Annual Report 2024-25

nido
HOME FINANCE

# READY FOR **FLIGHT**

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**FY2024-25 was a year of early momentum for Nido Home Finance. We strengthened our foundation, enhanced systems, refined processes and invested in efficiency. These efforts are already showing results, with clear signs of growth visible. With a strong framework in place and purpose guiding us, we are ready to take flight into the next phase of growth.**

Scan QR code to visit the company website

### Forward-looking statements

Some information in this report may contain forward-looking statements which include statements regarding Company's expected financial position and results of operations, business plans and prospects etc. and are generally identified by forward-looking words such as "believe," "plan," "anticipate," "continue," "estimate," "expect," "may," "will" or other similar words. Forward-looking statements are dependent on assumptions or basis underlying such statements. We have chosen these assumptions or basis in good faith and we believe that they are reasonable in all material respects. However, we caution that actual results, performances or achievements could differ materially from those expressed or implied in such forward-looking statements. We undertake no obligation to update or revise any forward-looking statement, whether as a result of new information, future events, or otherwise.

**Promoting equitable financial access remains essential to bridging the financial gap and fostering the country's economic progress. At Nido, our vision is aligned with this purpose of building a financially empowered India. Our expertise in understanding the requirements of our customers continues to position us as a trusted financial partner.**

**Looking ahead, we strive to deliver meaningful impact and contribute positively to the communities we serve. The horizon is expansive and we move forward with confidence.**

# Nido at a Glance

**Nido Home Finance Limited, formerly known as Edelweiss Housing Finance Limited (EHFL), a wholly owned subsidiary of Edelweiss Financial Services Limited, was incorporated in March 2010.**

Nido is dedicated to being an integral part of customers' journeys to fulfil their essential need for shelter. Our strategic focus is facilitating homeownership for individuals within the low-income and informal-income customer segments.

With a widespread network of branches located in regions experiencing strong migration and development, Nido remains committed to offering home loans that are both accessible and relevant to the real needs of its clientele. Nido serves several locations nationally, characterised by high urban migration, non-metro cities and select micro-geographies. We are proud to serve over 20,000 customers, with our loan portfolio primarily focused on granular, affordable home loans.

## Vision

Our vision at Nido Home Finance is to be a trusted partner for low, middle and informal-income entrepreneurs navigating their housing and home-equity finance needs. We aim to realize this vision by providing innovative financial solutions tailored to meet the unique requirements of our customers. Our long-term aspiration is to enable home ownership, focusing strategically on markets experiencing high urban migration, Tier 2 towns and micro-geographies within Tier 1 cities. This vision serves as our guiding star, leading us toward our broader goal of making homeownership a reality for all segments of society

## Mission

Be a trusted partner for low, middle and informal-income entrepreneurs for their housing and home-equity finance needs and lead by the quality and be driven by differentiation

## Values

Our values act as our compass, guiding our actions and decisions

### Commitment

We are committed to delivering quality services to our customers, helping them achieve their dream of owning a home.

### Innovation

We consistently strive to provide innovative financial solutions tailored to the distinct needs of our customers.

### Teamwork and Continuous Learning

Our team of seasoned professionals bring diverse skills and expertise, ensuring we work together to achieve our shared mission and vision. We believe in cultivating a culture of continuous learning, where every team member can expand their knowledge and skills, making Nido a place of growth and development.

# MD and CEO's Message

## Dear Stakeholders,

**As we reflect on the year gone by and step into FY26, it gives me immense pleasure to reconnect with you. Over the past few years, Nido embarked upon a transformative journey, one that entailed the adoption of a new identity, the recalibration of our business model and a strong focus on going back to basics.**

FY25, in this continuum, represented a significant milestone: a period in which we witnessed the first green shoots of growth, deeper validation of our business model and a sharper focus on the key drivers that shall shape our future. This is, therefore, an opportune moment to take stock of the progress we have made and set our sights firmly on the road ahead.

### Sector Overview – Housing Finance

In a world of changing trends and shifting priorities, there is a growing belief that India's growth story is well underway. With a young, ambitious population and steady economic progress, India's future will increasingly be built on the strength of its people and housing will play a central role in this journey.

Owning a home is often the first major step towards financial security. It is not just about shelter but about stability, prosperity and a sense of belonging. This is why housing finance has become one of the key enablers of India's rising aspirations.

Today, the signs of momentum are clear. Individual housing loans in India stood at ₹33.54 lakh crore as of September 2024, growing 14% over the previous year. More importantly, disbursements have remained strong, with ₹4.1 lakh crore already disbursed by the sector in just the first half of FY25, showing that demand is broad-based and resilient (PIB, 2025).

The expansion of housing finance companies into smaller cities and towns is also helping bridge the gap. Technology is making the entire journey, from loan application to disbursal, faster, simpler and more transparent. At the same time, government policies like PMAY 2.0, UIDF and ARHC schemes are making it easier for first-time buyers, especially those from Economically Weaker Sections (EWS) and Low Income Groups (LIG), to access formal housing finance.

In this evolving landscape, Nido Home Finance remains committed to playing a meaningful role, with a clear focus on affordable housing, a stable asset-light model and a deep belief in responsible, customer-centric growth.

### Strategic Focus – Affordable Housing

At Nido Home Finance, we remain firmly focused on affordable housing which is a segment where the underlying demand remains resilient. We work at the intersection of aspiration and access, delivering credit to segments that have traditionally been underserved, salaried individuals without formal income proof, self-employed micro entrepreneurs, first time homebuyers in Tier I, II and III cities.

A significant portion of our retail customer base falls within the Affordable segment with affordable home loans being ~60% of our total home loan book. We have a presence across geographies strategically positioned in markets using a hub and spoke model to reach out of larger geographies in and around our branches. We understand our customers deeply, assessing them not just by traditional risk metrics but through their cash flows, intent and community standing.

