Valuation Techniques

Non-current assets and liabilities held for sale

The Company's non-current assets and liabilities held for sale are measured at fair value on non-recurring basis, with the exception of the certain financial instruments that have already been measured at fair value on a recurring basis. In its normal course of business, the Company does not physically repossess properties or other assets in its retail portfolio, but engages external agents to recover funds, generally at auction, to settle outstanding debt. As a result of this practice, the residential properties under legal repossession process are not recorded on the balance sheet and treated as non-current assets/liabilities held for sale.

41.4 Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non-financial assets and non-financial liabilities.

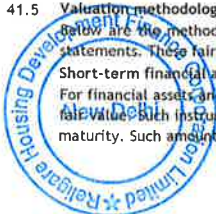
Particulars	As at 31 March 2025		As at 31 March 2024	
	Carrying amount	Level-3 Fair Value	Carrying amount	Level-3 Fair Value
Financial Assets				
Cash and cash equivalents	396.66	396.66	498.88	498.88
Bank Balance other than cash and cash equivalents	10.00	10.00	112.00	112.00
Investment	-	-	-	-
Loans	18,467.71	18,467.71	21,037.32	21,037.32
Other Financial assets	359.47	359.47	676.80	676.80
Total	19,233.84	19,233.84	22,325.00	22,325.00
Financial Liabilities				
Trade Payables	11.42	11.42	5.40	5.40
Borrowings (Other than Debt Securities)	-	-	1,100.76	1,100.76
Other financial liabilities	581.19	581.19	757.89	757.89
Lease Liability	350.86	350.86	416.26	416.26
Total	943.47	943.47	2,280.31	2,280.31

41.5 Valuation methodologies of financial instruments not measured at fair value

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

Short-term financial assets and liabilities

For financial assets and financial liabilities that have a short-term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. Such instruments include: cash and balances, Trade receivables, Contract assets, balances other than cash and cash equivalents, trade payables and contract liability without a specific maturity. Such amounts have been classified as Level 3 on the basis that no adjustments have been made to the balances in the balance sheet.



42 Leases

IND AS 116: Details of assets taken on lease are as under:

The balance sheet shows the following amounts relating to leases:

- Right-of-use assets

Particulars	As at 31 March 2025			As at 31 March 2024		
	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total
Beginning of the year	630.05	-	630.05	577.43	12.14	589.57
Additions/ (Terminations) (Net)	(6.82)	-	(6.82)	52.62	(12.14)	40.48
Closing of the year	623.23	-	623.23	630.05	-	630.05
Accumulated depreciation						
Beginning of the year	258.88	-	258.88	161.18	8.41	169.59
Charge during the financial year	63.35	-	63.35	97.70	(8.41)	89.29
Less: Income from subleasing right-of-use asset						
Closing of the year	322.23	-	322.23	258.88	-	258.88
Carrying value						
Beginning of the year	371.17	-	371.17	416.25	3.73	419.98
Closing of the year	301.00	-	301.00	371.17	-	371.17

- Lease Liability -

Particulars	As at 31 March 2025			As at 31 March 2024		
	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total
Current	94.64	-	94.64	108.76	-	108.76
Non Current	256.22	-	256.22	307.50	-	307.50
Total	350.86	-	350.86	416.26	-	416.26

- Amounts recognised in the 'Profit and Loss Statement': -

Particulars	As at 31 March 2025			As at 31 March 2024		
	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total
Depreciation charge of right-of-use assets (Refer Note 15)	123.57	-	123.57	122.71	1.37	124.08
Add: Interest Expense (included in Finance Cost) (Refer Note 31)	42.35	-	42.35	47.19	0.32	47.51
Add: Expense relating to short-term leases (Refer Note 36)	107.02	-	107.02	83.62	-	83.62
Total	272.94	-	272.94	253.52	1.69	255.21

- Total Cash outflow during the year:

Particulars	As at 31 March 2025			As at 31 March 2024		
	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total
• Payments for the principal portion of the lease liability (Financing Activities)	111.68	-	111.68	99.70	6.82	106.52
• Payments for the interest portion of the lease liability (Financing Activities)	42.35	-	42.35	47.19	0.32	47.51
• Short-term lease payments, payments for leases of low-value assets and variable lease payments not included in the measurement of the lease liability (Operating Activities)	107.02	-	107.02	83.62	-	83.62

-the Company has leases liabilities which fall due as follows:

Particulars	As at 31 March 2025			As at 31 March 2024		
	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total	Asset on Lease - Land & Building	Asset on Lease- Vehicles	Total
Maturity Analysis - contractual undiscounted cash flows						
Within 1 Year	128.35	-	128.35	148.79	-	148.79
1 Year to 2 Years	93.98	-	93.98	120.03	-	120.03
2 Years to 3 Years	73.82	-	73.82	75.88	-	75.88
3 Years to 4 Years	64.18	-	64.18	57.87	-	57.87
4 Years to 5 Years	56.41	-	56.41	55.63	-	55.63
After 5 Years	28.42	-	28.42	81.12	-	81.12
Total undiscounted lease liabilities	445.16	-	445.16	539.32	-	539.32
Impact of discounting	94.30	-	94.30	123.06	-	123.06
Lease Liabilities included in the balance sheet	350.86	-	350.86	416.26	-	416.26



Religare Housing Development Finance Corporation Limited
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43 Non-current assets and disposal Company's held for sale

During the financial year 2024-25, The Company has not sold any assets acquired in satisfaction of debts. (However, during the previous financial year 2023-24, The Company had sold assets acquired in satisfaction of debts at total consideration of Rs. 205.68 lacs. The principal amount outstanding in respect of these debts was Rs. 168.72 lacs, the excess of Rs. 36.96 lacs was booked towards outstanding overdue interest, other charges and interest from the date of settlement till the disposal of asset on sale of Assets acquired in satisfaction of debts. Further, assets acquired in satisfaction of debts during the year amount to Rs. Nil (31 March 2024: Rs. Nil)).

Particulars	As at 31 March 2025	As at 31 March 2024
Property		
Assets held for sale		
Opening Balance	87.76	256.48
Sold	-	(168.72)
Written off	-	-
Closing	87.76	87.76

44 Transfer of financial assets

Transferred financial assets that are derecognised in their entirety but where the Company has continuing involvement

(1) During the Financial year 2023-24, the Company had transferred financial assets aggregating to INR 2047.12 lacs (total pool size: INR 2274.58 lacs) comprising Home Loan and Loan Against Property to DMI Housing Finance Private Ltd (DMI) under assignment transaction where DMI will be entitled to receive: (i) 90% of the principal collections from the Identified Pool; (ii) interest calculated on the principal entitlement of the DMI based on the agreed floating yield of 3 (Three) Month SBI MCLR plus agreed spread subject to the minimum of floor rate, payable out of the interest collections from the Identified Pool and (iii) 90% of the miscellaneous charges from the Identified Pool. RHDFCL will be entitled to receive: (i) 10% of the principal collections from the Identified Pool; (ii) balance interest collections over and above DMI's agreed floating yield (known as excess interest spread) from the Identified Pool; and (iii) 10% of the miscellaneous charges from the Identified Pool.

(2) During the Financial year 2023-24, the Company had transferred financial assets amounting to INR 1143.17 lacs (total pool size: INR 1270.19 lacs) comprising Home Loan and Loan Against Property to Ambit Finvest Private Ltd (Ambit) under assignment transaction where Ambit will be entitled to receive: (i) 90% of the principal collections from the Identified Pool; (ii) interest calculated on the principal entitlement of Ambit based on the agreed fixed yield, payable out of the interest collections from the Identified Pool and (iii) 90% of the miscellaneous charges from the Identified Pool. RHDFCL will be entitled to receive: (i) 10% of the principal collections from the Identified Pool; (ii) balance interest collections over and above Ambit's agreed fixed yield (known as excess interest spread) from the Identified Pool; and (iii) 10% of the miscellaneous charges from the Identified Pool.

(3) As per RBI Master Directions - Reserve Bank of India (Transfer of Loan Exposures) Directions ("MD-TLE"), 2021 dated September 24, 2021 (updated as on December 28, 2023), RBI has advised for provisioning in respect of investment in Security Receipt (SRs). Accordingly, the company is carrying an investment value of Rs 281.54 Lacs (Net of provisions of Rs.309.41 Lacs on Rs. 590.95 Lacs) as on March 31, 2025 in respect of two separate transactions with RARC Trust in terms of clause 77A of the aforesaid MD-TLE. Further, balance provision of Rs.184.91 lakhs shall be provided in the books of accounts over the remaining period, as per applicable guidelines.

The Company has derecognized the NPA loan receivables and has recognized SRs as investments in the books of accounts. The Company shall recognize profit/loss on the SRs based on the evaluation by independent rating agency as stipulated under RBI Regulations.

45 Capital

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements prescribed in "Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021" dated 17th February, 2021". The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by Reserve Bank of India ("RBI") Company has complied in full with all its externally imposed capital requirements over the reported period.

46 Capital Management

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



47 Retirement Benefits Plan
47.1 Defined Contribution Plan

Contribution toward provident fund plan for all employees is made to regulatory authorities, where the Company has no further obligations. Such benefits are classified as Defined Contribution Scheme as the Company does not carry any legal or constructive obligations to pay further contributions apart from the contributions made on monthly basis which are charged to the statement of Profit and Loss account as incurred.

