CAPRI GLOBAL HOUSING FINANCE LIMITED

ANNUAL REPORT 2022-23

CORPORATE INFORMATION

BOARD OF DIRECTORS
Mr. Rajesh Sharma – Managing Director
Mr. Beni Prasad Rauka - Non-Executive & Independent Director
Ms. Bhagyam Ramani - Non-Executive & Independent Director
Mr. T.R. Bajalia - Non-Executive & Independent Director

CHIEF FINANCIAL OFFICER
Mr. Rajesh Sharma
(w.e.f. May 16, 2023)

COMPANY SECRETARY & COMPLIANCE OFFICER
Mr. Yashesh Bhatt - Company Secretary

BOARD COMMITTEES

Audit Committee
Mr. Beni Prasad Rauka - Chairperson
Ms. Bhagyam Ramani - Member
Mr. T.R. Bajalia - Member

CORPORATE SOCIAL RESPONSIBILITY COMMITTEE
Mr. Beni Prasad Rauka – Chairperson
Ms. Bhagyam Ramani - Member
Mr. Rajesh Sharma – Member

NOMINATION AND REMUNERATION COMMITTEE
Ms. Bhagyam Ramani - Chairperson
Mr. Beni Prasad Rauka - Member
Mr. T.R. Bajalia – Member

RISK MANAGEMENT COMMITTEE
Mr. Rajesh Sharma - Chairperson
Mr. Beni Prasad Rauka - Member
Ms. Bhagyam Ramani - Member

AUDITORS
M/s. G.M Kapadia & Co.
Chartered Accountants
1007, Raheja Chambers, 213,
Nariman Point,
Mumbai 400 021
Tel. no. (022) 6611 6611
Fax no. (022) 6611 6600

BANKERS AND FINANCIAL INSTITUTIONS
State Bank of India
Union Bank of India
Indian Bank
UCO Bank
NHB
Bank of Maharashtra
Indian Overseas Bank
Bank of India
Canara Bank
Bank of Baroda
Punjab National Bank
Punjab & Sind Bank
Yes Bank
Dhanlaxmi Bank

REGISTERED AND CORPORATE OFFICE
502, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel,
Mumbai 400 013
Tel. No. (022) 40888100
Fax No. (022) 40888170

REGISTRAR AND SHARE TRANSFER AGENTS
Link Intime India Private Limited
C 101, 247 Park, LBS Marg, Vikhroli West,
Mumbai 400 083, Maharashtra (India).
Tel: +91 (22) 49186270
Fax: +91 (22) 49186060

CORPORATE IDENTIFICATION NUMBER (CIN)
U65990MH2006PLC161153

CONTENTS

Notice of 17th AGM

FY 2022-23

CAPRI GLOBAL HOUSING FINANCE LIMITED
CIN No.: U65990MH2006PLC161153
Regd. Office: 502, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel, Mumbai 400 013
Website: www.caprihomeloans.com
Tel. No.: +91 22 40888100 Fax No.: +91 22 40888160

NOTICE OF THE 17TH ANNUAL GENERAL MEETING

NOTICE is hereby given that Seventeenth Annual General Meeting ('**AGM**') of the Members of Capri Global Housing Finance Limited ('the **Company**') will be held at shorter notice on Thursday, June 1, 2023 at 4:00 P.M, at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai 400013 to transact the following businesses:

ORDINARY BUSINESS:

1. To receive, consider, approve and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2023 together with the Report of the Directors' and Auditors' thereon.

2. To appoint a Director in place of Mr. Rajesh Sharma (DIN: 00020037), who retires by rotation, and being eligible, offers himself for re-appointment.

By Order of the Board
For **Capri Global Housing Finance Limited**

Sd/-
(Yashesh Bhatt)
Company Secretary
ACS: 20491

Place: Mumbai
Dated: May 31, 2023

REGISTERED OFFICE
502, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel,
Mumbai 400 013

NOTE:

1. A Member entitled to attend and vote at the meeting is also entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a member of the company. The instrument appointing proxy in order to be effective, should be lodged at the registered office of the company not less than forty-eight hours before the time of the meeting.

2. Information under Secretarial Standard 2, pursuant to Section 118 (10) of the Act, issued by the Institute of Company Secretaries of India, relating to Directors proposed to be appointed/re-appointed is provided in the **Annexure I** to this Notice.

3. The Statutory Registers and other document required to be kept open for inspection under the Act read with rules made thereunder at the AGM, will be available for inspection by the members at the AGM of the Company.

4. All documents referred to in the accompanying Notice and the Explanatory Statement shall be open for inspection at the Registered Office of the Company during the business hours up to and including the date and time of the AGM of the Company.

5. Members / Proxies should fill in the attendance slip for attending the Meeting. Proxies form as prescribed under the Act and Attendance Slip are enclosed herewith.

6. Corporate members intending to send their authorized representative to attend the meeting are requested to send a duly certified copy of the board resolution authorizing their representative to attend and vote at the AGM.

7. The Members may note that the Notice of 17th AGM of the Company along with the Annual Report will be available on the Company's website https://caprihomeloans.com/.

8. The landmark of the venue of the meetings and the Route map is enclosed with the Notice and same has also been posted on the website of the Company.

Annexure I to the Notice of 17th AGM

DETAILS OF DIRECTOR SEEKING RE-APPOINTMENT AS REQUIRED UNDER CLAUSE 1.2.5 OF THE SECRETARIAL STANDARD- 2 ON GENERAL MEETING

Mr. Rajesh Sharma

Mr. Rajesh Sharma is a qualified Chartered Accountant. He is the Promoter Director of the Company with over 27 years of experience in capital market and financial advisory services.

Mr. Sharma has expertise in various aspects of corporate finance, investment banking, merchant banking and asset financing. He has successfully leveraged his expertise and experience to steer the Company's growth and played an instrumental role in making it one of the emerging housing finance providers in India.

He is not related to any of the Directors and Key Managerial Personnel of the Company. The Board of Directors recommend passing of the resolution set out in item No. 2 of the accompanying Notice.

Except Mr. Rajesh Sharma, none of the Directors and Key Managerial Personnel of the Company and their relatives is concerned or interested, financially or otherwise, in Item No.2.

Other Details:

Name of the Director	Mr. Rajesh Sharma
Date of Birth	February 28, 1970
Age	53
Nationality	Indian
Date of appointment on the board	April 17, 2006
Qualifications	Chartered Accountant
Last Remuneration drawn	12,00,000
Remuneration to be paid	12,00,000
Terms and conditions of Re-appointment	**Retire by rotation:** Liable to retire by rotation **Code of Conduct:** Abide by the Code of Conduct devised by the Company
Number of shares held in the company	100
Relationship with other Directors, Manager and other KMP	None
Number of Meetings of the Board attended / held	5/6
Directorships held in other companies (excluding foreign companies and Government Bodies)	1. Capri Global Capital Limited 2. Parshwanath Buildcon Private Limited 3. Dnyaneshwar Trading and Investment Private Limited 4. Capri Global Asset Reconstruction Private Limited 5. Capri Global Holdings Private Limited 6. Capri Global Finance Private Limited
Membership / Chairmanship of Committees of other companies	**Audit Committee** Nil **Stakeholders' Relationship Committee** Capri Global Capital Limited – Member **Corporate Social Responsibility** Capri Global Capital Limited – Member

	Capri Global Holdings Private Limited – Member **Risk Management Committee** Capri Global Capital Limited- Chairman

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ATTENDANCE SLIP

(To be presented at the entrance of the meeting hall)

Regd. Folio No./Client ID No.______________________________

DP ID No. ______________________________

No. of shares held______________________________

I/We hereby record my/our presence at **SEVENTEENTH ANNUAL GENERAL MEETING** of Capri Global Housing Finance Limited, held at shorter notice on Thursday, June 1, 2023 at 4:00 P.M at the Registered Office of the Company at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400 013, Maharashtra (India).

____

Member's/ Proxy's name in BLOCK Letters **Signature of Member/Proxy**

NOTE: Please fill up this attendance slip and hand it over at the entrance of the venue for the meeting. Members are requested to bring their copies of the Annual Report to the meeting.

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PROXY FORM

[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the Companies (Management and Administration) Rules, 2014]

Name of the member(s):______________________________

Registered address:______________________________

E-mail Id:______________________________

Folio No/ Client Id:______________________________

DP ID:______________________________

I/We, being the member (s) of________________ shares of the above-named company, hereby appoint:

1.____________________of____________having E-mail ID__________________ or failing him,

2.____________________of____________ having E-mail ID__________________ or failing him,

3. ____________________of____________ having E-mail ID__________________ .

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the Seventeenth Annual General Meeting of the Company, to be held at shorter notice on Thursday, June 1, 2023 at 4:00 P.M at the Registered Office of the Company at 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai-400 013. Maharashtra (India) and at any adjournment thereof in respect of such resolutions as are indicated below:

ORDINARY BUSINESS:

1. To receive, consider, approve and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2023 together with the Report of the Directors' and Auditors' thereon.

2. To appoint a Director in place of Mr. Rajesh Sharma (DIN: 00020037), who retires by rotation, and being eligible, offers himself for re-appointment.

Signed this________________ day of ________2023

Signature of shareholder(s): ____________________

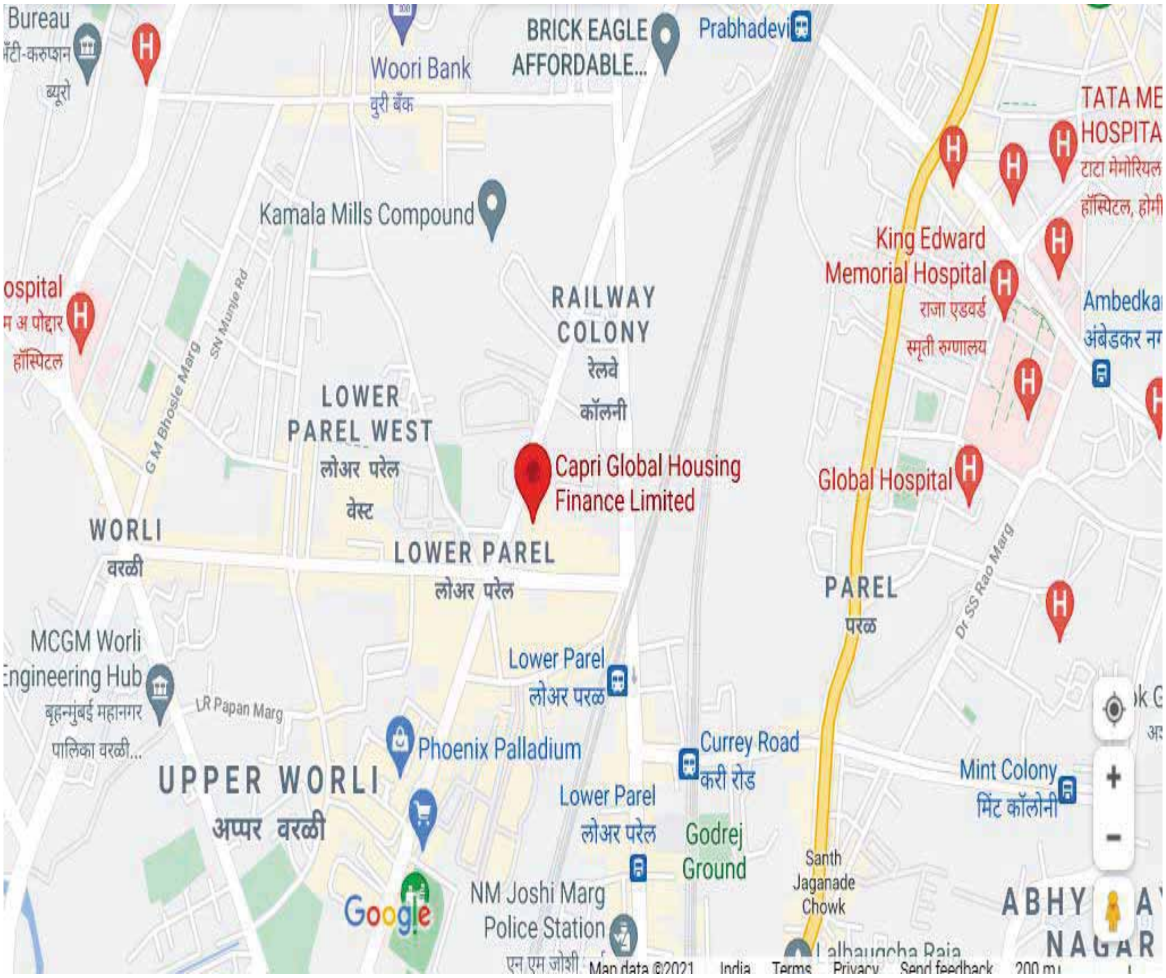
Signature of Proxy holder(s):

(First proxy holder)	**(Second proxy holder)**	**(Third proxy holder)**

Notes:

1. This form of proxy in order to be effective should be duly stamped, completed, signed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
2. A proxy need not be a Member of the Company.

Route Map for AGM Venue



DIRECTOR'S REPORT

DIRECTORS' REPORT

Dear Members,
Capri Global Housing Finance Limited

The Directors of the Company are pleased to present their Seventeenth Annual Report together with the Annual Audited Financial Statements for the financial year ended March 31, 2023.

FINANCIAL PERFORMANCE

The summary of the financial results for the financial year ended March 31, 2023, and the previous financial year ended March 31, 2022, is given below:

(Amount in INR Millions)

Particulars	2022-23	2021-22
Total Revenue	3,236.72	2,204.36
Less: Operating Expenses & Provisions	934.17	667.93
Profit before Interest, Depreciation & Taxes (PBIDT)	**2,302.55**	**1536.43**
Less: Depreciation	49.46	25.63
Less: Interest & Finance Charges	1,479.80	953.62
Profit Before Tax	**773.29**	**557.18**
Less: Tax Expenses	152.82	125.41
Profit After Tax (PAT)	**620.47**	**431.77**
Transfer to Reserve (Under Section 29C of the National Housing Bank Act, 1987)	164.98	86.40
Earnings per Share (EPS) (Rs.)	8.71	7.11
Net Worth	5188.83	4,580.12
Loan Book / Assets Under Management (AUM)	26656.91	17474

OPERATIONAL PERFORMANCE & STATE OF AFFAIRS

Company continued to focus on providing housing loan to first time home buyers belonging to middle and lower income earning families, much in line with focus of the Prime Ministers Awas Yojana (PMAY). Loan book of the Company grew by 52.55% to INR 26,656.91 Million as compared to INR 17,474 Million of the last year.

The Company's total revenue from operations increased by 46.83% to INR 3,236.72 Million as compared to INR 2,204.36 Million of the previous year. Profit After Tax increased by 43.70% to INR 620.47 Million for the year as compared to profit of INR 431.77 Million of the previous year.

The Gross NPA of the Company stood at 1.2% and the Net NPA was at 0.8% as of March 31, 2023. Average ticket size of the loan was maintained at INR 1.1 Million with 24,335 live loan accounts at the end of the year under review.

Company carried out business through presence at 161 locations spread over 10 states i.e., Maharashtra, Gujarat, Madhya Pradesh, Delhi, Rajasthan, Uttar Pradesh, Haryana, Chhattisgarh, Uttarakhand and Punjab during the year. Company has disbursed loans amounting to INR 12,430 Million as compared to INR 7,845 Million in the previous year, recording a growth of 58.44%.

SHARE CAPITAL

During the year under review, the Authorised Share Capital of the Company was INR 9 Million.

As at March 31, 2023, the equity share capital of the Company stood at Rs. 71,20,37,900 divided into 7,12,03,790 equity shares of Rs. 10 each.

OBJECT OF THE COMPANY

During the year under review, the Memorandum of Association of the Company was altered to make amendment to the objects which are incidental or ancillary for the attainment of the main object to ensure that the Company do operate exclusively within territory of India and not outside India.

RESOURCE MOBILIZATION

The Company has strengthened its relationships with banks /financial institution and got sanctions of INR 8,600 Million. As of March 31, 2023, total borrowings have increased to INR 21,228.90 Million from INR 14,578.35 Million as of previous year. The Company has cash and bank balance of INR 520.66 Million and liquid mutual fund investment of INR 1063.74 Million as of March 31, 2023.

The Company has raised fresh resources of INR 21,228.90 Million during the year from multiple sources as under:

a. Term loans and overdraft from banks

The Company has raised term loans and other facilities from banks for INR 15,874.80 Million during the year.

b. Refinance from National Housing Bank

The Company has raised refinance from National Housing Bank for INR 5,354.10 Million during the year.

During the period under review, the Company had no NCDs as of March 31, 2023.

CAPITAL ADEQUACY RATIO

As on March 31, 2023, the Company's Capital Adequacy Ratio (CAR), stood at 33.1%, compared to 46.97% for the previous year, which is well above the regulatory minimum, providing much needed headroom for fund raising for business operations of the Company.

DIVIDEND

To conserve resources for business growth of the Company and to build up reserves, your Directors do not recommend payment of any dividend on equity shares for the year ended March 31, 2023.

TRANSFER TO RESERVES

Pursuant to Section 29C (i) of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of the net profits every year to a Reserves. The Company proposes to transfer INR 164.98 Million (previous year INR 86.40 Million) to Reserves created for the purpose.

DEPOSITS

During the year under review, the Company has neither invited nor accepted any deposits from the public, within the meaning of Section 73 of the Act read with the Companies (Acceptance of Deposits) Rules, 2014.

STATUTORY AND REGULATORY GUIDELINES

During the year under review, the Company has complied with applicable statutory provisions, including those of Companies Act, 2013 and Income Tax 1961.

The Company is registered with the National Housing Bank as a Housing Finance Company. RBI compiled and released Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 for the better functioning of the financial system and HFCs. The Master Directions also consolidates and repeals the directions issued by NHB and indicates the List of NBFC regulations applicable to HFCs.

The RBI has issued comprehensive guidelines on Fair Practice Code, reporting, and monitoring of frauds, Know Your Customer (KYC), Anti Money Laundering (AML) standards and IT Framework. During the year under review, the Company has been complying with all the guidelines and directions issued by RBI.

POLICIES AND CODE

The Company has revised/ adopted various policies basis amendments to the respective applicable laws including but not limited to following:

Collateral Evaluation Policy, ECL Provisioning, NPA Management, Write Off and Settlement Policy, Risk Management Policy, Prevention of Money Laundering - PMLA Policy and KYC Policy, Treasury Investment Management Policy, Fraud Risk Management Policy, Fraud Control Unit Policy, Outsourcing Policy, Information Technology (IT) Policy, IT Systems & Operations Policy, Information Security (IS) & Cyber Security Policy, IT Risk Management Policy, IT Compliance Management Policy, Resource Planning Policy, Demand Call Loan Policy, Master Policy for Business, Whistle Blower Policy, Anti-Sexual Harassment Policy, Interest Rate model and policies & procedures for determining interest rates and other charges, Transfer Pricing Policy, Transfer of Loan Exposure Policy, Prepaid Expenses Policy, Write Off and Write Back Policy, Appointment of Statutory Auditors Policy, Fit and Proper Criteria Policy, Internal Capital Adequacy Assessment Process Policy, Cyber Crisis Management Plan, Model Code of Conduct for Direct Selling Agents (DSAs)/ Direct Marketing Agents (DMAs) and Guidelines for engaging Recovery Agents

CREDIT RATING

The Credit rating details of the credit facilities of the Company as on March 31, 2023, were as below:

CARE Ratings Limited has revised rating from CARE A-/ Stable to CARE A+/Stable with respect to the long- term bank facilities availed by the Company; the rated limit has been enhanced from Rs. 15,000 Mn. to Rs. 25,000 Mn. as follows:

Nature of Borrowing	Amount	Rating

Long-term Bank Facilities	Rs. 25,000 Mn.	CARE A+ Stable

Brickwork Ratings India Private Limited has reaffirmed rating with revision in outlook from 'Negative' to 'Stable' with respect to the long- term bank facilities availed by the Company, as follows:

Nature of Borrowing	Amount	Rating
Term Loan Facilities	Rs. 25,000 Mn.	BWR AA-Stable

INTERNAL FINANCIAL CONTROL SYSTEMS AND ITS ADEQUACY

The Board has adopted accounting policies which are in compliance with Section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015.

The internal financial control system of the Company is supplemented with internal audits, regular reviews by the management and checks by external auditors. The Audit Committee monitors these systems and ensures adequacy of the same. The Audit Committee undertakes an evaluation of the adequacy and effectiveness of internal control systems. It also oversees the implementation of audit recommendations especially involving the risk management measures. The Statutory Auditors of the Company also provides their opinion on the internal financial control framework of the Company.

In addition to reviewing the internal control systems put in place by the Internal Audit Department, the Audit Committee also imparts guidance and crucial directions for upgradation of systems and controls on ongoing basis.

During the year under review, no material or serious observation has been highlighted for inefficiency or inadequacy of such controls.

MANAGEMENT DISCUSSION AND ANALYSIS

The Management Discussion and Analysis report for the year under review as required under Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 forms part of the Directors' Report as **Annexure I**.

SUBSIDIARY ENTITIES

As on March 31, 2023, your Company does not have any subsidiaries.

BOARD OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

Pursuant to the provisions of Section 152 of the Act read with Companies (Management & Administration) Rules, 2014 and Articles of Association of the Company, Mr. Rajesh Sharma (DIN: 00020037), Managing Director of the Company retires by rotation at the ensuing Annual General Meeting ('AGM') and being eligible, offer himself for re-appointment.

The resolution seeking re-appointment of Mr. Rajesh Sharma (DIN: 00020037), as Director of the Company has been included in the Notice of the ensuing AGM. Your Directors recommend the Resolutions for your approval for the aforesaid re-appointment.

The brief details of Mr. Rajesh Sharma proposed to be re-appointed as required under Secretarial Standard-2 issued by the Institute of Company Secretaries of India is provided in the Notice convening AGM of the Company.

Mr. Rajesh Sharma has confirmed that he is not disqualified to act as Director in terms of Section 164 of the Act.

As of March 31, 2023, the Company had three Independent Directors including one Woman Director. Mr. Rajesh Sharma has been appointed as Chief Financial Officer of the Company with effect from May 16, 2023 for a tenure of one year. Mr. Yashesh Pankaj Bhatt is Company Secretary of the Company.

As on the date of this Report, Mr. Rajesh Sharma, Managing Director & Chief Financial Officer and Mr. Yashesh Pankaj Bhatt, Company Secretary are the Key Managerial Personnel of your Company in accordance with the provisions of Section 2(51) read with Section 203 of the Act.

Declaration of Independence by Independent Directors & adherence to the Company's Code of Conduct for Independent Directors

All the Independent Directors have confirmed to the Board that they meet the criteria of independence as specified under Section 149(6) of the Act and that they qualify to be Independent Directors pursuant to the Rule 5 of the Companies (Appointment and Qualification of Directors) Rules, 2014.

Further, all the Independent Directors have affirmed that they have adhered and complied with the Company's Code of Conduct for Independent Directors which is framed in accordance with Schedule IV of the Act.

Pursuant to the 'Fit and Proper' Policy adopted by the Company under the Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the Company has received the 'Fit and Proper' declaration from Mr. Rajesh Sharma for his re-appointment as Director of the Company, Mr. Beni Prasad Rauka, Mr. T.R Bajalia and Ms. Bhagyam Ramani, which have been taken on record by the Nomination and Remuneration Committee. All the Directors meet the 'Fit and Proper' criteria as per the policy of the Company and as stipulated by RBI.

Board Meetings

The Board of the Directors of the Company met 6 (Six) times during the year 2022-23 to deliberate on various matters. The meetings were held on April 23, 2022, May 17, 2022, July 30, 2022, September 20, 2022, November 3, 2022, January 28, 2023.

The details of Composition and attendance of the members at the Board Meetings are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Mr. Rajesh Sharma	Managing Director	6	5
Mr. Beni Prasad Rauka	Non-Executive Independent Director	6	6
Ms. Bhagyam Ramani	Non-Executive Independent Director	6	6

Mr. T. R. Bajalia	Non-Executive Independent Director	6	6

CONSTITUTION OF VARIOUS COMMITTEES

The Board of Directors of the Company has constituted following Committees:

a. Audit Committee
b. Nomination and Remuneration Committee
c. Corporate Social Responsibility Committee
d. Risk Management Committee
e. Asset Liability Management Committee
f. IT Strategy Committee

Audit Committee

The Audit Committee, duly constituted by the Board of Directors has a well-defined composition of members and terms of reference are in accordance with Section 177 of the Companies Act, 2013 and applicable rules thereto and Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. As on March 31, 2023, the Audit Committee of the Board comprised of 3 (three) Non-Executive Independent Directors. The members of the Audit Committee are financially literate and have accounting or related financial management expertise. The Chairman of the Audit Committee is an Independent Director of the Company.

Meeting and Attendance

During the year under review, the Audit Committee met 5 (five) times viz. on April 23, 2022, May 17, 2022, July 30, 2022, November 3, 2022 and January 28, 2023. The required quorum was present for all the Audit Committee Meetings. The details of Composition and attendance of the members at the Audit Committee Meetings are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Mr. Beni Prasad Rauka	Chairman	5	5
Ms. Bhagyam Ramani	Member	5	5
Mr. T. R. Bajalia	Member	5	4

The Chief Financial Officer is a permanent invitee to the Audit Committee meetings. The Statutory Auditors and the Internal Auditors of the Company are also invited to the Audit Committee meetings.

Nomination & Remuneration Committee

The Nomination & Remuneration Committee, duly constituted by the Board of Directors has a well-defined composition of members and terms of reference are in accordance with Section 178 of the Companies Act, 2013 and applicable rules thereto and Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. As on March 31, 2023, the Nomination & Remuneration Committee of the Board comprised of 3 (three) Non-Executive Independent Directors. The Chairman of the Nomination and Remuneration Committee is an Independent Director of the Company.

Meeting and Attendance

During the year under review, Nomination and Remuneration Committee met 2 (Two) times viz. on May 17, 2022 and April 23, 2022. The recommendations of the Nomination and Remuneration Committee have been accepted by the Board. The Nomination and Remuneration Policy is annexed as **Annexure II**. The details of Composition and attendance of the members at the Nomination and Remuneration Committee Meetings are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Ms. Bhagyam Ramani	Chairperson	2	2
Mr. Beni Prasad Rauka	Member	2	2
Mr. T. R. Bajalia	Member	2	2

Corporate Social Responsibility Committee

The Corporate Social Responsibility Committee duly constituted by the Board of Directors has a well-defined composition of members and terms of reference are in accordance with Section 135 of Companies Act, 2013 and applicable Rules thereto. As on March 31, 2022, the Corporate Social Responsibility Committee of the Board comprised of 2 (two) Non-Executive Independent Directors and 1 (one) Executive Director. The Chairman of the Corporate Social Responsibility Committee is an Independent Director of the Company.

Meeting and Attendance

During the year under review, Corporate Social Responsibility Committee met 2 (Two) times viz. on May 17, 2022 and November 3, 2022. The recommendations of the Corporate Social Responsibility Committee have been accepted by the Board. The details of Composition and attendance of the members at the Corporate Social Responsibility Committee Meetings are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Mr. Beni Prasad Rauka	Chairman	2	2
Ms. Bhagyam Ramani	Member	2	2
Mr. Rajesh Sharma	Member	2	2

Risk Management Committee

The Risk Management Committee duly constituted by the Board of Directors has a well-defined composition of members and terms of reference are in accordance with Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. As on March 31, 2023, The Risk Management Committee of the Board comprised of 2 (two) Non-Executive Independent Directors and 1(one) Executive Director. The Chairman of the Risk Management Committee is Managing Director of the Company.

Meeting and Attendance

During the year under review, Risk Management Committee met 4 (Four) times viz. on May 13, 2022, July 30, 2022, October 28, 2022, and January 28, 2023. The recommendations of the Risk Management Committee have been accepted by the Board. The details of Composition and attendance of the members at the Risk Management Committee are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Mr. Rajesh Sharma	Chairman	4	4
Mr. Beni Prasad Rauka	Member	4	4
Ms. Bhagyam Ramani	Member	4	4

Asset Liability Management Committee

The Asset Liability Management Committee duly constituted by the Board of Directors has a well-defined composition of members and terms of reference and are in accordance with the guidelines for introduction of ALM system by housing finance companies as issued by the National Housing Bank vide circular NHB (ND)/HFC (DRSREG)/ ALM/1407 /2002 dated June 28, 2002. As on March 31, 2023 the Asset Liability Management Committee comprised of Managing Director, Chief Financial Officer and 2 (two) Senior Management Personnel from Treasury-, Credit, Risk & Policy business functions of the Company. The Chairman of the Asset Liability Management Committee is Managing Director of the Company.

Meeting and Attendance

During the year under review, Asset Liability Management Committee met 4 (Four) times viz. on April 30, 2022, July 26, 2022, October 28, 2022, December 28, 2022 and March 23, 2023. The details of Composition and attendance of the members at the Asset Liability Management Committee Meetings are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Mr. Rajesh Sharma	Chairman	5	4
Mr. Bhavesh Prajapati	Member	5	5
Mr. Sandeep Kudtarkar	Member	5	4

IT Strategy Committee

The IT Strategy Committee duly constituted by the Board of Directors has a well-defined composition of members and terms of reference are in accordance with the Information Technology Framework for HFCs ("Guidelines") vide its notification no. NHB/ND/DRS/ Policy Circular No. 90/2017-18 dated June 15, 2018. As on March 31, 2023, the IT Strategy Committee of the Board comprised of an Independent Director and 3 (three) Senior Management Personnel. The Chairman of the IT Strategy Committee is an Independent Director of the Company.

Meeting and Attendance

During the year under review, the IT Strategy Committee met 2 (Two) times viz. on April 30, 2022 and October 28, 2022. The details of Composition and attendance of the members at the IT Strategy Committee Meetings are given below:

Name of the Members	Categories	No. of Meetings	
		Held	Attended
Mr. Beni Prasad Rauka	Chairman	2	2
Ms. Divya Sutar	Member	2	2

ANNUAL EVALUATION OF BOARD, ITS COMMITTEES, INDIVIDUAL DIRECTORS AND MANAGING DIRECTOR

The Company has formulated a Policy on Board Evaluation. An annual performance evaluation of the Board, its Committees, individual directors and managing director, in an independent and fair manner was carried out in accordance with the Company's Board Evaluation Policy for the financial year ended March 31, 2023.

The performance of the Board, individual directors and managing director was evaluated by the Board seeking inputs from all the Directors. The performance of the Committees was evaluated by the Board seeking inputs from the Committee Members. The Nomination and Remuneration Committee reviewed the responses received and forwarded its recommendations to the Board. This was followed by a Board Meeting that discussed the performance of the Board, its Committees, individual directors and managing director. A separate meeting of Independent Directors was also held to review the performance of Non-Independent Directors, performance of the Board as a whole and performance of the Managing Director of the Company.