### Business Model Strength – Asset Light and Scalable

Our asset-light business model, built on partnerships with banks and NBFCs through co-lending, securitisation and direct assignments, continues to demonstrate stability and scalability.

In essence, an asset-light model is one where the originating HFC/NBFC and the participating bank jointly fund the credit book originated by the HFCs. The participating bank stands to benefit because it gets access to customer segments it cannot originate on its own. The HFC/NBFC benefits by getting access to ALM-matched funds and that too in a predictable manner. And the most important stakeholder, the customer, benefits by getting access to housing credit at beneficial rates of interest.

We are one of the few HFCs that are at the forefront of embracing this model in all facets of our business processes. Through this model, we have ensured access to ALM-matched funding while maintaining balance sheet flexibility. In FY25, our co-lending platform saw healthy traction with 303 Cr, while our cumulative sell-downs through Direct Assignment and Securitisation crossed 600 Cr over the past year.

The early shoots of growth visible today are a direct outcome of this collaborative, risk-efficient operating model.

### Resource Mobilization and Disbursal Growth

FY25 was a year of progress, supported by a diversified and reliable resource base. By drawing upon a balanced mix of instruments ranging from NCDs and term loans to NHB refinance, securitisation and co-lending, we ensured that our funding remained predictable and resilient. We raised a total of more than 1300 Cr in FY25. This financial strength enabled us to step up lending, with disbursal volumes rising from ₹11 billion to ₹14 billion during the year. These early shoots of growth, built on the back of disciplined resource mobilisation, reflect trust of our investors and customers. They give us the confidence that we are on the right path as we look to scale responsibly in the years ahead.

### Driving Growth Through Advanced Analytics

We see data and technology as critical enablers of responsible growth.

We have a Centre of Excellence for Advanced Analytics, focused on building practical, business-driven solutions. The team has deployed AI-led applications such as Aadhaar masking, automated cheque processing and faster bank statement analysis, improving efficiency and strengthening compliance. We have also developed proof of concepts using large language models (LLMs) for loan processing, with a view to integrate these across the company soon.

In parallel, we have built internal credit scorecards using advanced machine learning techniques, delivering sharper risk assessment and supporting traditional bureau scores.

As we scale, the growing use of data-driven insights will continue to play a central role in enhancing customer experience, strengthening portfolio quality and driving operating efficiency.

### Expanding Opportunity, Strengthening Communities – PSL Lending and Green Housing

At Nido Home Finance, we believe that the nation's progress lies in its ability to extend opportunity to those who seek, it which makes priority sector lending more than a regulatory framework. It is a pathway to building stronger, more inclusive communities. Our commitment to affordable housing positions us at the heart of this effort. By supporting first-time homeowners, empowering women borrowers and opening doors for families across emerging India, we are translating financial access into tangible, lasting progress. Our ability to originate high-quality, PSL-compliant loans has made us a trusted partner for banks working towards their inclusion goals. Looking ahead, we see the opportunity to build on this foundation. We are exploring opportunities in green-certified housing, where financial inclusion, environmental responsibility and community development come together.

For us, the opportunity is clear: to deliver growth that is not just measured by numbers, but by the lives we touch and the futures we help build.

### The Road Ahead

As we step into FY26, the focus across the organisation is now firmly on execution. With early signs of growth visible and the business model firmly established, the task ahead is to scale responsibly, building on the foundation we have put in place over the past few years.

The priorities are clear: strengthening branch productivity, maintaining portfolio quality, improving customer engagement and enhancing operating efficiency.

Our belief remains simple: if we consistently get the basics right, the results will follow.

With this steady approach, we are confident of making meaningful progress in the years ahead.

We look forward to your continued support and guidance as we move into this next phase of our journey.

Warm regards,

**Rajat Avasthi**
Managing Director & CEO

# What we Offer

**At the core of our offering is a range of mortgage-backed loan products that are designed to meet the diverse requirements of our customers.**

## Home Loans

Home loans remain the foundation of our business, enabling both salaried and self-employed individuals to purchase, construct or renovate their homes. These loans are secured against the property itself.

## Non-Housing Loans

Our non-housing loan offerings, primarily Loans Against Property (LAP), cater predominately to self-employed individuals. Secured by clear-title property assets, these loans unlock capital for business expansion, property acquisition or other personal or professional requirements.

**We also focus on:**

## Green Home Loans

Tailored for eco-conscious customers seeking certified sustainable homes, these loans reflect our commitment to environmentally responsible lending and future-ready living.

## Construction Finance

This segment supports the development of residential projects and is backed by strong collateral security. Disbursements are milestone-based and closely linked to construction progress.

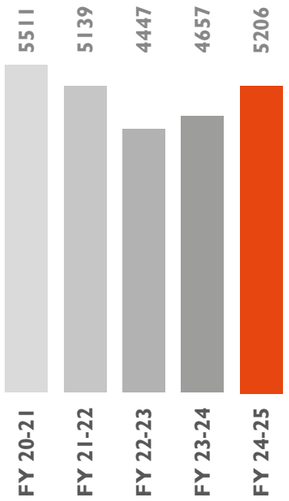
## Affordable Housing Loans

This segment aims to make the dream of home ownership a reality for economically weaker sections and lower-income groups, in alignment with national housing initiatives.