47.2 Defined Benefits plan

The Company has a defined benefit gratuity plan in India (funded). The Company's defined benefit gratuity plan is a final salary plan for India employees, which requires contributions to be made to a separately administered fund. The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the act, employee who has completed five years of service is entitled to specific benefit. The level of benefits provided depends on the member's length of service and salary at retirement age. The fund has the form of a trust and it is governed by the Board of Trustees, which consists of an equal number of employer and employee representatives. The Board of Trustees is responsible for the administration of the plan assets and for the definition of the investment strategy.

Each year, the Board of Trustees reviews the level of funding in the India gratuity plan. Such a review includes the asset-liability matching strategy and investment risk management policy. This includes employing the use of annuities and longevity swaps to manage the risks. The Board of Trustees decides its contribution based on the results of this annual review. The Board of Trustees aim to keep annual contributions relatively stable at a level such that no plan deficits (based on valuation performed) will arise.

The following tables summarise the components of net benefit expense recognised in the statement of profit or loss and the funded status and amounts recognised in the balance sheet for the respective plans:

(A) Changes in the defined benefit obligation and fair value of plan assets :

Particulars	As at 31 March 2025			As at 31 March 2024		
	Defined benefits obligation	Fair value of plan assets	Benefits liability	Defined benefits obligation	Fair value of plan assets	Benefits liability
Gratuity cost						
Present value of DBO / Fair value of plan assets at the beginning of the year	273.60	242.76	30.84	255.64	216.34	39.30
Current Service Cost	32.95	-	32.95	33.50	-	33.50
Net interest on net defined benefit (liability) / asset	17.94	16.88	1.06	17.08	15.69	1.39
Benefits paid *	(27.14)	(27.14)	-	(30.02)	(30.02)	-
Amount recognised in OCI	-	-	-	-	-	-
Return on plan assets (excluding amounts included in net interest expenses)	-	2.06	(2.06)	-	1.45	(1.45)
Actuarial (gain) / loss - experience	13.10	-	13.10	17.38	-	17.38
Actuarial (gain) / loss - demographic assumptions	-	-	-	-	-	-
Actuarial (gain) / loss - financial assumptions	5.86	-	5.86	(19.98)	-	(19.98)
Contributions by employer	-	30.84	(30.84)	-	39.30	(39.30)
Present value of DBO / Fair value of plan assets at the end of the year	316.31	265.40	50.91	273.60	242.76	30.84

Particulars	As at 31 March 2025		As at 31 March 2024	
	Defined benefits obligation	Benefits liability	Defined benefits obligation	Benefits liability
Leave Encashment cost				
Present value of DBO at the beginning of the year	65.88	65.88	62.08	62.08
Current Service Cost	28.82	28.82	29.15	29.15
Net interest expense	3.48	3.48	2.95	2.95
Benefits / Settlement paid	(30.86)	(30.86)	(41.05)	(41.05)
Immediate recognition of (gains)/losses - other long term employee benefit plans	-	-	-	-
Actuarial (gain) / loss - demographic assumptions	-	-	-	-
Actuarial (gain) / loss - financial assumptions	1.32	1.32	(4.56)	(4.56)
Actuarial (gain) / loss - experience	6.25	6.25	17.31	17.31
Present value of DBO at the end of the year	74.89	74.89	65.88	65.88

(B) Major Category of Plan asset as percentage of total plan asset (Gratuity)

Investments quoted in active markets:	31 March 2025	31 March 2024
Quoted equity investments	-	-
Manufacturing and consumer products sector	-	-
Telecom sector	-	-
Cash and cash equivalents	-	-
Unquoted investments:	-	-
Bonds issued by India Government	-	-
Schemes of Insurance - Conventional Products	100.00%	100.00%
Total	100.00%	100.00%

The current service cost and net interest expense for the year pertaining to Gratuity expenses have been recognised in "Gratuity and compensated absences expenses". The remeasurements of the net defined benefit liability are included in Statement of Profit and Loss and Other Comprehensive Income in Statement of change in Equity.

(C) Expected payment for future years

Expected payment for future years	Gratuity		Leave Encashment	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Within the next 12 months (next annual reporting period)	68.16	59.77	23.48	22.22
Between 2 and 5 years	243.90	213.65	69.74	66.43
Between 5 and 10 years	232.46	206.08	41.53	39.74
Total expected payments	544.52	479.50	134.75	128.39



(D) Changes in Fair Value of Plan Assets (Gratuity)

Particulars	31 March 2025	31 March 2024
Fair value of Plan Asset at the beginning of the Year	242.76	216.34
Acquisition Adjustment	-	-
Interest income on Plan Asset	16.88	15.69
Return on Plan Assets greater / lesser than discount rate	2.06	1.45
Employer Contributions	30.84	39.30
Benefits Paid	(27.14)	(30.02)
Fair Value of Plan Asset at the end of the Year	265.40	242.76

(E) Actuarial Assumptions

Financial Assumption

Impact on defined benefits obligations	Gratuity		Leave Encashment	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Discount Rate	6.40%	6.90%	6.40%	6.90%
Salary Escalation	5.00%	5.00%	5.00%	5.00%

Demographic Assumption

Impact on defined benefits obligations	Gratuity		Leave Encashment	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
Mortality rate	Indian Assured Lives Mortality (2006-08) Ult.	Indian Assured Lives Mortality (2006-08) Ult.	Indian Assured Lives Mortality (2006-08) Ult.	Indian Assured Lives Mortality (2006-08) Ult.
Withdrawal Rate	20.00%	20.00%	20.00%	20.00%

Sensitivity Analysis

The sensitivity analysis below has been determined based on reasonably possible change of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. These sensitivities show the hypothetical impact of a change in each of the listed assumptions in isolation. While each of these sensitivities holds all other assumptions constant, in practice such assumptions rarely change in isolation and the asset value changes may offset the impact to some extent. For presenting the sensitivities, the present value of the defined benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same as that applied in calculating the Defined Benefit Obligation presented above. There was no change in the methods and assumptions used in the preparation of sensitivity analysis from previous year.

Impact on defined benefits obligations	Gratuity		Leave Encashment	
	31 March 2025	31 March 2024	31 March 2025	31 March 2024
<u>Discount Rate</u>				
Increase by 0.5%	(5.86)	(5.05)	(1.32)	(1.15)
Decrease by 0.5%	6.09	5.24	1.37	1.20
<u>Future salary increases</u>				
Increase by 0.5%	6.16	5.33	1.39	1.22
Decrease by 0.5%	(5.98)	(5.18)	(1.35)	(1.18)

Risk Analysis

The Company is exposed to a number of risks in the defined benefit plans. Most significant risk pertaining to defined benefits plans and management estimation of the impact of these risks are as follows

Salary Growth Rate

The present value of defined benefit plans liability is calculated by reference to the future salaries of plan participants. Salary increase considered @ 5% . As such ,an increase in the salary of the plan participants will increase the plan's liability.

Life expectancy/ Longevity risks

The present value of the defined benefit plan liability is calculated by references to the best estimates of the mortality of plan participants both during and after their employment. Mortality tables as per Indian Assured Lives Mortality (2006-08) modified Ult is used for during the employment and post retirement respectively. As increase in the life expectancy of the plan participants will increase the plan's liability.

Interest rate risks

The defined benefit obligation uses a discount rate based on government bonds. If bonds yields fall , the defined benefit obligation will tend to increase.

Inflation risk

Higher than expected increases in salary will increase the defined benefit obligation



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(Amount in INR lacs, unless otherwise stated)

48 Revenue from contract with customers

Below is the disaggregation of the company revenue from contracts with customers and reconciliation to profit and loss account:

Particulars	Year ended 31 March 2025		
	Housing	Non-Housing	Total
Type of Services or service			
Interest Income	2,015.99	992.36	3,008.35
Foreclosure Charges	8.82	8.37	17.19
Miscellaneous Income including Bounce Charges	33.63	65.76	99.39
Net Gain on Fair Value Changes	-	41.15	41.15
Net gain on de-recognition of financial instruments under amortised cost category	-	-	-
Total revenue from customers	2,058.44	1,107.64	3,166.08
Geographical markets			
India	2,058.44	1,107.64	3,166.08
Outside India	-	-	-
Total revenue from customers	2,058.44	1,107.64	3,166.08

Particulars	Year ended 31 March 2024		
	Housing	Non-Housing	Total
Type of Services or service			
Interest Income	2,442.35	1,340.24	3,782.59
Foreclosure Charges	8.62	9.97	18.59
Miscellaneous Income includes Bounce Charges	49.41	104.63	154.04
Net Gain on Fair Value Changes	-	16.84	16.84
Net gain on de-recognition of financial instruments under amortised cost category	167.95	162.97	330.92
Total revenue from customers	2,668.33	1,634.65	4,302.98
Geographical markets			
India	2,668.33	1,634.65	4,302.98
Outside India	-	-	-
Total revenue from customers	2,668.33	1,634.65	4,302.98

49 Earnings per share

Basic earnings per share (EPS) is calculated by dividing the net profit for the year attributable to equity share holders of Company by the weighted average number of equity shares outstanding during the year.