The criteria for performance evaluation of the Board included aspects like Board composition and structure, effectiveness of Board processes, information and functioning etc. The criteria for performance evaluation of Committees of the Board included aspects like composition of committees, effectiveness of Committee Meetings etc. The criteria for performance evaluation of the individual directors included aspects on contribution to the Board and Committee Meetings like preparedness on the issues to be discussed, meaningful and constructive contribution and inputs in meetings etc. The criteria for performance evaluation of Managing Director included aspects on fulfillment of his duties, skills and knowledge updation and his participation during board deliberations on strategy, performance, risk management etc.

The performance evaluation of Independent Directors was based on the criteria viz. attendance at Board and Committee Meetings, skill, experience, ability to challenge views of others in a constructive manner, knowledge acquired with regard to the Company's business, understanding of industry and global trends etc.

DIRECTORS' RESPONSIBILITY STATEMENT

Pursuant to Section 134(3)(c) read with Section 134(5) of the Act with respect to Directors' Responsibility Statement, the Directors hereby confirm that:

a) in the preparation of the annual accounts, the applicable accounting standards have been followed and that no material departure has been made in following the same;

b) appropriate accounting policies have been selected and applied consistently and judgments and estimates made are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit of the Company for that period;
c) proper and sufficient care for maintenance of adequate accounting records in accordance with the provisions of Act have been taken for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities;
d) the annual accounts have been prepared on a going concern basis;
e) internal financial controls to be followed by the Company had been laid down and such internal financial controls are adequate and are operating effectively; and
f) proper systems have been devised to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

AUDITORS

A. STATUTORY AUDITORS

In terms of Section 139 of the Act and the rules made thereunder and RBI Circular DoS.CO.ARG/SEC.01/08.91.001/2021-22 dated April 27, 2021, appointed M/s. G.M. Kapadia & Co., Chartered Accountants (Firm Registration Number: 104767W), as the Statutory Auditors of the Company for a period of three years from the conclusion of the Fifteenth Annual General Meeting till the conclusion of Eighteenth Annual General Meeting of the Company.

Auditors' Report

There are no qualifications, reservations or adverse remarks made by the Statutory Auditors, in their Audit Report for the financial year 2022-23.

B. SECRETARIAL AUDIT

Pursuant to the requirements of Section 204 of the Act read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Company appointed M/s. Sandeep P Parekh & Co., Company Secretaries (COP No.: 7693), for conducting Secretarial Audit. The Secretarial Audit Report for the financial year ended March 31, 2023, is appended to this Report as **Annexure III**. There are no qualifications, reservations, adverse remarks or disclaimers made by Secretarial Auditors, in their Audit Report.

C. REPORTING OF FRAUDS BY AUDITORS

During the year under review, the Statutory Auditors and the Secretarial Auditor have not reported any instances of frauds committed on the Company by its Officers or Employees, to the Audit Committee under Section 143(12) of the Act, details of which need to be mentioned in this Report.

COMPLIANCE WITH THE PROVISIONS OF SECRETARIAL STANDARD

The Directors have devised proper systems to ensure compliance with the provisions of all applicable Secretarial Standards issued by the Institute of Company Secretaries of India and that such systems are adequate and operating effectively.

The applicable Secretarial Standards, i.e. SS-1 and SS-2, relating to 'Meetings of the Board of Directors' and 'General Meetings', respectively, have been duly complied by your Company.

CORPORATE SOCIAL RESPONSIBILITY

The Board has constituted Corporate Social Responsibility (CSR) Committee in accordance with Section 135 of the Act. The CSR Policy of the Company, inter alia, lists the activities that can be undertaken or supported by the Company for CSR as envisaged in Schedule VII of the Act, composition and meetings of CSR Committee, annual allocation for CSR activities, areas of CSR projects, criteria for selection of CSR projects, modalities of execution/implementation of CSR activities, the monitoring mechanism of CSR activities/projects.

The details of CSR Policy of the Company are available on the website of the Company at https://caprihomeloans.com/assets/pdf/CGHFL_CSR_POLICY.pdf.

In terms of Section 135 of the Act, the details of the CSR spent during the year under review is provided in the Annual Report on CSR activities as required under Companies (Corporate Social Responsibility Policy) Rules, 2014 and attached to this report as **Annexure IV.**

RISK MANAGEMENT FRAMEWORK

Your Company has a well-defined risk management framework in place and robust structure for managing and mitigating risks. Your Company has a Board approved Risk Management Policy which has laid down a framework for identifying, assessing, measuring various elements of risk involved in the business and formulation of procedures and systems for mitigating such risks.

Risk Management Committee of the Board of Directors of your Company has overall responsibility for overseeing the Risk Management activities of the Company, approving measurement methodologies and appropriate risk management procedures across the organization.

Business team periodically places its report on risk management to the Risk Management Committee and Audit Committee of the Board of Directors. During the year, your Company has incorporated various practices and suggestion as directed by the Risk Management and Audit Committee which helped the Company in attaining an improved vigilance and security system.
Details regarding the developments and implementation of risk management policy have been covered in the Management Discussion and Analysis Report.

PARTICULARS OF EMPLOYEES AND RELATED INFORMATION

In accordance with the provisions of Section 197(12) of the Act read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, a statement containing the disclosures pertaining to remuneration and other details as required under the Act and the above Rules, are appended to this Report as **Annexure V**.

As per the provisions of Section 136(1) of the Act, the reports and accounts are being sent to the Members of the Company excluding the information regarding employee remuneration as required pursuant to Rule 5(2) and Rule 5(3) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

The Board of Directors affirm that the remuneration paid to employees of the Company is as per the Remuneration Policy of the Company and none of the employees listed in the said Annexure/information is related to any Director of the Company.

PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES

The Board of Directors of the Company has formulated a policy on dealing with Related Party Transactions, pursuant to the applicable provisions of the Act. The same is displayed on the website of the Company at https://caprihomeloans.com/assets/pdf/CGHFL_RPT_Policy.pdf.

During the year under review, all the related party transactions were entered in the ordinary course of business and on arm's length basis. All related party transactions as required under Indian Accounting Standards - 24 (Ind AS-24) are reported in Note 44 of Notes to the Financial Statements of the Company.

Pursuant to Section 134(3)(h) of the Act read with Rule 8(2) of the Companies (Accounts) Rules, 2014, there are no related party transactions that are required to be reported under Section 188(1) of the Act, as prescribed in Form AOC-2.

ANNUAL RETURN

Pursuant to sub-section 3(a) of Section 134 and subsection (3) of Section 92 of the Act, the Annual Return of the company as of March 31, 2023 is displayed on the website of the company at https://www.caprihomeloans.com/assets/pdf/MGT-07%20-%20Website.pdf

DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

Your Company is an equal opportunity employer and is committed to ensuring that the work environment at all its locations is conducive to fair, safe and harmonious relations between employees. It strongly believes in upholding the dignity of all its employees, irrespective of their gender or seniority. Discrimination and harassment of any type are strictly prohibited.

The Company has in place an appropriate Policy in accordance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, to prevent sexual harassment of its employees. All employees (permanent, contractual, temporary and trainees) are covered under this Policy. The Policy has been widely communicated internally and is placed on the Company's intranet portal. The Company ensures that no employee is disadvantaged by way of gender discrimination.

The Company has complied with the provisions relating to the constitution of Internal Complaints Committee (ICC) under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 to redress complaints received regarding sexual harassment.

During the year under review, no complaints were received from any of the employees.

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

The Company is engaged in the financial services activities, its operations are not energy intensive nor does it require adoption of specific technology and hence information in terms of Section 134(3)(m) of the Act read with the Companies (Accounts) Rules, 2014 is not applicable to the Company. Nevertheless, the Company is vigilant on the need for conservation of energy.

There was no inflow or outflow of foreign exchange during the year under review.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS IN SECURITIES

Company being a housing finance company is exempt under the provisions of section 186(11) of the Companies Act, 2013 and is not required to disclose particulars of loans given, guarantees given and security provided.

The details of investments made by the Company are provided under note forming part of Financial Statement of the Company for the year ended March 31, 2023.

MATERIAL CHANGES AND COMMITMENTS AFFECTING THE FINANCIAL POSITION OF THE COMPANY

There have been no material changes and commitments affecting the financial position of the Company which have occurred between the end of the financial year to which the financial statements relate and the date of this Report.

SIGNIFICANT AND MATERIAL ORDERS

During the financial year 2022-23, there were no significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and the Company's operations in future.

MAINTENANCE OF COST RECORDS

The maintenance of cost records, for the services rendered by the Company, is not required pursuant to Section 148 (1) of the Act read with Rule 3 of the Companies (Cost Records and Audit) Rules, 2014.

ACKNOWLEDGEMENT

The Directors place on record their gratitude for the support of various regulatory authorities including National Housing Bank, Reserve Bank of India, Securities and Exchange Board of India, Ministry of Housing and Urban Affairs, Ministry of Corporate Affairs, Registrar of Companies and the Depositories. The Company acknowledges the role of all its key stakeholders - shareholders, borrowers, channel partners and lenders for their continued support to the Company. Your Directors place on record their appreciation for the hard work and dedication of all the employees of the Company.

For and on behalf of Board of Directors

Sd/-	Sd/-
Rajesh Sharma	**Beni Prasad Rauka**
Managing Director	**Independent Director**
(DIN: 00020037)	**(DIN: 00295213)**

Date: May 16, 2023
Place: Mumbai

Annexure I

MANAGEMENT DISCUSSION & ANALYSIS REPORT

i. Overview

Capri Global Housing Limited **("CGHFL")** is a Housing finance Company registered with National Housing Bank. It is a wholly owned subsidiary of Capri Global Capital Limited and is engaged in the business of providing home finance to "unbanked, undeserved and unserved". Housing Finance Industry is being viewed as an engine of economic growth with a major role to play in the country's development.

Global economic activity is experiencing a broad-based and sharper-than-expected slowdown, with higher inflation. The tightening of financial conditions in most regions, financial market volatility, Russia-Ukraine war, and the lingering COVID-19 pandemic weigh heavily on the global growth. The Indian economy continues to be resilient, despite the unsettling global environment. The country has withstood the shocks from COVID-19 and the conflict in Ukraine. Despite these headwinds, strong growth was witnessed in the third quarter in numerous economies, including the United States, Euro area and major emerging markets and developing economies. However, growth has declined across many major economies.

ii. Industry Structure and Developments

Housing sector bounced back from the impact of pandemic with the gradual unlock and resumption of activities. The sector has demonstrated resilience in the form of quick revival with an increased demand for home ownership. The pandemic brought about a change in the individual home buyers' sentiment in favour of owning a house. With easing of curbs, there was an increase of interest in the residential housing sector and more so in the readily available and affordable segment.

Affordable Housing Finance

Affordable housing is a crucial sub-segment in the housing and real estate sector. Real estate prices are gradually rising led by the pent-up ready inventory and keenness of potential homebuyers. Continuous support of the Indian government in the affordable real estate sector is driving demand further. With the Credit-linked Subsidy Scheme, homebuyers of the economically weaker sections are finding it easier to acquire a home. The Reserve Bank of India (RBI) doubled the limit for individual housing loans offered by urban cooperative banks (UCBs) and rural cooperative banks (RCBs) to improve credit flow for the housing sector. Given the rise in housing prices, the revised limits will facilitate the growth of the sector.

In the Union Budget 2023-24, the Finance Minister announced increased allocation for Pradhan Mantri Awas Yojna by 66% to over ₹79,000 Crore. This step will significantly boost the growth of this sector. Moreover, the Budget also announced a slew of measures to further extend support to the sector:

- Launch of the Urban Infrastructure Development Fund (UIDF) to improve urban infrastructure in Tier 2 and Tier 3 cities
- Allocation of USD 9.85 Billion to the Ministry of Housing and Urban to construct housing for both urban and rural residents
- Allocation of USD 130 Billion to develop the infrastructure sector, providing a considerable boost to the infrastructure industry across India

According to Techsiresearch, the Indian affordable housing sector was valued at USD 1.8 Billion in 2022 and is expected to grow at ~19.8% CAGR during 2022-2028. The sector is reaping the benefits that the government has placed on urban infrastructural development and planning. The unwavering focus on infrastructure will indirectly drive real estate growth in the future.

iii. Opportunities and Threats

India's home loan (HL) market (INR26trn; 17% of overall credit) is poised to double by FY28E on the back of secular trends around improving affordability, rising urbanisation and penetration beyond Tier-I locations. Driven by the combination of a sustained funding cost advantage, structural shift in sourcing models, renewed focus on retail HL, and transient rate cycle tailwinds, banks (~67% of HL market) are likely to continue dominating the prime HL segment. Affordable-focused HFCs (~INR1trn; 4% of HL market) have emerged as high-growth, high-RoA businesses; however, given the superior economics, HL segment is witnessing rising competitive intensity. Going forward, the market micro-structure is likely to reflect newer collaborative models which are still evolving.

Secular demand trends: It is expected that India's housing demand (largely end-use) to witness ~15-16% CAGR during FY23-28E on the back of improving affordability, increasing penetration beyond Tier-I locations, and rising pace of urbanization. Although affordability gains reversed during FY23 on the back of a 250bps rate hike, it is believed that the secular trends will help sustain the longer-term expansionary stage of the cycle.

Affordable-focused HFCs (AHFCs) - sweet but crowded trade: Affordable focused HFCs (~INR1trn) have emerged as a high-growth (FY18-FY22 CAGR at 18%+) profit pool (RoA of ~3%) within the sub-INR2.5mn segment. While even 2-year lagged credit costs for AHFCs are healthy at ~140bps (vs. pricing premium of ~300bps), the early growth-RoA dynamic has attracted intense competition, and is likely to exert pressure on either the growth curve or the super-normal spreads (~5%+).

Going forward, house prices are expected to increase. However, the price increase is likely to be gradual and not as sharp as that being witnessed in many of the other countries. The housing sales boom in India has so far been led by end-user demand. Hence, increase in prices and interest rates may not destabilize the housing growth momentum. Also, budget allocation of `48,000 crore for the Pradhan Mantri Awas Yojana (PMAY) for FY 2022-23 and Continuation of 'Pradhan Mantri Awas Yojana Gramin (PMAY-G) till March 2024 and Pradhan Mantri Awas Yojana-Urban (PMAY-U) - other three verticals except CLSS up to 31st December 2024 to build low-cost houses in urban regions across the country is expected to boost the affordable housing segment.

iv. Business and Operational Overview

(Amount in INR Millions)

Particulars	2022-23	2021-22
Total Revenue	3,236.72	2,204.36
Less: Operating Expenses & Provisions	934.17	667.93
Profit before Interest, Depreciation & Taxes (PBIDT)	**2,302.55**	**1536.43**
Less: Depreciation	49.46	25.63
Less: Interest & Finance Charges	1,479.80	953.62
Profit Before Tax	**773.29**	**557.18**
Less: Tax Expenses	152.82	125.41
Profit After Tax (PAT)	**620.47**	**431.77**
Transfer to Reserve (Under Section 29C of the National Housing Bank Act, 1987)	164.98	86.40
Earnings per Share (EPS) (Rs.)	8.71	7.11
Net Worth	5188.83	4,580.12
Loan Book / Assets Under Management (AUM)	26656.91	17474

The company continued its focus on providing housing loan to first time home buyers belonging to middle and lower income earning families, much in line with focus of the Prime Ministers Awas Yojana (PMAY). Loan book of the Company grew by 52.55% to INR 26,656.91 Million as compared to INR 17,474 Million of the last year.

The Company's total revenue from operations increased by 46.83% to INR 3,236.72 Million as compared to INR 2,204.36 Million of the previous year. Profit After Tax increased by 43.70% to INR 620.47 Million for the year as compared to profit of INR 431.77 Million for the previous year.

The Gross NPA of the Company stood at 1.2% and the Net NPA was at 0.8% as of March 31, 2023. Average ticket size of the loan was maintained at INR 1.1 Million with 24,335 live loan accounts at the end of the year under review.

Company carried out business through presence at 161 locations spread over 10 states i.e., Maharashtra, Gujarat, Madhya Pradesh, Delhi, Rajasthan, Uttar Pradesh, Haryana, Chhattisgarh, Uttarakhand and Punjab during the year. Company has disbursed loans amounting to INR 12,430 Million as compared to INR 7,845 Million in the previous year, recording a growth of 58.44%.

Liquidity Position and Borrowings

The Company has comfortable liquidity cushion in terms of Cash & bank balances of INR 520.66 Million as at end of FY 2023. The Company is well positioned in meeting its short term and medium-term obligations.

The Company has strengthened its relationships with banks /financial institution and got sanctions of INR 8,600 Million during FY2023. As of March 31, 2023, outstanding borrowings from Public sector, private sector banks, financial institutions in term loans and re-finance were INR 21,228.90 Million in FY 2022-23. During FY 2023 the Company has raised fresh resources from term loans and other facilities from banks to the tune of INR 15,874.80 Million, refinance from National Housing Bank of INR 5,354.10 Million.

Product Performance

The Company had continued with strategy of going granular and focused on sourcing small ticket size loans in its vertical, spread over wider geographical area resulting into de-risking the loan portfolio, better control over delinquencies and better risk spread in the medium to long term.

v. Risks and Concerns

Being in the lending business, Risk Management forms a vital element of our business. The Company has a well-defined Risk Management framework, approved by the Board of Directors. It provides the mechanism for identifying, assessing and mitigating risks.

The company has a Risk Management Committee (RMC) and an Asset Liability Management (ALM) Policy approved by the Board. The Board has constituted the Asset Liability Committee (ALCO) to assess the risk arising out of the liquidity gap and interest rate sensitivity.

During the year, the RMC reviewed the risk associated with the business, its root cause and the efficacy of the measures taken to mitigate the same. ALCO also reviewed the risks arising from the liquidity gap and interest rate sensitivity and took decisions to mitigate the risk by ensuring adequate liquidity through the maturity profile of the Company's assets and liabilities.

Major risks and their mitigation measures:

Sl. No.	Risk	Impact	Mitigation measures
1	**Credit risk** The most common risk faced by any lending institution is the inability on the part of the	The delinquencies may result in monetary losses, higher NPAs and deterioration of asset quality and ultimately capital adequacy.	**Origination and appraisal** CGHFL has stipulated prudent lending policies for each of the business vertical, considering the risk involved with different

	borrower to repay the loan.	This is followed by a thorough assessment of the potential customers' soundness of business and long-term viability by analysing cash flows.	products and customer profiles. The Company has designed a robust and dynamic credit appraisal system to minimise the probability of default. Its credit appraisal system conducts customer meetings (business and residence) and field investigations, credit information bureaus checks, in-house technical and legal verification, adequate loan to value ratio and term cover for insurance. There is thorough reference checks of the borrower's overall goodwill and integrity in the market. This is followed by a thorough business assessment and long-term viability by analyzing cash flows of the potential customers. All loans are fully secured by way of mortgages and CGHFL has first and exclusive charge on collateral properties. Company has put in place an inhouse Fraud Control Unit, having expert knowledge in fraud detection and forensic analysis of documents, this helps in detection and elimination of potential frauds on the Company.
2	**Operational risk** Operational Risk is the risk of possible losses, arising due to lack of proper flow and inadequate controls over the internal processes, people, systems and operations of the Company.	Operational lapses could lead to adverse impact on the sustainability of the business in the long-term and loss of profitability.	CGHFL has a state-of-the-art technology driven process flow and operational control system and a responsive customer portal for enhanced efficiency and deeper engagement with the customers. The Company's internal control infrastructure is well-aligned with its underwriting and collection processes, which are managed by a highly competent and trained team.
3	**Liquidity risk** Liquidity risks emanate from the gaps in financing activity.	A skewed asset-liability profile can potentially initiate a liquidity shortfall and result in significantly higher costs of funds.	CGHFL has dedicated treasury team to manage liquidity and monitor fund availability and deployment on daily basis. Reports are submitted to ALCO members, and are used to make relevant liquidity forecasts on quarterly

			basis for the succeeding 6 months. Company's has exposure to all long-term funds with repayment tenure of 5-8 years and are sourced from banks and FI's. There is nil exposure to commercial papers. CGHFL's is in strong position to mobilise funds for its growth having decent capital adequacy ratio.
4	**Strategic and business risk** It is the risk to earnings and capital arising from volatile macro-economic conditions, sudden changes in the business environment or adverse business decisions.	Lack of timely response to such unforeseen conditions can lead to major tremors in the business. Entry of new competitors leading to loss of market share, higher costs of funding resulting in contraction of available spreads, slow-down in certain customer segments, employee attrition are some of the potential business risks faced by the Company.	The CGHFL's strategy, business and risk teams keep a track of key economic trends, sector developments and market competition, which allows us to take well-informed and in-time strategic decisions. CGHFL's customised and tailor-made lending solutions are designed keeping in mind the needs of individuals for a faster market penetration. Business issues which are of strategic importance are referred to the Board members, who are experts with rich experience in their respective fields. Intense brainstorming sessions are conducted to evaluate and design the relevant strategies, which help us in tackling the business uncertainties and circumventing business disruptions. During COVID pandemic, the company took a cautious approach & refrained from doing fresh business. However, company resumed its business in a staggered and selective manner once the lockdown was over after considering impact of COVID and collections performance of some of the geographies.
5	**Interest rate risks**	Volatility in interest rates can have a negative impact on the borrowing costs of the Company, decline in interest income and net interest margins. This can cause a mismatch on the Company's asset–liability position and	Interest rate movements are tracked and reviewed by ALCO on a quarterly basis. The base lending rate i.e. Long Term Reference Rate (LTRR) is fixed. Most of Company's portfolio is built on floating interest rates. Interest rates are primarily market driven and

		could lead to lower profitability and lower returns.	CGHFL's interest risk strategy is well adept at managing the changing market dynamics.
6	**Regulatory and Compliance risk** CGHFL is registered with the National Housing Bank as a Housing Finance Company	Non-compliance of the rules, regulations and statutes leads to stringent actions and penalties from the Regulator or Statutory Authorities.	CGHFL has a separate compliance department, headed by a Senior Personnel. The Company keeps itself abreast with all recent developments and changes in the regulatory framework/ guidelines to ensure a timely, effective and proper implementation and compliance. CGHFL diligently complies with Capital Adequacy Norms, Fair Practice Code, Asset Classification, KYC/PMLA Guidelines, Provisioning Norms, Corporate Governance framework, Timely Reporting with NHB/RBI/SEBI /Ministry of Corporate Affairs, etc. among others to ensure a comprehensive Compliance framework. This is continuously reviewed and monitored by a robust Internal Audit and control framework.
7	**Information Technology risk (including Cyber Security)** Company deploys Information Technology systems including ERP, loan management applications, Data Historian and Mobile Solutions to support its business processes, communications and customer details and loan records.	Data integrity and physical safeguarding of assets. Risks could primarily arise from the unavailability of systems and / or loss or manipulation of information, Information data security, freeware or unlicensed software installed on end points.	To mitigate risks, the Company deployed Application Whitelisting solution to specify index of approved software applications or executable files that are permitted to be present on the systems, deployed MDM solutions, blocked USB Ports of all IT assets, deployed EMS security, policy based DLP solution. To curb cyber security risk the company also proposed to implement WAF (Web Application Firewall) to mitigate threats against all web facing applications Systems are upgraded regularly with the latest security standards. For critical applications, security policies and procedures are updated on a periodic basis and users are educated on adherence to the policies so as to eliminate data leakages.

vi. Internal control systems and their adequacy

Company has in place adequate internal control systems commensurate with the size and nature of its operations. Internal control systems comprising of policies and procedures and well-defined risk and control matrix are designed to ensure orderly and efficient conduct of business operations, safeguard company's assets, prevention and detection of errors and frauds, ensure strict compliance with applicable laws and assure reliability of financial statements and financial reporting.

An extensive program of internal audits, and regular reviews by the Audit Committee is carried out to ensure compliance with the best practices. The efficacy of internal control systems is tested periodically by Internal Auditors and internal control over financial reporting is tested and certified by Statutory Auditors.

vii. Human Resource Development

Company values its relationship with all employees and ensures that each of team members feel connected and share the broader vision of making a positive social impact by bridging the credit gap.

Company's people's team, guided by the top management, relentlessly undertakes various people-centric activities to keep employees engaged and provides them with suitable opportunities.

The Company has ensured that the employees' skills are continuously uplifted so that employees can handle challenges while staying abreast with the functional domain knowledge of the Non-Banking Financial Services Industry. Employee recognition has always been an essential element for the Company in motivating, retaining and fully engaging the employees which leads to achieving the organizational goals and in turns helps to create a positive environment at workplace. The Company has quarterly as well as yearly rewards for exceptional performers and the performance appraisal systems have been designed to recognize and reward exceptional performers. There are contests for employees to boost their performance and reward them. Employees who have completed 5 year & 10 years have been recognized for their loyalty in their services.

Company focuses on providing opportunities to each employee to grow and utilise their full potential.

Employee Engagement Initiatives:

CGHFL believes that Engagement relates to the level of an employee's commitment and connection with the organization. Employee engagement has emerged as a critical drive of business success in today's competitive marketplace. High level of engagement promotes retention of talent, foster customer loyalty and improves organizational performance. Company's focus lies in nurturing talent and recognizing their efforts contributing towards meeting the organizational goal. Employees are given opportunities to take up challenging role, this helps to keep employees engaged.

Fine balance between People & Technology:

While the advancement in HR technology is accelerating, the ongoing pace of progress of these technologies is transforming how people carry out their work, and how HR supports their employees. Technology makes it easier to gather and break down data on employees to get an overall picture. A collaboration between people and technology has becomes an essence in today's world and it becomes important at building a collaborative workforce by bringing people and technology in one frame. Collaboration has always been known to make things work more effectively. CGHFL with the help of inhouse technology team have evolved HR process which, has reduced manual intervention and has automated routine administrative tasks and has helped focus on strategic aspects of HR functions. In order to facilitate the process, tools like self-service employee portals, onboarding, exits, performance reviews and an interface is created for prospective candidates to complete their process during the offer stage. With the help of technology data management is simplified, and the data is available with a click of a button. The technology has enabled, collection and delivery of information, as well as communicate with employees more easily and efficiently.

Gender equality among organization:

In today's dynamic business environment, achieving gender equality is the factor for competitiveness and growth of any organization. To create an inclusive and dynamic economy, CGHFL ensures that everyone receives an equal opportunity to succeed. Gender equality in the workplace refer to a variety of culture, practices and attitude that promotes or subvert attempts to create a gender equal workplace. CGHFL ensures that equal opportunity is given to all employees without gender discrimination. It also includes providing equal chances of promotion, pay-rises, and inclusion in decision making process. CGHFL has prioritized work life balance, strict and effective policies are created against harassment at workplace. An open-minded culture is created which gives the employees an opportunity to exchange ideas & nurture their career in the organization which leads to long term success for the organization as well as the employee's.

NOMINATION AND REMUNERATION POLICY

(Approved by Board of Directors at the meeting held on September 25, 2014 and further amended on October 28, 2017 and July 30, 2022)

CAPRI GLOBAL HOUSING FINANCE LIMITED
CIN: U65990MH2006PLC161153
Regd. & Corporate Off: 502, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai – 400013, Maharashtra, (India).
Tel: +91-22-40888100; Fax: +91-22-40888160
complianceofficer@capriglobal.in

Capri Global Housing Finance Limited
Nomination and Remuneration Policy

This Policy has been laid down on the recommendations of the Nomination and Remuneration Committee of the Board, and is in compliance with the requirements of the Section 178 Companies Act, 2013.

1.1 Objectives

The Policy lays down the:

(i) Criteria for determining *inter-alia* qualification, positive attributes and independence of Directors for their appointment on the Board of the Company;

(ii) Criteria for payment of remuneration to Directors, Key Managerial Personnel and other Employees.

1.2 Definitions

i. "Board" means Board of Directors of the Company.

ii. "Company" means "Capri Global Housing Finance Limited."

iii. "Employees' Stock Option" means the option given to the Directors, Officers or Employees of a company or of its holding company or subsidiary company or companies, if any, which gives such Directors, Officers or Employees, the benefit or right to purchase, or to subscribe for, the shares of the Company at a future date at a pre-determined price.

iv. A. 'fit and proper 'shall mean an individual who is :
   a. more than thirty years in age;
   b. a graduate;
   c. has minimum five years experience;
   d. a person of integrity, reputation and character in the opinion of the Committee;

v. "Independent Director" means a director referred to in Section 149 (6) of the Companies Act, 2013.

vi. "Key Managerial Personnel" (KMP) means

   a) Chief Executive Officer or the Managing / Executive Director or the Manager,
   b) Company Secretary,
   c) Whole-time Director,
   d) Chief Financial Officer and
   e) Such other officer as may be prescribed.

vii. "Committee" shall mean the Nomination & Remuneration Committee of Board of Directors of the Company, constituted in accordance with the provisions of Section 178 of the Companies Act, 2013.

viii. "Policy or This Policy" means, "Nomination and Remuneration Policy."

ix. "Managerial Person" means the Managing Director, Whole-time Director and/or Manager.

x. "Remuneration" means any money or its equivalent given or passed to any person for services rendered by him and includes perquisites as defined under the Income-tax Act, 1961.

xi. "Senior Management" means, personnel of the Company who are members of its core management team excluding Board of Directors and who may be qualified to become directors.

1.3 Interpretation

Terms that have not been defined in this Policy shall have the same meaning assigned to them in the Companies Act, 2013, SEBI Act, 1992, as notified by the Securities and Exchange Board of India from time to time.