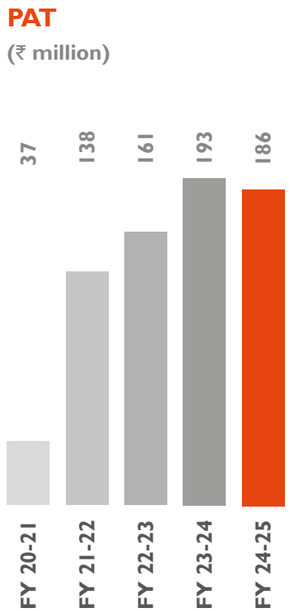
# Our Financial Drivers

**Nido Home Finance Limited, formerly known as Edelweiss Housing Finance Limited (EHFL), a wholly owned subsidiary of Edelweiss Financial Services Limited, was incorporated in March 2010.**

## Total income
(₹ million)




## PAT
(₹ million)




## Net worth
(₹ million)

# Technology | Infrastructure and Architecture

**At Nido, technology is the backbone of how we serve our customers. We have built an integrated digital framework that makes the entire lending journey—from origination to repayment—simple, transparent and reliable.**

## Loan Origination and Underwriting

Our origination platform connects seamlessly with KYC, PAN, bureau, fraud verification and income assessment tools. Built-in risk models allow faster and more accurate credit decisions, while direct disbursement integration reduces friction for customers and partners.

## Loan Lifecycle and Exit

Our Loan Management System is the digital core of daily operations, supported by modules for collections, legal case management, digital receipting and customer service ticketing. Self-service portals and co-lending integrations expand access, while document management and financial planning systems strengthen governance and efficiency.

## Enterprise and Support Systems

Enterprise platforms for finance (Oracle Fusion), HR (Darwinbox), compliance and reporting (Power BI, Tableau) provide a strong operational backbone. Seamless integrations with payout, communication and payment gateways ensure smooth execution across functions.

## Harnessing the Power of Data

We are embedding analytics at the heart of our operations to strengthen portfolio management, customer value, risk oversight and process efficiency:

1

### Smarter Credit Decisions-

Deploying advanced models that assess risk with speed and fairness, improving the quality of underwriting.

2

### Data-Driven Insights –

Using predictive analytics and dashboards to guide real-time decision-making across the business.

3

### Customer Value Enhancement –

Designing targeted acquisition and retention programmes that build deeper, longer-term relationships.

4

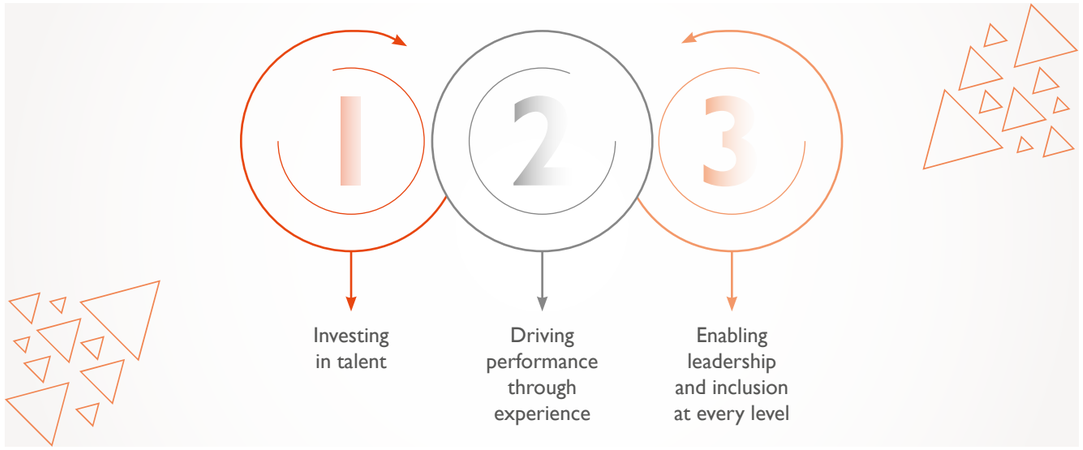
### Risk Intelligence –

Applying simulations, early-warning dashboards and portfolio analytics to anticipate stress, strengthen collections and safeguard asset quality.

# People

**We continue to strengthen the foundational capabilities of quality hiring, onboarding and team preparedness. As a result, we have developed a more holistic and future-ready people strategy, prioritising experience, inclusion and leadership.**

Guided by the belief that our people form the backbone of our business, we have sharpened our focus around three strategic anchors in FY25



## Talent Acquisition

To build a future-ready workforce, we have diversified our talent acquisition approach. This included exploring broad-spectrum sourcing pools, from local hiring to employee referrals and partnering with external agencies.

## Employee Engagement

We strive to curate a holistic environment for our employees. From seamless onboarding to simplified internal transitions, each process has been thoughtfully reassessed to ensure an enhanced employee experience.

### Recruitment and Onboarding Enhancements

- Local hiring strategy
- Role-based internal transfers
- Faster onboarding cycles
- Real-time tracking dashboards

## Performance Recognition

We revisited our appraisal system, embedding greater clarity in KRAs and aligning evaluations more closely with organisational objectives. New training modules were introduced to support both feedback literacy and goal standardisation across departments.

## Our Culture

By prioritising sustained growth, our learning calendar featured targeted programmes across levels. Flagship initiatives included

- ASPIRE for mid-level managers
- Immersion programme for senior leadership
- Sales capability enhancement across regions

## Talent Recognition

We continued to celebrate high performers through engaging platforms such as

- Nido Premier League
- WOW Café and WOW Cards
- WOW Champions of the Month

## Performance and Recognition Framework

We have developed a performance and recognition framework that captures key metrics essential for the holistic development of our employees. These include

- Goal-linked KRAs and KPIs
- Peer recognition platforms
- Feedback workshops
- Career development tracks

## Diversity, Equity and Inclusion

We further strengthened our inclusive culture by focusing on gender-equitable hiring and conducting sensitisation programmes across teams, upholding our commitment to diversity and equal opportunity.