Diluted EPS is calculated by dividing the net profit attributable to equity share holders of Company (after adjusting for interest on the convertible preference shares and interest on the convertible bond, in each case, net of tax) by the weighted average number of equity shares outstanding during the year plus the weighted average number of equity shares that would be issued on the conversion of all the dilutive potential ordinary shares into ordinary shares.

The following table shows the income and shares data used in the basic and diluted EPS calculations:

Continuing operations:

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Net profit from continued operation attributable to equity share holders	(1,267.22)	15.45
Net profit from continuing operation attributable to ordinary equity share holders adjusted for the effect of dilution	-	-

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Weighted average number of ordinary shares for basic earnings per share	39,998,000	39,998,000

Particulars	Year ended 31 March 2025	Year ended 31 March 2024
Earnings per share		
Equity shareholders for the year:		
Basic earnings per share	(3.17)	0.04
Diluted earnings per share	(3.17)	0.04



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50 Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. With regard to loans and advances to customers, the Company uses the same basis of expected repayment behaviour as used for estimating the EIR.

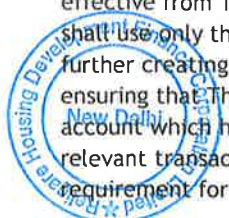
Particulars	As at 31 March 2025			As at 31 March 2024		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Assets						
Cash and cash equivalents	396.66	-	396.66	498.88	-	498.88
Bank Balance other than cash and cash equivalents	10.00	-	10.00	112.00	-	112.00
Loans	1,452.15	17,015.56	18,467.71	1,532.71	19,504.61	21,037.32
Investments	1,149.56	41.66	1,191.22	585.61	253.14	838.75
Other Financial assets	172.48	186.99	359.47	213.75	463.05	676.80
Non-financial Assets						
Current Tax assets (Net)	4.17	-	4.17	191.68	-	191.68
Deferred tax Assets (Net)	-	-	-	-	-	-
Property, Plant and Equipment	-	43.51	43.51	-	49.99	49.99
Intangible assets under development	-	223.20	223.20	-	191.33	191.33
Other Intangible assets	-	24.47	24.47	-	1.16	1.16
Right-of-use - Asset	-	301.00	301.00	-	371.17	371.17
Other non-financial assets	565.13	-	565.13	435.92	1.08	437.00
Total Assets	3,750.15	17,836.39	21,586.54	3,570.55	20,835.53	24,406.08
LIABILITIES						
Financial Liabilities						
Trade Payables						
(i) total outstanding dues of micro enterprises and small enterprises	6.12	-	6.12	4.42	-	4.42
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	5.30	-	5.30	5.40	-	5.40
Borrowings (Other than Debt Securities)	-	-	-	1,100.76	-	1,100.76
Other financial liabilities	580.26	0.93	581.19	756.96	0.93	757.89
Lease Liability	94.64	256.22	350.86	108.76	307.50	416.26
Non-Financial Liabilities						
Deferred tax liabilities (Net)	-	-	-	-	207.30	207.30
Provisions	73.67	52.13	125.80	52.33	44.39	96.72
Other non-financial liabilities	97.92	-	97.92	113.86	-	113.86
Total liabilities	857.91	309.28	1,167.19	2,142.49	560.12	2,702.61
Net			20,419.35			21,703.47

51 Segment Reporting

The Company is engaged in the business of providing loan for purchase , Construction , repair and renovation etc., of houses / flat to individual and corporate bodies and has its operation with in India. There being only one 'business segment' and 'geographical segment' the segment information is not provided.

52 Audit Trail

The Ministry of Corporate Affairs (MCA) has issued a notification (Companies (Accounts) Amendment Rules, 2021) which is effective from 1st April 2023, states that every company which uses accounting software for maintaining its books of account shall use only the accounting software where there is a feature of recording audit trail of each and every transaction, and further creating an edit log of each change made to books of account along with the date when such changes were made and ensuring that the audit trail cannot be disabled. The Company has used an accounting software for maintaining its books of account which has feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software and the audit trail has been preserved by the Company as per the statutory requirement for record retention.



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

53 Related Party Disclosures:

Related Party Type	Nature of Relationship	Name of the Related Party
a(i)	Parent Company	Religare Finvest Limited (Immediate Parent Company) Religare Enterprises Limited (Ultimate Parent Company)
a(ii)	Subsidiaries/Step down Subsidiaries/ Associates/ Joint Ventures of Ultimate Parent Company	Religare Broking Limited Religare Insurance Limited [Merged with REL w.e.f June 28, 2023] Religare Capital Markets Limited MIC Insurance Web Aggregator Private Limited [Religare Enterprises Limited (REL) has acquired 100% stake of MIC Insurance Web Aggregator Private Limited (MIC) on December 08, 2023, accordingly, MIC has become a wholly owned subsidiary of REL] Care Health Insurance Limited Religare Credit Advisor Pvt Limited Religare Global Asset Management Inc. Religare Comtrade Limited [Merged with REL w.e.f June 28, 2023] Religare Care Foundation Religare Commodities Limited Religare Business Solutions Limited [Merged with REL w.e.f June 28, 2023] Religare Advisors Limited [Merged with REL w.e.f June 28, 2023] Religare Capital Markets International (Mauritius) Limited Religare Capital Markets Inc. Religare Capital Markets (Europe) Limited Religare Capital Markets (UK) Limited Religare Capital Markets Corporate Finance Pte Limited Kyte Management Limited Religare Capital Markets (Hong kong) Ltd. Religare Capital Markets (Singapore) Pte Limited Tobler (UK) Limited Bartleet Religare Securities (Private) Limited [Merged BTCL w.e.f August 21, 2023] Bartleet Asset Management (Private) Limited Strategic Research Limited IBOF Investment Management Private Limited (Joint Venture of REL; REL holds 50% of voting power) Bartleet And Company Private Limited [New Addition since Bartleet Transcapital Limited merged with BCPL (intimation received on August 21, 2023)] [Pursuant to amalgamation of Bartleet Transcapital Limited (BTCL),[holding 50% share in Bartleet Religare Securities (Pvt.) Limited] with Bartleet & Company (Pvt) Ltd (BCPL), Bartleet Religare Securities (Pvt.) Ltd, be directly held by BCPL, step down subsidiary of REL] Bartleet Transcapital Limited (holds 50% of voting power in Bartleet Religare Securities (Private) Limited, step down subsidiary of REL) Bartleet Wealth Management (Private) Limited (formerly Religare Bartleet Capital Markets (Private) Limited) Religare Digital Solutions Limited M. B Finmart Private Limited [Collectively holding more than 20% voting power in REL w.e.f February 18 , 2025] Puran Associates Private Limited [Collectively holding more than 20% voting power in REL w.e.f February 18 , 2025] VIC Enterprises Private Limited [Collectively holding more than 20% voting power in REL w.e.f February 18 , 2025] Milky Investment and Trading Company [Collectively holding more than 20% voting power in REL w.e.f February 18 , 2025]
(b)	Associates and Joint Ventures of the Religare Housing Development Finance Corporation Limited (RHDFCL)/the 'Company'	Religare Care Foundation [RHDFCL hold 24.5%]
(c)	Individuals owning directly or indirectly interest in voting power that gives them control or significant influence and their Relatives	Nil
(d)	Persons who are the members of the Key Management Personnel* of the reporting entity or of a parent of the reporting entity	Mr. Ashok Mehta - Non-Executive Non-Independent Director (ceased to be Non - Executive Non Independent Director of the Company w.e.f., September 21, 2023) Mr. Malay Kumar Sinha - Non-Executive Independent Director Dr. Rashmi Saluja- Non-Executive Chairperson & Non-Executive Non-Independent Director * [(Designated as Non - Executive Chairperson) - Religare Finvest Limited (w.e.f September 06, 2024) (ceased to be Non - Executive Chairperson in RFL w.e.f March 25, 2025) (ceased to be Chairperson cum Managing Director w.e.f September 05,2024) (ceased to be Non-Executive Chairperson of RHDFCL w.e.f September 05,2024)] Mr. Hamid Ahmed - Non-Executive Independent Director [Cease to be Director w.e.f., February 04, 2025 in RHDFCL] Mr. Praveen Kumar Tripathi - Non Executive Independent Director Dr. Ravindra Kumar Srivastava - Non Executive Independent Director (appointed w.e.f. 05 September 2024 and Cease to be Director w.e.f., March 01, 2025 in RHDFCL) Mr. Rahul Mehrotra - Managing Director & Chief Executive Officer Mr. Gagan Chhabra - Chief Financial Officer Mr. Nitin Aggarwal [Group CFO] - Religare Enterprises Limited [ceased to be Group CFO pursuant to tendering of his resignation w.e.f. November 12, 2024]