1.4 Appointment and Removal of Managerial Person, Director, Key Management Personnel and Senior Management Personnel

i. Appointment criteria and qualifications:

a) The Committee shall identify and ascertain the integrity, qualification, expertise and experience of the person for appointment as Managerial Person, Director, KMP or Senior Management Personnel who may be qualified to become directors and recommend to the Board his / her appointment.

b) The Committee has discretion to decide whether qualification, expertise and experience possessed by a person are sufficient / satisfactory for the designated position.

c) With respect to appointment of a Senior Management Personnel other than the one mentioned above, the Human Resource Department with the consultation/advice/recommendations of the respective Functional Heads/Promoter Director of the Company, as the case may be, can decide on their appointments and the same need not be recommended to the Committee/Board as the case may be.

ii. Term / Tenure:

a) The Company shall appoint or re-appoint a person as its Managerial Person by passing of a resolution and disclosure of such appointment in the Directors Report forming part of the Annual Report.

b) No Independent Director shall hold office for more than two consecutive Terms, but such Independent Director shall be eligible for appointment after expiry of three years of ceasing to become an Independent Director.

c) Provided that an Independent Director shall not, during the said period of three years, be appointed in or be associated with the Company in any other capacity, either directly or indirectly. Term can be for a maximum period of five years.

d) the time of appointment of Independent Director it should be ensured that number of Boards on which such Independent Director serves, is restricted to seven listed companies as an Independent Director and three listed companies as an Independent Director in case such person is serving as a Whole-time Director of the Company.

iii. Removal:

Due to reasons for any disqualification mentioned in the Companies Act, 2013 ('Act'), rules made there under or under any other applicable Act, rules and regulations, the Committee may recommend, to the Board with reasons recorded in writing, removal of a Managerial Person, Director, subject to the provisions and compliance of the Act, rules and regulations.

iv. Retirement:

The Managerial Person, Director, KMP and Senior Management shall retire as per the applicable provisions of the Companies Act, 2013 and the prevailing policy of the Company. The Board will have the discretion to retain the Managerial Person, Director, and KMP, Senior Management in the same position / remuneration or otherwise even after attaining the retirement age, for the benefit of the Company.

1.5 Disqualifications for Appointment of Directors

i. A person shall not be eligible for appointment as director of the company if:

a) he is of unsound mind and stands so declared by a competent court;
b) he is undischarged insolvent;
c) he has applied to be adjudicated as an insolvent and his application is pending;

d) He has been convicted by a court of any offence, weather involving moral turpitude or otherwise, and sentenced in respect thereof to imprisonment for not less than six months and a period of five years has not elapsed from the date of expiry of the sentence:

Provided that if a person has been convicted of any offence and sentenced in respect thereof to imprisonment for a period of seven years or more, he shall not be eligible to be appointed as a director in any company:

1) An order disqualifying him for appointment as a director has been passed by a court or Tribunal and the order in force;
2) He has not paid any calls in respect of any shares of the company held by him whether alone or jointly with others and six months have elapsed from the last day fixed for the payment of the call;
3) He has been convicted of the offence dealing with related party transactions under section 188 at any time during the last preceding five years; or
4) He has not complied with sub-section (3) of section 152 of the Companies Act, 2013.

ii. A person who has been a Director of the company which:

a) has not filed financial statements or annual returns for any continuous period of three financial years; or

b) has failed to repay the deposits accepted by it or pay interest thereon or to redeem any debentures on the due date or pay interest due thereon or pay dividend declared and such failure to pay or redeem continues for one year of more,

shall be ineligible to be appointed as a director of the Company for a period of five years from the date on which the other company fails to do so.

iii. A person shall not be eligible for appointment and continuance as a Director, if he / she is not found 'fit and proper' by the Committee.

1.6 Remuneration Policy

Remuneration Policy of Company is designed to attract, motivate, and retain manpower in a competitive environment considering qualification, positive attribute, integrity and independence, and is guided by the common reward framework and set of principles and objectives. The Remuneration Policy applies to the Company's Senior Management Personnel, including its Key Managerial Person and the Board of Directors.

The policy captures remuneration strategies, policies and practices of Company, including compensation, variable-compensation, equity-based plans and the process for the measurement and assessment of employee and executive performance. The remuneration / compensation / commission etc. to the Managerial Person, Director, KMP and Senior Management Personnel (who may be qualified to become directors) will be determined by the Committee and recommended to the Board for approval.

1.6.1 Remuneration Strategy for Employees at Company

The Company adopts a total compensation philosophy in rewarding employees. The Total compensation package for the employees comprises of Fixed and Variable Component. Fixed pay consists of the base salary and any recurring, regular allowances payable in the specific location. Variable pay includes performance bonuses and ESOP's for eligible employees.

The level of Total compensation is designed to be appropriate to attract, retain and motivate employees to contribute their best. In determining the Total compensation of employees, the Company takes into account the role and its responsibilities, the individuals' and teams' performance, and the Company's performance, as well as market factors. The Company's remuneration strategy is market-driven and aims at attracting and retaining high caliber talent.

Factors such as profitability and achievement of key performance indicators are taken into consideration, in determining the bonus pool for the Company and its business units. Individual bonus allocation is based on performance against various set of pre-defined objectives.

The strategy is in consonance with the existing industry practice and is directed towards rewarding performance, based on review of achievements, on a periodical basis.

1.6.2 Remuneration of Key Management Personnel

The Company shall review, at least annually, the Key Management personnel's remuneration arrangements in light of current market benchmarks and expert advice on remuneration levels and, with due consideration to law and corporate governance principles.

Remuneration of the Key Management Personnel consists of a fixed component and a variable performance incentive. The annual appraisal of the Key Management personnel is based on a detailed performance evaluation of their Key Performance Indicators (KPI's)

i. Fixed Component: Consists of Basic Pay (Usually 40%-60% of the gross Fixed Salary).

ii. Perquisites: In the form of house rent allowance/ accommodation, reimbursement of medical expenses, conveyance, children education, telephone, communication equipments like Ipad's etc.

iii. Retirement Benefits: Pension contributions, Gratuity payments are made in accordance with applicable laws and employment agreements.

iv. Severance payments: In accordance with termination clauses in employment agreements, the severance payment is in accordance with applicable local legal framework.

v. Personal benefits: Based on employment agreements and Company policy, Company Car and Driver is provided to specific grade.

vi. Medical Insurance – Coverage of Rs. 5 Lacs every year to the personnel, his/her spouse, two children and parents (In case of female employees they can choose the option for including their in-laws in lieu of her parents).

vii. Term Insurance – Coverage between Rs. 50 Lacs to Rs. 1 Cr. based on the grade.

viii. Variable pay is linked to the below three factors:

a) the financial results of the company;
b) targets achieved;
c) the individual performance and that of the department/team

ix. Annual Performance Linked Bonus: Individual bonus allocation takes performance ratings and performance against various set of objectives mentioned below into consideration:

a) In the beginning of the year the Board sets the organization performance objectives based on qualitative and quantitative measures.

b) These objectives are reviewed periodically to ensure they remain consistent with the Company's priorities and the changing nature of the Company's business.

c) These objectives form part of the performance targets for the Managerial Personnel.

d) Performance against these objectives is reviewed annually by the Board and is reflected in the Managerial Personnel's remuneration review.

1.6.3 Remuneration of Non-executive Directors including Independent Directors

The Non-Executive Directors of the Company (who are not in the employment of the Company and/or its subsidiaries/associates) shall be paid sitting fees as per the limits prescribed under the Companies Act, 2013.

Commission, if any, payable to NEDs shall be approved by the Board of the Company based on the recommendation of the Committee.

An independent Director shall not be entitled to any Stock Options of the Company.

1.7 Deviations from the Policy

Deviations on elements of this policy in extraordinary circumstances, when deemed necessary in the interests of the Company, will be made if there are specific reasons to do so in an individual case.

1.8 Amendments

The Remuneration policy may be reviewed by the Board of the Company on the recommendation of the Nomination & Remuneration Committee of the Board.

Sandeep P Parekh & Co
Company Secretaries

FORM NO. MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED MARCH 31, 2023
[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration Personnel) Rules, 2014]

To,
The Members,
CAPRI GLOBAL HOUSING FINANCE LIMITED
CIN: U65990MH2006PLC161153
502, Tower A, Peninsula Business Park,
Senapati Bapat Marg, Lower Parel,
Mumbai 400013

We have conducted the secretarial audit of the compliance of applicable, statutory provisions and the adherence to good corporate practices by CAPRI GLOBAL HOUSING FINANCE LIMITED (hereinafter called the "Company"). The Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing my Opinion thereon.

Based on our verification of the data provided to us, w.r.t Minutes, forms and its attachment and returns filed by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended 31st March, 2023, complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the data provided by Company for the financial year ended 31st March, 2023 according to the provisions of:

(1) The Companies Act, 2013 ("the Act") and the rules made thereunder;

(2) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(3) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(4) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings; (Not applicable to the Company during the Audit Period)

(5) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-

   (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the Company during the Audit Period)

   (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; (Not applicable to the Company during the Audit Period)

   (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; - (Not applicable to the Company during the Audit Period)

   (d) The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014; - (Not applicable to the Company during the Audit Period)

   (e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008; (Not applicable to the Company during the Audit Period)

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; - (Not applicable to the Company during the Audit Period)

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009; - (Not applicable to the Company during the Audit Period)

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998 ;-(Not applicable to the Company during the Audit Period)

(i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015;

(6) The following laws, regulations, directions, orders are applicable specifically to the Company and as confirmed by Mr. Rajesh Sharma, Managing Director, same have been Complied by the Company :
a) The National Housing Bank Act, 1987 and the circulars/ guidelines issued thereunder;
b) The Housing Finance Companies (NHB) Directions, 2010;
c) Master Circular on Fair Practice Code for Housing Finance Companies;
d) Master Circular-Housing Finance Companies- Corporate Governance (NHB) Directions, 2016;
e) Master Directions – Non-banking financial companies – Housing Finance Companies (Reserve Bank of India) Directions, 2021; and
f) The Prevention of Money Laundering Act, 2002 read with the rules made thereunder

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

1. Secretarial Standards issued by the Institute of Company Secretaries of India.
2. The Listing Regulation entered into by the Company with BSE Limited. (Not applicable to the Company during the Audit Period)

We further report that

The Board of Directors of the Company is duly constituted. The changes in the composition of the Board of Directors and the Key Managerial Personnel that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice is given to all directors to schedule the Board / Committee Meetings, agenda and detailed notes on agenda were also sent adequately, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decision at the Board meeting is taken unanimously.

As informed to us, we further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

During the period under review, the Company has complied with provisions of Acts and Rules made thereunder.

For **Sandeep P Parekh & Co.**
Company Secretaries

FCS No: 7118, CP No: 7693
Sandeep P. Parekh
Place: Navi Mumbai
Date: 18/05/2023
UDIN: F007118E000332894

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

ANNEXURE TO THE SECRETARIAL AUDIT REPORT

My report of even date is to be read along with this letter:

1. Maintenance of secretarial records is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.

2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. I believe that the process and practices I followed, provide a reasonable basis for my opinion.

3. I have not verified the correctness and appropriateness of financial records and books of accounts of the Company.

4. Wherever required, I have obtained Management Representation about the compliance of laws, rules and regulations and happening of events, etc.

5. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management.

6. The Secretarial Audit report is neither an assurance as to future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

For **Sandeep P Parekh & Co.**
Company Secretaries

FCS No: 7118, CP No: 7693
Sandeep P. Parekh
Place: Navi Mumbai
Date: 18/05/2023
UDIN: F007118E000332894

Annexure IV

Annual Report on CSR Activities for Financial Year 2022-2023

1. Brief outline on CSR Policy of the Company.

At CGHFL, we have always viewed CSR as an instrument for impactful transformation, and not an obligation that needs to be complied with. Over the years, we have developed a strong culture of caring and giving back to the society, which fit together with our core business.

The CSR projects of the Company are focused on communities that are disadvantaged, vulnerable and marginalized. The Company strives to contribute positively to improve their standard of living, through its interventions in sustainable skill development, water harvesting and education.

The Company's CSR Policy framework details the mechanisms for undertaking various programmes in accordance with Section 135 of the Companies Act, 2013 (the Act) for the benefit of the community.

Sustainable Livelihood Enhancement Project – The project has focused on the training and capacity building of women farmers to ultimately form a sustainable framework, with an emphasis on providing access to various infrastructure facilities such as cold storage and warehouses to reduce wastage and avoid distress sales.Women farmers have received training on better farming practices, and staff members have been trained in project management, roles, responsibilities, and time management. Exposure visits to Agricultural Development Trust-Baramati, Indian Institute of Millets Research - Solapur, National Research Center on Pomegranate - Solapur, and Datta Sahakari Sugar Factory in Shirol and Varud Miyawaki Forest have been conducted, and an exposure visit to Baramati Agriculture Exhibition for 45 team members was also held.

The Agriculture and Soil Testing Lab has been successfully inaugurated and is operational, providing women farmers with access to scientific knowledge in farming. 176 women were given revolving loans, which have enabled them to double their incomes and greatly improve and impact their lives. Market linkage has been established for women farmers during the Mann Deshi Mahotsav, allowing them to sell their produce at better rates and earn good. The project has been successful in improving the livelihoods of women farmers and promoting sustainable agriculture practices.

Rural Development – The objective of our programme is to induce holistic development of rural secluded areas, under an organized and robust framework. The Agriculture Department has also supported our efforts & farmers through various government schemes and subsidies, including shade net, machinery, and tools. Two Farmer Field Schools were conducted to promote different crops and entrepreneurial skills in organic farming and jasmine cultivation. The installation of a solar lifting system for the drinking water unit at Morkhadak has provided a sustainable water source with formation of a water committee which is made aware of their roles and responsibilities. The distribution of farming kits, fruit saplings, farm ponds, and 30 kitchen gardens to 20 new farmers, is expected to improve farmers' income and contribute to the region's economic development. In addition, 20 farmers received poultry birds and 2 farmers were given goats with feed.

The importance of health care shouldn't be neglected, our rural development plan ensures that Angaan Wadi Centre's are well maintained and sanitized, with platform for the women and children to provide healthy diet and regular monitoring for proper growth measurements. A water committee was formed in a village with 10 members to regulate the utilization of water and collect monthly charges. Villagers contributed by excavating trenches for solar water lifting systems and constructing soak pits to prevent water contamination. The village now has two water tanks and a gravity-based water filter. Agriculture initiatives included planting 4000 jasmine saplings, providing goat rearing units, and distributing poultry birds. Training sessions on mushroom farming and finance literacy were conducted for 22 self-help group members. AROEHAN celebrated world breastfeeding week and provided peanut and jaggery to expectant mothers during baby shower celebrations. Maternal meetings and home visits were held to promote maternal and child nutrition. The project successfully brought about positive changes in the village's health and hygiene practices.

Overall, the project has induced rural development with formation of multiple objectives and targets which help the community or place of impact receive a sustainable model of development.

Sustainable Environment – The objective of our programme is to improve the urban environment by addressing various issues such as groundwater recharge, soil erosion, air, noise, and water pollution, while also providing recreational opportunities and enhancing local biodiversity. The plan proposes the planting of native tree species (Miyawaki), that are appropriate for the area, which will not only increase the green cover but also support local biodiversity. The selection of species is based on a forest survey to identify the native species of the area. The plan also aims to reduce temperature, noise, air, and dust pollution by planting appropriate tree species. Additionally, it seeks to reduce soil and water erosion in the targeted areas. Furthermore, by connecting urban people to nature, the plan aims to provide aesthetic recreational opportunities and improve the overall quality of life. This comprehensive plan tackles multiple environmental challenges while promoting sustainable practices and creating a healthier urban environment.

2. Composition of CSR Committee:

Sl. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Beni Prasad Rauka	Chairman of the Committee	2	1
2	Ms. Bhagyam Ramani	Member	2	2
3	Mr. Rajesh Sharma	Member	2	1

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.

https://caprihomeloans.com/assets/pdf/CGHFL_CSR_POLICY.pdf

4. Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social responsibility Policy) Rules, 2014, if applicable (attach the report). **NA**

5. Details of the amount available for set off in pursuance of sub-rule (3) of rule 7 of the Companies (Corporate Social responsibility Policy) Rules, 2014 and amount required for set off for the financial year, if any - **NA**

Sl. No.	Financial Year	Amount available for set-off from preceding financial years (in Rs)	Amount required to be set-off for the financial year, if any (in Rs)
1			
	Total		

6. Average net profit of the company as per section 135(5).

The average net profit of the Company for the last three financial years is **Rs.4226.10 Lakhs**.

7. (a) Two percent of average net profit of the company as per section 135(5) - **Rs. 84.52 Lakhs**

(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years - **NA**

(c) Amount required to be set off for the financial year, if any - **NA**

(d) Total CSR obligation for the financial year (7a+7b-7c).

The Company is required to spend an amount of **Rs 84.52 Lakhs** as CSR expenditure during the financial year 2022-23

8. (a) CSR amount spent or unspent for the financial year:

Total Amount Spent for the Financial Year. (in Rs.)	**Amount Unspent (in Rs.)**				
	Total Amount transferred to Unspent CSR Account as per section 135(6).		**Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).**		
	Amount.	**Date of transfer.**	**Name of the Fund**	**Amount.**	**Date of transfer.**
Rs. 88.77 Lakhs spent towards various activities for the benefit of the community.	**NA**	-	**NA**		

(b) Details of CSR amount spent against ongoing projects for the financial year:

1	2	3	4	5		6	7	8	9	10	11	
Sr. No.	**Name of the Project**	**Item from Local the list of area activities in (Yes/ Schedule VII No). to the Act.**	**Local area (Yes/No)**	**Location of the Project**		**Project Duration**	**Amount allocated for the project (Rs. in Lakhs)**	**Amount spent in the current financial Year (Rs. in Lakhs)**	**Amount transferred to Unspent CSR Account for the project as per Section 135(6)**	**Mode of Implementation - Direct (Yes/No)**	**Mode of Implementation - Through Implementing Agency**	
				State	**District**						**Name**	**CSR Registration Number**

									(Rs. in Lakhs).			
1	Rural Development Initiative	Clause (x) of Schedule VII	Yes	Maharashtra	Palghar	Three Years	38.02	38.02	NA	No	ACTION RELATED TO THE ORGANISATION OF EDUCATION, HEALTH AND NUTRITION (AROEHAN)	CSR00005435
2	Women Empowerment and Livelihood Initiative	Clause (ii) (iii) (i) (x) of Schedule VII	Yes	Maharashtra	Satara, Solapur	Three Years	25.00	25.00	NA	No	Mann Deshi Foundation	CSR00001923
3	Sustainable Environment Initiative	Clause (iv) of Schedule VII	Yes	Maharashtra, Delhi	Thane, Delhi		21.52	21.52	NA	No	Green Yatra Trust	CSR00000236
	Total						**84.54**	**84.54**				

(c) Details of CSR amount spent against **other than ongoing projects** for the financial year: **NA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)

Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/ No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementation - Direct (Yes/No).	Mode of implementation - Through implementing agency.	
				State.	District.			Name.	CSR registration number.
	Total								

(d) Amount spent in Administrative Overheads: **4.23 Lakhs**

(e) Amount spent on Impact Assessment, if applicable: **NA**

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): **Rs. 88.77 Lakhs**.

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	84.52 Lakhs
(ii)	Total amount spent for the Financial Year	88.77 Lakhs
(iii)	Excess amount spent for the financial year [(ii)-(i)]	4.25 Lakhs
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	

9. (a) Details of Unspent CSR amount for the preceding three financial years: **NA**

Sl. No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in Rs.)	Amount spent in the reporting Financial Year (in Rs.).	Amount transferred to any fund specified under Schedule VII as per section 135(6), if any.			Amount remaining to be spent in succeeding financial years. (in Rs.)
				Name of the Fund	Amount (in Rs).	Date of transfer.	
	Total						

(b) Details of CSR amount spent in the financial year for ongoing projects of the preceding financial year(s): **NA**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Sl. No.	**Project ID.**	**Name of the Project.**	**Financial Year in which the project was commenced.**	**Project duration.**	**Total amount allocated for the project (in Rs.).**	**Amount spent on the project in the reporting Financial Year (in Rs).**	**Cumulative amount spent at the end of reporting Financial Year. (in Rs.)**	**Status of the project - Completed /Ongoing.**
	Total							

10. In case of creation or acquisition of capital asset, furnish the details relating to the asset so created or acquired through CSR spent in the financial year **(asset-wise details).**

(a) Date of creation or acquisition of the capital asset(s).

(b) Amount of CSR spent for creation or acquisition of capital asset.

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset).

	Details relating to the asset so created or acquired through CSR spent in the financial year.			
	(a)	**(b)**	**(c)**	**(d)**
Sr. No.	**Date of creation or acquisition of the capital asset(s).**	**Amount of CSR spent for creation or acquisition of capital asset.**	**Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc.**	**Details of the capital asset(s) created or acquired including complete address and location of the capital asset.**

1	Mar-23	₹9,95,302.00	Mokhada Nagarpanchayat, At-Morkhadak-Ghatkarpada, Post-Tal.- Mokhada, Dist.- Palghar 401604	Installation of new Solar Lifting system for Drinking water Unit-Ghatkarpada-Morkhadak - 3.6kW Solar PV monocrystaline system make-Vikram, 3Hp Submersible Pump make KSB, 3hp controller-make FUJI, Water Storage tank capacity-3000 lit make rotomatic, Filter Water storage tank capacity-2000 lit make rotomatic, HDPE Pipeline 63mm-650mtr, Water Filter make Aquaplus Disaster, Fabricated stand, Tank platform
2	Mar-23	₹5,98,920.00	Mokhada Nagarpanchayat, At-Ghatkarpada, Post-Tal.- Mokhadak, Dist.- Palghar 401604	Refurbish and equip existing Anganwadi-Ghatkarpada
3	Feb-23	₹1,70,000.00	Mokhada Nagarpanchayat, At-Ghatkarpada, Kawalpada, Morkhadak. Post-Tal.- Mokhada, Dist.- Palghar 401604	Construction of new Soakpit Ghatkarpada- 38 Kawalpada-12 Total 50 unit
		₹17,64,222.00		
4	Mar-23	₹7,48,000.00	Mann Deshi Foundation, Shnganapur Chowk, Mhaswad, Mann, district - Satara, Maharashtra, India	Agriculture and Soil Testing Center, Shnganapur Chowk, Mhaswad, Mann, district - Satara, Maharashtra, India
		₹7,48,000.00		
	Grant Total	**₹25,12,222.00**		

11. Specify the reason(s), if the company has failed to spend two per cent of the average net profit as per section 135(5).

Sd/- (Chief Executive Officer or Managing Director or Director).	Sd/- (Chairman CSR Committee).	Sd/- [Person specified under clause (d) of sub-section (1) of section 380 of the Act] (Wherever applicable).

Annexure – V

Details pertaining to employees pursuant to Section 197(12) of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Sr. No	Particulars		Relevant details
i.	The ratio of the remuneration of each director to the median remuneration of the employees of the Company for the financial year 2022-23	-	Mr. Rajesh Sharma (Managing Director) – 3.53x.
ii.	The percentage increase in remuneration of each Director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year	-	**Directors:** 1) Mr. Rajesh Sharma (Managing Director) - NIL **Key Managerial Personnel:** 1) Mr. Rajesh Sharma, Chief Financial Officer - NA 2) Mr. Yashesh Bhatt, Company Secretary - NA
iii.	The percentage increase in the median remuneration of employees in the financial year	-	16.39%
iv.	The number of permanent employees on the rolls of Company	-	1483 employees as on 31.03.2023 (368 employees as on 31.03.2022)
v.	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration	-	Average increase in salary of eligible employees other than managerial personnel is NA. Remuneration of Managing Director was not increased during FY 2022-23.
vi.	It is hereby affirmed that the remuneration is paid as per the Remuneration Policy for the Directors, Key Managerial Personnel and employees		

** Remuneration does not include variable pay.*

Note:

Employee performance is appraised based on the performance of the Company during the previous year and the change in remuneration is made effective from the beginning of the financial year. The employees are paid revised remuneration on June 30 every year.

CAPRI LOANS

Independent Auditor's Report & Financial Statements

2022-23

G. M. KAPADIA & CO.
(REGISTERED)
CHARTERED ACCOUNTANTS
1007, RAHEJA CHAMBERS, 213, NARIMAN POINT, MUMBAI 400 021. INDIA
PHONE : (91-22) 6611 6611 FAX : (91-22) 6611 6600

INDEPENDENT AUDITOR'S REPORT

To the Members of Capri Global Housing Finance Limited

Report on the Audit of the Standalone Financial Statements

Opinion

We have audited the accompanying standalone financial statements of Capri Global Housing Finance Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), the Cash Flow Statement and the Statement of Changes in Equity for the year ended, and a summary of significant accounting policies and other explanatory information ("the standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("the Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its profit, total comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing specified under section 143(10) of the Act ("the SAs"). Our responsibilities under those Standards are further described in the *Auditor's Responsibility for the Audit of the Standalone Financial Statements* section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the standalone financial statements under the provisions of the Act and the Rules made thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ICAI's Code of Ethics. We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our audit opinion on the standalone financial statements.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the Director's Report and Management Discussion and Analysis (collectively referred to as "the other information") but does not include the standalone financial statements and our auditor's report thereon. The other information is expected to be made available to us after the date of this report.

G. M. KAPADIA & CO. MUMBAI ★ Chartered Accountants ★

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

In connection with our audit of the standalone financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

We have nothing to report in this regard.

Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

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

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

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

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

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

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

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

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, based on our audit on the standalone financial statements, we report that:

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

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.

c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flow Statement and Statement of Changes in Equity dealt with by this Report are in agreement with the relevant books of account.

d) In our opinion, the aforesaid standalone financial statements comply with the Ind AS specified under section 133 of the Act.

e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2023 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 the standalone financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to the standalone financial statement.

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 our information and according to the explanations given to us, the remuneration paid by the Company to its Managing Director during the year is in accordance with the provisions of section 197 read with schedule V to 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, as amended 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 standalone financial statement;

   ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts;

   iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company;

   iv. (a) The Management has represented that, to the best of its knowledge and belief, as stated in note no. 55(xv)(a), no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

Intermediary shall, 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 also represented, that, to the best of its knowledge and belief, as stated in note no. 55(xv)(b), no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, 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 has 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 neither declared nor paid any dividend during the year.

For G. M. Kapadia & Co.
Chartered Accountants
Firm Registration No.104767W

G. M. KAPADIA & CO. ★ MUMBAI ★ Chartered Accountants

Atul Shah
Partner
Membership No. 039569

Place: Mumbai
Dated this 16th day of May, 2023

UDIN:23039569BGURJC1080

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 of even date to the members of Capri Global Housing Finance Limited)

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) (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment;

(B) The Company has maintained proper records showing full particulars of intangible assets;

(b) The Property, Plant and Equipment were physically verified during the year by the Management, which in our opinion, is reasonable having regard to the size of the Company and nature of its business and no material discrepancies were noticed on such verification;

(c) The Company does not own any immovable properties. The lease agreements, where the Company is the lessee, are duly executed in favour of the Company. Accordingly, reporting under paragraph 3(i)(c) of the Order is not applicable;

(d) The Company has not revalued its Property, Plant and Equipment (including Right of Use assets) or Intangible Assets during the year. Accordingly, reporting under paragraph 3(i)(d) of the Order is not applicable; and

(e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, reporting under paragraph 3(i)(e) of the Order is not applicable.

(ii) (a) The Company does not hold any inventory as it is primarily engaged in lending activities. Accordingly, reporting under paragraph 3(ii)(a) of the Order is not applicable; and

(b) During the year, the Company has not been sanctioned any working capital limits. Accordingly, reporting under paragraph 3(ii)(b) of the Order is not applicable.

(iii) The Company is a non-deposit taking non-banking financial company ("NBFC") registered with National Housing Bank ("NHB").

During the year, in the ordinary course of its business, the Company has made investments in, provided guarantee / security to and granted loans and advances in the nature of loans, secured and unsecured, to companies, firms, limited liability partnerships and other parties. With respect to such investments, guarantees / security and loans and advances:

(a) As the principal business of the Company is to give loans, the paragraph 3(iii)(a) of the Order is not applicable to the Company;

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(b) The investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided in the normal course of business are not prejudicial to the interest of the Company;

(c) In respect of loans and advances in the nature of loans granted during the year in the ordinary course of business, the schedule of repayment of principal and payment of interest have been stipulated and the repayment of loan and receipts of interest are generally regular except there were cases which were not repaid / paid when they were due or were repaid / paid with a delay. Such loans have been accounted for in accordance with the Company's policy on asset classification and provisioning as described in note 2.4(viii) to the Standalone Financial Statements.

Having regard to the voluminous nature of loan transactions, it is not practicable to furnish party-wise details of irregularities in this report. However, such details are available with the Company. For details of total loans and advances which were overdue as of March 31, 2023, refer note no. 33 to the Standalone Financial Statements;

(d) The following amounts are overdue for more than ninety days from companies or any other parties to whom loan has been granted. The Company has taken reasonable steps for recovery of the overdue amount of principal and interest;

(Rs. in millions)

Number of Cases	Principal Amount Overdue	Interest Overdue	Total Overdue
293	3.42	-	3.42

(e) The provisions of paragraph 3(iii)(e) of the Order are not applicable to the Company as its principal business is to give loans; and

(f) The Company has not granted any loans or advances in the nature of loans that were either repayable on demand or without specifying any terms or period of repayment.

(iv) The Company has not advanced loans or made investments in or provided guarantees or security to parties covered by section 185 and 186 of the Act. Hence reporting under paragraph 3(iv) of the Order is not applicable.

(v) The Company is a non-banking finance company and consequently is exempt from provisions of section 73 or any other relevant provisions of the Act. Accordingly, reporting under paragraph 3(v) of the Order is not applicable.

(vi) The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Act, for the business activities carried out by the Company. Hence reporting under paragraph 3(vi) of the Order is not applicable.

(vii) In respect of statutory dues:

(a) The Company is regular in depositing undisputed statutory dues including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess, and any other

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

statutory dues, as applicable, to the appropriate authorities. According to the information and explanations given to us and based on verification carried out by us on test basis, there are no arrears of statutory dues outstanding as on the last day of the financial year concerned for a period of more than six months from the date, they became payable; and

(b) The details of statutory dues referred to in sub paragraph (a) above which have not been deposited with the concerned authorities as on March 31, 2023, on account of dispute are given below:

(Rs. in millions)

Name of the statute	Nature of dues	Amount involved	Amount unpaid	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Regular Assessment u/s 143(3) of the Act	0.729	0.729	A.Y 2018-2019	Assessing Officer
Income Tax Act, 1961	Intimation u/s 143(1) of the Act	0.008	0.008	A.Y 2019-2020	Assessing Officer
Income Tax Act, 1961	Regular Assessment u/s 143(3) of the Act	1.471	1.471	A.Y 2020-2021	Commissioner of Income Tax (Appeal)
Income Tax Act, 1961	Intimation u/s 143(1) of the Act	0.004	0.004	A.Y 2021-2022	Assessing Officer

(viii) There are no transactions which are not recorded in the books of account and have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix) (a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender;

(b) The Company has not been declared as wilful defaulter by any bank or financial institution or other lender;

(c) The term loans availed by the Company during the year, were applied by the Company for the purposes for which the loans were obtained other than temporary deployment pending application of proceeds;

(d) According to the information and explanations given to us and based on verification carried out by us, the Company has not raised funds on short term basis. Accordingly, reporting on paragraph 3(ix)(d) of the Order is not applicable;

(e) The Company does not have subsidiary, associate or joint venture. Accordingly, reporting on paragraph 3(ix)(e) of the Order is not applicable; and

(f) The Company does not have subsidiary, associate or joint venture. Accordingly,

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reporting on paragraph 3(ix)(f) of the Order is not applicable.