## Feedback Mechanism

We maintained an open feedback loop with employees through multiple channels, such as

- Pulse and engagement surveys
- Focused group discussions and town halls
- Skip-level meetings and exit interviews
- Structured grievance redressal

## Employee Well-Being

We recognise that a company flourishes when its employees work in an environment where they feel balanced, supported and valued. Our initiatives placed equal emphasis on physical and emotional wellbeing, nurturing holistic wellness across the workforce.

Our wellness offerings include

- Comprehensive mediclaim policies
- Flexible leave policies
- Wellness sessions and sports programmes
- Open-door culture with approachable HR

# Corporate Social Responsibility

**Nido Home Finance has made significant progress in its CSR journey by dedicating efforts to advancing quality education. All initiatives comply with Section 135 of the Companies Act.**

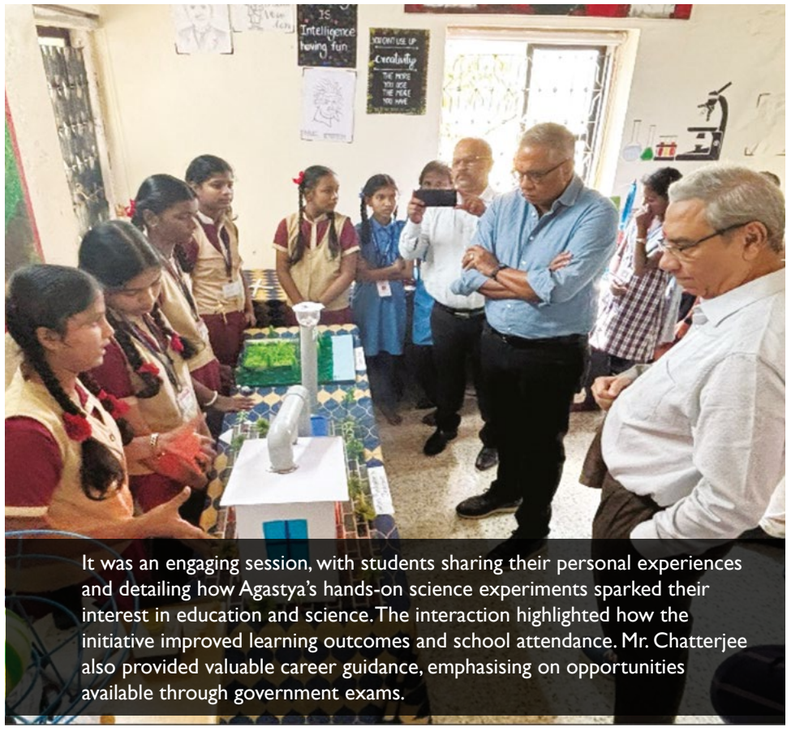
Mobile Science Lab

Classroom session

Hands on Science session

Training for anganwadi workers by QUEST

Nido Team at the Science Centre with students, teachers, Agastya facilitators, EdelGive Foundation members and parents.


It was an engaging session, with students sharing their personal experiences and detailing how Agastya's hands-on science experiments sparked their interest in education and science. The interaction highlighted how the initiative improved learning outcomes and school attendance. Mr. Chatterjee also provided valuable career guidance, emphasising on opportunities available through government exams.

## Agastya International Foundation

The objective of this initiative was to inspire scientific curiosity among rural students by providing hands-on learning experiences and teacher training.

### Impact

- Engaged nearly 5,800 students in Alibaug, Maharashtra and Howrah, West Bengal, through 2,100+ science sessions
- Organised 14 science fairs and numerous community visits, attracting thousands of students, teachers and local residents
- Trained 79 teachers to enhance educational delivery and support remedial students and dropouts

## Collaborators for Transforming Education (CTE) / QUEST

The initiative catalysed systemic reform in Maharashtra's government schools through a public-private partnership model.

### Scope

**36**

districts across Maharashtra in collaboration with three key NGOs.

### Achievements

- Supported the development of a state curriculum framework and a large-scale teacher training initiative
- Implemented models for Foundational Literacy and Numeracy (FLN)
- Institutionalised peer-led professional development for Anganwadi workers, advancing the quality of early childhood education

# Voice of the Customer

## Mrs. LEENA MURUDKAR

Kalyan Branch

मी लीना मुरूड़कर, आपल्या बॅकेकडे गृहकर्जासाठी अर्ज केला होता, त्या दरम्याण आपल्या बँकेच्या मदतीबदल आणा िया कठीण काळात आपण माझ्यासाठी गृहकर्ज मंजूर केल्याबदल भी आपली मनापासून आभारी आहे आपल्या बँक बँकेच्या मदतीने माझ्या घराचे स्वप्न साकार झाले याबदल अपल्या बँकेचे खूप धन्यवाद तसेच ह्या सर्व प्रक्रयि मध्ये तुमची सहकारी प्राजक्ता मॅडम ध्यांची खुप छान साथ लाभली. त्यासाठी खूप धन्यवाद!

## Mr. KIRAN LONDHE

Kalyan Branch

मी करिण लोंढे, मला आपल्या बँकेतून गृहकर्ज मळिाले. मला आपल्या बँकेतून फार छान अनुभव मळिाला, आपल्या मदतीबद्दल खुप धन्यवाद, हे कर्ज माझ्यासाठी खुप उपयोगी ठरले, तसेच आपल्या सहकार्य बद्दिल आभारी आहे. तुमच्या मदतीमुळे मी माझ्या ध्येयापर्यंत पोहोचू शकलो, तुम्ही माझ्यावर वश्विास ठेवल्याबद्दल धन्यवाद तसेच तुमचे कर्मचारी संतोष केळकर साहेबांनी वेळोवेळी चांगले सहकार्य केले, त्याबद्दल पुन्हा एकदा धन्यवाद!