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

53 Related Party Disclosures:

Related Party Type	Nature of Relationship	Name of the Related Party
		Mr. Pankaj Sharma - Chief Executive Officer (CEO) - Religare Finvest Limited
		Mr. Prakash Chandra Jejani - Chief Financial Officer - Religare Finvest Limited
		Mr. Ranjan Dwivedi - Independent Director - Religare Enterprises Limited
		Ms. Preeti Madan - Independent Director - Religare Enterprises Limited (appointed w.e.f. January 24, 2023)
		Mr. Anil Prasad Verma - Non- Executive Independent Director - Religare Finvest Limited (appointed w.e.f. 29 March 2025 in RFL)
		Mr. Shrikant Shreeniwas Somani - Additional Director (Appointed as Non Executive Independent - Religare Enterprises Limited (appointed w.e.f. 21 February 2025 in REL)
		Mr. Rajender Mohan Malla - Additional Director (Appointed as Non Executive Independent - Religare Enterprises Limited (appointed w.e.f. 21 February 2025 in REL)
(e)	Enterprises over which any person described in (c) or (d) is able to exercise significant influence and with whom transactions have taken	Nil
(f)	Post Employment Benefits Plans	Religare Housing Development Finance Corporation Limited Group Gratuity Scheme

* Including any director (Executive/non Executive Director)



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

53.1 Following transactions were carried out with related parties at Arm's Length Basis and in the ordinary course of business during the year ended March 31, 2025

S.No.	Nature of Transactions	Name of the Related Party	RP Type	Year Ended 31 March 2025	Year Ended 31 March 2024
1	OTHER RECEIPTS AND PAYMENTS				
	Group Insurance Premium Paid				
		Care Health Insurance Limited (Formerly known as Religare Health Insurance Company Ltd)	a(ii)	84.12	72.52
	Group Insurance Premium Paid Total			84.12	72.52
	Group Insurance Premium Received Back				
		Care Health Insurance Limited (Formerly known as Religare Health Insurance Company Ltd)	a(ii)	4.67	5.38
	Group Insurance Premium Received Back Total			4.67	5.38
	Short Term Loan Taken				
		Religare Enterprises Limited	a(i)	-	1,000.00
		Religare Commodities Limited	a(ii)	-	500.00
	Short Term Loan Taken Total			-	1,500.00
	Short Term Loan Taken Paid				
		Religare Enterprises Limited	a(i)	1,000.00	1,100.00
		Religare Commodities Limited	a(ii)	-	500.00
	Short Term Loan Taken Paid Total			1,000.00	1,600.00
	Security Deposits Received				
		Religare Finvest Limited	a(i)	-	0.93
	Security Deposits Received Total			-	0.93
	Security Deposits Paid				
		Religare Broking Limited	a(ii)	1.50	0.40
	Security Deposits Paid Total			1.50	0.40
	Security Deposits Received back				
		Religare Finvest Limited	a(i)	-	0.16
	Security Deposits Received back Total			-	0.16
	Interest Paid on Short Term Loan				
		Religare Enterprises Limited	a(i)	60.32	118.48
		Religare Commodities Limited	a(ii)	-	0.15
	Interest Paid on Short Term Loan Total			60.32	118.63
	Purchase of Fixed Asset				
		Religare Finvest Limited	a(i)	0.77	3.11
	Purchase of Fixed Asset Total			0.77	3.11
	Payments made by RHDFCL on behalf of RFL				
		Religare Finvest Limited	a(i)	-	257.80
	Payments made by RHDFCL on behalf of RFL Total			-	257.80
2	INCOME#				
	Expense Reimbursement By other Companies				
		Religare Finvest Limited	a(i)	10.33	13.44
	Expense Reimbursement By other Companies Total			10.33	13.44
3	EXPENSE#				
	Remuneration to Key Managerial Personnel				
	Salary and remuneration	Key Managerial Personnel	(d)	242.50	262.29
	Sitting Fee to Directors	Mr. Malay Kumar Sinha	(d)	11.00	10.50
		Mr. Hamid Ahmed	(d)	10.50	10.50
		Mr. Ravindra Kumar Srivastava	(d)	3.00	-
		Mr. Praveen Kumar Tripathi	(d)	4.00	4.50
	Remuneration to Key Managerial Personnel Total			271.00	287.79
	Remuneration to Key Managerial Personnel (ESOP perquisite value)	Key Managerial Personnel	(d)	-	256.68
	Remuneration to Key Managerial Personnel (ESOP perquisite value) Total			-	256.68
	Post Employment Benefits Plans				
		Religare Housing Development Finance Corporation Limited Group Gratuity Scheme	f	30.84	39.30
	Post Employment Benefits Plans Total			30.84	39.30
	Allocation of Expenses by other Company				
		Religare Enterprises Limited	a(i)	86.62	60.50
	Allocation of Expenses By other Company Total			86.62	60.50



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

53.1 Following transactions were carried out with related parties at Arm's Length Basis and in the ordinary course of business during the year ended March 31, 2025

S.No.	Nature of Transactions	Name of the Related Party	RP Type	Year Ended 31 March 2025	Year Ended 31 March 2024
	Interest Expense on Inter Corporate Deposit				
		Religare Enterprises Limited	a(i)	56.10	134.26
		Religare Commodities Limited	a(ii)	-	0.17
	Interest Expense on Inter Corporate Deposit Total			56.10	134.43
	Expense Reimbursement to other Companies				
		Religare Finvest Limited	a(i)	252.47	117.91
		Religare Enterprises Limited	a(i)	17.34	20.58
		Religare Broking Limited	a(ii)	13.23	1.50
	Expense Reimbursement to other Companies Total			283.04	139.99
4	Balance Outstanding				
	Receivables				
	Security Deposit Receivable				
		Religare Broking Limited	a(ii)	1.90	0.39
	Security Deposit Receivable Total			1.90	0.39
	Other Receivables				
		Care Health Insurance Limited (Formerly known as Religare Health Insurance Company Ltd)	a(ii)	6.73	4.41
		Religare Enterprises Limited	a(i)	4.26	-
	Other Receivables Total			10.99	4.41
	Payables				
	Security Deposit Payable				
		Religare Finvest Limited	a(i)	0.93	0.93
	Security Deposit Payable Total			0.93	0.93
	Other Payables				
	Inter Corporate Deposit Payable (Including Interest)				
		Religare Enterprises Limited	a(i)	-	1,009.84
	Inter Corporate Deposit Payable (Including Interest) (Total)			-	1,009.84
	Other Payables				
		Religare Finvest Limited	a(i)	146.30	24.77
		Religare Enterprises Limited	a(i)	-	0.19
		Religare Broking Limited	a(ii)	1.69	1.09
	Other Payables Total			147.99	26.05

* 14,96,800 shares granted (ESOPs) till March'31, 2025 to the Key Management Personnel of the Company.

** 2,75,000 shares granted till March'31, 2025 to the employees of Company by the Religare Finvest Limited and out of this NIL ESOPs Granted to Key Management personnel of the Company.

*** No. of Options Granted and Live is 740,000 issued to the employees of Company by the Religare Enterprises Limited (Ultimate Holding Company) and out of this 5,00,000 ESOPs (Live) Granted to Key Management personnel of the Company.

Income and Expenses do not include applicable Indirect taxes

53.2 Key Management Personnel Compensation as per Ind AS-24

Particulars	(Rs. in Lacs)	
	Year Ended 31 March 2025	Year Ended 31 March 2024
Short Term Employee Benefits	231.68	257.86
Post -employment benefits	10.82	4.43
Long term employee Benefits	-	-
Termination Benefits	-	-
Employee Share based payments (refer note 25)*	-	-
Total	242.50	262.29

*It does not includes remuneration to key managerial personnel (ESOP perquisite value) value of Rs Nil (Previous year Rs. 256.68 Lacs).



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

54 Other Notes

Additional disclosures required in terms of Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 RBI/2020-21/73/DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated 17 February, 2021 issued by RBI, as amended from time to time.

1 Capital

Particulars	As at 31 March 2025	As at 31 March 2024
(i) CRAR (%)	140.09%	134.30%
(ii) CRAR - Tier I Capital (%)	139.63%	133.82%
(iii) CRAR - Tier II Capital (%)	0.46%	0.48%
(iv) Amount of Subordinated Debt raised as Tier-II capital	-	-
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

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

Particulars	As at 31 March 2025	As at 31 March 2024
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	387.65	383.75
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,663.28	2,663.28
c) Total	3,050.93	3,047.03
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987/Regrouping	21.78	3.90
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Less:		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	409.43	387.65
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	2,663.28	2,663.28
c) Total	3,072.71	3,050.93

3 Investments

Particulars	As at 31 March 2025	As at 31 March 2024
3.1 Value of Investments		
(i) Gross value of Investments*		
(a) In India	1,500.63	1,240.15
(b) Outside India	-	-
(ii) Provision for depreciation		
(a) In India	309.41	401.40
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	1,191.22	838.75
(b) Outside India	-	-
3.2 Movement of provisions held towards depreciation on investments		
(i) Opening balance	401.40	690.30
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off/ Written-back of excess provisions during the year	(91.99)	(288.90)
(iv) Closing balance	309.41	401.40

*Gross value of Investments as per Ind AS financials.