(x) (a) The Company has not raised monies by way of Initial Public Offer or Further Public Offer (including debt instruments) during the year; and

(b) The Company has not made preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) during the year under audit and hence reporting under paragraph 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) No instance of fraud by the Company or any material instance of fraud on the Company by its officers or employees has been noticed or reported during the year;

(b) No report under section 143(12) of the Act has been filed during the year by the auditors in Form ADT-4 as prescribed under rule 13 of the Companies (Audit and Auditors) Rules, 2014 with the Central Government; and

(c) No whistle-blower complaints were received during the year by the Company.

(xii) The Company is not a Nidhi Company and hence reporting under paragraph 3(xii) of the Order is not applicable.

(xiii) Transactions with the related parties are in compliance with sections 177 and 188 of the Act and the details have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business; and

(b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

(xv) In our opinion, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with them and hence provisions of section 192 of the Act are not applicable to the Company.

(xvi) (a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 ("the RBI Act");

(b) The Company is a Housing Finance Company registered with the National Housing Bank and is not required to obtain a Certificate of Registration from RBI as per the RBI Act;

(c) The Company is not a Core Investment Company ("CIC") as defined in the regulations made by RBI. Accordingly, reporting on paragraph 3(xvi)(c) of the Order is not applicable; and

(d) The Group does not have any CIC as part of the Group as per definition of Group contained in the Core Investment Companies (Reserve Bank) Directions, 2016 and hence the reporting under paragraph 3(xvi)(d) of the Order is not applicable.

(xvii) The Company has not incurred cash losses in the financial year and in the immediately preceding financial year.

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

(xviii) There has been no resignation of the statutory auditors during the year and accordingly reporting under paragraph 3(xviii) of the Order is not applicable.

(xix) On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report, 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) (a) There are no unspent amounts towards Corporate Social Responsibility ("CSR") on other than ongoing projects requiring a transfer to a Fund specified in schedule VII to the Act in compliance with second proviso to section 135(5) of the said Act. Accordingly, reporting under paragraph 3(xx)(a) of the Order is not applicable for the year.

(b) There are no unspent amounts towards CSR in respect of ongoing projects requiring a transfer to a special account specified under section 135(6) of the Act. Accordingly, reporting under paragraph 3(xx)(b) of the Order is not applicable for the year.

For G. M. Kapadia & Co.
Chartered Accountants
Firm Registration No.104767W

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

Atul Shah
Partner
Membership No. 039569
UDIN:23039569BGURJC1080

Place: Mumbai
Dated this 16th day of May, 2023

ANNEXURE B TO THE INDEPENDENT AUDITOR'S REPORT
(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the members of Capri Global Housing Finance Limited of even date)

Report on the Internal Financial Controls under section 143(3)(i) of the Act

Opinion

We have audited the internal financial controls with reference to the standalone financial statements of **Capri Global Housing Finance Limited** (''the Company'') as of March 31, 2023 in conjunction with our audit of the standalone financial statements of the Company for the year ended on that date.

In our opinion, the Company has, in all material respects, an adequate internal financial controls system with reference to the standalone financial statements and such internal financial controls with reference to the standalone financial statements were operating effectively as at March 31, 2023, based on the internal control with reference to the standalone 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 ("the Guidance Note") issued by the Institute of Chartered Accountants of India ("ICAI").

Management's Responsibility for Internal Financial Controls

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control with reference to the standalone financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note. 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 Act.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to the standalone financial statements based on our audit. We conducted our audit in accordance with the Guidance Note and the Standards on Auditing, issued by the ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the ICAI. 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 the standalone financial statements were 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 the standalone financial statements and their operating effectiveness.

Our audit of internal financial controls with reference to the standalone financial statements included obtaining an understanding of internal financial controls with reference to the standalone financial statements, assessing the risk that a material weakness exists, and testing

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and evaluating the design and operating effectiveness of internal control based on the assessed risk, both applicable to an audit of internal financial controls and, both issued by the ICAI.

The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the standalone 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 the standalone 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 the Standalone Financial Statements

Because of the inherent limitations of internal financial controls with reference to the standalone 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 the standalone 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.

For G. M. Kapadia & Co.
Chartered Accountants
Firm Registration No.104767W

G. M. KAPADIA & CO. ★ MUMBAI ★ Chartered Accountants

Atul Shah
Partner
Membership No. 039569
UDIN:23039569BGURJC1080

Place: Mumbai
Dated this 16th day of May, 2023

CAPRI GLOBAL HOUSING FINANCE LIMITED
BALANCE SHEET AS AT MARCH 31, 2023

(₹ in Millions)

	Particulars	Note No.	As at March 31, 2023	As at March 31, 2022
	ASSETS			
(1)	**Financial assets**			
(a)	Cash and cash equivalents	3	319.84	2,314.20
(b)	Bank Balances other than included in (a) above	4	200.82	290.03
(d)	Trade Receivables	5	0.91	11.62
(e)	Loans	6	25,450.60	16,937.15
(f)	Investments	7	1,800.96	583.14
(g)	Other financial assets	8	51.79	10.21
	Total Financial Assets		**27,824.92**	**20,146.35**
(2)	**Non-Financial assets**			
(a)	Current Tax Assets (Net)	9	5.29	9.44
(b)	Deferred tax assets (Net)	10	110.99	73.64
(c)	Investment properties	11	-	-
(d)	Property, Plant and Equipment	12	182.25	64.60
(e)	Intangible Assets under development		74.33	10.82
(f)	Other intangible assets		15.79	5.33
(g)	Other non-financial assets	13	49.27	39.69
(h)	Assets held for sale		-	4.46
	Total Non-Financial Assets		**437.92**	**207.98**
	Total Assets		**28,262.84**	**20,354.33**
	EQUITY AND LIABILITIES			
	LIABILITIES			
(1)	**Financial Liabilities**			
(a)	Derivative Financial Instruments	16A	17.67	3.79
(b)	Payables	14		
	(A) Trade Payables			
	(i) total outstanding dues of micro enterprises and small enterprises		0.36	0.75
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		121.63	61.88
	(B) Other Payables			
	(i) total outstanding dues of micro enterprises and small enterprises		-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		39.07	16.22
(c)	Debt Securities	15	-	-
(d)	Borrowings (Other than Debt Securities)	16B	21,228.91	14,578.35
(e)	Other financial liabilities	17	1,600.21	1,065.13
	Total Financial Liabilities		**23,007.85**	**15,726.12**
(2)	**Non-Financial Liabilities**			
(a)	Current Tax Liabilities (Net)	18	7.12	3.05
(b)	Provisions	19	38.10	30.66
(c)	Other non-financial liabilities	20	20.94	14.38
	Total Non-Financial Liabilities		**66.16**	**48.09**
	Total liabilities		**23,074.01**	**15,774.21**
(3)	**EQUITY**			
(a)	Equity	21	712.04	712.04
(b)	Other equity	22	4,476.79	3,868.08
	Total equity		**5,188.83**	**4,580.11**
	Total equity and liabilities		**28,262.84**	**20,354.33**

The accompanying notes are an integral part of the Financial Statements.

In terms of our report attached
For G. M. Kapadia & Co.
Chartered Accountants
(Firm Registration No: 104767W)

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

Atul Shah
Partner
Membership No: 039569
Place: Mumbai

Date: May 16, 2023

For and on behalf of the Board of Directors

Rajesh Sharma
Managing Director & Chief Financial Officer
DIN 00020037
Place: New York

Beni Prasad Rauka
Independent Director
DIN 00295213
Place: Mumbai

Yashesh Bhatt
Company Secretary
ACS-20491
Place: Mumbai

Date: May 16, 2023

Capri Global Housing Finance Limited Mumbai

CAPRI GLOBAL HOUSING FINANCE LIMITED
STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Millions)

	Particulars	Note	Year ended March 31, 2023	Year ended March 31, 2022
	Revenue from Operations			
(i)	Interest Income	23	2,769.19	1,924.71
(ii)	Fees Income	24	46.10	17.42
(iii)	Net Gain on Derecognition of Financial Instruement		33.56	-
(iv)	Net Gain on fair value changes	25	110.01	42.05
(v)	Sale of service		119.97	113.60
(vi)	Other operating income	26	92.31	70.62
(I)	**Total Revenue from Operations**		**3,171.14**	**2,168.40**
(II)	Other Income	27	65.58	35.96
(III)	**Total Income (I+II)**		**3,236.72**	**2,204.36**
	Expenses			
(i)	Finance costs	28	1,479.80	953.62
(ii)	Impairment on financial instruments	29	154.02	259.45
(iii)	Employee benefit expense	30	510.52	231.56
(iv)	Depreciation and amortisation expense	12	49.46	25.63
(v)	Other expenses	31	269.63	176.92
(IV)	**Total expenses**		**2,463.43**	**1,647.18**
(V)	**Profit/(Loss) before Tax (III - IV)**		**773.29**	**557.18**
	Tax expense			
	- Current tax	35	178.09	154.84
	- Deferred tax	36	(10.81)	(29.43)
	- Income Tax Pertaining to earlier year		(14.46)	-
(VI)	**Total tax expense**		**152.82**	**125.41**
(VII)	**Net Profit / (Loss) After Tax (V - VI)**		**620.47**	**431.77**
(VIII)	**Other comprehensive income**	32		
	(A) Items that will not be reclassified to profit or loss			
	(i) Remeasurement of defined benefit plans		(6.00)	(0.48)
	(ii) Income tax relating to items that will not be reclassified to profit or loss		1.51	0.12
	(B) Items that may be reclassified to profit or loss			
	(i) Fair Value Gain on time value of forward element of forward contract in hedging relationship		(9.73)	(1.80)
	(ii) Income tax relating to items that may be reclassified to profit or loss		2.45	0.45
	Other Comprehensive Income		(11.77)	(1.71)
(IX)	**Total comprehensive income (VII + VIII)**		**608.70**	**430.06**
(X)	**Earnings per equity share**			
	Basic (₹)		8.71	7.11
	Diluted (₹)		8.71	7.11

The accompanying notes are an integral part of the Financial Statements.

In terms of our report attached
For G. M. Kapadia & Co.
Chartered Accountants
(Firm Registration No: 104767W)

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

Atul Shah
Partner
Membership No: 039569
Place: Mumbai

Date: May 16, 2023

For and on behalf of the Board of Directors

Rajesh Sharma
Managing Director & Chief Financial Officer
DIN 00020037
Place: New York

Beni Prasad Rauka
Independent Director
DIN 00295213
Place: Mumbai

Yashesh Bhatt
Company Secretary
ACS-20491
Place: Mumbai

Date: May 16, 2023

CAPRI GLOBAL HOUSING FINANCE LIMITED
CASH FLOW STATEMENT FOR THE YEAR ENDED MARCH 31, 2023

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Cash Flows from Operating activities		
Profit before tax from continuing operations	773.30	557.19
Adjustments to reconcile profit before tax to net cash flows		-
Depreciation & amortisation	49.46	25.63
Impairment on financial instruments	154.02	259.45
Net Gain on financial asset designated at FVPL	(110.01)	(42.05)
Net Gain on Derecognition of Financial Instruement	(33.56)	-
Share Based Payments to employees	19.84	4.68
Interest on Leased Assets	13.26	6.24
Profit/ Loss On Sale Of Fixed Assets	0.26	0.63
Write Off (Fixed Assets)	1.19	-
Profit On Sale Of Investment Property	(6.30)	(2.79)
Interest income	(2,769.19)	(1,924.71)
Finance cost	1,466.54	953.62
Interest received	2,679.03	1,873.33
Interest Paid	(1,466.32)	(967.15)
Cashflow from Operating activity before working capital	**771.52**	**744.07**
Working capital changes		
Loans	(8,594.85)	(5,926.56)
Trade receivables & Other Financial Assets	4.11	3.86
Other Non-financial Assets	(9.57)	(24.04)
Trade payables	62.37	29.00
Other financial & Non-financial liability	434.92	602.79
Provisions	11.99	1.24
Cash flows used in operating activities	**(7,319.51)**	**(4,569.64)**
Income tax paid	(177.98)	(192.14)
Net cash flows used in operating activities	**(7,497.49)**	**(4,761.78)**
Investing activities		
Purchase of Property, Plant & Equipment and intangible assets	(107.36)	(32.52)
Proceeds from sale of Property, Plant & Equipment and intangible assets	0.26	0.07
Proceeds from sale of Investment Properties	10.76	5.01
(Increase)/Decrease in Fixed deposit not considered as cash and cash equivalent	94.78	151.02
Purchase of investment in Mutual Funds	(16,893.61)	(7,414.33)
Proceeds from Sale of investment in Mutual funds	15,935.42	10,256.50
Sale/(Purchase) of investment in shares - net	4.47	5.26
Proceeds from Sale of investment (PTC)	207.77	178.41
Purchase of Investment (PTC)	(361.86)	(761.55)
Net cash flows used in investing activities	**(1,109.37)**	**2,387.87**
Financing activities		
(Increase)/Decrease in principal portion of the lease liability	(28.95)	(10.32)
(Increase)/Decrease in interest portion of the lease liability	(13.26)	(6.24)
Debt securities Redeemed	-	(250.00)
Proceeds from Borrowings other than debt securities	10,100.00	5,440.00
Repayment of Borrowings other than debt securities	(3,445.29)	(2,153.10)
Issue of Equity Shares	-	1,500.00
Net cash flows from financing activities	**6,612.50**	**4,520.34**
Net increase/ (decrease) in cash and cash equivalents	(1,994.36)	2,146.43
Cash and cash equivalents at the beginning of year	2,314.20	167.77
Cash and cash equivalents at the end of the year	**319.84**	**2,314.20**
Components of cash and cash equivalents		
Cash on hand	4.34	3.49
Balances with banks		
In current accounts	205.45	208.15
In Deposit accounts with original maturity of 3 months or less	100.06	2,100.00
Cheques, drafts on hand	9.99	2.56
Total cash and cash equivalents	**319.84**	**2,314.20**

1. Cash flows arising on account of taxes on income are not specifically bifurcated with respect to investing & financing activities
2. Previous Years figures have been regrouped, wherever necessary to confirm to current year's classification

In terms of our report attached
For G. M. Kapadia & Co.
Chartered Accountants
(Firm Registration No: 104767W)

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

Atul Shah
Partner
Membership No: 039569
Place: Mumbai

Date: May 16, 2023

For and on behalf of the Board of Directors

Rajesh Sharma
Managing Director & Chief Financial Officer
DIN 00020037
Place: New York

Beni Prasad Rauka
Independent Director
DIN 00295213
Place: Mumbai

Yashesh Bhatt
Company Secretary
ACS-20491
Place: Mumbai

Date: May 16, 2023

Capri Global Housing Finance Limited Mumbai

CAPRI GLOBAL HOUSING FINANCE LIMITED
STATEMENT OF CHANGES IN EQUITY AS AT MARCH 31, 2023

A. Equity Share Capital

(1) Current year (₹ in Millions)

Balance as at April 01, 2022	Changes in equity share capital due to prior period errors	Restated balance as at April 01, 2022	Changes in equity share capital during the current year	Balance as at March 31, 2023
712.04	-	712.04	-	712.04

(2) Previous year (₹ in Millions)

Balance as at April 01, 2021	Changes in equity share capital due to prior period errors	Restated balance as at April 01, 2021	Changes in equity share capital during the current year	Balance as at March 31, 2022
607.14	-	607.14	104.90	712.04

B. Other Equity

(1) Current year (₹ in Millions)

Particulars	Reserves and Surplus			Other Comprehensive Income		Total
	Securities Premium	Retained Earnings	Statutory Reserve under Section 29C of the National Housing Bank Act, 1987	Hedging Reserve (Forward Contract - OCI)	Employee Benefit Expenses (Gratuity - OCI)	
Balance as at April 01, 2022	2,537.96	1,087.17	244.70	(1.35)	(0.40)	3,868.08
Changes in accounting policy/prior period errors	-	-	-	-	-	-
Restated balance as at April 01, 2022	2,537.96	1,087.17	244.70	(1.35)	(0.40)	3,868.08
Profit for the year	-	620.47	-	-	-	620.47
Other Comprehensive income / (losses)	-	-	-	(7.28)	(4.49)	(11.77)
Dividends	-	-	-	-	-	-
Transfer from retained earnings	-	(164.99)	-	-	-	(164.99)
Addition during the year	-	-	164.99	-	-	164.99
Balance as at March 31, 2023	2,537.96	1,542.65	409.69	(8.63)	(4.89)	4,476.79

(2) Previous year (₹ in Millions)

Particulars	Reserves and Surplus			Other Comprehensive Income		Total
	Securities Premium	Retained Earnings	Statutory Reserve under Section 29C of the National Housing Bank Act, 1987	Hedging Reserve (Forward Contract - OCI)	Employee Benefit Expenses (Gratuity - OCI)	
Balance as at April 01, 2021	1,142.86	741.80	158.30	-	(0.04)	2,042.92
Changes in accounting policy/prior period errors	-	-	-	-	-	-
Restated balance as at April 01, 2021	1,142.86	741.80	158.30	-	(0.04)	2,042.92
Profit for the year	-	431.77	-	-	-	431.77
Other Comprehensive income / (losses)	-	-	-	(1.35)	(0.36)	(1.71)
Dividends	-	-	-	-	-	-
Transfer from retained earnings	-	(86.40)	-	-	-	(86.40)
Addition during the year	1,395.10	-	86.40	-	-	1,481.50
Balance as at March 31, 2022	2,537.96	1,087.17	244.70	(1.35)	(0.40)	3,868.08

In terms of our report attached
For G. M. Kapadia & Co.
Chartered Accountants
(Firm Registration No: 104767W)

G. M. KAPADIA & CO. MUMBAI Chartered Accountants

Atul Shah
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Membership No: 039569
Place: Mumbai

Date: May 16 ,2023

For and on behalf of the Board of Directors

Rajesh Sharma
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Place: New York

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Place: Mumbai

Yashesh Bhatt
Company Secretary
ACS-20491
Place: Mumbai

Date: May 16 ,2023

Capri Global Housing Finance Limited Mumbai

CAPRI GLOBAL HOUSING FINANCE LIMITED
NOTES FORMING PART OF FINANCIAL STATEMENTS

1. Corporate Information

Capri Global Housing Finance Limited (the Company) having principal place of business at Registered office, 502, Tower A, Peninsul Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 is engaged in the business of providing loans primarily to customer for purchase / construction / repair and renovation of residential property. The Company holds registration certificate No. 07.0139.16 wit National Housing Bank under section 29A of the National Housing Bank Act, 1987 dated 18th July 2016

The standalone financial statements for the year ended March 31, 2023 were authorised for issue in accordance with a resolution of th board of directors on May 22, 2023.

2. Significant accounting policies

2.1 Statement of compliance and basis of preparation and presentation

The Standalone financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companie (Indian Accounting Standards) Rules, 2015 as amended from time to time and notified under section 133 of the Companies Act, 2013 (th Act) along with other relevant provisions of the Act, Master Direction – Non-Banking Financial Company – Housing Finance Compan (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, dated 27 December, 2022 as amende ('the RBI Master Directions') and notification for Implementation of Indian Accounting Standard vide circular RBI/2019-20/17 DOR(NBFC).CC.PD.No.109/22.10.106/2019-20 dated 13 March 2020 ('RBI Notification for Implementation of Ind AS') issued by RBI Th Company uses accrual basis of accounting except in case of significant uncertainties [Refer note 2.3 (i),(iii),(iv),(v)]. Accounting policie have been consistently applied to all periods presented unless otherwise stated.

Any application of guidance / clarification / directions issued by National Housing Bank (NHB) or other regulations are implemente prospectively when they become applicable.

The standalone financial Statement has been prepared in accordance with and comply in all material aspects with Indian Accountin Standards ('Ind AS') notified under Section 133 of the Companies Act, 2013 ('the Act') read with the Companies (Indian Accountin Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India on the historical co: basis except for certain financial instruments that are measured at fair values at the end of each reporting period as explained in th accounting policies below and the relevant provisions of the Act.

Accounting policies have been consistently applied except where a newly-issued accounting standard is initially adopted or a revision to a existing accounting standard requires a change in the accounting policy hitherto in use.

The preparation of Standalone financial statements requires the use of certain critical accounting estimates and assumptions that affe the reported amounts of assets, liabilities, revenues and expenses and the disclosed amount of contingent liabilities. Areas involving higher degree of judgement or complexity, or areas where assumptions are significant to the Company are discussed in Note 2.1 Significant accounting judgements, estimates and assumptions.

The Standalone financial statements are presented in Indian Rupees (₹) and all values are rounded to two decimal Millions, except whe otherwise indicated.

2.2. Presentation of financial statement

The Company presents its balance sheet in the order of liquidity.

The Company prepares and present its Standalone Financial Statements in the format prescribed by Division III of Schedule III to the A as amended from time to time.

Financial assets and financial liabilities are generally reported on a gross basis except when, there is an unconditional legally enforceabl right to offset the recognised amounts without being contingent on a future event and the parties intend to settle on a net basis in th following circumstances:

i. The normal course of business
ii. The event of default
iii. The event of insolvency or bankruptcy of the Company and/or its counterparties

Capri Global Housing Mumbai Finance Limited *

2.3 Revenue from operations

(i) Interest Income

Interest income is recognised by applying EIR to the gross carrying amount of financial assets other than credit-impaired assets and financial assets classified as measured at FVTPL, taking into account the amount outstanding and the applicable interest rate. In case of credit-impaired financial assets (as set out in note no. 2.6(vii) regarded as 'Stage 3'), the Company recognises interest income on the amortised cost net of impairment loss of the financial asset. If the financial asset is no longer creditimpaired, the Group reverts to calculating interest income on a gross basis.

The EIR is computed

a. As the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial asset to the gross carrying amount of a financial asset

b. By considering all the contractual terms of the financial instrument (for example, prepayment, extension, call and similar options) in estimating the cash flows

c. Including all fees paid or received between parties to the contract that are an integral part of the effective interest rate, transaction costs, and all other premiums or discounts.

Loan processing fees on loans is collected towards processing of loan, this is amortised on EIR basis over the average life (after considering the pre payment adjustment) of the loan for Home Loan and Indirect Lending.

(ii) Dividend Income

Dividend income is recognised when the right to receive the payment is established.

(iii) Fees & Commission Income

The Company recognises the fee and commission income not integral to EIR under Ind AS 109 in accordance with the terms of the relevant customer contracts / agreement and when it is probable that the Company will collect the consideration for items.

Revenue towards satisfaction of a performance obligation is measured at the amount of transaction price (net of variable consideration) allocated to that performance obligation. The transaction price of goods sold and services rendered is net of variable consideration on account of various discounts and schemes offered by the Company as part of the contract.

The Company recognises revenue from contracts with customers based on a five-step model as set out in Ind AS 115:

Step 1: Identify contract(s) with a customer: A contract is defined as an agreement between two or more parties that creates enforceable rights and obligations and sets out the criteria for every contract that must be met.

Step 2: Identify performance obligations in the contract: A performance obligation is a promise in a contract with a customer to transfer a good or service to the customer.

Step 3: Determine the transaction price: The transaction price is the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer, excluding amounts collected on behalf of third parties.

Step 4: Allocate the transaction price to the performance obligations in the contract: For a contract that has more than one performance obligation, the Company allocates the transaction price to each performance obligation in an amount that depicts the amount of consideration to which the Company expects to be entitled in exchange for satisfying each performance obligation.

Step 5: Recognise revenue when (or as) the Company satisfies a performance obligation. Fees for sale of services are accounted as and when the service is rendered, provided there is reasonable certainty of its ultimate realisation.

Bounce/ penal charges levied on customers for non payment/delay payment of instalment on the contractual date & Foreclosure charges are collected from loan customers for early payment / closure of loan, are recognised on a point in time basis and are recorded when realised.

Distribution income is earned by selling of services and products of other entities under distribution arrangements. The income so earned is recognised on successful distribution on behalf of other entities subject to there being no significant uncertainty of its recovery

(iv) Sale of service

Sale of services includes advertising income, representing income earned from the activities incidental to the business and is recognised when the service is performed. Revenue is net of applicable indirect taxes as per the terms of the contract.

Capri Global Housing Finance Limited Mumbai *

(v) Net gain on Fair value changes

Any differences between the fair values of financial assets classified as FVTPL 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 in "Net gains on fair value changes" under Revenue from operations and if there is a net loss the same is disclosed as "Net loss on fair value changes" under Expenses in the Statement of Profit and Loss.

Similarly, any realised gain or loss on sale of financial instruments measured at FVTPL and debt instruments measured at FVOCI is recognised in net gain / loss on fair value changes.
However, Net gain / loss on derecognition of financial instruments classified as amortised cost is presented separately under the respective head in the Statement of Profit and Loss.

(vi) Assignment transactions

In accordance with Ind AS 109, in case of assignment transactions with significant transfer of risks and rewards without any retention of residual interest, gain arising on such assignment transactions is recorded upfront in the Statement of Profit and Loss and the corresponding asset is derecognized from the Balance Sheet immediately upon execution of such transaction. Further, the transfer of financial assets qualifies for derecognition to the extent of portion trasnsferred, the whole of the interest spread at its present value (discounted over the life of the asset) is recognized on the date of derecognition itself as interest only strip receivable (interest strip on assignment) and correspondingly recognized as profit on derecognition of financial asset.

(vii) Securitization transactions

In accordance with Ind AS 109, in case of securitization transactions, the Company retains substantially all the risks and rewards of ownership of a transferred financial asset, the Company continues to recognize the financial asset and also recognizes a collateralized borrowing for the proceeds received.

2.4 Expenses

(i) Finance costs

Finance costs on borrowings is paid towards availing of loan, is amortised on EIR basis over the contractual life of loan.
The EIR in case of a financial liability is computed

a. As the rate that exactly discounts estimated future cash payments through the expected life of the financial liability to the gross carrying amount of the amortised cost of a financial liability.

b. By considering all the contractual terms of the financial instrument in estimating the cash flows

c. Including all fees paid between parties to the contract that are an integral part of the effective interest rate, transaction costs, and all other premiums or discounts

Any subsequent changes in the estimation of the future cash flows is recognised in interest expense with the corresponding adjustment to the carrying amount of the liability.

Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to advisers and other expenses such as external legal costs, Rating Fee etc, provided these are incremental costs that are directly related to the issue of a financial liability.

(ii) 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

All the eligible employees of the Company who have opted to receive benefits under the Provident Fund and Employees State Insurance scheme, defined contribution plans in which both the employee and the Company contribute monthly at a stipulated rate. The Company has no liability for future benefits other than its annual contribution and recognises such contributions as an expense in the period in which 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 to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

Capri Global Housing Finance Limited * Mumbai

b) Defined Benefit schemes

The Company provides for the gratuity, a defined benefit retirement plan covering all employees. The plan provides for lump sum payments to employees upon death while in employment or on separation from employment after serving for the stipulated years mentioned under 'The Payment of Gratuity Act, 1972'. The present value of the obligation under such defined benefit plan is determined based on actuarial valuation, carried out by an independent actuary at each Balance Sheet date, using the Projected Unit Credit Method, which recognizes each period of service as giving rise to an additional unit of employee benefit entitlement and measures each unit separately to build up the final obligation.

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan are based on the market yields on Government Securities as at the Balance Sheet date.

Net interest recognized in profit or loss is calculated by applying the discount rate used to measure the defined benefit obligation to the net defined benefit liability or asset. The actual return on the plan assets above or below the discount rate is recognized as part of re-measurement of net defined liability or asset through other comprehensive income. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, attrition rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, these liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

The Company fully contributes all ascertained liabilities to The Trustees – CGHFL Employees Group Gratuity Assurance Scheme (*Formerly known as Money Matters Securities Private Limited* Employee Group Gratuity Assurance Scheme)". Trustees administer contributions made to the trust and contributions are invested in a scheme of insurance with the IRDA approved Insurance Companies.

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

(iii) Leases Rent

The Company leases most of its office facilities under operating lease agreements that are renewable on a periodic basis at the option of the lessor and the lessee. The lease agreements contain rent free periods and rent escalation clauses.

The Company assesses whether a contract contains a lease at the inception of the contract. 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 assesses whether: (i) the contract involves the use of an identified asset, (ii) the company has substantially all of the economic benefits from the use of the asset through the period of the lease, and (iii) the company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a ROU asset and a corresponding lease liability for all lease arrangements under which it is a lessee, except for short-term leases and low value leases. ROU assets represent the Company's right to use an underlying asset for the lease term and lease liabilities represent the Company's obligation to make lease payments arising from the lease. For short-term leases and low value leases, the Company recognizes the lease payments as an expense on a straight-line basis over the term of the lease.

The lease arrangements include options to extend or terminate the lease before the end of the lease term. ROU assets and lease liabilities include these options when it is reasonably certain that they will be exercised.

The ROU assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses.

ROU assets are depreciated from the date of commencement of the lease on a straight-line basis over the lease term.

The lease liability is initially measured at amortized cost at the present value of the future lease payments. For leases under which the rate implicit in the lease is not readily determinable, the Company uses its incremental borrowing rate based on the information available at the date of commencement of the lease in determining the present value of lease payments. Lease liabilities are remeasured with a corresponding adjustment to the related ROU asset if the Company changes its assessment as to whether it will exercise an extension or a termination option.

Capri Global Housing Finance Limited * Mumbai

(iv) Other income and expenses

All Other income and expense are recognized in the period they occur.

(v) Impairment of non-financial assets

The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset.

In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used. After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

(vi) Taxes

Income Tax

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss, other comprehensive income or directly in equity when they relate to items that are recognized in the respective line items.

Current Tax

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

Deferred tax

Deferred tax assets and liabilities are recognised for temporary differences arising between the tax bases of assets and liabilities and their carrying amounts. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantively enacted by the reporting date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred tax assets are only recognised for temporary differences, unused tax losses and unused tax credits if it is probable that future taxable amounts will arise to utilise those temporary differences and losses. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax assets and liabilities are offset where there is a legally enforceable right to offset current tax assets and liabilities and they relate to income taxes levied by the same tax authority on the same taxable entity.