## Mr. DILIP CHAUHAN

Vile Parle, Mumbai

I received excellent cooperation throughout the loan process. All steps were explained to me well in advance, which helped me keep my documents ready beforehand and ensured faster service. The entire process moved more smoothly and efficiently than I had expected. From sanction to disbursement, everything became easier and quicker. The process was faster than earlier experiences and was completely transparent, allowing me to track the status of my application at every stage.

I also received strong hand-holding support from the Nido Home Finance office, especially Ms. Prajkta, who consistently helped me clear all pending requirements on time and provided timely guidance whenever needed. As a result, my entire process was completed well before the deadline.

Overall, I would like to sincerely thank Nido Home Finance for turning my dream into reality. For a middle-class person like me, owning a home is always a cherished dream and Nido Home Finance made it possible. Thank you once again.

## Mr. GOVINDBHAI RATHOD

Gujarat

I, Govindbhai Rathod, originally resident of village – Jharakhiya, Dist. Amreli, Gujarat. We moved to Surat in search of better employment about 6 years ago. I was residing in rented house. As the business is now settled in Surat we have decided to purchase a house. We identified the property and applied for home loan at Nido Home Finance Ltd. In around 20 days all the formalities of home loan was completed. All the information was explained in detail by their representative. In this way, our dream of owning a house in Surat turned into a reality. We are thankful to Nido Home Finance Ltd for the same.

## Mr. RAVI SAVARKAR

Raipur

मैं रवि सावरकर पिता श्री बेनुकुमार सावरकर है । पता साई मंदिर महादेवघाट रायपुरा, रायपुर (छ.ग.) मैं नीडो होम फायनांस से फरवरी–25 में P+C मेरा लोन हुआ था। मेरा पिछले 1 वर्ष से लगातार किस्त समय पर अदा हो रही है अत: मैं नीडो होम फायनांस द्वारा संतुष्ट ग्राहक हूँ।

## Mr. RAMESH CHAUHAN

Gujarat

I, Ramesh Chauhan, am originally from the small village of Madhada in Amreli district, Gujarat. I moved to Surat in search of better business opportunites and overall growth and have been residing in Surat for the past 27 years. Since moving here, my family and I have been living in a small rented house. over time, we decided to purchase our own home.

We heard about Nido Home Finance Ltd., which provides home loans and applied for a loan with them. The entire loan process was completed within 15 days and our dream of owning a home has now been fulfilled. I am truly thankful to Nido Home Finance Ltd. for granting us a home loan and supporting us in making this dream a reality.

# Governance

**At Nido, governance forms the foundational principle that guides how we lead, operate and build trust. In an industry where credibility is non-negotiable, we hold ourselves to the highest standards that surpass obligations.**

We embed transparency, fairness and integrity into every aspect of our organisation. Whether it is customer interactions, regulatory engagements or stakeholder communication, we remain firmly committed to accountability, supported by clear communication and internal systems that promote discipline and prompt disclosures.

## Compliance as a Core Value

We place regulatory compliance at the core of our business conduct. Clear policies and disciplined internal evaluations enable us to remain fully compliant with applicable legal requirements and industry benchmarks.

> Our structured compliance framework safeguards stakeholder interests and strengthens the organisation's adaptability in an evolving market landscape.

## Strengthening Internal Controls

Given the size and scope of our operations, we have established a robust internal control system that is both scalable and effective. It is designed to ensure the accuracy of financial reporting while mitigating risks.

Our internal audit team independently monitors the efficacy of these controls and assesses adherence to statutory guidelines. Critical audit observations are reviewed by the Audit Committee, which actively recommends enhancements based on operational feedback and changing business dynamics.

## Governance Framework

The Board of Directors leads our governance ecosystem, backed by dedicated committees responsible for oversight of audit, risk and compliance. This governance architecture ensures a balance between strategic oversight and operational efficiency.

### Key Governance Drivers

- Oversight by an experienced Board
- Role-specific committees for audit, risk and compliance
- Regular reviews and policy alignment
- Focus on long-term stakeholder value

The framework is continuously fine-tuned to remain aligned with industry best practices and evolving industry requirements.

# Board of Directors

## Mr. Rajat Avasthi

Managing Director & CEO

Mr. Rajat Avasthi is the Managing Director and CEO of Nido Home Finance, with a career spanning over 25 years in various industries. With an MBA from University Business School, Chandigarh and B.Sc from Punjab University, Chandigarh, Mr. Avasthi brings more than 25 years of experience and leadership to Nido Home Finance. He was part of Asian Paints for 18 years where he held pivotal roles in sales, corporate marketing and strategy. Notably, he played a key part in devising a market entry strategy for the company's successful expansion into Indonesia. Prior to joining the Edelweiss Group in 2017, Mr. Avasthi held a leadership role at Vodafone as the Business Head for Punjab, Himachal Pradesh and Jammu and Kashmir.

## Mr. Gautam Chatterjee

Independent Director

Mr Gautam Chaterjee is a retired officer of the Indian Administrative Service of the Maharashtra cadre. During his illustrious career spanning over 33 years, Mr. Chatterjee has held crucial assignments in both the Government of Maharashtra and the Government of India. Notable among them are the Collector of Ratnagiri, Additional Municipal Commissioner of Mumbai Municipal Corporation, Joint Director General of Foreign Trade in the Ministry of Commerce, CEO of Maharashtra Housing and Area Development Authority, CEO of Slum Rehabilitation Authority, OSD of Dharavi Redevelopment Project, Principal Secretary of Maharashtra Housing Department, Joint Secretary in the Ministry of Defence, Director General of Shipping in the Ministry of Shipping and Additional Chief Secretary, Transport and Ports Department of the Government of Maharashtra.