Religare Housing Development Finance Corporation Limited
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(Amount in INR lacs, unless otherwise stated)

4 Derivatives

4.1 Forward Rate Agreement (FRA)/Interest Rate Swap (IRS)

Particulars	As at 31 March 2025	As at 31 March 2024
(i) The notional principal of swap agreements	-	-
(ii) Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	-	-
(iii) Collateral required by the HFC upon entering into swaps	-	-
(iv) Concentration of credit risk arising from the swaps \$	-	-
(v) The fair value of the swap book @	-	-

Note:

- (i) Nature and terms of the swaps including information on credit and market risk - Nil
- (ii) Accounting policies adopted for recording the swaps - Not applicable
- \$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies.
- @ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.

4.2 Exchange Traded Interest Rate (IR) Derivative

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March 2025/31st March 2024 (instrument wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-
(iv) Marked-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-

4.3 Disclosures on Risk Exposure in Derivatives

A Qualitative Disclosure

As the Company has not entered into derivative transactions during current year and previous year, there is no risk exposure in derivatives. Accordingly, Qualitative Disclosure is not applicable.

- a) The structure and organization for management of risk in derivatives trading-Not applicable
- b) The scope and nature of risk measurement, risk reporting and risk monitoring systems -Not applicable
- c) Policies for hedging and/ or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges/ mitigates-Not applicable
- d) Accounting policy for recording hedge and non-hedge transactions; recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning, collateral and credit risk mitigation. - Not applicable

B Quantitative Disclosure

Particulars	Currency Derivatives		Interest Rate Derivatives	
(i) Derivatives (Notional Principal Amount)	-	-	-	-
(ii) Marked to Market Positions [1]	-	-	-	-
(a) Asset (+)	-	-	-	-
(b) Liability (-)	-	-	-	-
(iii) Credit Exposure [2]	-	-	-	-
(iv) Unhedged Exposures	-	-	-	-



Religare Housing Development Finance Corporation Limited
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(Amount in INR lacs, unless otherwise stated)

55 Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
<u>As at</u>											
<u>31 March 2025</u>											
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank/Others	-	-	-	-	-	-	-	-	-	-	-
Market Borrowing	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets*											
Advances**	54.21	181.44	32.07	94.76	95.06	323.73	670.88	2,421.81	2,379.72	12,214.03	18,467.71
Investments	-	-	909.68	-	27.12	53.19	159.57	41.66	-	-	1,191.22
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

*Excluded other income / receivables

**Net of Provision for Standard and Non-Performing Assets (NPA).



Religare Housing Development Finance Corporation Limited
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(Amount in INR lacs, unless otherwise stated)

56 Exposure

56.1 Exposure to Real Estate Sector

Category	As at 31 March 2025	As at 31 March 2024
a) Direct Exposure		
(i) Residential Mortgages*	18,652.79	21,100.27
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits;		
(ii) Commercial Real Estate*	29.38	295.45
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;		
(iii) Investments in Mortgage Backed Securities (MBS) and other Securitised exposures		
(a) Residential	590.95	1,039.26
(b) Commercial Real Estate	-	-
b) Indirect Exposure		
Fund based and non fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total Exposure to Real Estate Sector	19,273.12	22,434.98

*Total Exposure Includes principal & interest accrued net of unamortised processing fee.

56.2 Exposure to Capital Market

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	-	-
(ii) Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
(v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii) Bridge loans to companies against expected equity flows / issues;	-	-
(viii) Underwriting commitments taken up by the HFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix) Financing to stockbrokers for margin trading	-	-
(x) All exposures to Alternate Investment Funds	-	-
(a) Category I	-	-
(a) Category II	-	-
(a) Category III	-	-
Total Exposure to Capital Market	-	-

56.3 Details of financing of parent company products

No product of its parent company has been financed by the Company during the current and previous year.

56.4 Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC

There has been no breach of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) by the Company during the current year.

56.5 Exposure to group companies engaged in real estate business (refer to Paragraph 21 of RBI HFC directions)

S.No.	Particular	As at 31 March 2025		As at 31 March 2024	
		Amount in Lac	% of owned fund	Amount in Lac	% 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	-	-	-	-

56.6 Unsecured Advances

The Company has unsecured advances of Rs. 24.77 Lakhs (previous year: Rs. 18.56 Lakhs) and The company has not financed any projects and advances wherein intangible collateral such as rights, licenses, authority etc. have been taken as a security.



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

57 Miscellaneous

57.1 Registration obtained from other financial sector regulators

There are no registration/ License/ authorization obtained from other financial sector regulators during the current and previous Financial Year.

57.2 Group Structure

Refer note number 62

57.3 Rating assigned by Credit Rating Agencies and migration of rating during the year

SL. No.	Instrument	Rating Agency	Rating as on March 31, 2025	Migration of Rating during the year, if any	Date of Migration of Rating, if applicable	Amount
1	Long Term / Short Term Bank Lines	ICRA Limited	[ICRA]BB (Stable)/ [ICRA]A4 (Refer Note 1)	[ICRA]BB (Stable)/ [ICRA]A4; long term rating upgraded from [ICRA]BB- (Stable) and short term reaffirmed	30th April 2024	40,000.00
2	Long Term / Short Term Bank Lines	ICRA Limited	Withdrawn	ICRA]BB (Stable) upgraded from [ICRA]BB- (Stable) and [ICRA]A4 Reaffirmed; ratings withdrawn	30th April 2024	80,000.00
3	Short Term Debt Programme	ICRA Limited	Withdrawn	[ICRA]A4; reaffirmed and withdrawn	30th April 2024	10,000.00
4	Long Term Bank Facilities	CARE Ratings Limited	[CARE] BB+ (Stable)	[CARE] BB+ (Stable); Reaffirmed; Outlook revised from Negative	05th July 2024	50,000.00
5	Proposed Non-Convertible Debentures (NCDs)	Infomerics Valuation and Rating Private Limited	[IVR] BBB- (Stable) (Refer Note 2)	-	-	10,000.00

Note 1 On 25th April 2025, ICRA upgraded long-term rating to [ICRA]BBB- (Outlook: Stable) from [ICRA]BB (Outlook: Stable) and short-term rating to [ICRA]A3 from [ICRA] A4 for the bank lines of Rs.40000 Lacs.

Note 2 On 30th September 2024, Infomerics Ratings has assigned the rating of IVR BBB-(Outlook: Stable) to the proposed Non-Convertible Debentures.

57.4 Management

The required disclosure shall be covered in the Directors' Report under Management Discussion and Analysis report.

57.5 Net Profit or Loss for the period, prior period items and changes in accounting policies

There is no prior period transaction during the current year and also there is no change in accounting policies during the current year.

57.6 Revenue Recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties.

57.7 Consolidated Financial Statements (CFS)

As there is no subsidiary of the Company in current financial year as well as previous financial year, hence as per applicable accounting standards on RHDFCL, Consolidated Financial Statements (CFS) is not applicable to the Company.

58 Additional Disclosures

58.1 Provisions and Contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account		As at 31 March 2025	As at 31 March 2024
(i)	Provisions for depreciation on Investment	(91.99)	(288.90)
(ii)	Provision made towards Income tax (Current Tax, Deferred Tax and Earlier Years Taxes)	(199.38)	4.31
(iii)	Provision towards NPA	(128.41)	(231.64)
(iv)	Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)		
	(a) Provision for Standard Assets on teaser loan	-	-
	(b) Provision for Standard Assets on CRE	0.30	-
	(c) Provision for Standard Assets on CRE - RH	-	(0.62)
	(d) Provision for Standard Assets on Housing Loans (other than CRE-RH)	(6.96)	(11.84)
	(e) Provision for Standard Assets on Non-Housing Loans	(2.66)	(5.64)
(v)	Other Provision and Contingencies (with details)		
	(a) Gratuity	34.01	34.89
	(b) Leave Encashment	39.87	44.85
	(c) ECL on Excess Interest Spread	(6.23)	(0.59)
	(d) Other Financial & Non-Financial Assets	-	-



Break up of Loan & Advances and Provisions thereon		Housing		Non-Housing	
		As at 31 March 2025	As at 31 March 2024	As at 31 March 2025	As at 31 March 2024
Standard Assets					
a)	Total Outstanding Amount*	12,410.41	14,224.31	5,616.56	6,273.47
b)**	Provisions made	41.90	48.68	22.89	25.43
Sub-Standard Assets					
a)	Total Outstanding Amount*	237.46	136.49	118.97	93.38
b)	Provisions made	35.66	20.50	17.99	14.03
Doubtful Assets - Category-I					
a)	Total Outstanding Amount*	104.42	172.83	79.17	170.66
b)	Provisions made	26.11	43.22	28.24	42.67
Doubtful Assets - Category-II					
a)	Total Outstanding Amount*	101.33	258.54	21.34	9.52
b)	Provisions made	40.53	103.42	8.63	3.93
Doubtful Assets - Category-III					
a)	Total Outstanding Amount*	-	-	-	-
b)	Provisions made	-	-	-	-
Loss Assets					
a)	Total Outstanding Amount*	3.99	56.79	13.29	18.29
b)	Provisions made	3.99	56.79	13.29	18.29
Total					
a)	Total Outstanding Amount*	12,857.61	14,848.96	5,849.33	6,565.32
b)	Provisions made	148.19	272.61	91.04	104.35

Note:

- The total outstanding amount mean principal + accrued interest + other charges pertaining to loans without netting off.
- The Category of Doubtful Assets will be as under:

Period for which the assets has been considered as doubtful	Category
Up to one year	Category-I
One to three years	Category-II
More than three years	Category-III
- * The total outstanding amount Includes only principal + accrued interest net of unamortized processing fees.
- ** The provision on Standard Assets consists of Contingent Provisions against Standard Assets of Rs. 64.79 Lacs (Previous Year 74.11 Lacs)

58.2 Draw Down from Reserves

The company has not drawn down any reserve during the current and previous year.