Goods and services tax /service tax/value added taxes paid on acquisition of assets or on incurring expenses

Expenses and assets are recognised net of the goods and services tax/service tax/value added taxes paid, except:

i. When the tax incurred on a purchase of assets or services is not recoverable from the taxation authority, in which case, the tax paid is recognised as part of the cost of acquisition of the asset or as part of the expense item, as applicable

ii. When receivables and payables are stated with the amount of tax included

The net amount of tax recoverable from, or payable to, the taxation authority is included as part of receivables or payables in the balance sheet.

2.5 Foreign currency translation

(i) Functional and presentational currency

The standalone financial statements are presented in Indian Rupees which is also functional currency of the Company and the currency of the primary economic environment in which the Company operates.

(ii) Transactions and balances

Initial recognition:

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions.

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Conversion:
Monetary assets and liabilities denominated in foreign currency, which are outstanding as at the year- end, are translated at the year-end at the closing exchange rate and the resultant exchange differences are recognised 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.

2.6 Financial instruments

Financial assets and financial liabilities are recognised in the company's balance sheet on trade date, i.e. when the company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs and revenues that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities measured at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs and revenues of financial assets or financial liabilities carried at fair value through the profit or loss account are recognised immediately in the Statement of Profit or Loss. Trade Receivables are measured at transaction price.

(i) Classification of financial instruments

The Company classifies its financial assets into the following measurement categories:
1. Financial assets to be measured at amortised cost
2. Financial assets to be measured at fair value through profit or loss account

The classification depends on the contractual terms of the financial assets' cash flows and the Company's business model for managing financial assets which are explained below:

Business model assessment

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

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

► How the performance of the business model and the financial assets held within that business model are evaluated and reported to tl entity's key management personnel

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

► How managers of the business are compensated (for example, whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected)

► The expected frequency, value and timing of sales are also important aspects of the Company's assessment. 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.

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 assets 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 (for example, if there are repayments of principal or amortisation of the premium/discount).

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.

The Company classifies its financial liabilities at amortised costs unless it has designated liabilities at fair value through the profit and loss account or is required to measure liabilities at fair value through profit or loss such as derivative liabilities.

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(ii) Financial assets measured at amortised cost

Debt instruments

These financial assets comprises of bank balances, receivables, investments and other financial assets.

Debt instruments are measured at amortised cost where they have:

a) contractual terms that give rise to cash flows on specified dates, that represent solely payments of principal and interest on the principal amount outstanding; and

b) are held within a business model whose objective is achieved by holding to collect contractual cash flows.

These debt instruments are initially recognised at fair value plus directly attributable transaction costs and subsequently measured at amortised cost.

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

Debt instruments

Investments in debt instruments are measured at fair value through other comprehensive income where they have:

a) contractual terms that give rise to cash flows on specified dates, that represent solely payments of principal and interest on the principal amount outstanding; and

b) are held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets.

These debt instruments are initially recognised at fair value plus directly attributable transaction costs and subsequently measured at fair value. Gains and losses arising from changes in fair value are included in other comprehensive income within a separate component of

Equity instruments

Investment in equity instruments that are neither held for trading nor contingent consideration recognised by the Company in a business combination to which Ind AS 103 'Business Combination' applies, are measured at fair value through other comprehensive income, where Amounts presented in other comprehensive income are not subsequently transferred to profit or loss.

Dividends on such investments are recognised in Profit or Loss.

(iv) Items at fair value through profit or loss (FVTPL)

Items at fair value through profit or loss comprise:

• Investments (including equity shares) held for trading;

• debt instruments with contractual terms that do not represent solely payments of principal and interest.

Financial instruments held at FVTPL are initially recognised at fair value, with transaction costs recognised in the statement of profit and loss as incurred. Subsequently, they are measured at fair value and any gains or losses are recognised in the statement of profit and loss as they arise.

Financial instruments designated as measured at FVTPL

Upon initial recognition, financial instruments may be designated FVTPL. A financial asset may only be designated at FVTPL if doing so eliminates or significantly reduces measurement or recognition inconsistencies (i.e. eliminates an accounting mismatch) that would otherwise arise from measuring financial assets or liabilities on a different basis.

A financial liability may be designated at FVTPL if it eliminates or significantly reduces an accounting mismatch or:

• if a host contract contains one or more embedded derivatives; or

• if financial assets and liabilities are both managed, and their performance evaluated on a fair value basis in accordance with a documented risk management or investment strategy.

Where a financial liability is designated at FVTPL, the movement in fair value attributable to changes in the Company's own credit quality is calculated by determining the changes in credit spreads above observable market interest rates and is presented separately in other comprehensive income. As at the reporting date, the Company has not designated any financial instruments as measured at fair value

(v) 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 Effective Interest Rate (EIR).

(vi) Reclassification

If the business model under which the Company holds financial assets undergoes changes, the financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that result in reclassifying the Company's financial assets. Changes in contractual cash flows are considered under the accounting policy on Modification and derecognition of financial assets described in subsequent

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(vii) Recognition and Derecognition of financial assets and liabilities

Recognition:

a) Loans and Advances are initially recognised when the Financial Instruments are transferred to the customers.

b) Investments are initially recognised on the settlement date.

c) Debt securities and borrowings are initially recognised when funds are received by the Company.

d) Other Financial assets and liabilities 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.

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

The Company derecognises a financial asset, such as a loan to a customer, 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 measurement purposes, unless the new loan is deemed to be Purchased or Originated as Credit Impaired (POCI). In case of an existing exposure to the borrower in the company the newly recognised loans are classified as per the staging of the existing exposure.

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.

Derecognition of financial assets other than due to substantial modification

a) Financial assets:

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) 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 the financial asset if, the Company has transferred its contractual rights to receive cash flows from the financial asset.

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.

b) 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 the Statement of Profit or Loss.

(vii) Impairment of financial assets

Overview of the ECL principles

The Company records allowance for expected credit losses for all loans, other debt financial assets not held at FVTPL, in this section 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), 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.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is the portion of Lifetime ECL that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both Lifetime ECLs and 12-month ECLs are calculated on either an individual basis or a collective basis, depending on the nature of the underlying portfolio of financial instruments.

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, the Company categorises its loans into Stage 1, Stage 2 and Stage 3 as described below:

Stage 1

All exposures where there has not been a significant increase in credit risk since initial recognition or that has low credit risk at the reporting date and that are not credit impaired upon origination are classified under this stage. The Company classifies all standard advances and advances up to 0-30 days default under this category. Stage 1 loans also include facilities where the credit risk has reduced and the loan has been reclassified from Stage 2.

Stage 2

All exposures where there has been a significant increase in credit risk since initial recognition but are not credit impaired are classified under this stage. Financial assets past due for 31 to 90 days are classified under this stage. Stage 2 loans also include facilities where the credit risk has reduced, and the loan has been reclassified from Stage 3.

Stage 3

All exposures assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred are classified in this stage. For exposures that have become credit impaired, a lifetime ECL is recognised and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount. more than 90 days Past Due is considered as default for classifying a financial instrument as credit impaired.

Credit-impaired financial assets:

At each reporting date, the company assesses whether financial assets carried at amortised cost and debt financial assets carried at FVTOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

a) Significant financial difficulty of the borrower or issuer;

b) A breach of contract such as a default or past due event;

c) The restructuring of a loan or advance by the company on terms that the company would not consider otherwise;

d) It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation; or

e) The disappearance of an active market for a security because of financial difficulties.

The mechanics of ECL:

The assessment of credit risk and estimation of ECL are unbiased and probability weighted. It incorporates all information that is relevant including information about past events, current conditions and reasonable forecasts of future events and economic conditions at the reporting date. In addition, the estimation of ECL takes into account the time value of money. Forward looking economic scenarios determined with reference to external forecasts of economic parameters that have demonstrated a linkage to the performance of our portfolios over a period of time have been applied to determine impact of macro economic factors.

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

Probability of Default (PD) - Probability of default ("PD") is defined as the likelihood of default over a particular time horizon. The PD of an obligor is a fundamental risk parameter in credit risk analysis and depends on obligor specific as well as macroeconomic risk factors.

Loss Given Default (LGD) - Loss Given Default ("LGD") is defined as the loss rate on the exposure, given the borrower has defaulted. LGD is being calculated for all financial instruments under risk parameter approach by way of evaluation of historical data on defaults, recovery amounts, collateral liquidation, direct expenses, and opportunity cost for each default.

Exposure at Default (EAD) - The Exposure at Default is an estimate of the exposure at a future default date including the undrawn commitments. EAD is taken as the gross exposure under a facility upon default of an obligor. The principal outstanding, overdue principal, accrued interest, overdue interest less excess received from the customers is considered as EAD for the purpose of ECL computation.

Forward looking information

While estimating the expected credit losses, the Company reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Company analyses if there is any relationship between key economic trends like GDP, unemployment rates, benchmark rates set by the Reserve Bank of India, inflation etc. with the estimate of PD determined by the Company based on its internal data/external data. While the internal estimates of PD rates by the Company may not be always reflective of such relationships, temporary overlays, if any, are embedded in the methodology to reflect such macro-economic trends reasonably.

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__Collateral repossessed__

In its normal course of business, company repossess assets under SARFAESI/ arbitration Act, but do not transfer these assets in its book of accounts. The company continues to show these loans account as Non-Performing Assets (NPA) in the books, till the liquidation of the secured assets through public auction and realise actual payment against these loans.

(viii) Write-offs

The Company reduces the gross carrying amount of a financial asset when the Company has no reasonable expectations of recovering a financial asset in its entirety or a portion thereof. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subjected to write-offs. Any subsequent recoveries against such loans are credited to the Statement of Profit and Loss.

(ix) Determination of fair value

On initial recognition, all the financial instruments are measured at fair value. For subsequent measurement, the Company measures certain categories of financial instruments (as explained in note.) at fair value on 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:

i. In the principal market for the asset or liability, or

ii. 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 are significant and 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.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

__Difference between transaction price and fair value at initial recognition__

The best evidence of the fair value of a financial instrument at initial recognition is the transaction price (i.e. the fair value of the consideration given or received) unless the fair value of that instrument is evidenced by comparison with other observable current market transactions in the same instrument (i.e. without modification or repackaging) or based on a valuation technique whose variables include only data from observable markets. When such evidence exists, the Company recognises the difference between the transaction price and the fair value in profit or loss on initial recognition (i.e. on day one).

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 not recognised at the initial recognition stage.

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(x) Derivative Financial Instruments
The Company holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if certain criteria are met.

Derivatives are initially recognised at fair value at the date a derivative contract is entered into and are subsequently remeasured to their fair value at each balance sheet date. The resulting gain/loss is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

The Company designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with its floating rate borrowings arising from changes in interest rates and exchange rates. At inception of designated hedging relationships.

The Company documents the risk management objective and strategy for undertaking the hedge. The Company also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the other equity under 'effective portion of cash flows hedges'. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in fair value of the derivative is recognised immediately in profit or loss.

The Company designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedge relationships change in fair value of the forward element of the forward exchange contracts ('forward points') is separately accounted for as cost of hedging and recognised separately within equity.

If a hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in other equity are immediately reclassified to profit or loss.

2.7 Cash and cash equivalents
Cash and cash equivalents comprise the net amount of short-term, highly liquid investments that are readily convertible to known amounts of cash (short-term deposits with an original maturity of three months or less) and are subject to an insignificant risk of change in value. They are held for the purposes of meeting short-term cash commitments (rather than for investment or other purposes).

For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short- term deposits, as defined above.

2.8 Property, plant and equipment
Property, plant and equipment (PPE) are measured at cost less accumulated depreciation and accumulated impairment, (if any). The total cost of assets comprises its purchase price, freight, duties, taxes and any other incidental expenses directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by the management. 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.
Subsequent expenditure related to an item of tangible asset are added to its gross value only if it increases the future benefits of the existing asset, beyond its previously assessed standards of performance and cost can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.
Property, plant and equipment not ready for the intended use on the date of Balance Sheet are disclosed as "Capital work-in-progress.

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Depreciation

Subsequent expenditure related to an item of tangible asset are added to its gross value only if it increases the future benefits of the existing asset, beyond its previously assessed standards of performance and cost can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

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. The date of disposal of an item of property, plant and equipment is the date the recipient obtains control of that item in accordance with the requirements for determining when a performance obligation is satisfied in Ind AS 115.

ROU assets are depreciated from the date of commencement of the lease on a straight-line basis over the shorter of the lease term and the useful life of the underlying asset.

2.9 Intangible assets

An intangible asset is recognised only when its cost can be measured reliably, and it is probable that the expected future economic benefits that are attributable to it will flow to the Company.

Intangible assets acquired separately are measured on initial recognition at cost. The cost of an intangible asset comprises its purchase price and any directly attributable expenditure on making the asset ready for its intended use and net of any trade discounts and rebates. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and any accumulated impairment losses.

The useful lives of intangible assets are assessed to be either finite or infinite. Intangible assets with finite lives are amortised over the useful economic life. The amortisation period and the amortisation method for an intangible asset with a finite useful life are reviewed at least at each financial year-end.

Changes in the expected useful life, or the expected pattern of consumption of future economic benefits embodied in the asset, are accounted for by changing the amortisation period or methodology, as appropriate, which are then treated as changes in accounting estimates. The amortisation expense on intangible assets with finite lives is presented as a separate line item in the statement of profit and loss. Amortisation on assets acquired/sold during the year is recognised on a pro-rata basis to the Statement of Profit and Loss from / upto the date of acquisition/sale.

Amortisation is calculated using the straight–line method to write down the cost of intangible assets to their residual values over their estimated useful lives. Intangible assets comprising of software are amortised on a straight-line basis over a period of 3 years, unless it has a shorter useful life.

Gains or losses from derecognition of intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset are recognised in the Statement of Profit and Loss when the asset is derecognised.

Intangible assets not ready for the intended use on the date of Balance Sheet are disclosed as "Intangible under development"

2.10 Provisions

Provisions are recognised when the enterprise 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 enterprise 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.

2.11 Contingent Liabilities

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is not probable that an outflow of resources will be required to settle the obligation. A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the financial statements.

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2.12 Earning Per Share

The Company reports basic and diluted earnings per share in accordance with Ind AS 33 on Earnings per share. Basic EPS is calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting preference dividend and attributable taxes) by the weighted average number of equity shares outstanding during the year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the year are adjusted for the effects of all dilutive potential equity shares. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless they have been issued at a later date. In computing the dilutive earnings per share, only potential equity shares that are dilutive and that either reduces the earnings per share or increases loss per share are included.

2.13 Significant accounting judgements, 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 effect on the amounts recognized in the financial statements is included in the following notes:

(i) Defined employee benefit assets and liabilities - Refer 2.4(ii)

(ii) Impairment of loans portfolio - Refer 2.6(vii)

(iii) Effective Interest Rate (EIR) method - Refer 2.3(i) and 2.4(i)

(iv) Lease accounting - Refer 2.4(iii)

(v) Impairment test of non-financial assets - Refer 2.4(v)

(vi) Useful life of property, plant, equipment and intangibles - Refer 2.8 & 2.9

(vii) Provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions - Refer 2.4(vi)

(viii) Recognition and Measurement of Provision and Contingencies - Refer 2.11 and 2.12

(ix) Determination of the fair value of financial instruments - Refer 2.6(ix)

(x) Business Model Assessment - Refer 2.6(i)

2.14 Recent accounting pronouncements

The Ministry of Corporate Affairs (MCA) on 31st March 2023 through Companies (Indian Accounting Standards) Amendment Rules, 2023 has notified the following amendments to IND AS which are applicable for the annual periods beginning on or after 1st April, 2023.

Indian Accounting Standard (Ind AS) 1 – Presentation of financial statements – This amendment requires the Company to disclose its material accounting policies rather than their significant accounting policies.

The Company will carry out a detailed review of accounting policies to determine material accounting policy information to be disclosed going forward.

The Company does not expect this amendment to have any material impact in its financial statements.

Indian Accounting Standard (Ind AS) 8 – Accounting Policies, Changes in Accounting Estimates and Errors – This amendment has changed the definition of a "change in accounting estimates" to a definition of "accounting estimates". The amendment clarifies how companies should distinguish changes in accounting policies from changes in accounting estimates.

The Company does not expect this amendment to have any material impact in its financial statements.

Indian Accounting Standard (Ind AS) 12 – Income taxes – This amendment has done away with the recognition exemption on initial recognition of assets and liabilities that give rise to equal and offsetting temporary differences.

The Company does not expect this amendment to have any material impact in its financial statements.

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Note 3 - Cash And Cash Equivalents

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Cash on hand	4.34	3.49
Balances with banks:	-	-
- In Current Accounts	205.45	208.15
- In Deposit accounts with original maturity of 3 months or less	100.06	2,100.00
Cheques on hand	9.99	2.56
Total	**319.84**	**2,314.20**

Note 4 - Bank Balances Other Than Cash And Cash Equivalents

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
In other Deposit accounts		
- original Maturity more than 3 months (Refer note below)	200.82	290.03
Total	**200.82**	**290.03**

Out of the above ₹ 186.40 Millions (March 31, 2022 - ₹ 184.60 Millions) balance in deposit accounts with banks are being earmarked towards Borrowings from National Housing Bank. Deposits are made for varying period from 7 days to 10 years and earn interest at the respective fixed rate.

Note 5 - Trade Receivables

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Trade receivables	0.91	11.62
Less: Impairment on trade receivables	-	-
Total	**0.91**	**11.62**

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

Ageing schedule

(1) Current year

(₹ in Millions)

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	0.91	-	-	-	-	0.91
(ii) Undisputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade receivables - credit impaired	-	-	-	-	-	-
(iv) Disputed Trade receivables - considered good	-	-	-	-	-	-
(v) Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade receivables - credit impaired	-	-	-	-	-	-

(2) Previous year

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables - considered good	11.62	-	-	-	-	11.62
(ii) Undisputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade receivables - credit impaired	-	-	-	-	-	-
(iv) Disputed Trade receivables - considered good	-	-	-	-	-	-
(v) Disputed Trade receivables - which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade receivables - credit impaired	-	-	-	-	-	-

Capri Global Housing Finance Limited
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Note 6 - Loans

(₹ in Millions)

Particulars	As at March 31, 2023			As at March 31, 2022		
	Amortised cost	Purchased credit-impaired (POCI)	Total	Amortised cost	Purchased credit-impaired (POCI)	Total
A. Secured						
Loan to Customers	25,793.02	22.40	25,815.42	17,236.34	-	17,236.34
B. Unsecured				-	-	
Loan to Customers	-	-	-	-	-	-
Loan to Employees	0.39	-	0.39	0.19	-	0.19
Total – Gross (A)	**25,793.41**	**22.40**	**25,815.81**	**17,236.53**	**-**	**17,236.53**
Less: Expected Credit Loss	(365.48)	0.27	(365.21)	(299.38)	-	(299.38)
Total – Net (A)	**25,427.93**	**22.67**	**25,450.60**	**16,937.15**	**-**	**16,937.15**
(a) Secured by tangible assets	25,793.02	22.40	25,815.42	17,236.34	-	17,236.34
(b) Unsecured	0.39	-	0.39	0.19	-	0.19
Total – Gross (B)	**25,793.41**	**22.40**	**25,815.81**	**17,236.53**	**-**	**17,236.53**
Less: Expected Credit Loss	(365.48)	0.27	(365.21)	(299.38)	-	(299.38)
Total – Net (B)	**25,427.93**	**22.67**	**25,450.60**	**16,937.15**	**-**	**16,937.15**
(I) Loans in India						
(i) Public Sector	-		-	-		-
(ii) Others	25,793.41	22.40	25,815.81	17,236.53	-	17,236.53
Total (C)- Gross	**25,793.41**	**22.40**	**25,815.81**	**17,236.53**	**-**	**17,236.53**
Less: Expected Credit Loss	(365.48)	0.27	(365.21)	(299.38)	-	(299.38)
Total (C) - Net	**25,427.93**	**22.67**	**25,450.60**	**16,937.15**	**-**	**16,937.15**

Note 1 - The Company's business model is hold contractual cash flows, being the payment of Principal and Interest, till maturity and accordingly the loans are measured at amortised cost

Note 2 - Underlying for the term loans secured by tangible assets are properties

(Read above note with Note no. 56.18a)

Capri Global Housing Finance Limited
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Note 7 - Investments

(₹ in Millions)

Investments	As at March 31, 2023		As at March 31, 2022	
	At fair value through profit or loss	At Amortized Cost	At fair value through profit or loss	At Amortized Cost
Quoted				
Investments in Mutual funds	1,063.74	-	-	-
Investments in Commercial Papers	-	-	-	-
Investments in Debt Securities	-	-	-	-
- Debt Instruments	-	-	-	-
- Pass through Certificates	-	737.22	-	583.14
Total (A)	**1,063.74**	**737.22**	**-**	**583.14**
(i) Investments outside India	-	-	-	-
(ii) Investments in India	1,063.74	737.22	-	583.14
Total (B) to tally with (A)	**1,063.74**	**737.22**	**-**	**583.14**

Particulars	As at March 31, 2023	As at March 31, 2022
	Numbers/Units	Numbers/Units
Investment in Mutual Funds		
Aditya Birla Sunlife Liquid Fund	6,92,366	-
Axis Mutual Fund	80,395	-
Nippon India Money Market Fund	1,00,752	-
ICICI Prudential Ultra Short Fund	1,00,34,017	-
Investment in Pass Through Certificates		
INDIAN RECEIVABLE TRUST 2019 SERIES 5 - SERIES A2 PTC 01MR19	2,175	1,150

Note 8 - Other Financial Assets

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Security Deposits	13.99	7.19
Interest Receivable	4.45	3.02
Spread receivable on assigned portfolio	32.26	-
Other Receivable	1.09	-
Total	**51.79**	**10.21**

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Note 9 - Current Tax Assets (Net)

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Advance Tax (net of provision for tax)	5.29	9.44
Total	**5.29**	**9.44**

Note 10 - Deferred Tax Assets (Net)

The major components of deferred tax assets and liabilities are :

(₹ in Millions)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Assets	**Liabilities**	**Assets**	**Liabilities**
a) Depreciation	4.53	-	3.98	-
b) Provisions for Loans	93.70	-	61.40	-
c) Provision for Employee Benefits	6.19	-	2.93	-
d) Carry Forward of Losses	-	-	-	-
e) Unamortised Finance Cost	-	0.39	-	0.74
f) Unamortised Fees on loans	0.53	-	1.41	-
g) Others	4.01	-	2.10	-
h) MAT Credit Entitlement	-	-	-	-
i) Interest Income on NPA	11.43	-	-	-
j) Financial Instruments at FVTPL	-	0.90	2.57	-
k) Gain on derecognition of financial instruments	-	8.12	-	-
Total	**120.39**	**9.41**	**74.39**	**0.74**
Net Deferred Tax Asset		**110.99**		**73.64**

Note 11 - Investment Properties

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Investment Properties	-	-
Total	-	-

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Note 12 - Property, Plant And Equipment

Current Year

Property, Plant and Equipment

(₹ in Millions)

Particulars	GROSS BLOCK				DEPRECIATION AND AMORTISATION				NET BLOCK	
	As at April 01, 2022	Additions	Deductions	As at March 31, 2023	As at April 01, 2022	For the Year	Deductions	As at March 31, 2023	As at March 31, 2023	As at March 31, 2022
Computer Hardware	36.40	14.22	3.25	47.37	25.48	10.98	3.08	33.38	13.99	10.92
Furniture and Fixtures	6.41	0.44	0.28	6.57	4.54	0.54	0.21	4.87	1.70	1.87
Office Equipments	10.00	6.77	0.44	16.33	7.87	2.06	0.40	9.53	6.80	2.13
Vehicles	6.05	3.42	1.58	7.89	3.25	1.08	1.15	3.18	4.71	2.80
Electrical Installation	0.18	0.26	-	0.44	0.13	0.03	-	0.16	0.28	0.05
Right of Use	68.63	141.91	18.26	192.28	21.80	27.51	11.80	37.51	154.77	46.83
Total	**127.67**	**167.02**	**23.81**	**270.88**	**63.07**	**42.20**	**16.67**	**88.63**	**182.25**	**64.60**

Intangible Assets under development

(₹ in Millions)

Particulars	GROSS AMOUNT			
	As at April 01, 2022	Additions	Deductions	As at March 31, 2023
Software	10.82	64.55	1.04	74.33
Total	**10.82**	**64.55**	**1.04**	**74.33**

Other Intangible assets

(₹ in Millions)

Particulars	GROSS BLOCK				DEPRECIATION AND AMORTISATION				NET BLOCK	
	As at April 01, 2022	Additions	Deductions	As at March 31, 2023	As at April 01, 2022	For the Year	Deductions	As at March 31, 2023	As at March 31, 2023	As at March 31,2022
Software	17.59	17.72	-	35.31	12.26	7.26	-	19.52	15.79	5.33
Total	**17.59**	**17.72**	**-**	**35.31**	**12.26**	**7.26**	**-**	**19.52**	**15.79**	**5.33**

Previous Year

Property, Plant and Equipment

(₹ in Millions)

Particulars	GROSS BLOCK				DEPRECIATION AND AMORTISATION				NET BLOCK	
	As at April 01, 2021	Additions	Deductions	As at Mar 31, 2022	As at April 01, 2021	For the Year	Deductions	As at Mar 31, 2022	As at Mar 31, 2022	As at March 31,2021
Computer Hardware	26.50	11.81	1.91	36.40	23.60	3.69	1.81	25.48	10.92	2.90
Furniture and Fixtures	8.08	0.08	1.75	6.41	5.00	0.75	1.21	4.54	1.87	3.08
Office Equipments	8.89	1.49	0.38	10.00	7.23	0.96	0.32	7.87	2.13	1.66
Vehicles	4.68	1.37	-	6.05	2.52	0.73	-	3.25	2.80	2.16
Electrical Installation	0.30	-	0.12	0.18	0.20	0.02	0.09	0.13	0.05	0.10
Right of Use	32.70	52.83	16.90	68.63	19.89	14.09	12.18	21.80	46.83	12.81
Total	**81.15**	**67.58**	**21.06**	**127.67**	**58.44**	**20.24**	**15.61**	**63.07**	**64.60**	**22.71**

Intangible Assets under development

(₹ in Millions)

Particulars	GROSS AMOUNT			
	As at April 01, 2021	Additions	Deductions	As at Mar 31, 2022
Software	-	10.82	-	10.82
Total	**-**	**10.82**	**-**	**10.82**

Other Intangible assets

(₹ in Millions)

Particulars	GROSS BLOCK				DEPRECIATION AND AMORTISATION				NET BLOCK	
	As at April 01, 2021	Additions	Deductions	As at Mar 31, 2022	As at April 01, 2021	For the Year	Deductions	As at Mar 31, 2022	As at Mar 31, 2022	As at March 31,2021
Software	10.61	6.98	-	17.59	6.88	5.39	-	12.26	5.33	3.73
Total	**10.61**	**6.98**	**-**	**17.59**	**6.88**	**5.39**	**-**	**12.26**	**5.33**	**3.73**

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Note 13 - Other Non Financial Assets

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Prepaid Expenses	9.97	9.08
Advance to Vendor	10.22	0.52
Accrued Income	28.16	29.17
Other Assets	0.92	0.92
Total	**49.27**	**39.69**

Note 14 - Payables

Trade Payable

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Total outstanding dues of micro enterprises and small enterprises*	0.36	0.75
Total outstanding dues of creditors other than micro enterprises and small enterprises	121.63	61.88
Total	**121.99**	**62.63**

* The Information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of Information available with the Company. The amount of principle and interest outstanding during the year is given below

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
1) Principal amount due and remaining unpaid	0.36	0.75
2) Interest due on (1) above and the unpaid interest	-	-
3) Interest paid on all delayed payment under the MSMED Act	-	-
4) Payment made beyond the appointed day during the year	-	-
5) Interest due and payable for the period of delay other than (3) above	-	-
6) Interest accrued and remaining unpaid	-	-
7) Amount of further interest remaining due and payable in succeeding years	-	-

Ageing schedule

(1) Current year

(₹ in Millions)

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	0.36	-	-	-	0.36
(ii) Others	115.94	5.44	0.12	0.14	-	121.63
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iii) Disputed dues - Others	-	-	-	-	-	-

(2) Previous year

(₹ in Millions)

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	0.75	-	0.00	-	0.75
(ii) Others	57.78	3.52	0.16	0.42	-	61.88
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iii) Disputed dues - Others	-	-	-	-	-	-

Other Payable

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Accrued Employee Benefit Expense	39.07	16.22
Total	**39.07**	**16.22**

Ageing schedule

(1) Current year

(₹ in Millions)

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	39.07	-	-	-	39.07
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iii) Disputed dues - Others	-	-	-	-	-	-

(2) Previous year

(₹ in Millions)

Particulars	Not due	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1-2 years	2-3 years	More than 3 years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	16.22	-	-	-	16.22
(iii) Disputed dues - MSME	-	-	-	-	-	-
(iii) Disputed dues - Others	-	-	-	-	-	-

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Note 15 - Debt Securities

(₹ in Millions)

Particulars	As at March 31, 2023		As at March 31, 2022	
	At Amortised Cost	Total	At Amortised Cost	Total
Non Convertible Debentures	-	-	-	-
Total (A)	-	-	-	-
Debt securities in India	-	-	-	-
Debt securities outside India	-	-	-	-
Total (B) to tally with (A)	-	-	-	-

Note 16B - Borrowings (Other Than Debt Securities)

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
	At Amortised Cost	At Amortised Cost
Secured		
Term Loans from Banks*	15,874.80	13,031.59
Term Loans from National Housing Bank**	5,354.11	1,546.76
Total (A)	**21,228.91**	**14,578.35**
Borrowings in India	21,228.91	14,578.35
Borrowings outside India	-	-
Total (B) to tally with (A)	**21,228.91**	**14,578.35**

* Exclusive charge by way of hypothecation of Company's loan receivables, bank balances with asset cover of 1.20 times in favour of borrowing from SBI of ₹ 1,353.36 Millions.

Borrowings other than above: First pari-passu charge by way of hypothecation of the company's loan receivables / book debts, bank balances and investments with asset cover of 1.10 to 1.25 times and weighted average cost for FY 22-23 is 8.23% p.a. and for FY 21-22 is 8.12% p.a.

**Exclusive charge by way of hypothecation of the company's loan receivables / book debts with asset cover of 1.25 to 1.35 times and weighted average cost for FY 22-23 is 5.36% p.a. and for FY 21-22 is 4.67% p.a.