## Mr. Sunil Phatarphekar

Independent Director

Mr. Sunil Phatarphekar is the proprietor of SNP Legal (Advocates) and has over 30 years of experience as a practicing advocate. He started his career in 1987 with Crawford Bayley & Company, Advocates and Solicitors, a preeminent law firm. Thereafter, he was admitted as a partner in Mahimtura & Company, to enhance their corporate practice. Subsequent to that, he co-founded Shah Desai Doijode & Phatarphekar Advocates. Mr. Phatarphekar also practices in the corporate field with specialisation in commercial contracts and new technologies. Mr. Phatarphekar also serves as a Non-Executive Director on the Board of various companies.

## Dr. Vinod Juneja

Independent Director

Dr. Vinod Juneja holds the degree of Bachelor of Law and PhD. Dr. Juneja has rich and varied experience of more than 3 decades in the Banking Industry with special expertise in International Banking, Foreign Exchange Syndication and Marketing and has worked with various domestic and international banks in senior positions. In recognition of his services, Dr. Juneja was conferred with various awards which inter alia include Udyog Ratna Award, Bharat Gaurav Award, Gold Star Award, International Gold Star Award, Achievers Excellence Award. He is also an active member of various business organisations and also on the Board of reputed companies.

## Mr. Shama Asnani

Non-Executive Director

Ms. Shama Asnani has over 20 years of experience in partnering with the business. She has driven the HR Function by leading multiple roles in Talent Acquisition, Performance Management, Organisation Engagement, Training, facilitating the desired transformation including Diversity. She has also been involved in leading global projects involving domain expertise. She is currently the Head of HR with Credit - Edelweiss Financial Services.

# Management Team

**At the helm of Nido Home Finance, we have a dynamic and versatile team of professionals who constitute our esteemed Management Team. This exceptional group showcases an amalgamation of diverse skill sets spanning finance, risk management, technology, human resources and strategy. With a shared commitment to delivering superior services, they are the driving force behind our organisation.**

## Mr. Ajeet Lodha

Chief Risk Officer

Mr. Lodha has been serving as our Chief Risk Officer (CRO) for the past six years and brings over two decades of experience across risk management, analytics, corporate strategy and planning, and quantitative trading. His extensive expertise in Credit Risk, Market Risk Management, Asset Liability Management, Operational Risk Management, and Fraud Risk Management is instrumental in safeguarding the organization's portfolio. Prior to joining us, he served as Chief Risk Officer and Head of Analytics at Edelweiss Tokio Life Insurance. He also co-headed the Global Risk Group at Edelweiss Financial Services Ltd. and, in earlier roles, led Risk & Analytics for the Proprietary Trading Desk within the Principal Strategies Group.

## Ms. Manisha Khadye

Head Legal

Ms. Khadye, heads the Legal vertical at Nido Home Finance. She has more than 28 years of legal expertise in various functions, such as Banking, Mortgages, including Construction and Builder Finance and Corporate Legal. She started her career as a Law Officer in The SVC Bank Ltd and later worked in the mortgage business across prominent companies, such as Kotak Mahindra Bank, HSBC and DHFL. She holds a Master in Law degree from the University of Mumbai and also holds a CAIIB qualification.

## Mr. Rohan Charles

Business Head - Affordable Housing

Mr. Charles heads the Affordable Housing Finance business at Nido Home Finance. He has over 23 years of experience, amalgamating expertise in setting up distribution network and extensive people management. He has worked and travelled across geographies in a multicultural environment to set up the distribution company of HDFC Ltd that accounted for over 50 % of HDFC Limited's business. He has a strong hold on key functions of a mortgage finance company with focus on tech solutions. Since 2020, he has been driving the growth of the affordable housing segment at Nido Home Finance.

## Ms. Kiran Agarwal Todi

Chief Financial Officer

Ms. Kiran Agarwal Todi, is a qualified Chartered Accountant (Membership no. 062931) and has ~20 years of experience in Financial Services Industry, providing strategic financial direction to various functions to deliver sustainable profitable growth and quality returns to all the stakeholders. Ms. Todi has worked with Deloitte, GE Capital International Services, HSBC, Price Waterhouse Coopers, Home First Finance Company and Aavishkaar Group. In her last stint with Aavishkaar Group, her key responsibility areas were Fund Raising, Treasury, Audit and Accounts and Secretarial function. She was also responsible for business development activities and strategic alliances.

## Mr. Umesh Wadhwa

Chief Business Officer and Head of Product and Marketing

Mr. Wadhwa, our Chief Business Officer, brings more than 20 years of experience in banking loans, credit risk and business development. His leadership in the home-loan mid-ticket business, construction-finance business and heading the product and marketing function has been integral to Nido Home Finance for over a decade. He is associated with Edelweiss for 15 years and previously worked with organisations, such as HDFC Limited, ICICI Bank and has international experience with the Standard Chartered Bank.

## Mahesh Dubey

Chief Operating Officer

Mr. Dubey, our Chief Operating Officer (COO), brings close to three decades of rich experience in the financial services domain across retail and wholesale asset products. An MBA from the School of Management, Pondicherry, he has held leadership positions with renowned institutions, such as Bajaj Finance, Citi Group, UBI Nigeria and Tata Capital Housing. With over ten years of association with the Company, he has been instrumental in strengthening core operations and driving key strategic initiatives. His strong expertise in real estate finance, credit underwriting, risk management and relationship building. He has played a vital role in maintaining portfolio quality and supporting the Company's long-term growth.