58.3 Concentration of Public Deposits, Advances, Exposure and NPAs

58.3.1 Concentration of Public Deposits (for Public Deposit taking/holding HFCs)

The Company is Non-Deposit accepting HFC and it does not hold any Public Deposits, hence, this disclosure is not applicable.

Particulars	As at 31 March 2025	As at 31 March 2024
Total Deposits of twenty largest depositors	Not Applicable	Not Applicable
Percentage of Deposits of twenty largest depositors to Total Deposits of the deposit taking HFC	Not Applicable	Not Applicable

58.3.2 Concentration of Loans & Advances

Particulars	As at 31 March 2025	As at 31 March 2024
Total Loans & Advances to twenty largest borrowers	857.24	1,198.11
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	4.58%	5.59%

The loan outstanding includes principal and accrued interest net of unamortized processing fees.

58.3.3 Concentration of all Exposure (including off-balance sheet exposure)

Particulars	As at 31 March 2025	As at 31 March 2024
Total Exposure to twenty largest borrowers / customers	870.98	1,205.61
Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the HFC on borrowers/customers	4.62%	5.59%

The loan outstanding includes principal and accrued interest net of unamortized processing fees.

58.3.4 Concentration of NPAs

Particulars	As at 31 March 2025	As at 31 March 2024
Total Exposure to top ten NPA accounts*	218.59	623.12

* Total Exposure to top ten NPA accounts selected on the basis of Group NPA identification norms.



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Notes forming part of the Financial Statements for the year ended 31 March 2025
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58.3.5 Sector-wise NPAs (Percentage of NPAs to Total Advances in that sector)

Sl. No.	Sector	As at 31 March 2025	As at 31 March 2024
A.	Housing Loans:		
1	Individuals	3.48%	2.26%
2	Builders/Project Loans	0.00%	100.00%
3	Corporates	0.00%	0.00%
4	Others (specify)	0.00%	0.00%
B.	Non-Housing Loans:		
1	Individuals	3.99%	4.45%
2	Builders/Project Loans	0.00%	0.00%
3	Corporates	0.00%	0.00%
4	Others (specify)	0.00%	0.00%

58.4 Movement of NPAs

Particulars	As at 31 March 2025	As at 31 March 2024
(i) Net NPA to Total Loans & advances (%)	2.70%	2.87%
(ii) Net NPAs to Net Advances (%)	2.73%	2.91%
(iii) Movement of NPAs (Gross)		
a) Opening balance	916.50	1,228.05
b) Additions during the year	760.47	709.67
c) Reductions during the year	997.00	1,021.22
d) Closing balance	679.97	916.50
(iv) Movement of Net NPAs		
a) Opening balance	613.65	693.56
b) Additions during the year	601.56	564.56
c) Reductions during the year	709.68	644.47
d) Closing balance	505.53	613.65
(v) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	302.85	534.49
b) Provisions made during the year	158.90	145.11
c) Write-off/write-back of excess provisions	287.31	376.75
d) Closing balance	174.44	302.85

58.5 Overseas Assets

The Company does not have any overseas assets as on March 31, 2025 as well as March 31, 2024.

Particulars	As at 31 March 2025	As at 31 March 2024
	-	-
	-	-

58.6 Off-balance sheet SPVs sponsored (which are required to be consolidated as per accounting norms)

The Company does not have off-balance sheet SPVs sponsored which is required to be consolidated as per accounting norms.

Name of the SPV sponsored	
Domestic	Overseas
Nil	Nil



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59 Public disclosure on liquidity risk as on 31 March, 2025

Disclosure as required in terms of Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies vide circular RBI/2019-20/88 DOR.NBFC (PD) CC. No.102/03.10.001/2019-20 dated November 04, 2019:

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

Sr. No.	Number of Significant Counterparties*	Amount	% of Total deposits	% of Total Liabilities
1	0	-	Not Applicable	0.00%

Note : Total Liabilities has been computed as Total Liabilities less Equity share capital and Other Equity

* 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 04, 2019 on Liquidity Risk Management Framework for Non Banking Financial Companies and Core Investment Companies

(ii) Top 20 large deposits (amount in Lacs and % of total deposits) - Not Applicable

(iii) Top 10 borrowings (amount in Lacs and % of total borrowings)

S.No	Amount	% of Total Liabilities
1	-	0.00%

(iv) Funding Concentration based on significant instrument/product

Sr. No.	Name of the instrument/product*	Amount	% of Total Liabilities
1	Term Loan- Secured	-	0.00%
2	Short Term Loan- Unsecured	-	0.00%

Note : Total Liabilities have been computed as Total Liabilities less Equity share capital and Other Equity

* 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 04, 2019 on Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies

(v) Stock Ratios

Sr. No.	Stock Ratio	Percentage
		FY2024-25
1	Commercial papers as a % of total liabilities	-
2	Commercial papers as a % of total assets	-
3	Commercial papers as a % of total public funds	-
4	Non-convertible debentures (original maturity of less than one year) as a % of total liabilities	-
5	Non-convertible debentures (original maturity of less than one year) as a % of total assets	-
6	Non-convertible debentures (original maturity of less than one year) as a % of total public funds	-
7	Other short-term liabilities as a % of total liabilities	73.51%
8	Other short-term liabilities as a % of total assets	3.97%
9	Other short-term liabilities as a % of total public funds	-

(vi) Institutional set-up for liquidity risk management

The Company's Board of Directors has the overall responsibility for the establishment and oversight of the risk management framework. The Board of Directors has constituted the Risk Management Committee (RMC) and the Asset and Liability Management Committee (ALCO). The Board approves strategies, policies and procedures of the Company to manage liquidity risk. The RMC evaluates the overall risks faced by the Company including liquidity risk. The position of all perceived risks is periodically put up to the RMC which critically evaluates the same and provides operational guidance to the Company which paves way for an effective risk management so as to safeguard the interest of the Company. The ALCO is responsible for ensuring adherence to the Asset Liability Management policy parameters as well as implementing the liquidity risk management strategy of the Company. The ALCO periodically reviews the management of liquidity and interest rate risks from time to time by monitoring various aspects and parameters relating to liquidity risk, interest rate risk and asset/ liability profile of the Company. The ALCO, accordingly, provides guidance to the Company for taking appropriate steps and follows thereafter for implementation. The ALCO is responsible for putting in place a comprehensive and dynamic framework to measure, monitor and manage the liquidity and interest rate risks of the Company and also closely integrating the ALM framework with the business strategy of the Company.



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Notes forming part of the Financial Statements for the year ended 31 March 2025
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60 Other Notes

Balance Sheet disclosures as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 (as amended) issued by the Reserve Bank of India.

Liabilities Side:			
Particulars		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	-	-
d)	Inter-Corporate loans and borrowings	-	-
e)	Commercial Paper	-	-
f)	Public Deposits	-	-
g)	Other Loans - Advance Against Deposits	-	-
	* Please see Note 1 below		
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 debentures i.e. debentures where there is a shortfall in the value of security	-	-
c)	Other public deposits	-	-
	* Please see Note 1 below		
Assets Side:			
Particulars		Amount Outstanding	
3)	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:		
a)	Secured		18,682.17
b)	Unsecured		24.77
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)	Repossessed Assets		-
iii)	Other loans counting towards asset financing activities		
a)	Loans where assets have been repossessed		-
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		-
2	Unquoted:		
i)	Shares: a) Equity		-
	b) Preference		-
ii)	Debentures and Bonds		-
iii)	Units of mutual funds		-
iv)	Government Securities		-
v)	Others (Security Receipts-RARC)		-
			909.68



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Particulars				Amount Outstanding	
5)	1	Long Term Investments: Quoted: i) Shares: a) Equity b) Preference ii) Debentures and Bonds iii) Units of mutual funds iv) Government Securities v) Others		- - - - -	
	2	Unquoted: i) Shares: a) Equity b) Preference ii) Debentures and Bonds iii) Units of mutual funds iv) Government Securities v) Others (Security Receipts-RARC)		- - - - 590.95	
6)		Borrower group-wise classification of assets financed as in (3) and (4) above : (Please see Note 2 below)			
		Category	Amount Net of Provisions		
			Secured	Unsecured	Total
	1	Related Parties			
		a) Subsidiaries	-	-	-
		b) Companies in the same group	-	-	-
		c) Other related parties	-	-	-
	2	Other than related parties	18,467.71	-	18,467.71
		Total	18,467.71	-	18,467.71
7)		Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) : (Please see Note 3 below)			
		Category	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	-	-	
		(c) Other related parties	-	-	
	2	Other than related parties	1,500.63	1,191.22	
		Total	1,500.63	1,191.22	
		** As per notified Accounting Standard (Please see below Note 3)			
8)		Other information			
		Particulars	Amount		
	(i)	Gross Non-Performing Assets			
		(a) Related parties	-		
		(b) Other than related parties	679.97		
	(ii)	Net Non-Performing Assets	-		
		(a) Related parties	-		
		(b) Other than related parties	505.53		
	(iii)	Assets acquired in satisfaction of debts (Net of Provision)	87.76		

Notes:

- 1 As defined in Paragraph 4.1.30 of the RBI HFC Directions.
- 2 Provisioning norms shall be applicable as prescribed in these Directions.
- 3 All notified Accounting Standards are applicable including for valuation of investments and other assets as also assets acquired in satisfaction of debt. However, market value in respect of quoted investments and break up / fair value / NAV in respect of unquoted investments shall be disclosed irrespective of whether they are classified as long term or current in (5) above.