Terms of repayment, nature of security & rate of interest in case of Borrowings (Other than Debt Securities)

(₹ in Millions)

Nature of Facility	Maturity Range	Interest Range	As at March 31, 2023	As at March 31, 2022
Term Loans	0-3 years	7.90% - 10.65%	3,447.09	354.05
Term Loans	3-5 years	7.90% - 10.65%	5,169.45	4,438.91
Term Loans	5-7 years	7.90% - 10.65%	7,348.57	6,561.57
Term Loans	Beyond 7 years	7.90% - 10.65%	-	1,749.99
Less: EIR			(90.31)	(72.92)
Total			**15,874.80**	**13,031.60**

Nature of Facility	Maturity Range	Interest Range	As at March 31, 2023	As at March 31, 2022
Refinance from NHB	0-3 years	2.8% - 8.10%	222.69	347.20
Refinance from NHB	3-5 years	2.8% - 8.10%	582.78	4.85
Refinance from NHB	5-7 years	2.8% - 8.10%	2,431.50	795.91
Refinance from NHB	Beyond 7 years	2.8% - 8.10%	2,117.14	398.80
Less: EIR			-	-
Total			**5,354.11**	**1,546.76**

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Note 16A - Derivative financial instruments

(₹ in Millions)

Particulars	As at March 31, 2023			As at March 31, 2022		
	Notional Amounts *	Fair Value - Assets	Fair Value - Liabilities	Notional Amounts *	Fair Value - Assets	Fair Value - Liabilities
Part I						
(i) Currency Derivatives:						
-Forwards	4,598.97	-	17.67	1,890.80	-	3.79
Total Derivative Financial Instruments	**4,598.97**	**-**	**17.67**	**1,890.80**	**-**	**3.79**
Part II						
Included in above (Part I) are derivatives held for hedging and risk management purposes as follows:						
(i) Cashflow Hedging:						
-Currency Derivatives : Forwards	4,598.97	-	17.67	1,890.80	-	3.79
Total Derivative Financial Instruments	**4,598.97**	**-**	**17.67**	**1,890.80**	**-**	**3.79**

* Notional amount of the respective currency has been converted as at March 31,2023 exchange rate.

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Note 17 - Other Financial Liabilities

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Interest Accrued but not due on borrowings	0.22	0.00
Book Overdraft	1,396.72	923.82
Margin money	38.61	44.59
Payable to Holding Company	1.61	16.75
Lease Liability	158.49	51.99
Others Financial Liability	4.56	27.98
Total	**1,600.21**	**1,065.13**

Note 18 - Current Tax Liabilities

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Provision for Income Tax (Net of Advance tax)	7.12	3.05
Total	**7.12**	**3.05**

Note 19 - Provisions

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Provision on non-fund exposure	6.83	17.38
Provision on Interest on Interest Waiver	-	-
Provision for Employee Benefits	-	-
- Gratuity	8.70	2.79
- Compensated Absences	22.57	10.49
Total	**38.10**	**30.66**

Note 20 - Other Non-Financial Liabilities

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Statutory Remittances	20.94	14.38
Total	**20.94**	**14.38**

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Note 21 - Equity

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
AUTHORISED		
9,00,00,000 Equity Shares of ₹ 10 each	900.00	900.00
(Previous Year 9,00,00,000 Equity Shares of ₹ 10 each)		
	900.00	**900.00**
ISSUED, SUBSCRIBED AND FULLY PAID UP		
7,12,03,790 Equity Shares of ₹ 10 each	712.04	712.04
(Previous Year 7,12,03,790 Equity Shares of ₹ 10 each)		
	712.04	**712.04**

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

(₹ in Millions)

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number	Amount	Number	Amount
Equity shares outstanding as at the beginning of the year	7,12,03,790	712.04	6,07,14,280	607.14
Issued during the year - Rights issue	-	-	1,04,89,510	104.90
Equity shares outstanding as at the end of the year	**7,12,03,790**	**712.04**	**7,12,03,790**	**712.04**

Details of shareholders holding more than 5 % shares in the Company are given below:

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number	%	Number	%
Capri Global Capital Limited (Holding Company)	7,12,03,790	100.00	7,12,03,790	100.00

Details of Promoters holding shares in the Company are given below:

Shares held by promoters at the end of the year			% change during the year
Promoter Name	Number of shares	% of total shares	
Capri Global Capital Limited (Holding Company)	7,12,03,790	100.00	-

Terms/Rights attached to equity shares:

1. The Company has only one class of equity share having a face value of ₹ 10/- per share. Each holder of equity shares is entitled to one vote per share

2. During the year ended 31 March 2023, the amount of dividend recognized as distributions to equity shareholders was ₹ NIL (March 31, 2022 ₹ NIL)

3. 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 proportion to the number of equity shares held by the shareholders.

Objective for managing capital:

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the local regulator, Reserve Bank of India (RBI). The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by RBI.

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Note 22 - Other Equity

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Special Reserve u/s 36(1)(viii) of the Income Tax Act (Taken into account for Statutory Reserve under Section 29C of the National Housing Bank Act, 1987)		
Opening Balance	244.70	158.30
Add: Amount transferred from surplus balance in the Statement of Profit and Loss	164.99	86.40
Closing balance	**409.69**	**244.70**
Securities Premium		
Balance as per the last financial statements	2,537.96	1,142.86
Additions/(Deletions) during the year	-	1,395.10
Closing balance	**2,537.96**	**2,537.96**
OCI Reserve		
Opening Balance	(1.75)	(0.04)
Additions/(Deletions) during the year	(11.77)	(1.71)
Closing balance	**(13.52)**	**(1.75)**
Surplus in the Statement of Profit and Loss		
Opening Balance	1,087.18	741.80
Profit for the year	620.47	431.77
Less: Transfer to Statutory Reserve	(164.99)	(86.40)
	1,542.66	**1,087.17**
TOTAL	**4,476.79**	**3,868.08**

Securities Premium

Securities premium reserve is used to record the premium on issue of shares. 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 pursuant to Section 29C of the National Housing Bank Act, 1987

Every housing finance institution which is a company shall create a reserve fund and transfer therein a sum not less than twenty per cent of its profit every year as disclosed in the profit and loss account and before any dividend is declared. Explanation - A housing finance institution creating and maintaining any special reserve in terms of clause (viii) of sub-section (1) of section 36 of the Income-tax Act, 1961 (43 of 1961) may take into account any sum transferred by it for the year to such special reserve for the purposes of this sub-section. For the previous comparative periods, company has maintained transfer to statutory reserve on profit calculated under erstwhile GAAP.

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Note 23 - Interest Income

(₹ in Millions)

Particulars	Year ended March 31, 2023 On Financial Assets measured at Amortised Cost	Year ended March 31, 2022 On Financial Assets measured at Amortised Cost
Interest on Loans	2,672.87	1,830.82
Interest on Investment	69.38	81.44
Interest on deposits	26.00	12.05
Interest on Others	0.95	0.39
Total	**2,769.19**	**1,924.71**

Note 24 - Fee Income

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Application Fees	46.10	17.42
Total	**46.10**	**17.42**

Note 25 - Net Gain/(Loss) On Fair Value Changes

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
(A) Net gain on financial instruments at fair value through profit or loss		
(i) On trading portfolio		
- Mutual Fund	105.55	36.79
- Shares	4.46	5.26
(ii) On financial instruments designated at fair value through profit or loss	-	-
(B) Others	-	-
(C) Total Net gain on fair value changes	110.01	42.05
(D) Fair Value change:	-	-
-Realised	91.76	42.05
-Unrealised	18.25	-
Total Net gain on fair value changes	**110.01**	**42.05**

Note 26 - Other Operating Income

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Legal charges Received	20.19	13.93
Other charges from customers	72.12	56.69
Total	**92.31**	**70.62**

Note 27 - Other Income

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Service Fees	56.05	30.22
Profit on sale of investment Property	6.30	2.79
Write back	0.38	1.59
Others	2.84	1.36
Total	**65.58**	**35.96**

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Note 28 - Finance Cost

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
	On Financial Liabilities measured at Amortised Cost	On Financial Liabilities measured at Amortised Cost
Interest on borrowings	1,466.54	945.86
Interest on Bank Overdraft	-	-
Interest on debt securities	-	1.51
Interest on Lease Liability	13.26	6.24
Total	**1,479.80**	**953.62**

Note 29 - Impairment On Financial Instruments

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Loans and advances to customers	65.80	154.40
Loan commitments	(10.56)	6.41
Bad Debts Written Off	98.77	98.64
Total impairment loss	**154.02**	**259.45**

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Note 30 - Employee Benefit Expenses

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Salaries and Bonus	441.88	205.03
Contribution to Provident Fund and Other Funds	35.65	13.03
Staff Training and Welfare Expenses	13.15	8.82
Share Based Payments to employees	19.84	4.68
Total	**510.52**	**231.56**

Note 31 - Other Expenses

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Advertising	3.95	1.63
Auditors' Remuneration (Refer note no. 31.1)	1.05	1.56
Banking Charges	9.21	7.44
Corporate Social Responsibility (CSR) Expenses (Refer note no. 31.2)	8.45	6.25
Directors' Fees and Commission	2.45	1.52
Electricity Charges	8.22	7.50
Legal & Professional Expenses	100.91	66.92
Postage, Telephone and Fax	11.46	14.54
Printing and Stationery	6.16	7.65
Lease Rent (refer note no. 2 (6)(iii) and note no.45)	6.19	8.27
Loss On Sale Of Fixed Assets	0.26	0.63
Software Expenses	12.30	15.57
Filing & Other Fees to ROC	0.05	0.06
Service Fee to Holding Company	44.44	13.08
Travelling and Conveyance	28.96	14.85
Write Off (Fixed Assets)	1.19	-
General Expenses	24.38	9.46
Total	**269.63**	**176.92**

31.1 Auditors' Remuneration

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
a) For Audit	0.25	0.15
b) For Tax Audit	0.08	0.08
c) For Limited Review	0.16	0.17
d) For other services (Certification Fees)	0.48	1.02
e) For reimbursement of expenses	-	0.02
f) GST Expense	0.09	0.13
Total	**1.05**	**1.56**

31.2 Corporate Social Responsibility Expenses

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Gross Amount Required to be spent during the year	8.45	6.25
Amount spent during the year on CSR	-	-
(i) Construction/acquisition of any asset	-	-
(ii) On purposes other than (i) above	8.45	6.25
Shortfall at the end of the year	-	-
Total of previous years shortfall	-	-
Reason for shortfall	NA	NA
Nature of expenditure	Women Empowerment, Village Development and Sustainable Environment	Women Empowerment/ Livelihood Initiative and Education Initiative

3. Disclosure in relation to undisclosed income - Not applicable

4. Details of Crypto currency or Virtual currency - Not applicable

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Note 32 - Other Comprehensive Income

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Other comprehensive income		
Items that will not be reclassified to profit or loss		
Remeasurement loss (gain) on defined benefit plan	(6.00)	(0.48)
Income tax relating to these items	1.51	0.12
Items that may be reclassified to profit or loss	-	-
Fair Value Gain on time value of forward element of forward contract in hedging relationship	(9.73)	(1.80)
Income tax relating to these items	2.45	0.45
Other comprehensive income for the year, net of tax	**(11.77)**	**(1.71)**

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Note 33 - Individual Loans

33.1 Credit quality of assets

(₹ in Millions)

Particulars	As at March 31, 2023					As at March 31, 2022				
	Stage 1	Stage 2	Stage 3	Purchased credit-impaired (POCI)##	Total	Stage 1	Stage 2	Stage 3	Purchased credit impaired (POCI)	Total
Internal rating grade*										
Performing										
High grade	24,213.99	-	-	-	24,213.99	15,272.03	-	-	-	15,272.03
Standard grade	662.93	-	-	-	662.93	842.71	-	-	-	842.71
Sub-standard grade	-	841.88	-	-	841.88	-	447.97	-	-	447.97
Past due but not impaired	-	-	-	-	-	-	517.49	-	-	517.49
Restructured Assets	-	104.99	-	-	104.99	-	131.44	-	-	131.44
Credit Impaired	-	-	-	43.55	43.55	-	-	-	-	-
Non Performing										
Individually impaired	-	-	324.46	-	324.46	-	-	261.94	-	261.94
Total	**24,876.92**	**946.87**	**324.46**	**43.55**	**26,191.80**	**16,114.74**	**1,096.90**	**261.94**	**-**	**17,473.58**

33.2 An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to lending is as follows:

(₹ in Millions)

Particulars	As at March 31, 2023					As at March 31, 2022				
	Stage 1	Stage 2	Stage 3	Purchased credit-impaired (POCI)##	Total	Stage 1	Stage 2	Stage 3	Purchased credit impaired (POCI)	Total
Gross carrying amount opening balance	**16,114.74**	**1,096.90**	**261.94**	**-**	**17,473.58**	**10,701.93**	**757.92**	**202.06**	**-**	**11,661.91**
New assets originated or purchased and increase in existing facility	11,819.52	55.91	3.74	43.55	11,922.72	7,921.01	-	-	-	7,921.01
Assets derecognised or repaid (excluding write offs)	(2,982.21)	(59.40)	(51.10)	-	(3,092.71)	(1,876.52)	(95.39)	(38.79)	-	(2,010.70)
Transfers to Stage 1	411.14	(361.07)	(50.07)	-	0.00	233.86	(216.67)	(17.19)	-	-
Transfers to Stage 2	(367.99)	370.37	(2.38)	-	0.00	(703.27)	718.84	(15.57)	-	(0.00)
Transfers to Stage 3	(110.84)	(137.26)	248.10	-	-	(110.92)	(43.62)	154.54	-	-
Amounts written off	(7.46)	(18.58)	(85.75)	-	(111.79)	(51.35)	(24.18)	(23.11)	-	(98.64)
Gross carrying amount closing balance	**24,876.92**	**946.87**	**324.46**	**43.55**	**26,191.80**	**16,114.74**	**1,096.90**	**261.94**	**-**	**17,473.58**

POCI Asstes stagging - Stage 1 - ₹ 18.84 Millions and Stage 2 - ₹ 24.71 Millions
(Read above note with Note no. 56.18 (a)

Reconciliation of ECL balance is given below:

(₹ in Millions)

Particulars	As at March 31, 2023					As at March 31, 2022				
	Stage 1	Stage 2	Stage 3	Purchased credit-impaired (POCI)###	Total	Stage 1	Stage 2	Stage 3	Purchased credit impaired (POCI)	Total
ECL allowance - opening balance	**80.29**	**141.28**	**77.84**	**-**	**299.41**	**35.34**	**57.58**	**52.07**	**-**	**144.99**
New assets originated or purchased, change in loan exposure and credit risk factors	42.33	27.72	8.65	(0.27)	78.43	195.07	-	-	-	195.07
Decrease in loan exposure in existing loan facility (excluding write offs)	(40.79)	(2.13)	1.10	-	(41.82)	(5.21)	(21.11)	(14.32)	-	(40.64)
Transfers to Stage 1	4.59	(39.79)	(14.38)	-	(49.58)	2.23	(2.12)	(0.12)	-	(0.01)
Transfers to Stage 2	(2.34)	60.90	(0.68)	-	57.88	(114.81)	116.96	(2.15)	-	(0.00)
Transfers to Stage 3	(0.89)	(24.00)	93.19	-	68.30	(34.60)	(12.51)	47.11	-	-
Other movements	-	-	-	-	-	2.27	2.48	(4.75)	-	-
Amounts written off	(0.23)	(8.00)	(39.18)	-	(47.41)	-	-	-	-	-
ECL allowance - closing balance	**82.96**	**155.98**	**126.54**	**-0.27**	**365.21**	**80.29**	**141.28**	**77.84**	**-**	**299.41**

POCI Asstes stagging - Stage 2 - ₹ (0.27) Millions

* Internal Rating Grades are classified on below basis

Grade	Classification Basis	Stage
High grade	0 DPD	Stage 1
Standard grade	1-30 DPD	Stage 1
Sub-standard grade	31-60 DPD	Stage 2
Past due but not impaired	61-90 DPD	Stage 2
Restructured Assets	0 DPD & Restructured	Stage 2
Credit Impaired	POCI Loans	Stage 1 & 2
Individually impaired	>90 DPD, Restructured	Stage 3

Note - Higher grade has been considered for Customers having 2 or more loans based on the highest DPD

Loan Given Default $

(In %)

Particulars	As at March 31, 2023	As at March 31, 2022
LGD	34.37	28.68

Probability of Default $

(In %)

Particulars	As at March 31, 2023	As at March 31, 2022
Stage 1	1.02	1.66
Stage 2	37.99	33.21
Stage 3	100.00	100.00

$ PD & LGD for FY 21-22 includes management overlay due to COVID-19 pandemic (refer note no. 34)

Details of collateral received against loan portfolio :

Nature of security against advances :

Underline securities for the assets secured by tangible assets - Property & and book debts.

***Non-Credit impaired advances (LTV band wise):**

(₹ in Millions)

LTV ratio	Gross carrying amount of advances	Cumulative loss allowance
<= 50%	8,333.52	68.27
> 50% - <= 70%	7,045.15	57.24
> 70% - <= 90%	10,488.67	113.18

* Includes POCI Assets

Credit impaired advances (LTV band wise):

(₹ in Millions)

LTV ratio	Gross carrying amount of advances	Cumulative loss allowance
<= 50%	53.93	20.88
> 50% - <= 70%	52.54	20.61
> 70% - <= 90%	217.99	85.04

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Note 34 - The extent to which any new wave of COVID-19 pandemic will impact the Company's results will depend on ongoing as well as future developments, including, among other things, any new information concerning the severity of the COVID-19 pandemic, and any action to contain its spread or mitigate its impact whether government-mandated or elected by us.

The Company has assessed the potential impact of COVID-19 on the carrying value of its assets based on relevant internal and external factors / information available, upto the date of approval of these financial results. In order to cover the impact of COVID-19 on the future expected credit losses, the Company carries a management and macro economic variable outlay of

₹ 56.03 Millions as on March 31, 2023 (as on March 31, 2022 ₹ 103.05 Millions). The Company will continue to closely monitor the material changes in the macro-economic factors impacting the operations of the Company.

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Note 35 - Income Taxes relating to continuing operations

35.1 Income Tax recognised in Statement of profit and loss:

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Current Tax		
In respect of the current year	178.09	154.84
In respect of prior years	(14.46)	-
On other comprehensive income	(3.96)	0.57
	159.67	**155.41**
Deferred Tax		
In respect of the current year	(10.81)	(29.43)
On other comprehensive income	-	-
	(10.81)	**(29.43)**
Total Income tax expense recognised in the current year relating to continuing operations	**148.86**	**125.98**

35.2 Reconciliation of Income Tax Expense for the year:

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Standalone Profit before tax	773.29	557.18
Adjustments of allowable and non-allowable income and expenses:		
Effect of non-deductible expenses	103.22	170.11
Effect of income exempt from tax	-	-
Effect of Income considered separately and other allowable deductions	(147.05)	(127.82)
Effect of Capital Gain on sale of shares, mutual funds, interest etc	(18.52)	17.58
Effect of Deduction under Chapter VI A	(1.81)	-
Earlier loss set off	-	-
Taxable Profits / (loss)	709.13	617.05
Income tax expense recognised in statement of profit and loss	**178.09**	**154.84**

35.3 Reconciliation of income tax rate is as follows:

(In %)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Normal Tax Rate	22.00	22.00
Surcharge (@ 10% of Normal Tax Rate)	2.20	2.20
Health and Education Cess	0.97	0.97
Total Tax Rate	**25.17**	**25.17**
Adjustments of Tax effect due to allowable and non-allowable income and expenses:		
Tax Effect of non-deductible expenses	3.36	7.68
Tax Effect of income exempt from tax	-	-
Effect of Income considered separately and other allowable deductions	(4.84)	(5.77)
Tax Effect of Capital Gain on sale of shares, mutual funds, interest etc	(0.60)	0.79
Tax Effect of Income Taxable at different rate	(0.05)	(0.08)
Tax Effect of Earlier loss set off / Current year loss carried Forward	-	-
Tax Effect on account of Deferred Tax Assets	(1.40)	(5.28)
Tax Effect on account of prior period adjustments	(1.87)	-
Effective Tax Rate	**19.77**	**22.51**

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Note 36 - Deferred Tax

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

(₹ in Millions)

Particulars	Deferred Tax Assets March 31, 2022	Income Statement 2022-23	OCI 2022-23	Deferred Tax Assets March 31, 2023
Deferred Tax Assets-				
Provision for Employee Benefits	2.93	3.26	-	6.19
Depreciation	3.98	0.55	-	4.53
Impairment allowance for financial assets	61.40	32.31	-	93.71
Unamortised Fees on loans	1.41	(0.88)	-	0.53
Other Temporary Differences	2.09	1.92	-	4.01
Interest Income on NPA	-	11.43		11.43
MAT Credit Entitlement	-	-	-	-
Deferred Tax Liabilities-				
Unamortised Borrowing Cost	(0.74)	0.35	-	(0.39)
Financial Instruments at FVTPL	2.57	(3.47)	-	(0.90)
Gain on derecognition of financial instruments*	-	(8.12)		(8.12)
Deferred Tax Assets (net)	**73.64**	**37.35**	**-**	**110.99**

*As per Ind AS 109 'Financial Instruments', on derecognition of loans, the Company recognise difference between the carrying amount (measured at the date of derecognition) and consideration received (including new asset obtained less any new liability assumed) as gain in Statement of profit and loss account. Such gain recognised on derecognition of loans is not a real income as per Income tax Act, 1961, hence is offered to tax over the tenure of loans. Accordingly, deferred tax liability has been created on the Spread receivable on assigned portfolio (Co-lending portfolio).

Deferred Tax assets created on account of past years tax adjustments has been shown and adjusted against tax expenses provided for earlier years.

(₹ in Millions)

Particulars	Deferred Tax Assets March 31, 2021	Income Statement 2021-22	OCI 2021-22	Deferred Tax Assets March 31, 2022
Deferred Tax Assets-				
Provision for Employee Benefits	2.59	0.34	-	2.93
Depreciation	3.57	0.40	-	3.97
Impairment allowance for financial assets	29.10	32.30	-	61.40
Unamortised Fees and Commission	4.32	(2.91)	-	1.41
Other Temporary Differences	0.35	1.75	-	2.10
MAT Credit Entitlement	8.08	(8.08)	-	-
Deferred Tax Liabilities-	-	-	-	-
Unamortised Borrowing Cost	(1.82)	1.08	-	(0.74)
Financial Instruments at FVTPL	(1.98)	4.55	-	2.57
Deferred Tax Assets (net)	**44.21**	**29.43**	**-**	**73.64**

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Note 37 - 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. They have been classified to mature and/or be repaid within 12 months or after 12 months. With regard to loans and advances to customers, the Company uses the same basis of expected repayment as used for estimating the EIR.

(₹ in Millions)

Particulars	As at March 31, 2023			As at March 31, 2022		
Financial Assets	**Within 12 months**	**After 12 months**	**Total**	**Within 12 months**	**After 12 months**	**Total**
Cash and cash equivalents	319.84	-	319.84	2,314.20	-	2,314.20
Bank Balance other than (a) above	81.69	119.13	200.82	182.53	107.50	290.03
Trade Receivables	0.91	-	0.91	11.62	-	11.62
Loans	739.42	24,711.19	25,450.60	1,426.80	15,510.35	16,937.15
Investments	1,145.48	655.48	1,800.96	53.50	529.64	583.14
Other financial asset	17.12	34.67	51.79	1.54	8.67	10.21
Total Financial Assets	**2,304.46**	**25,520.47**	**27,824.92**	**3,990.19**	**16,156.16**	**20,146.35**
Non-Financial assets						
Current Tax Assets (Net)	5.29	-	5.29	9.44	-	9.44
Deferred tax assets (Net)	-	110.99	110.99	-	73.64	73.64
Investment properties	-	-	-	-	-	-
Property, Plant and Equipment	-	182.25	182.25	-	64.60	64.60
Intangible Assets under development	74.33	-	74.33	-	10.82	10.82
Other intangible assets	-	15.79	15.79	-	5.33	5.33
Other non-financial assets	45.98	3.29	49.27	35.50	4.19	39.69
Assets held for sale	-	-	-	4.46	-	4.46
Total Non financial Assets	**125.61**	**312.32**	**437.92**	**49.40**	**158.58**	**207.98**
Total Assets (A)	**2,430.07**	**25,832.79**	**28,262.83**	**4,039.59**	**16,314.74**	**20,354.33**
LIABILITIES						
Financial Liabilities						
Derivative Financial Instruments	17.67	-	17.67	3.79	-	3.79
Payables	-	-		-	-	
- Trade Payables	121.99	-	121.99	62.63	-	61.63
- Other Payables	39.07	-	39.07	16.22	-	16.22
Debt Securities	-	-	-	-	-	-
Borrowings (Other than debt securities)	4,108.60	17,120.31	21,228.91	2,751.79	11,826.56	14,578.35
Other financial liabilities	1,427.18	173.03	1,600.21	971.24	93.89	1,065.13
Total Financial Liabilities	**5,714.51**	**17,293.34**	**23,007.85**	**3,805.67**	**11,920.45**	**15,725.12**
Non-Financial Liabilities						
Current Tax Liabilities (Net)	7.12	-	7.12	3.05	-	3.05
Provisions	23.03	15.07	38.10	23.23	7.43	30.66
Other non-financial liabilities	20.94	-	20.94	14.38	-	14.38
Total Non-Financial Liabilities	**51.09**	**15.07**	**66.16**	**40.66**	**7.43**	**48.09**
Total liabilities (B)	**5,765.60**	**17,308.41**	**23,074.01**	**3,846.33**	**11,927.88**	**15,773.21**
Net (A-B)	**(3,335.53)**	**8,524.38**	**5,188.82**	**193.26**	**4,386.86**	**4,581.12**

The primary objectives of the Company's capital management policy are to ensure that the Company complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholders value. The Company manages its capital structure and makes adjustments to it according to changes in economic conditions and the risk characteristics of its activities. Capital Management Policy, objectives and processes are under constant review by the Board. For details of Capital to Risk Assets Ratio (CRAR) refer Note no. 56.1

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*

Note 38 - Change in liabilities arising from financing activities

(₹ in Millions)

Particulars	As at April 01, 2022	Cash Flow	Other	As at March 31, 2023
Debt securities	-	-	-	-
Borrowings other than debt securities	14,578.35	6,671.39	(20.83)	21,228.91
Total liabilities from financing activities	**14,578.35**	**6,671.39**	**(20.83)**	**21,228.91**

(₹ in Millions)

Particulars	As at April 01, 2021	Cash Flow	Other	As at March 31, 2022
Debt securities	248.49	(250.00)	1.51	-
Borrowings other than debt securities	11,308.48	3,250.07	19.79	14,578.35
Total liabilities from financing activities	**11,556.97**	**3,000.07**	**21.30**	**14,578.35**

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Note 39 - Fair value measurements

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, regardless of whether that price is directly observable or estimated using a valuation technique.

Ind AS 107, 'Financial Instrument - Disclosure' requires classification of the valuation method of financial instruments measured at fair value in the balance Sheet, using a three level fair-value-hierarchy (which reflects the significance of inputs used in the measurements). The hierarchy gives the highest priority to un-adjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair-value-hierarchy under Ind AS 107 are described below

39.1 Financial instruments by category

(₹ in Millions)

Particulars	As at March 31, 2023			As at March 31, 2022		
	FVTOCI	FVTPL	Amortised cost	FVTOCI	FVTPL	Amortised cost
Financial assets						
Investments						
- Mutual funds	-	1,063.74	-	-	-	-
- Commercial Paper	-	-	-	-	-	-
- Pass through Certificates	-	-	737.22	-	-	583.14
Trade receivables	-	-	0.91	-	-	-
Loans (Including POCI loans)	-	-	25,450.60	-	-	16,937.15
Cash and cash equivalents	-	-	319.84	-	-	2,314.20
Bank Balances other than above	-	-	200.82	-	-	290.03
Other financial Assets	-	-	51.79	-	-	21.83
Total financial assets	**-**	**1,063.74**	**26,761.18**	**-**	**-**	**20,146.35**
Financial liabilities						
Derivative Financial Instruments	17.67	-	-	3.79	-	-
Borrowings	-	-	21,228.91	-	-	14,578.35
Trade & Other payables	-	-	161.06	-	-	78.85
Other financial liabilities	-	-	1,600.21	-	-	1,065.13
Total financial liabilities	**17.67**	**-**	**22,990.18**	**3.79**	**-**	**15,722.33**

39.2 Fair value hierarchy

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. 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 accounting standard. An explanation of each level follows underneath the table.

(₹ in Millions)

Financial assets and liabilities measured at fair value - recurring fair value measurements	Notes	Carrying Amount	Fair Value			Total
			Level 1	Level 2	Level 3	
As at March 31, 2023						
Financial assets						
Mutual funds	7	1,063.74	1,063.74	-	-	1,063.74
Total financial assets		**1,063.74**	**1,063.74**	**-**	**-**	**1,063.74**
Financial Liabilities						
Derivative Financial Instruments	16A	17.67	-	17.67	-	17.67
Total financial liabilities		**17.67**	**-**	**17.67**	**-**	**17.67**

Financial assets and liabilities measured at amortised cost for which fair values are disclosed	Notes	Carrying Amount	Fair Value			Total
			Level 1	Level 2	Level 3	
As at March 31, 2023						
Financial assets						
Cash and cash equivalents	3	319.84	319.84	-	-	319.84
Bank Balances other than above	4	200.82	200.82	-	-	200.82
Trade Receivables	5	0.91	-	-	0.91	0.91
Loans (Including POCI loans)	6	25,450.60	-	-	25,603.82	25,603.82
Investments			-	-	-	
- Pass through Certificates	7	737.22	-	-	737.22	737.22
Other financial assets	8	51.79	-	-	51.79	51.79
Total financial assets		**26,761.18**	**520.66**	**-**	**26,393.74**	**26,914.40**
Financial Liabilities						
Trade & Other Payable	14	161.06	-	-	161.06	161.06
Debt Securities	15	-	-	-	-	-
Borrowings (other than debt securities)	16B	21,228.91	-	-	21,228.91	21,228.91
Other financial liabilities	17	1,600.21	-	-	1,600.21	1,600.21
Total financial liabilities		**22,990.18**	**-**	**-**	**22,990.17**	**22,990.17**

(₹ in Millions)

Financial assets and liabilities measured at fair value - recurring fair value measurements	Notes	Carrying Amount	Fair Value			Total
			Level 1	Level 2	Level 3	
As at March 31, 2022						
Financial assets						
Mutual funds	7	-	-	-	-	-
Total financial assets		**-**	**-**	**-**	**-**	**-**
Financial Liabilities						

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Derivative Financial Instruments	16A	3.79	-	3.79	-	3.79
Total financial liabilities		**3.79**	**-**	**3.79**	**-**	**3.79**

(₹ in Millions)

Financial assets and liabilities measured at amortised cost for which fair values are disclosed	Notes	Carrying Amount	Fair Value			Total
			Level 1	Level 2	Level 3	
As at March 31, 2022						
Financial assets						
Cash and cash equivalents	3	2,314.20	2,314.20	-	-	2,314.20
Bank Balances other than above	4	290.03	290.03	-	-	290.03
Trade Receivables	5	-	-	-	-	-
Loans	6	16,937.15	-	-	16,937.15	16,937.15
Investments		-	-	-	-	
- Pass through Certificates	7	583.14	-	-	583.14	583.14
Other financial assets	8	21.83	-	-	21.83	21.83
Total financial assets		**20,146.35**	**2,604.23**	**-**	**17,542.12**	**20,146.35**
Financial Liabilities						
Trade & Other Payable	14	78.85	-	-	78.85	78.85
Debt Securities	15	-	-	-	-	-
Borrowings (other than debt securities)	16B	14,578.35	-	-	14,578.35	14,578.35
Other financial liabilities	17	1,065.13	-	-	1,065.13	1,065.13
Total financial liabilities		**15,722.33**	**-**	**-**	**15,722.33**	**15,722.33**

Level 1: Level 1 hierarchy includes financial instruments measured using quoted prices. This includes listed equity instruments, traded bonds and mutual funds that have quoted price. The fair value of all equity instruments (including bonds) which are traded in the stock exchanges is valued using the closing price as at the reporting period. The mutual funds are valued using the closing Net Asset Value

Level 2: The fair value of financial instruments that are not traded in an active market (for example, traded bonds, over-the-counter derivatives) is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted equity securities, contingent consideration and indemnification asset included in level 3

The carrying amounts of trade receivables, trade payables, capital creditors and cash and cash equivalents are considered to be the same as their fair values, due to their short-term nature.