# Corporate Information

**Details as on April 29, 2025**

## Board of Directors

Mr. Gautam Chatterjee
Chairperson - Independent Director

Mr. Sunil Phatarphekar
Independent Director

Dr. Vinod Juneja
Independent Director

Ms. Shama Asnani
Non - Executive Director

Mr. Rajat Avasthi
Managing Director & CEO

## Chief Financial Officer

Ms. Kiran Agarwal Todi

## Company Secretary

Ms. Archana Nadgouda

## Statutory Auditors

M/s. MGB & Co. LLP

## Registered Office

Tower 3, Wing 'B',
Kohinoor City Mall, Kohinoor City, Kirol Road,
Kurla (West), Mumbai – 400 070
CIN: U65922MH2008PLC182906
Tel: +91 22 4272 2200
Email: secretarial.team@nidohomefin.com

## Registrar & Transfer Agent

**MUFG Intime India Private Limited**
(formerly known as Link Intime India Private Limited)
C- 101, 1st Floor, 247 Park,
L.B.S. Marg, Vikhroli (West),
Mumbai 400 083, Maharashtra, India
Tel: +91 22 4918 6200;
Fax: +91 22 4918 6195

**Kfin Technologies Limited**
Karvy Selenium Tower B, Plot 31-32,
Gachibowli, Financial District,
Nanakramguda, Hyderabad - 500 032
Tel: +91 40 6716 222;
Fax: +91 40 2300 1153

# Management Discussion and Analysis

## Macro-economic Review and Outlook

While global growth is projected to remain modest 2.8% in 2025, India continues to stand out, with the IMF projecting growth of 6.2% in 2025 and 6.3% in 2026. Supported by strong fundamentals and strategic government initiatives, India is well-positioned to navigate the evolving global challenges.

### Global Outlook

After an unprecedented series of disruptions in recent years, global growth remained stable yet subdued through 2024 and was projected to continue similarly, as per the IMF's January 2025 forecast. However, following the sharp escalation in trade tensions with U.S. tariffs rising to levels "not seen in a century" (IMF, April 2025) has weakened the outlook. The IMF now expects global growth to slow to 2.8% in 2025 and 3.0% in 2026. Growth in the euro area is projected to moderate to 0.8%, while emerging market and developing economies are expected to slow to 3.7% in 2025, with significant downgrades for economies most exposed to recent trade actions. Inflation is anticipated to ease, albeit at a slower pace than earlier expected, with global headline inflation reaching 4.3% in 2025 and 3.6% in 2026.

### India Story

According to the RBI, India's GDP growth is projected at 6.5% in FY 2025–26, supported by resilient demand and improving investment momentum. Inflation is expected to remain around 4%, with risks from global and weather-related factors 'evenly balanced'. Liquidity has improved, helping stabilize short-term rates and funding costs. The external sector remains resilient with strong services exports and healthy forex reserves. The RBI signals cautious optimism, while remaining prepared to act if conditions evolve.

Looking ahead, the RBI envisions a landscape of stable growth and anchored inflation, buoyed by easing financial conditions and resilient demand. These dynamics, coupled with a more accommodative funding environment is set to catalyze credit expansion, creating tailwinds for the broader economy and housing finance companies alike.

## Industry Overview - Unabated Demand for Housing

India's housing finance sector is stepping into a phase of sustained, structural growth. As of September 2024, individual housing loans have surged to ₹33.54 lakh crore, marking a 14% year-on-year rise. This momentum reflects the growing aspirations of a younger demographic and the steady evolution of the country's credit infrastructure. In the first half of FY25 alone, disbursements crossed ₹4 lakh crore, highlighting the sector's resilience. Encouragingly, there is a visible deepening of financial inclusion, with an increasing share of credit flowing towards the Economically Weaker Section (EWS) and Lower-Income Group (LIG) segments.

Housing prices too have risen by approximately 6.8% year-on-year in Q2 FY25, compared to 4.9% the year before, underscoring the enduring confidence of both homebuyers and lenders.

Several factors such as strong macroeconomic fundamentals with GDP growth projections at 6.46.5% in FY25, affordable interest rates and the irreversible tide of urbanization played a pivotal role. Post-pandemic shifts towards home ownership, particularly for larger homes, continue to shape buyer preferences, while banks and Housing Finance Companies (HFCs) ensure that credit flows remain accessible and competitive.

The sector's future is being reshaped by purposeful expansion into Tier II and III cities, supported by progressive policies such as PMAY 2. 0, UIDF, ARHC and the digitization of land records. Technology is also transforming the sector, helping institutions reimagine customer journeys, underwriting processes and portfolio management. As innovation in green housing, digital underwriting and co-lending frameworks gathers pace, the housing finance is poised to play an even larger role — not only in funding the construction of homes but also in uplifting communities and transforming aspirations into reality.

## Affordable Housing – A Strategic Growth Driver

Affordable housing is emerging as one of the most powerful engines of growth in India's housing ecosystem. Rapid urban migration, rising economic mobility within the EWS and LIG segments and targeted government interventions are creating a large and sustainable opportunity.

Affordable Housing Finance Companies (AHFCs) are uniquely positioned to address this demand, particularly in semi-urban and emerging geographies, with their strong underwriting frameworks and deep distribution capabilities. The segment remains significantly underpenetrated, offering meaningful headroom for sustained credit expansion and meaningful impact, especially among first-time homebuyers.

The government's continued support through schemes such as PMAY and the revised Priority Sector Lending (PSL) guidelines will further accelerate progress, ensuring that affordable housing is not just a dream but an achievable reality for millions.

At Nido, a significant portion of our retail customer base falls within the Affordable Housing segment, with an average ticket size of ₹18 lakhs in FY25. This segment contributes over ₹1,400 crore to our loan book. We operate at the intersection of aspiration and access, serving traditionally underserved customers such as salaried individuals without formal income documentation, self-employed micro-entrepreneurs and first-time homebuyers in Tier II and III cities. With simple documentation, doorstep service

and underwriting powered by analytics, we bring formal credit to people who have never dealt with a bank before. We are confident that this focus will enable us to deliver both scalable growth and lasting social impact, helping to build a stronger, more inclusive India.