Religare Housing Development Finance Corporation Limited
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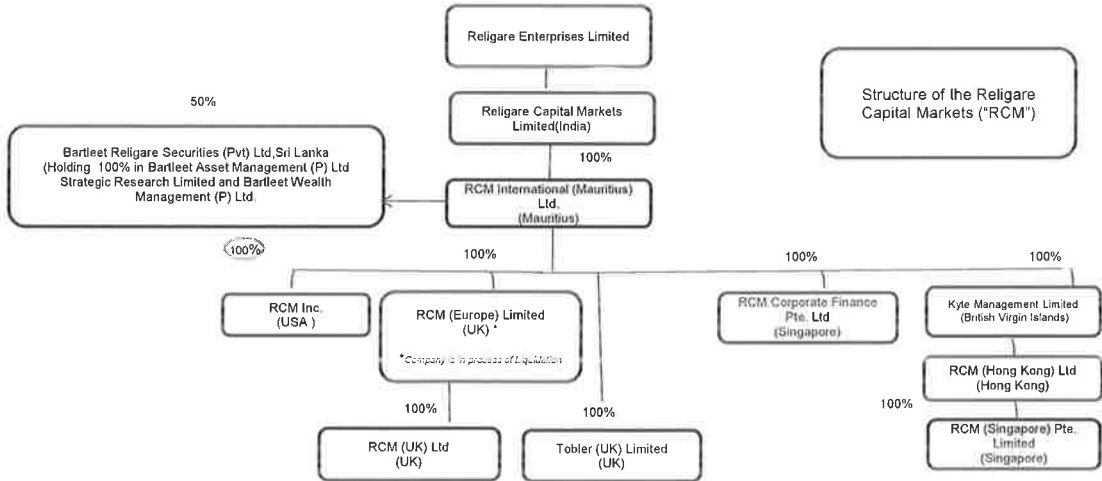
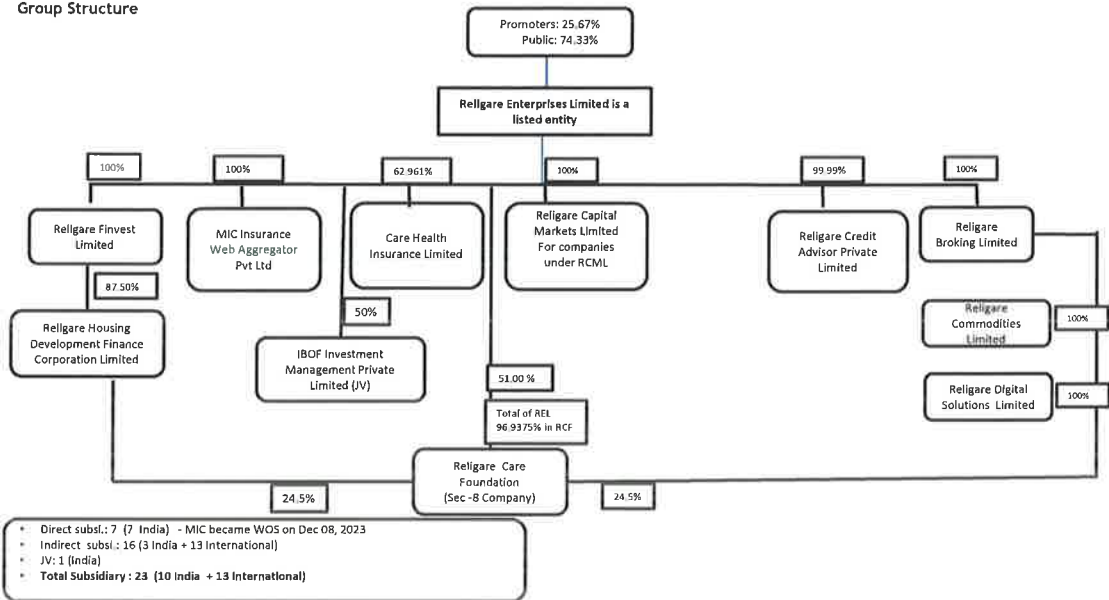
61 Details on Principal Business Criteria (PBC)

Principal Business Criteria for the company to be classified as " Housing Finance Company" as per the paragraph 4.1.17 of Master Direction - Non Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 RBI/2020-21/73/DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated 17 February, 2021 issued by RBI is given below:

Particulars	As at 31 March 2025	As at 31 March 2024
Financial Asset/ Total Assets (Net of Intangible Assets)*	94.41%	93.48%
Income From Financial Assets/ Gross Income	98.08%	99.33%
Housing Finance/ Total Assets (Net of Intangible Assets)*	60.56%	61.56%
Housing Finance for individual / Total Assets (Net of Intangible Assets)*	60.55%	60.32%

Note:- Above details provided as per PBC format provided by National Housing Bank (NHB).
*Intangible assets includes prepaid expense, Deferred Tax Assets (DTA), Intangible Assets under development and Software.

62 Group Structure



Religare Housing Development Finance Corporation Limited
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- 63 Information namely, area, country of operation and joint venture partners with regard to joint ventures and overseas subsidiaries
The company does not have any joint ventures and subsidiary abroad.

64 **Loans to Directors, Senior Officers and relatives of Directors**

Particulars	As at 31 March 2025	As at 31 March 2024
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	-	-

65 **Structured Products**

The Company doesn't have structured products, please refer note number 69 for securitization/ assignment transactions

66 **Additional information pursuant to Ministry of Corporate Affairs notification dated March 24, 2021 with respect to amendments in Schedule III of Companies Act, 2013**

- There are no proceedings which have been initiated or pending against the company for holding any Benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- The company is not a wilful defaulter as declared by any bank or financial Institution or any other lender.
- The company does not have any transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956 except with one company as on March 31, 2025 for hotel booking and which is not material and thus has not been reported.
- There are no charges or Satisfaction yet to be registered with Registrar of Companies (ROC) beyond the statutory period.
- There are no transactions which are not recorded in the books of accounts that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or surveyor any other relevant provisions of the Income Tax Act, 1961).
- The company has not traded or invested in Crypto Currency or Virtual Currency during the year.
- Utilisation of borrowed funds and share premium
The Company, as part of its normal business, grants loans and advances, makes investment, provides guarantees to and accept from its customers, other entities and persons. These transactions are part of Company's normal housing finance business, which is conducted ensuring adherence to all regulatory requirements.
Other than the transactions described above, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate beneficiaries). The Company has also not received any fund from any parties (Funding party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the funding party ("Ultimate beneficiaries") or provide any guarantee, security or the like on behalf of the ultimate beneficiaries.
- The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or Jointly with any other person that are:
(a) Repayable on demand; or
(b) without specifying any terms or period of repayment
- Since, the Company does not have any immovable property, clause related to title deeds of property not held in the company's own name is not applicable.
- During the financial year 2024-25 and 2023-24, The Company has not invested with number of layers of Companies as prescribed under clause (87) of Section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

- 67 The Code on Social Security, 2020 (the Code) has been enacted, which would impact contribution by the Company towards applicable social security schemes. The Ministry of Labour and Employment has also released draft rules thereunder on November 13, 2020 and has invited suggestions from stakeholders which are under active consideration by the Ministry. The actual impact on account of this change will be evaluated and accounted for when notification becomes effective.



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68 (A) (1) Sectoral exposure

Sectors	Current Year			Previous Year		
	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	-	-	-	-	-	-
1 Consumer Credit (Non Housing)	5,840.83	232.77	3.99%	6,565.32	291.84	4.45%
2 Loans given for creation/ enhancement of immovable assets (Housing Loan)	12,965.77	447.20	3.45%	14,691.13	329.21	2.24%
Others	29.38	-	-	-	-	-
Total of Personal Loans (i+ii+...+Others)	18,835.98	679.97	3.61%	21,256.45	621.05	2.92%
5. Others, (loan to corporate/Builder)	0.81	-	0.00%	298.08	295.45	99.12%

Note:

- The disclosures as above shall be based on the sector-wise and industry-wise bank credit (SIBC) return submitted by scheduled commercial banks to the Reserve Bank and published by Reserve Bank as 'Sectoral Deployment of Bank Credit'.
- In the disclosures as above, if within a sector, exposure to a specific sub-sector/industry is more than 10 per cent of Tier I Capital of a NBFC, the same shall be disclosed separately within that sector. Further, within a sector, if exposure to specific sub-sector/industry is less than 10 per cent of Tier I Capital, such exposures shall be clubbed and disclosed as "Others" within that sector.