The company gives loan at floating rate with terms including the fixed interest rate for initial period. The fair value of these loans approximates the carrying amount.

For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

The Company's borrowings are at floating rates therefore fair value of these borrowings approximates the carrying values.

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Note 40.1. Risk Disclosures

Company's risk 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 interest rate risk.

It is the Company's policy to ensure that a robust risk awareness is embedded in its organisational risk culture.

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.

40.2.1 Impairment assessment

40.2.1.1 Exposure at Default

The Exposure at Default is an estimate of the exposure at a future default date including the undrawn commitments. EAD is taken as the gross exposure under a facility upon default of an obligor. The principal outstanding, overdue principal, accrued interest, overdue interest less excess received from the customers is considered as EAD for the purpose of ECL computation.

The advances have been bifurcated into following three stages:

Stage 1 – All exposures where there has not been a significant increase in credit risk since initial recognition or that has low credit risk at the reporting date and that are not credit impaired upon origination are classified under this stage. The Company classifies all standard advances and advances up to 0-30 days default under this category. Stage 1 loans also include facilities where the credit risk has reduced and the loan has been reclassified from Stage 2.

Stage 2 – All exposures where there has been a significant increase in credit risk since initial recognition but are not credit impaired are classified under this stage. Financial assets past due for 31 to 90 days are classified under this stage. Stage 2 loans also include facilities where the credit risk has reduced, and the loan has been reclassified from Stage 3.

Stage 3 – All exposures assessed as credit impaired when one or more events that have a detrimental impact on the estimated future cash flows of that asset have occurred are classified in this stage. For exposures that have become credit impaired, a lifetime ECL is recognised and interest revenue is calculated by applying the effective interest rate to the amortised cost (net of provision) rather than the gross carrying amount. more than 90 days Past Due is considered as default for classifying a financial instrument as credit impaired.

40.2.1.2 Significant increase in credit risk

The Company continuously monitors all assets subject to ECLs. In order to determine whether an instrument or a portfolio of instruments is subject to 12 months ECL or lifetime ECL, the Company assesses whether there has been a significant increase in credit risk since initial recognition. The Company considers an exposure to have significantly increased in credit risk if contractual payments are more than 30 days past due.

40.2.1.3 Definition of default and cure

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

As a part of a qualitative assessment of whether a customer is in default, the Company also considers a variety of instances that may indicate inability to pay. When such events occur, the Company carefully considers whether the event should result in treating the customer as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate. Such events include:

a) Significant financial difficulty of the borrower or issuer;

b) A breach of contract such as a default or past due event;

c) The restructuring of a loan or advance by the company on terms that the company would not consider otherwise; or

d) It is becoming probable that the borrower will enter bankruptcy or other financial reorganisation

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It is the Company's policy to consider a financial instrument as 'cured' and therefore re-classified out of Stage 3 when the borrower makes necessary payments & the borrower is not 90 days past due after such payments. The decision whether to classify an asset as Stage 2 or Stage 1 once cured depends on the updated credit grade, at the time of the cure, and whether this indicates there has been a significant increase in credit risk compared to initial recognition.

40.2.1.4 Probability of Default ("PD") estimation process

Probability of default ("PD") is defined as the likelihood of default over a particular time horizon. The PD of an obligor is a fundamental risk parameter in credit risk analysis and depends on obligor specific as well as macroeconomic risk factors.

a) The Company has applied 12 months PD to stage 1 advances

b)The Lifetime PD is computed using basic exponentiation technique after considering the residual maturity of the respective loan.

c) PD of 100% is considered for Stage 3 assets.

Days past due are a primary input for the determination of the PD for exposures. The Company collects performance and default information about its credit risk exposures analysed by portfolio. For some portfolios, rating based published information is used.

The Company employs statistical models to analyse the data collected and generate estimates of the remaining lifetime PD of exposures and how these are expected to change as a result of the passage of time. Such statistical models are selected considering the availability of information related to the probability of default for each product. This analysis includes the identification and calibration of relationships between changes in default rates and changes in key macro-economic factors.

For the purpose of determination of impact of forward looking information, the Company applies various macro economic (ME) variables as stated above to each portfolio and assess the trend of the historical probability of defaults as compared to the forecasted probability of default. Based on the directional trend of output, management applies an overlay if required. Overtime, new ME variable may emerge to have a better correlation and may replace ME being used now.

The loans are segmented into homogenous product categories to determine the historical PD/LGD as per similar risk profiles, this segmentation is subject to regular review For portfolios in respect of which the Company has limited historical data, external benchmark information is used to supplement the internally available data.

40.2.1.5 Loss Given Default ("LGD")

Loss Given Default ("LGD") is defined as the loss rate on the exposure, given the borrower has defaulted. LGD is being calculated for all financial instruments under risk parameter approach by way of evaluation of historical data on defaults, recovery amounts, collateral liquidation, direct expenses, and opportunity cost for each default.

40.2.1.6 Forward looking information

in its EGL models, the Company relies on a broad range of forward looking information as economic inputs, such as. GDP growth, Consumer Price Index, Unemployment rate, Lending Interest Rate etc 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

40.2.2 Analysis of risk concentration - Refer Note 56.8.3

40.2.3 Collateral and other credit enhancements

The amount and type of collateral required depends on an assessment of the credit risk of the counterparty. Company has Guidelines in place covering the acceptability and valuation of each type of collateral. The Company also adheres to the NHB guidelines in respect of maintenance of adequate Loan to Value Ratios.

The main types of collateral for home loans are mortgages over residential properties.

Management monitors the market value of collateral and requests additional collateral in accordance with the underlying agreement.

In case of defaults by customers, where the Company is unable to recover the dues, the Company through a legal process enforces the security and recovers the dues.

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40.3 Liquidity risk and funding management

Liquidity risk is defined as the risk that the Company will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset. Liquidity risk arises because of the possibility that the Company might be unable to meet its payment obligations when they fall due as a result of mismatches in the timing of the cash flows under both normal and stress circumstances. Such scenarios could occur when funding needed for illiquid asset positions is not available to the Company on acceptable terms. To limit this risk, management has arranged for diversified funding sources and adopted a policy of managing assets by monitoring future cash flows and liquidity on a daily basis.

Liquidity risk is managed in accordance with company's Asset Liability Management Policy. This policy is framed as per the current regulatory guidelines and is approved by the Board of Directors. The Asset Liability Management Policy is reviewed periodically to incorporate changes as required by regulatory stipulation or to realign the policy with changes in the economic landscape. The Asset Liability Committee (ALCO) of the Company formulates and reviews strategies and provides guidance for management of liquidity risk within the framework laid out in the Asset Liability Management Policy.

The table below summarises the maturity profile of the undiscounted cash flow of the Company's financial liabilities:

(₹ in Millions)

Particulars	upto 30/31 days	Over 1 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 year to 5 years	Over 5 years	Total
Debt Securities	-	-	-	-	-	-	-	-	-
Borrowings	298.76	318.28	627.36	1,494.60	2,931.17	10,061.52	6,647.31	3,813.02	26,192.02
Payables	161.06	-	-	-	-	-	-	-	161.06
Lease Liability	3.55	3.51	3.51	10.41	20.31	73.83	54.12	57.58	226.82
Other Financial Liability	1,403.11	-	38.61	-	-	-	-	-	1,441.72

40.4 Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments.

The core business of the company is providing housing loans. The company borrows through various financial instruments to finance its core lending activity. These activities expose the company to interest rate risk.

Interest rate risk is measured through earnings at risk from an earnings perspective and through duration of equity from an economic value perspective. Further, exposure to fluctuations in interest rates is also measured by way of gap analysis, providing a static view of the maturity and re-pricing characteristic of balance sheet positions. An interest rate sensitivity gap report is prepared by classifying all rate sensitive assets and rate sensitive liabilities into various time period categories according to contracted/behavioural maturities or anticipated re-pricing date. The difference in the amount of rate sensitive assets and rate sensitive liabilities maturing or being re-priced in any time period category, gives an indication of the extent of exposure to the risk of potential changes in the margins on new or re-priced assets and liabilities. The interest rate risk is monitored through above measures on a quarterly basis.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being considered as constant) of the Company's statement of profit and loss and equity.

(₹ in Millions)

Currency of borrowing	Increase / (decrease) in basis points	Sensitivity of profit or loss		Sensitivity of equity	
	2022-23	2022-23		2022-23	
Borrowings (₹)	50 Basis point Up	Impact on Profit before Tax	(106.60)	Impact on equity	(79.77)
	100 Basis point Up		(213.19)		(159.54)
	50 Basis point Down		106.60		79.77
	100 Basis point Down		213.19		159.54
Loans (₹)	50 Basis point Up	Impact on Profit before Tax	130.21	Impact on equity	97.44
	100 Basis point Up		260.43		194.88
	50 Basis point Down		(130.21)		(97.44)
	100 Basis point Down		(260.43)		(194.88)

(₹ in Millions)

Currency of borrowing	Increase / (decrease) in basis points	Sensitivity of profit or loss		Sensitivity of equity	
	2021-22	2021-22		2021-22	
Borrowings (₹)	25 Basis point Up	Impact on Profit before Tax	(36.64)	Impact on equity	(27.42)
	50 Basis point Up		(73.28)		(54.83)
	25 Basis point Down		36.64		27.42
	50 Basis point Down		73.28		54.83
Loans (₹)	25 Basis point Up	Impact on Profit before Tax	43.50	Impact on equity	32.55
	50 Basis point Up		86.99		65.10
	25 Basis point Down		(43.50)		(32.55)
	50 Basis point Down		(86.99)		(65.10)

Operational 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 maker-checker controls, effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

During the year, the Company has not come across any instances of fraud.

Capital Management :

Company's capital management objective is primarily to safeguard business continuity. The Company's capital raising policy is aligned to macro economic situation and incidental risk factors. The Company's cashflows are regularly monitored in sync with annual operating plans and long-term and other strategic investment plans. The operational funding requirements are met through debt and operating cash flows generated. The company believes this approach would create shareholder value in long run. Also, the company has adopted a conservative approach for Asset Liability management with primacy to adequate liquidity. At present a large portion of the company's resource base is equity. Therefore the company enjoys a low gearing.

The Company maintains its capital structure in line with economic conditions and the risk characteristics of its activities and the board reviews the capital position on a regular basis.

Gearing ratio :

Particulars	As at March 31, 2023	As at March 31, 2022
The gearing ratio at each date		
*Debt (I) (₹ in Millions)	21,387.40	14,630.34
Cash and bank balances (II) (refer note 3) (₹ in Millions)	319.84	2,314.20
Net debt (I - II) (₹ in Millions)	**21,067.56**	**12,316.14**
Total equity (₹ in Millions)	**5,188.83**	**4,580.12**
Net debt to equity ratio	**4.06**	**2.69**

* Debt includes debt securities, borrowings and lease liabilities.

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Note 41A - Defined Contribution Plan

The Company's state governed provident fund scheme are defined contribution plan for its employees. The Contribution by the employer and employee together with interest accumulated there on are payable to the employee at the time of separation from company or retirement whichever is earlier. The benefit vests immediately on rendering of services by the employee.

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Employer's contribution to provident fund	16.72	6.02
Employer's contribution to National Pension Scheme	0.46	0.28
Total	**17.18**	**6.30**

Note 41B - Defined Benefit 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 its 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 separation/retirement. 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.

The following table sets out the status of the Defined Benefit Gratuity Plan as per the actuarial valuation by the independent Actuary appointed by the Company:

Principal assumptions used for the actuarial valuations are as follows:

Particulars	Gratuity Plans	
	As at March 31, 2023	As at March 31, 2022
Discount Rate	7.20%	5.66%
Expected Rate of return on Plan Asset	7.20%	5.66%
Salary Escalation	8.50%	5.00%
Attrition Rate	For service 4 years and below 35.00% p.a. For service 5 years and above 20.00% p.a.	24.00%
Mortality Table	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality (2012-14) Ultimate

Movements in the present value of the defined benefit obligation are as follows:

(₹ in Millions)

Particulars	Gratuity Plans	
	As at March 31, 2023	As at March 31, 2022
Present Value of Benefit Obligation at the Beginning of the year	10.58	7.61
Current Service Cost	2.65	2.21
Interest Cost	0.60	0.42
Past Service Cost (Vested Benefit)	-	-
Liability transferred In/ Acquisitions	-	-
Remeasurement (gains)/losses	-	-
Benefit Paid From the Fund	(1.39)	(0.28)
Direct Payment by the Company	-	-
Actuarial (Gains)/Losses on Obligations - Due to Change in Demographic Assumptions	(1.88)	(0.38)
Actuarial (Gains)/Losses on Obligations - Due to Change in Financial Assumptions	1.44	(0.03)
Actuarial (Gains)/Losses on Obligations - Due to Experience	6.55	1.02
Present Value of Benefit Obligation at the End of the year	**18.55**	**10.57**

Movements in the fair value of the plan assets are as follows:

(₹ in Millions)

Particulars	Gratuity Plans	
	As at March 31, 2023	As at March 31, 2022
Fair Value of Plan Assets at the Beginning of the year	7.79	5.69
Interest income	0.44	0.32
Contributions by employer	2.90	1.93
Assets transferred In/Acquisitions	-	-
Expected Contributions by the employees	-	-
Benefit Paid From the Fund	(1.39)	(0.28)
Remeasurement gain (loss)	-	-
Return on Plan Assets, Excluding Interest Income	0.13	0.13
Fair Value of Plan Assets at the End of the year	**9.87**	**7.79**

Amount recognized in the balance sheet from the Company's obligation in respect of its defined benefit plans is as follows:

(₹ in Millions)

Particulars	Gratuity Plans	
	As at March 31, 2023	As at March 31, 2022
(Present Value of Benefit Obligation at the end of the year)	(18.56)	(10.58)
Fair value of plan assets	9.87	7.79
Funded status (Surplus/ (Deficit)	(8.69)	(2.79)
Net (Liability)/Asset Recognized in the Balance Sheet	**(8.69)**	**(2.79)**

Net Interest Cost for current period:

(₹ in Millions)

Particulars	Gratuity Plans	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Present Value of Benefit Obligation at the Beginning of the year	10.58	7.61
(Fair Value of Plan Assets at the Beginning of the year)	(7.79)	(5.69)
Net Liability/(Asset) at the Beginning	2.79	1.92
Interest Cost	0.60	0.42
(Interest Income)	(0.44)	(0.32)
Net Interest Cost for the year	**0.16**	**0.10**

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Amounts recognised in the statement of profit and loss in respect of these defined benefit plans are as follows:

(₹ in Millions)

Particulars	Gratuity Plans	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Current service cost	2.65	2.21
Expected Contributions by the employees	-	-
Past Service Cost (Amortised) Recognised	-	-
Past Service Cost (Vested Benefit) Recognised	-	-
Net interest expense	0.16	0.11
Expense Recognized	**2.81**	**2.32**

Amounts recognised in the Other Comprehensive Income (OCI) in respect of these defined benefit plans are as follows:

(₹ in Millions)

Particulars	Gratuity Plans	
	For the year ended March 31, 2023	For the year ended March 31, 2022
Return on plan assets (excluding amounts included in net interest expense)	(0.13)	(0.13)
Actuarial (gains) / losses on defined benefit	6.12	0.61
Change in asset ceiling	-	-
Net (Income)/Expense for the year Recognized in OCI	**5.99**	**0.48**

The fair value of the plan assets at the end of the year for each category are as follows:

(₹ in Millions)

Category of Assets	Gratuity Fund	
	As at March 31, 2023	As at March 31, 2022
Central Govt. Securities	-	-
State Govt. Securities	-	-
Debt Securities, Money Market Securities and Bank Deposits	-	-
Mutual Funds	-	-
Insurer Managed Funds	9.76	7.79
Cash and Cash Equivalents	0.11	-
Others	-	-
Total	**9.87**	**7.79**

Maturity Analysis of benefit payments

(₹ in Millions)

Projected Benefits Payable in Future Years From the Date of Reporting	As at March 31, 2023	As at March 31, 2022
1st following year	2.67	1.31
2nd following year	2.80	1.99
3rd following year	2.52	1.91
4th following year	2.39	1.57
5th following year	2.45	1.34
Sum of Years 6 to 10	7.66	3.58
Sum of Years 11 and above	6.50	1.59

Code of security

The Indian Parliament has approved the Code on Social Security, 2020 which subsumes the Provident Fund and the Gratuity Act and rules there under. The Ministry of Labour and Employment has also released draft rules thereunder on 13 November 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will evaluate the rules, assess the impact, if any, and account for the same once the rules are notified and become effective.

The estimates of future salary growth, factored in actuarial valuation, take account of inflation, seniority, promotion and other relevant factors such as supply and demand in the employment market. Such estimates are very long term and are not based on limited past experience / immediate future. Empirical evidence also suggests that in very long term, consistent high salary growth rates are not possible. The said estimates and assumptions have been relied upon by the auditors.

Sensitivity analysis

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Sensitivity Level	1% increase	1% increase	1% decrease	1% decrease
Impact on defined benefit obligation (in ₹)				
1) Discount Rate	(0.76)	(0.36)	0.83	0.39
2) Future Salary Increases	0.82	0.39	(0.76)	(0.37)
3) Employee Turnover	(0.20)	(0.09)	0.21	0.09

Note :

-The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

-The sensitivity analysis presented above may not be representative of the actual change in the projected benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

-Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognised in the balance sheet.

-There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior year.

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Note 42 - Employee Stock Option Plan (ESOP)

During the year, Capri Global Capital Ltd (Holding Company) has granted Nil ESOPs to the employees of the Company.
A charge of ₹ 19.84 Millions is recognised in the statement of Profit & Loss during the year ended March 31, 2023 (year ended March 31, 2022 ₹ 4.68 Millions)

Note 43 - Segment Information (IND-AS 108)
Operating Segment
The Company operates mainly in the business segment of fund based financing activity. All other activities revolve around the main business. Further, all activities are carried out within India. As such, there are no separate reportable segments as per the provisions of Ind AS 108 on 'Operating Segments'

Note 44 - Related party disclosures

(A) List of related parties

Name and nature of relationship with related party
a) Holding Company:
Capri Global Capital Limited

b) Enterprises over which Management and/or their relatives have control:
Capri Global Holding Private Limited
Parshwanath Buildcon Private Limited

c) Trust under common control:
Money Matters Securities Private Limited Employees Group Gratuity Assurance Scheme
Capri Foundation

d) Directors and Key Management Personnel:
Mr. Rajesh Sharma - Managing Director
Mrs. Bhagyam Ramani - Independent Director
Mr. Beni Prasad Rauka - Independent Director
Mr. T.R. Bajalia - Independent Director
Mr. Yashesh Bhatt - Company Secretary

(B) Details of transactions during the year

(₹ in Millions)

Particulars	Year ended March 31, 2023	Year ended March 31, 2022
Short-term employment benefits		
(i) Mr. Rajesh Sharma	1.20	1.20
Director Sitting Fees	2.25	1.52
(i) Mr. Beni Prasad Rauka - Independent Director	0.85	0.56
(ii) Mrs. Bhagyam Ramani - Independent Director	0.80	0.53
(iii) Mr. T.R. Bajalia - Independent Director	0.60	0.42
Capital Infusion		
(i) Capri Global Capital Limited	-	1,500.00
Service fees income		
(i) Capri Global Capital Limited	51.60	26.74
Service fees expense		
(i) Capri Global Capital Limited	40.77	12.00
Rent		
(i) Capri Global Holding Private Limited	0.14	0.36
(ii) Parshwanath Buildcon Private Limited	0.21	0.10
Employee Benefits		
(i) Money Matters Securities Private Limited Employees Group Gratuity Assurance Scheme	2.90	1.93
Corporate Social Responsibility Expenses		
(i) Capri Foundation	-	0.44
Stress Assets Acquired		
(i) Capri Global Capital Limited - Consideration Paid	23.44	-
(i) Capri Global Capital Limited - Interest Paid	1.04	-
Purchase of Investment		
(i) Capri Global Capital Limited- Purchase of PTC units	361.86	-

(C) Details of outstanding balance at the end of the year

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
(i) Capri Global Capital Limited	1.61	16.75

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Note 45 - Leases

The changes in the carrying value of ROU assets are as follows: (₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Gross carrying value		
Balance as at the beginning of the Year	68.63	32.70
Additions	141.91	52.84
Terminations/modifications	(18.26)	(16.91)
Balance as at the end of the Year	**192.28**	**68.63**
Accumulated depreciation		
Balance as at the beginning of the Year	21.80	19.89
Depreciation	27.51	14.09
Terminations/modifications	(11.80)	(12.18)
Balance as at the end of the Year	**37.51**	**21.80**
Net Carrying Value at the end of the Year	**154.77**	**46.83**

The following is the movement in lease liabilities during the year: (₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Lease liabilities		
Balance as at beginning of the Year	**51.99**	**14.19**
Additions	134.23	50.81
Terminations/modifications	(7.81)	(5.85)
Finance expense	13.26	6.24
Payment of lease liabilities	(33.17)	(13.40)
Translation adjustments	-	-
Balance as at the End of the Year	**158.50**	**51.99**

The table below provides details regarding the contractual maturities of lease liabilities as at March 31, 2023, on an undiscounted basis:

(₹ in Millions)

Tenure	31st March 2023	31st March 2022
Less than 1 year	41.29	18.48
1-3 years	73.83	25.18
3-5 years	54.12	13.83
More than 5 years	57.58	8.69
Total	**226.82**	**66.18**

The entity has adequate liquidity for payment of lease liabilities. The Company regularly monitors and pays lease rentals in timely manner as per the terms of respective leave and license agreement.

The Company has right to extend lease term as per mutually agreed terms laid down in respective leave and license agreement. The Company takes into account effect of extended lease term while recording the lease assets and lease liabilities accordingly.

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Note 46 - In accordance with Ind AS - 33 Earnings per Share, the computation of earnings per share is set out below

Particulars			Year ended March 31, 2023	Year ended March 31, 2022
Net Profit after tax as per Statement of Profit and Loss	(A)	₹	620.47	431.77
Weighted average number of equity shares for calculating Basic EPS	(B)	Nos.	71,203,790	60,714,280
Weighted average number of equity shares for calculating Diluted EPS	(C)	Nos.	71,203,790	60,714,280
Basic earnings per equity share (in Rupees) (Face value of ₹ 10/- per share)	(A)/(B)	₹	8.71	7.11
Diluted earnings per equity share (in Rupees) (Face value of ₹ 10/- per share)	(A)/(C)	₹	8.71	7.11

Particulars		Year ended March 31, 2023	Year ended March 31, 2022
Weighted average number of equity shares for calculating Basic EPS	Nos.	71,203,790	60,714,280
Add : Equity shares for no consideration arising on grant of stock options under ESOP	Nos.	-	-
Weighted average number of equity shares for calculating Diluted EPS	Nos.	71,203,790	60,714,280

Note 47 - The Company believes that no impairment of assets arises during the year as required under IND AS 36 "Impairment of Assets"

Note 48 - Contingent Liability
Income tax matters under dispute ₹ 2.21 Millions (March 31, 2022 ₹ 0.91 Millions)

Note 49 - Capital and other commitment

a) Estimated amount of contracts remaining to be executed and not provided for ₹ 51.30 Millions (March 31, 2022 ₹ 1.28 Millions)
b) Other Commitments
Pending disbursements of sanctioned loans ₹ 3,115.90 Millions (March 31, 2022 ₹ 2,828.04 Millions)

Note 50 - Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021

a) Details of transfer through assignment in respect of loans not in default during the quarter and year ended March 31, 2023

Particulars	For the quarter ended March 31, 2023	For the year ended March 31, 2023
Amount of Loan accounts assigned (₹ in millions)	381.79	464.52
Retention of Beneficial Economic Interest (in %)	20.00	20.00
Weighted Average Maturity (in Years)	19.13	19.12
Weighted Average Holding Period (in Years)	0.33	0.34
Coverage of tangible security Coverage (in %)	148.34%	150.70%

The above transaction is pursuant to Co-Lending option II (Direct Assignment) pursuant to RBI notification RBI/2020-21/63/FIDD.CO.Plan.BC.No.8/04.09.01/2020-21 dated September 04, 2020

b) The Company has not transferred or acquired any loan not in default during the year ended March 31, 2023
c) The Company has acquired stressed loan during the year ended March 31, 2023

(₹ in Millions)

Details of loans acquired during the year		
(All amounts in Rs. Millions)	From lenders listed in Clause 3	From ARCs
Aggregate principal outstanding of loans acquired	43.95	-
Aggregate consideration paid	23.44	-
Weighted average residual tenor of loans acquired (in Years)	177	-

Note 51 - In the opinion of the Management, the Current Assets, Loans & Advances are realizable in the ordinary course of business at least equal to the amount at which they are stated in the Balance Sheet. The provision for all known liabilities is adequate and not in excess of the amount reasonably necessary.

Note 52 - The company has reported frauds aggregating to ₹ Nil (March 31, 2022 ₹ Nil) based on management reporting to risk committee and to the RBI through prescribed returns.

Note 53 - Details of all collateral used as security for liabilities

(₹ in Millions)

Particulars	Carrying amount of financial assets pledged	
	As at March 31, 2023	As at March 31, 2022
Assets type		
Loans receivable as collateral under lending agreements	25,867.34	17,211.64
Receivables from investment in securities as collateral	1,063.74	-
Loans receivable as collateral under PTC agreements	737.22	583.14
Cash and other bank balance collateral under lending agreements	520.66	2,604.23

Note 54 - Disclosure pursuant to RBI Notification -RBI/2021-22/31/DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021

(₹ in Millions)

Type of Borrower	(A) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A) *	(B) Of (A), aggregate debt that slipped into NPA during the half-year	(C) Of (A) amount written off during the half-year	(D) Of (A) amount paid by the borrowers during the half-year	(E) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year **
Personal Loans	-	-	-	-	-
Corporate Loans	-	-	-	-	-
Of which MSMEs					
Others	120.35	-	-	3.34	117.01
Total	**120.35**	**-**	**-**	**3.34**	**117.01**

* Total POS of restructured accounts as on September 30, 2022
** Total POS of all live restructured cases as on March 31, 2023.

Note 55 - Additional regulatory information under division III to schedule III as per notification dated March 24, 2021

(i) Title deeds of Immovable Property not held in the name of the Company:
The Company does not own any immovable properties

(ii) Revaluation of Property, Plant and Equipment:
The Company has not revalued Property, Plant and Equipment during the year.

(iii) Revaluation of Intangible Assets:
The Company has not revalued Intangible assets during the year.

(iv) Loans or Advances:
During the year, the Company has not provided any loans or advances to promoters, directors and KMPs.

(v) Intangible assets under development ageing schedule:

(₹ in Millions)

Intangible Assets under development	Amount in 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 (Software)	63.73	10.60	-	-	74.33

(vi) Details of Benami Property held:
No proceedings have been initiated or pending against the company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended from time to time) and the rules made thereunder.

(vii) Security of current assets against borrowings:
During the year, the Company has not been sanctioned any working capital limits.

(viii) Wilful Defaulter:
The Company has not been declared as wilful defaulter by any bank or financial institution or other lender.

(ix) Relationship with Struck off Companies:
Details of transaction with struck off Companies is as follows-

Name of struck off Company	Nature of transaction with struck off Company	Balance outstanding	Relationship with struck off Company
PAYAL FINANCIAL SERVICES PRIVATE LIMITED		-	NA
JABALPUR JANTANTRA DIGINET PRIVATE LIMITED		-	NA
TALOPP HR CONSULTING PRIVATE LIMITED		-	NA
NETCLICK INFOCOMM PRIVATE LIMITED	Internet service	-	NA

(x) Registration of charges or satisfaction with Registrar of Companies (ROC):
During the year, there was no delay in registration of charge or satisfaction with ROC and no charge is pending for registration.

(xi) Compliance with number of layers of companies:
The Company has complied with the requirements of number of layers as per Section 186 of Companies Act, 2013.

(xii) Analytical Ratios:

Particulars	Numerator	Denominator	Current Year	Previous Year	% Variance	Reason for variance (if above 25%)
(a) Capital to risk-weighted assets ratio (CRAR)	Total Capital Funds	Total risk weighted assets/ exposures	33.13%	46.97%	(29.45%)	There was a substantial increase in the total risk-weighted asset and a major increase in assets that have a high risk weight such as Investments.
(b) Tier I CRAR	Net owned Funds	Total risk weighted assets/ exposures	32.57%	45.96%	(29.13%)	There was a substantial increase in the total risk-weighted asset and a major increase in assets that have a high risk weight such as Investments.
(c) Tier II CRAR	Aggregate Tier II Capital	Total risk weighted assets/ exposures	0.56%	1.01%	(44.56%)	NA
(d) Liquidity Coverage Ratio *	NA	NA	NA	NA	NA	NA

* Liquidity Coverage Ratio is not applicable to the Company

(xiii) Compliance with approved Scheme(s) of Arrangements:
Not applicable

(xiv) Utilisation of Borrowed funds and share premium:
Borrowed funds have been utilised for the purpose they have been sanctioned and share premium has been utilised in working capital.