68 (A) (2) Intra-group exposures

	31-Mar-25	31-Mar-24
i) Total amount of intra-group exposures	-	-
ii) Total amount of top 20 intra-group exposures	-	-
iii) Percentage of intra-group exposures to total exposure of the HFC on borrowers/customers	-	-



Religare Housing Development Finance Corporation Limited
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68 (A) (3) Unhedged foreign currency exposure

The company does not have Unhedged Foreign Currency Exposure in during the financials year ended 2024-25 (previous year nil), therefore no policy is adopted by the Company to manage currency induced risk.

68 (B) Related Party Disclosure

Related Party	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management		Relatives of Key Management Personnel		Others		Total	
	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous Year	Current year	Previous year
Borrowings														
-Outstanding at year end	-	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00
Maximum during the year*	1,000.00	1,100.00	-	-	-	-	-	-	-	-	500.00	-	1,000.00	1,600.00
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances														
Outstanding at year end	4.26	-	-	-	-	-	-	-	-	-	8.63	4.80	12.89	4.80
Maximum during the year	-	-	-	-	-	-	-	-	-	-	83.29	71.70	83.29	71.70
Investments														
-Outstanding at year end	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Maximum during the year	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Inter corporate deposit payable	-	1,009.84											-	1,009.84
Other payable	147.23	25.89									1.69	1.09	148.92	26.98
Purchase of fixed/ other assets	0.77	3.11	-	-	-	-	-	-	-	-	-	-	0.77	3.11
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	56.10	134.26	-	-	-	-	-	-	-	-	-	0.17	56.10	134.43
Interest received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Payments made by RHDFCL on behalf of RFL	-	257.80	-	-	-	-	-	-	-	-	-	-	-	257.80
KMP Remuneration	-	-											-	-
- Directors	-	-					166.71	183.88	-	-	-	-	166.71	183.88
-Other KMPs	-	-					75.79	78.41	-	-	-	-	75.79	78.41
Post Employment Benefits Plans	-	-					-	-	-	-	30.84	39.30	30.84	39.30
Expense Reimbursement to other Companies	269.81	138.49					-	-	-	-	13.23	1.50	283.04	139.99
Directors Sitting fee	-	-					-	-	-	-	28.50	25.50	28.50	25.50
Relatives of directors	-	-					-	-	-	-	-	-	-	-
Others	96.95	73.94	-	-	-	-	-	-	-	-	1.50	-	98.45	73.94

*The amount of Rs. 500.00 lacs pertain to fellow subsidiaries in previous financial year 2023-24.

Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

68 (C) Disclosure of complaints

1) Summary information on complaints received by the HFC from customers and from the Offices of Ombudsman

S. No.	Particulars	31-Mar-25	31-Mar-24
	Complaints received by the HFC from its customers		
1	Number of complaints pending at beginning of the year	-	-
2	Number of complaints received during the year	8	9
3	Number of complaints disposed during the year	8	9
	3.1 Of which, number of complaints rejected by the HFC		
4	Number of complaints pending at the end of the year	-	-
	Maintainable complaints received by the HFC from Office of Ombudsman	-	-
5*	Number of maintainable complaints received by the HFC from Office of Ombudsman	-	-
	5.1 Of 5, number of complaints resolved in favour of the HFC by Office of Ombudsman	-	-
	5.2 Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
	5.3 Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the HFC	-	-
6*	Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

* The Reserve Bank - Integrated Ombudsman Scheme, 2021 notification is not applicable on HFCs as on March 31, 2025

2) 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
			Current Year		
Settlement related	NIL	2	-33%	NIL	NIL
Loan disbursement related	NIL	1	-50%	NIL	NIL
Legal proceedings related	NIL	1	0%	NIL	NIL
Property papers related	NIL	0	-100%	NIL	NIL
ROI related	NIL	2	100%	NIL	NIL
Service officer related	NIL	1	0%	NIL	NIL
Others	NIL	1	NA	NIL	NIL
Total		8			
			Previous Year		
Settlement related	NIL	3	200%	NIL	NIL
Loan disbursement related	NIL	2	NA	NIL	NIL
Legal proceedings related	NIL	1	-80%	NIL	NIL
Property papers related	NIL	1	NA	NIL	NIL
ROI related	NIL	1	0%	NIL	NIL
Service officer related	NIL	1	NA	NIL	NIL
Others	NIL	0	0%	NIL	NIL
Total		9			



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

68 (D) Corporate governance

Disclosures in relation to corporate governance is disclosed in corporate governance section of Director reports.

68 (E) Breach of covenant

As on 31st March 2025, the Company had no borrowings and was not in breach of the loan covenants. (As on 31st March 2024, the Company was not in breach of the loan covenants).

68 (F) Divergence in Asset Classification and Provisioning

For FY2024-25 and FY2023-24, no instance of divergence in asset classification and additional provisioning requirements was assessed and advised by the National Housing Bank (NHB) to the Company. Accordingly, any additional disclosures in this regard are not applicable on the Company.

69 Disclosures pursuant to RBI Notification - RBI /DOR/2021-22/86 DOR.STR.REC.51 /21.04.048/2021-22 dated 24 September 2021

(a) (i) The Company has not transferred through assignment in respect of loans not in default during the financial year ended 31 March 2025

(a) (ii) Details of transfer through assignment in respect of loans not in default during the financial year ended 31 March 2024.

Particulars	As at 31 March 2025	As at 31 March 2024
	Amount in Lacs	Amount in Lacs
Aggregate amount of loans transferred	-	3190.30
Weighted average maturity (residual maturity in months)	-	127.00
Weighted average holding period (in months)	-	69.00
Retention of beneficial economic interest by the originator	-	10%
Tangible security coverage	-	100%
Rating-wise distribution of rated loans	-	NA

(b) The Company has not acquired loans through assignment (not in default)/ novation and loan participation during the financial year ended 31 March 2025 and 31 March 2024

(c) (i) Details of stressed loans transferred during the financial year ended 31 March 2025

Particulars	To Asset Reconstruction Companies (ARC)		To permitted transferees & To other transferees	
	NPA	SMA	NPA	SMA
No. of accounts	-	-	-	-
Aggregate principal outstanding of loans transferred (In Lacs)	-	-	-	-
Weighted average residual tenor of the loans transferred (In months)	-	-	-	-
Net book value of loans transferred (at the time of transfer)#	-	-	-	-
Aggregate consideration (In Lacs)	-	-	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-	-

(c) (ii) Details of stressed loans transferred during the financial year ended 31 March 2024

Particulars	To Asset Reconstruction Companies (ARC)		To permitted transferees & To other transferees	
	NPA	SMA	NPA	SMA
No. of accounts	-	-	-	-
Aggregate principal outstanding of loans transferred (In Lacs)	-	-	-	-
Weighted average residual tenor of the loans transferred (In months)	-	-	-	-
Net book value of loans transferred (at the time of transfer)#	-	-	-	-
Aggregate consideration (In Lacs)	-	-	-	-
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-	-

(d) The Company has not acquired any stressed loans during the financial year ended 31 March 2025 and 31 March 2024.

(e) Pursuant to the Master Direction - RBI (Transfer of Loan Exposures) Directions, 2021, during the Financial Year 2024-2025 and Financial Year 2023-2024, the Company has no instances of replace loans from transferred to transferee(s) or pay damages arising out of any representation or warranty.

(f) Details of Security Receipt held and credit ratings

Particulars	Rating Agency	31-Mar-25	31-Mar-24
Security Receipts - RARC 059 (RHDFC HL) TRUST	Acuite Ratings & Research Ltd.	ACUITE RR1	ACUITE RR1
Security Receipts - RARC 080 (RHDFC HL) TRUST	Infomerics Valuation and Rating Private Limited	IVR RR1+	IVR RR1+



Religare Housing Development Finance Corporation Limited
Notes forming part of the Financial Statements for the year ended 31 March 2025
(Amount in INR lacs, unless otherwise stated)

- 70** Disclosures pursuant to RBI Notification -RBI/2021-22/112 DOR.CRE.REC.No.60/03.10.001/2021-22, para 3.2.3 (f)- Disclosures in Scale Based Regulation dated October 22, 2021
- (i) No modified opinion and audit qualification during the FY 2024-25 by the Auditor.
 - (i) No exceptional items of income and expenditure during the Financial Year 2024-25.

The notes are an integral part of these Financials Statements

Signature to Note 1 to 70 forming Part of the Financial Statement

For and on Behalf of Board of Directors

For S S KOTHARI MEHTA & CO. LLP

Firm Registration Number:

000756N/N500441

Chartered Accountants



Jalaj Soni

Partner

Membership Number: 528799

Place : New Delhi

Date : 05 May 2025


Praveen Kumar Tripathi
Non-Executive Independent
Director
(DIN: 02167497)


Rahul Mehrotra
Managing Director & Chief
Executive Officer
(DIN-08720917)


Gagan Chhabra
Chief Financial Officer

Place : New Delhi
Date : 05 May 2025