(xv) (a) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), 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).
(b) The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

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Note 56 - Disclosures required by the Reserve Bank of India /National Housing Bank as per Notification no. DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 (updated as on April 01, 2022)- Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

56.1 - Capital to Risk Asset Ratio (CRAR)

Particulars	As at March 31, 2023	As at March 31, 2022
(i) CRAR (%)	33.13	46.97
(ii) CRAR – Tier I Capital (%)	32.57	45.96
(iii) CRAR – Tier II Capital (%)	0.56	1.01
(iv) Amount of subordinated debt raised as Tier- II Capital (₹ in Millions)	-	-
(v) Amount raised by issue of Perpetual Debt Instruments (₹ in Millions)	-	-

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

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	34.59	34.59
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	210.11	123.71
c) Total	244.70	158.30
Addition/ Appropriation/ Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	-	-
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	164.99	86.40
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	34.59	34.59
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	375.10	210.11
c) Total	**409.69**	**244.70**

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56.3 Investment (₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
56.3.1 Value of Investments		
(i) Gross value of investments		
(a) In India	1,800.96	583.14
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments		
(a) In India	1,800.96	583.14
(b) Outside India	-	-
56.3.2 Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(iv) Closing balance	-	-

56.4 Derivatives

56.4.1 Forward Rate Agreement (FRA)/ Interest Rate Swap (₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
(i) The notional principal of swap agreements	4,598.97	1,890.80
(ii) Losses which would be incurred if counterparties failed to fulfil 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	17.67	3.79

* Swap agreement are comprised of Forward Exchange

** Concentration of credit risk arising from swap is with banks and financial institutions.

56.4.2 Exchange Traded Interest Rate (IR) Derivative (₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March 2022 (instrument wise)	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument	-	-
(i) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	-	-

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56.4.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure

The company has to manage various risks associated with the lending business. These risks include liquidity risk, exchange risk, interest rate risk and counterparty risk. The Financial Risk Management and Hedging Policy as approved by the Board sets limits for exposures on currency and other parameters. The Corporation manages its interest rate and currency risk in accordance with the guidelines prescribed therein. Liquidity risk and Interest rate risks arising out of maturity mismatch of assets and liabilities are managed through regular monitoring of maturity profiles. The currency risk on the borrowings is actively managed mainly through forward contracts.

All derivative contracts are recognised on the balance sheet and measured at fair value. Hedge accounting is applied to all the derivative instruments as per IND AS 109. Gain / loss arising on account of fair value changes are recognised in the Statement of Profit and Loss to the extent of ineffective portion of hedge instruments and hedged items. The gains / losses of effective portion of hedge instrument are offset against gain / losses of hedged items in Other Comprehensive Income.

Foreign exchange forward contracts outstanding at the Balance Sheet date, are recorded at fair value. The premium or discount arising at the inception of such forward exchange contract is amortised as expense or income over the life of the contract. The Compnany has entered into cashflow hedges to hedge currency risk on certain foreign currency loans and to cover future interest on foreign currency borrowings.

B. Quantitative Disclosure

(₹ in Millions)

Particulars	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)	4,598.97	-
(ii) Marked to Market Positions	(17.67)	-
(a) Assets (+)	-	-
(b) Liability (-)	17.67	-
(iii) Credit Exposure	-	-
(iv) Unhedged Exposures	-	-

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

Current Year

(₹ in Millions)

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	Over 1 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 year to 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from banks	-	-	160.86	176.88	491.86	1,095.30	2,202.87	8,014.12	5,671.41	3,415.61	**21,228.91**
Market Borrowings	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	-	-	59.67	59.67	59.67	179.00	381.42	1,757.46	2,098.14	21,220.40	**25,815.43**
Investments	1,063.74	6.53	-	6.52	6.58	20.16	41.95	163.94	168.00	323.54	**1,800.96**
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

Previous Year

(₹ in Millions)

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	Over 1 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 year to 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from banks	-	-	71.50	150.10	365.50	715.60	1,449.10	5,986.10	3,832.00	2,008.45	**14,578.35**
Market Borrowings	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	-	-	118.00	118.90	118.90	356.70	713.40	905.40	1,420.70	13,483.60	**17,236.50**
Investments	-	4.25	-	4.29	4.33	13.18	27.45	119.19	126.47	283.98	**583.14**
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

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56.6 Exposure

56.6.1 Exposure to Real Estate Sector

(₹ in Millions)

Category			As at March 31, 2023	As at March 31, 2022
a)	**Direct Exposure**			
	(i)	**Residential Mortgages -**		
		Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented	25,458.85	16,990.11
	(ii)	**Commercial Real Estate -**		
		Lending secured by mortgages on commercial real estates (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based limits.	-	-
	(iii)	**Investments in Mortgage Backed Securities (MBS) and other securitised exposures -**		
		a. Residential	-	-
		b. Commercial Real Estate	-	-
b)	**Indirect Exposure**			
	Fund based and non-fund based exposure on NHB and HFCs		-	-
Total Exposure to Real Estate Sector			**25,458.85**	**16,990.11**

56.6.2 Exposure to Capital Market

(₹ in Millions)

	Particulars	As at March 31, 2023	As at March 31, 2022
(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)	All exposures to Venture Capital Funds/Alternate Investment Funds (both registered and unregistered)	-	-
Total Exposure to Capital Market		-	-

56.6.3 Details of financing of parent Company products - The details are not applicable to Company as the Company is not financing any parent company products

56.6.4 Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL) exceeded by the HFC - These details are not applicable to Company as the Company has not exceeded the SGL and GBL as prescribed by NHB during the financial year.

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56.6.5 Unsecured Advances - The exposure to unsecured advances is ₹ 0.39 Millions (March 31, 2022 ₹ 0.19 Millions)

56.6.6 Exposure to group companies engaged in real estate business

Sr. No.	Description	Amount (₹ in Millions)	% 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	-	-

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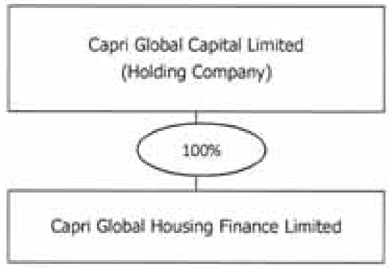
56.7 Miscellaneous

56.7.1 Registration obtained from other financial sector regulators - No registration has been obtained from other financial sector regulators.

56.7.2 Disclosure of Penalties imposed by NHB or RBI and any other regulators / supervisor / enforcement authority - No penalty has been imposed on the Company by NHB or RBI or any other regulators / supervisor / enforcement authority.

56.7.3 Related Party Transactions - Details of all material transactions with related parties are disclosed in Note 44

56.7.4 Group Structure



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

Sr. No.	Instrument	Rating assigned	Agency	Date of Rating	Amount in (₹ Millions)
1	Long Term Bank Facilities	CARE A+ (Outlook: Stable)	Care Ratings	July 06, 2022	15,000.00
2	Long Term Bank Facilities	CARE A+ (Outlook: Stable)	Care Ratings	December 01, 2022	25,000.00
3	Long Term Bank Facilities	BWR AA- (Outlook: Stable)	Brickwork Ratings	July 25, 2022	25,000.00

56.7.6 Remuneration of Directors - Details of all material transactions with directors are disclosed in Note 44

56.7.7 Management - Refer to Management Discussion and Analysis report for the relevant disclosure.

56.7.8 Net Profit or Loss for the period, prior period items and changes in accounting policies - Profit for current year is ₹ 620.47 Millions. There are no prior period items that have an impact on the current year's profit.

56.7.9 Revenue Recognition - There have been no instances in which revenue recognition has been postponed pending resolution of significant uncertainties.

56.7.10 Consolidated Financial Statements (CFS) - The Company does not have any subsidiary, associate or joint venture accordingly CFS is not applicable.

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56.8 Additional Disclosures

56.8.1 Provisions and Contingencies

(₹ in Millions)

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	As at March 31, 2023	As at March 31, 2022
Provisions for depreciation on Investment	-	-
Provision towards NPA	51.15	25.85
Provision made towards Income tax	178.09	154.84
Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)	4.10	134.98
Other Provision and Contingencies includes:		
Provision for depreciation on fixed assets	49.46	25.63
Provision for gratuity	5.91	0.88
Provision for leave encashment	12.08	0.94

(₹ in Millions)

Break up of Loans & Advances & Provisions thereon	Housing		Non-Housing	
	As at March 31, 2023	As at March 31, 2022	As at March 31, 2023	As at March 31, 2022
Standard Assets				
a) Total Outstanding Amount	21,258.64	14,453.13	4,608.70	2,758.51
b) Provisions made	199.48	186.45	39.20	35.13
Sub- Standard Assets				
a) Total Outstanding Amount	211.85	123.49	33.38	20.14
b) Provisions made	82.39	35.42	12.95	5.78
Doubtful Assets – Category I				
a) Total Outstanding Amount	37.58	52.73	3.57	5.69
b) Provisions made	14.80	15.12	1.40	1.64
Doubtful Assets – Category II				
a) Total Outstanding Amount	32.32	49.10	5.17	7.02
b) Provisions made	12.72	14.08	2.04	2.02
Doubtful Assets – Category III				
a) Total Outstanding Amount	0.57	-	0.02	-
b) Provisions made	0.22	-	0.01	-
Loss Assets				
a) Total Outstanding Amount	-	3.53	-	0.24
b) Provisions made	-	3.53	-	0.24
Total				
a) Total Outstanding Amount *	**21,540.96**	**14,681.98**	**4,650.84**	**2,791.60**
b) Provisions made	**309.61**	**254.60**	**55.60**	**44.81**

* Amount as per Note 6 is net off provision on ECL, Unamortised processing fees and other accounting adjustments as compared to above disclosure

56.8.2 Draw Down from Reserves

There has been no draw down from reserves during the year ended March 31, 2023 (March 31, 2022 - ₹ Nil)

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56.8.3 Concentration of Public Deposits, Advances, Exposures and NPAs

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

The disclosure of the concentration of deposits taken is not applicable as the Company carries on the business of a housing finance institution without accepting public deposits.

56.8.3.2 Concentration of Loans & Advances

Particulars	As at March 31, 2023	As at March 31, 2022
Total loans & advances to twenty largest borrowers (₹ in Millions)	257.17	193.85
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC (%)	0.99%	1.11%

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

Particulars	As at March 31, 2023	As at March 31, 2022
Total exposure to twenty largest borrowers/ customers (₹ in Millions)	271.00	222.97
Percentage of exposures to twenty largest borrowers/ customers to total exposure of the HFC on borrowers/ customers (%)	0.93%	1.10%

56.8.3.4 Concentration of NPAs

Particulars	As at March 31, 2023	As at March 31, 2022
Total exposure to top ten NPA accounts (Gross) (₹ in Millions)	38.63	30.18

56.8.3.5 Sector-wise NPAs

Sector	Percentage of NPAs to Total Advances in that sector
Housing Loans	
Individuals	1.31%
Builders/Project loans	Nil
Corporates	Nil
Others	Nil
Non-Housing Loans	
Individuals	0.91%
Builders/Project loans	Nil
Corporates	Nil
Others	Nil

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56.9 Movement of NPAs

(₹ in Millions)

		Particulars	As at March 31, 2023	As at March 31, 2022
(i)	Net NPAs to Net Advances (%) (Net of Overall Provision)		-ve	-ve
	Net NPAs to Net Advances (%) (Net of Provision on NPA)		0.76%	1.06%
(ii)	Movement of NPAs (Gross)			
	(a)	Opening balance	261.94	202.53
	(b)	Additions during the year	251.83	131.08
	(c)	Reductions during the year	189.31	71.67
	(d)	Closing balance	324.46	261.94
(iii)	Movement of Net NPAs			
	(a)	Opening balance	182.42	150.46
	(b)	Additions during the year	149.97	86.03
	(c)	Reductions during the year	134.47	54.07
	(d)	Closing balance	197.92	182.42
(iv)	Movement of provisions for NPAs (excluding provisions on standard assets)			
	(a)	Opening balance	79.52	52.07
	(b)	Provisions made during the year	86.19	45.05
	(c)	Write-off / write-back of excess provisions	39.17	17.60
	(d)	Closing balance	126.54	79.52

56.10 Overseas Assets

The Company does not have any overseas assets

56.11 Percentage of outstanding loans against collateral of gold jewellery to their outstanding total assets -Nil

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56.12 Off-balance Sheet SPVs sponsored
The Company has not sponsored any SPVs. Accordingly, the disclosure is not applicable

56.13 Disclosure of Complaints
56.13.1 Customer Complaints

Sr. No.	Particulars	As at March 31, 2023	As at March 31, 2022
(a)	No. of complaints pending at the beginning of the year	-	-
(b)	No. of complaints received during the year	182	139
(c)	No. of complaints redressed during the year	177	139
(d)	No. of complaints pending at the end of the year	5	-

56.14 Details of dividend declared during the financial year - During the year, the Company has not declared dividend.

56.15 RBI vide its circular number RBI/2020-21/60/DOR.NBFC (HFC) CC.NO 118/03.10.136/2020-21 dated October 22, 2020 defined the principal business criteria for HFCs. Further, it also states that those HFCs which does not fulfill the defined criteria as on October 22, 2020 has an option to submit a board approved plan including a roadmap to fulfil the defined criteria and timeline for transition to RBI with in three months from the date of circular

Details of principle business criteria as on March 31, 2023 is as follows:

As at	% of total assets towards housing finance	% of total assets towards housing finance for individuals
March 31, 2023	76.40%	76.40%
March 31, 2022	72.55%	72.55%

56.16 Liquidity Risk Management and Liquidity Coverage Ratio

56.16.1 Liquidity Risk Management disclosure as at March 31, 2023: Not Applicable

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

Sr. No.	Number of Significant Counterparties	Amount (₹ in Million)	% of Total deposits	% of Total liabilities
1	9	20,856.80	NA	90.39%

56.16.1.2 Top 20 large deposits - Not applicable. The Company is registered with National Housing Bank to carry on the business of housing finance institution without accepting public deposits.

56.16.1.3 Top 10 borrowings

As at	Amount (₹ in Million)	% of Total Borrowings
March 31, 2023	20,985.00	98.43%

56.16.1.4 Funding concentration based on significant instrument/product

Sr. No.	Name of instrument/product	Amount (₹ in Million)	% of Total liabilities
1	Term Loans from Bank	15,965.20	69.19%
2	Refinance from National Housing Bank	5,354.20	23.20%

56.16.1.5 Stock ratios

Particulars	As a % of total public funds*	As a % of total liabilities	As a % of total assets
Commercial papers	NA	NA	NA
Non-Convertible Debentures (original maturity of less than 1 year)	NA	NA	NA
Other short term liabilities #	27.16%	24.99%	20.40%

*"Public funds" includes funds raised either directly or indirectly through public deposits, inter-corporate deposits, bank finance and all funds received from outside sources such as funds raised by issue of Commercial Papers, debentures etc. but excludes funds raised by issue of instruments compulsorily convertible into equity shares within a period not exceeding 5 years from the date of issue.
Other short term liabilities are excluding Commercial paper & short term non-convertible debentures

56.16.1.6 Institutional set-up for liquidity risk management

The Board of Directors are responsible for the overall risk management approach and for approving the risk management strategies and principles. The Board has constituted the Risk Management Committee (RMC) which is responsible for monitoring the overall risk process within the Company.
The meetings of RMC are held at quarterly interval. The Risk owners are responsible for monitoring compliance with risk principles, policies and limits across the Company. RMC ensures that the credit and investment exposure to any party / Company / group of parties or companies does not exceed the internally set limits as well as statutory limits as prescribed by Reserve Bank of India from time to time. RMC Develops risk policies and procedures and verify adherence to various risk parameters and prudential limits; review the risk monitoring system and ensure effective risk management.

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 Board of Directors has constitution of Asset Liability Committee (ALCO). The Company's ALCO monitors asset liability mismatches to ensure that there are no imbalances or excessive concentrations on either side of the balance sheet. ALCO conducts quarterly reviews relating to the liquidity position and stress test assuming various 'what if' scenarios. The ALCO is a decision-making unit responsible for balance sheet planning from risk-return perspective including strategic management of interest rate and liquidity risks. The ALCO also evaluates the Borrowing Plan of subsequent quarters based on previous borrowings of the Company.

In assessing the Company's liquidity position, consideration is given to: (1) present and anticipated asset quality (2) present and future earnings capacity (3) historical funding requirements (4) current liquidity position (5) anticipated future funding needs, and (6) sources of funds. The Company maintains a portfolio of marketable assets that are assumed to be easily liquidated and undrawn cash credit limits which can be used in the event of an unforeseen interruption in cash flow. In accordance with the Company's policy, the liquidity position is assessed under a variety of scenarios, giving due consideration to stress factors relating to both the market in general and specifically to the Company. Net liquid assets consist of cash, short-term bank deposits and investments in mutual fund available for immediate sale. Borrowings from banks and financial institutions and issue of debentures are considered as important sources of funds to finance lending to customers
The minutes of ALCO meetings are placed before the RMC and the Board of Directors meeting for noting

Note - Total liabilities refer to the aggregate of financial liabilities and non-financial liabilities

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

(₹ in Millions)

Particulars					
Liabilities side				**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		21,228.91	-
	(d)	Inter-corporate loans and borrowing		-	-
	(e)	Commercial Paper		-	-
	(f)	Public Deposits		-	-
	(g)	Other Loans		-	-
(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		-	-
Assets side				**Amount outstanding**	
(3)	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**				
	(a)	Secured		25,815.41	
	(b)	Unsecured		0.39	
(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	1,063.74	
		(iv)	Government Securities	-	
		(v)	Others (Investment in Pass through Certificates)	81.74	
	2.	Unquoted			
		(i)	Shares		
			(a) Equity	-	
			(b) Preference	-	
		(ii)	Debentures and Bonds	-	
		(iii)	Units of mutual funds	-	
		(iv)	Government Securities	-	
		(v)	Others	-	

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Long Term investments			
1.	Quoted		
	(i)	Share	
		(a) Equity	-
		(b) Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	-
	(v)	Others (Investment in Pass through Certificates)	655.48
2.	Unquoted		
	(i)	Shares	
		(a) Equity	-
		(b) Preference	-
	(ii)	Debentures and Bonds	-
	(iii)	Units of mutual funds	-
	(iv)	Government Securities	-
	(v)	Others (please specify)	-

(6) Borrower group-wise classification of assets financed as in (3) and (4) above:

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		25,450.21	0.39	25,450.60
Total					

(7) Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :

Category			Market Value	Book Value
1.	Related Parties **			
	(a)	Subsidiaries		
	(b)	Companies in the same group		
	(c)	Other related parties		
2.	Other than related parties		1,800.96	1,787.17
Total				

** As per applicable Accounting Standard (Please see Note 3)

(8) Other information

Particulars			Amount
(i)	Gross Non-Performing Assets		
	(a)	Related parties	-
	(b)	Other than related parties	324.46
(ii)	Net Non-Performing Assets		
	(a)	Related parties	-
	(b)	Other than related parties	197.92
(iii)	Assets acquired in satisfaction of debt		-

Notes:

1.	As defined in Paragraph 4.1.30 of these Directions.
2.	Provisioning norms shall be applicable as prescribed in these Directions.
3.	As per applicable Accounting Standards 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.

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Note 56.18 - Provisioning details as at March 31, 2023

(₹ in Millions)

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
1	2	3	4	(5)=(3)-(4)	6	(7) = (4)-(6)
1. Performing Assets						
Standard*	Stage 1	24,895.76	82.97	24,812.79	71.20	11.77
	Stage 2	971.58	155.71	815.87	13.24	142.47
Subtotal of Performing Assets		**25,867.34**	**238.68**	**25,628.66**	**84.44**	**154.24**
2. Non-Performing Assets (NPA)						
a. Substandard	Stage 3	245.23	95.34	149.90	36.79	58.55
b. Doubtful						
- up to 1 year	Stage 3	41.15	16.20	24.95	10.29	5.91
- 1 to 3 years	Stage 3	37.50	14.76	22.74	15.00	(0.24)
- More than 3 years	Stage 3	0.58	0.23	0.35	0.58	(0.35)
Subtotal for doubtful		**79.23**	**31.19**	**48.04**	**25.87**	**5.32**
c. Loss Assets	Stage 3	-	-	-	-	-
Subtotal of NPA		**324.46**	**126.53**	**197.94**	**62.66**	**63.87**
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	3,091.57	2.02	3,089.55	-	2.02
	Stage 2	13.74	0.67	13.07	-	0.67
	Stage 3	10.59	4.14	6.45	-	4.14
Subtotal		**3,115.90**	**6.83**	**3,109.07**	**-**	**6.83**
Total	Stage 1	24,895.76	84.99	24,810.77	71.20	13.79
	Stage 2	971.58	156.38	815.21	13.24	143.14
	Stage 3	324.46	130.67	193.79	62.66	68.01
	Total	**26,191.80**	**372.04**	**25,819.77**	**147.10**	**224.94**

* Standard assets include purchased or originated credit impaired financial assets (POCI) of ₹ 43.55 Millions

Pursuant to the RBI circular dated November 12, 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances - Clarifications" (RBI Circular - RBI/2021-2022/125/DOR.STR.REC.68/21.04.048/2021-22) the Company had aligned its definition of default from number of instalments outstanding approach to Days Past Due approach. Subsequently on February 15, 2022 vide circular RBI/2021-2022/158/DOR.STR.REC.85/21.04.048/2021-22 (RBI Clarification), RBI has deferred the implementation of Para 10 of circular till September 30, 2022. Accordingly, the Company, in accordance with the said RBI clarification, has decided to implement the change in Income Recognition, Asset Classification and Provisioning norms by September 30, 2022. The impact of the RBI circular, which was recognized in the results of nine months' period ended December 31, 2021 has been reversed by derecognizing such assets as credit impaired.

Provisioning details as at March 31, 2022

(₹ in Millions)

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
1	2	3	4	(5)=(3)-(4)	6	(7) = (4)-(6)
1. Performing Assets						
Standard	Stage 1	16,114.74	80.30	16,034.44	43.14	37.16
	Stage 2	1,096.90	141.28	955.62	16.06	125.22
Subtotal for Performing Assets		**17,211.64**	**221.58**	**16,990.06**	**59.20**	**162.38**
2. Non-Performing Assets (NPA)						
a. Substandard	Stage 3	143.63	41.20	102.43	21.55	19.65
b. Doubtful						
- up to 1 year	Stage 3	58.42	16.76	41.66	14.60	2.16
- 1 to 3 years	Stage 3	56.12	16.10	40.02	22.45	(6.35)
- More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful		114.54	32.86	81.68	37.05	(4.19)
c. Loss Assets	Stage 3	3.77	3.77	-	3.77	-
Subtotal for NPA		**261.94**	**77.83**	**184.11**	**62.37**	**15.46**
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	2,803.07	13.43	2,789.64	-	13.43
	Stage 2	19.07	2.26	16.81	-	2.26
	Stage 3	5.91	1.69	4.22	-	1.69
Subtotal		**2,828.05**	**17.38**	**2,810.67**	**-**	**17.38**
Total	Stage 1	16,114.74	93.73	16,021.01	43.14	50.59
	Stage 2	1,096.90	143.54	953.36	16.06	127.48
	Stage 3	261.94	79.52	182.42	62.37	17.15
	Total	**17,473.58**	**316.79**	**17,156.79**	**121.57**	**195.22**

Note 56.18(a)

Disclosure in note no 6 is as per the books of accounts and after considering the impact on account on Ind AS. However, disclosure in note no. 33 is without considering the Ind AS adjustments such as amortization of processing fees etc. In addition POCI Assets is considered at its gross value of ₹ 43.55 Millions (as against it acquisition cost of ₹23.43 Millions). In note no.56.18 under the column "gross carrying amount as per IND AS", amount disclosed is at Exposure at Default (EAD) against which Expected Credit Loss (ECL) provision has been computed. In this case also, POCI is stated at its gross value and shown as standard asset.

Note 57: Disclosures in Financial Statements- Notes to Accounts of NBFCs refer to circular RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 Scale Based Regulation (SBR) dated 19th April 2022

57.1 Exposures

57.1.1 Exposure to Real Estate Sector

(₹ in Millions)

Category	As at March 31, 2023	As at March 31, 2022
a) Direct Exposure		
i) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented; Exposure would also include non-fund based (NFB) limits	25,458.85	16,990.11
ii) Commercial Real Estate -		
Lending secured by mortgages on commercial real estates(office buildings, retail space, multipurpose commercial premises, multi-family residential budlings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc. Exposure shall also include non-fund based limits	-	-
iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a. Residential	-	-
b. Commercial Real Estate	-	-
b) Indirect Exposure		
Fund based and non-fund based exposure on National Housing Bank (NHB) and Housing Finance Companies (HFCs.)	-	-
Total Exposure to real estate sector	25,458.85	16,990.11

57.1.2 Exposure to Capital Market

(₹ in Millions)

Particulars	As at March 31, 2023	As at March 31, 2022
i)direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	-	-
ii) advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
vii) bridge loans to companies against expected equity flows / issues;	-	-
viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
ix) Financing to stockbrokers for margin trading	-	-
x) All exposures to Alternative Investment Funds: (i) Category I (ii) Category II (iii) Category III	-	-
Total Exposure to Capital Market	-	-

57.1.3 Sectoral exposure

(₹ in Millions)

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ Millions)	**Gross NPAs (₹ Millions)**	**Percentage of Gross NPAs to total exposure in that sector**	**Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ Millions)**	**Gross NPAs (₹ Millions)**	**Percentage of Gross NPAs to total exposure in that sector**
1. Agriculture andAllied Activities	-	-	NA	-	-	NA
2. Industry						
i) Chemicals & chemical products	-	-	NA	-	-	NA
ii) Engineering	1.49	-	0.00%	-	-	NA
iii) Food Manufacturing and Processing	-	-	NA	-	-	NA
iv) Textiles	-	-	NA	-	-	NA
Others	-	-	NA	-	-	NA
Total of Industry	**1.49**	**-**	**NA**	**-**	**-**	**NA**
3. Services						
i) Professional	40.57	-	0.00%	-	-	NA
ii) Recreational	-	-	NA	-	-	NA
Others	-	-	NA	-	-	NA
Total of Services	**40.57**	**-**	**NA**	**-**	**-**	**NA**
4. Personal Loans	-	-	0.00%			
i) Home loan	24,613.30	120.71	0.49%	16,922.67	69.47	0.41%
ii) Home Equity	4,650.84	16.39	0.35%	3,378.95	9.82	0.29%
Others	-	-	0.00%	-	-	0.00%
Total of Personal Loans	**29,264.14**	**137.11**	**0.47%**	**20,301.62**	**79.29**	**0.00%**
5. Others, if any(please specify)						
i) Trade	-	-	NA	-	-	NA
ii) Transport	1.49	-	NA	-	-	NA
iii) Others	-	-	NA	-	-	NA
Total of Others	**1.49**	**-**	**NA**	**-**	**-**	**NA**

57.1.4 Intra-group exposures

i) Total amount of intra-group exposures - NIL
ii) Total amount of top 20 intra-group exposures - NIL
iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers - NIL

57.1.5 Unhedged foreign currency exposure- Not applicable

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57.2 Related party transaction

(₹ in Millions)

Related Party	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management Personnel		Relatives of Key Management Personnel		Others		Total	
Items	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed/other assets	361.86	-	-	-	-	-	-	-	-	-	-	-	361.86	-
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	1.04	-	-	-	-	-	-	-	-	-	-	-	1.04	-
Interest received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others														
Capital Infusion	-	1,500.00	-	-	-	-	-	-	-	-	-	-	-	1,500.00
Others	115.80	38.74	-	-	-	-	3.45	2.72	-	-	3.25	2.83	122.50	44.28

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57.3 Disclosure of complaints

57.3.1 Summary information on complaints received by the NBFCs from customers and from the Offices of Ombudsman

Particulars	As at March 31, 2023	As at March 31, 2022
Complaints received by the NBFC from its customers		
(1) Number of complaints pending at beginning of the year	Nil	Nil
(2) Number of complaints received during the year	182	139
(3) Number of complaints disposed during the year	177	139
Of which, number of complaints rejected by the NBFC	65	55
(4) Number of complaints pending at the end of the year	5	0
Maintainable complaints received by the NBFC from Office of Ombudsman		
(5) Number of maintainable complaints received by the NBFC from Office of Ombudsman	Not Applicable	Not Applicable
Of 5, number of complaints resolved in favour of the NBFC by Office of Ombudsman	Not Applicable	Not Applicable
Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	Not Applicable	Not Applicable
Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	Not Applicable	Not Applicable
(6) Number of Awards unimplemented within the stipulated time (other than those appealed)	Not Applicable	Not Applicable

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme

** It shall only be applicable to NBFCS which are included under The Reserve Bank - Integrated Ombudsman Scheme, 2021*

57.3.2 Top five grounds[2] of complaints received by the NBFCs 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 (FY 22-23)			
FC Letter / LOD Issuance	0	33	32.00%	0	0
PMAY Subsidy Claim related	0	30	-40.00%	0	0
Disbursement Related	0	19	58.33%	2	0
Document Related	0	15	114.29%	1	0
Loan Cancellation / Loan Downsize	0	14	75.00%	0	0
Others	0	71	121.88%	2	0
Total	**0**	**182**	**30.94%**	**5**	**0**
		Previous Year (FY 21-22)			
PMAY Subsidy Claim related	0	50	117.39%	0	0
FC Letter / LOD Issuance	0	25	-13.79%	0	0
Disbursement Related	0	12	9.09%	0	0
Rate of Interest / Tenure Related	0	12	50.00%	0	0
Loan Cancellation / Loan Downsize	0	8	33.33%	0	0
Others	0	32	-8.57%	0	0
Total	**0**	**139**	**24.11%**	**0**	**0**

Capri Global Housing Finance Limited
Mumbai

Note 58

Previous year's figures have been regrouped and reclassified wherever necessary to confirm to current year's presentation.

In terms of our report attached
For G. M. Kapadia & Co.
Chartered Accountants
(Firm Registration No: 104767W)

Atul Shah
Partner
Membership No: 039569
Place: Mumbai

Date: May 16 ,2023

For and on behalf of the Board of Directors

Rajesh Sharma
Managing Director & Chief Financial Officer
DIN 00020037
Place: New York

Beni Prasad Rauka
Independent Director
DIN 00295213
Place: Mumbai

Yashesh Bhatt
Company Secretary
ACS-20491
Place: Mumbai

Date: May 16 ,2023