## Company Overview

Nido Home Finance is an asset-light, affordable housing finance company, operating with the agility of a start-up and the stability of a seasoned institution.

Founded in 2010 as Edelweiss Housing Finance, Nido Home Finance has continually evolved to stay ahead of India's dynamic housing landscape. Initially, serving large-ticket urban borrowers, our focus has shifted toward granular, underserved and informal-income segments within affordable housing, especially in non-metro towns and micro-markets. This strategic pivot reflects our commitment to inclusive growth, particularly supporting and deepening our engagement with underserved segments—including new-to-credit borrowers and women homeowners—who are driving the next chapter of India's growth story.

Our name, 'Nido,' draws inspiration from the Sanskrit word "नीड़" (Nid), meaning 'Nest' — a reflection of our core purpose: enabling homeownership. We operate through 67 strategically located branches across high-growth urban centers, Tier I and Tier II towns and key micro-markets within Tier I cities. To extend our reach into deeper pockets, we follow a hub-and-spoke model, with branches as hubs and spoke locations ensuring last-mile connectivity. Our loan portfolio remains primarily retail home loan-focused and we are proud to serve a growing customer base of more than 20,000 individuals.

### Staying Nimble. Scaling with Intent.

India's credit landscape has shifted significantly in recent years, from the liquidity crisis to the pandemic, reshaping traditional capital flows. Conventional bank lending to NBFCs and HFCs moderated, while new funding structures such as securitization and co-lending, emerged to bridge the gap.

At Nido, we anticipated these shifts early and pivoted our business model decisively towards an asset light model, backed by co-lending and securitization as core operating strategies. Through these transactions, we have raised over ₹20 billion in cashflows over the past three years, building a strong foundation of investor trust and execution capability. Supported by this model, our ability to disburse loans independently of traditional funding sources has strengthened significantly. As a result, our disbursal volumes have increased from ₹11 billion to ₹14 billion, relative to our traditional resource mobilization through term loans and NCDs.

Today, the early signs of scale are clearly visible. Our co-lending platform is well established, with the value of co-lended loans multiplying annually and a cumulative CLM loan pool of ₹5 billion built over the past four years. We have thus strengthened our funding mix and built avenues for sustainable growth. With a strong foundation in place, we are now accelerating and capitalizing on the next phase of growth.

### Laying the Foundation for Sustainable Growth – Pivot to an Asset Light Model

By pivoting to an asset light model, we have fundamentally rewired the way we operate. Over the past few years, every part of the organization—from our frontline teams to leadership— has fully understood and embraced the asset light framework.

In an asset-light model, the company focuses on its core strengths — such as customer sourcing, service delivery and operations management — without tying up large amounts of its own capital in assets. Instead, it partners with institutions that provide the heavy capital. In housing finance, an asset-light model means that the HFC or NBFC originates loans but relies on banks to fund most of the lending. The HFC designs products aligned with bank requirements and focuses on activities it knows best, such as customer acquisition, credit assessment and servicing. The benefits are clear: the HFC gains predictable funding without excessive balance sheet risks. The bank expands into customer segments it might otherwise miss and customers benefit from easier access to housing finance. In many cases, this is supplemented by selling loan pools through securitizations like Direct Assignments (DA) and Pass-Through Certificates (PTCs), providing the HFC additional liquidity without long-term asset holding. The model succeeds by sharing risks, utilizing each partner's strengths and ensuring sustainable growth.

In the past three years, Nido has executed 42 securitization transactions across 11 investors, generating over ₹16 billion in cashflows.

While we started our journey 14 years ago, the last four years have been transformative. We have managed to change over the past 34 years by building new processes, developing fresh capabilities and reshaping the way we engage with partners and stakeholders. The core way of looking at our business is redefined, thus, in spirit and in approach, we are four years young— agile, innovative and poised for the opportunities ahead.

## Levers for Scaling: Building on a Strong Foundation

At Nido, our foundation for scaling is already in place. We have invested consistently across critical pillars, positioning ourselves for steady and sustainable growth:

### A Differentiated Asset-light Business Model

Over the past three years, we have invested in not just understanding co-lending better, but also in cementing strategic partnerships with marquee partners such as State Bank of India, Standard Chartered Bank, Bank of Baroda and UCO Bank. Significant effort and time have gone into fully automating the co-lending transaction pipeline, a complex task that requires aligning multiple partnerships and designing robust processes. Our investment in this intellectual capital positions us with a strategic head start, giving us a competitive advantage as others continue to master this business model.

### Established Brand and Parentage

The Edelweiss Group is one of India's prominent financial services organizations offering a diverse portfolio of products and services catering to institutional, HNI and retail clients. Today, the Edelweiss Group enjoys a strong brand franchise backed by an enviable track record of value creation. By leveraging the existing relationships and natural synergies with the Edelweiss Group, we are well positioned to expand our AUM and build greater scale.

### Well Defined Processes

Our business processes ensure complete independence of functions and segregation of responsibilities. We have deployed state-of-the-art credit appraisal mechanisms that enable us to access affordable housing customers without compromising quality. Standardization across processes ensure high levels of service-quality and operational efficiency. Our collection and recovery procedures are designed to minimize delinquencies and maximize recoveries. We have a well-defined risk management policy framework for risk identification, assessment and control, to effectively manage risks associated with various business activities. We seek to monitor and control risk exposure through robust financial, credit and operational reporting systems.

### Experienced Management Team

Our governance is strengthened by a strong and independent board, with Independent Directors bringing extensive experience in Financial Services, Administration and Law. The management team consists of senior talent with deep understanding and knowledge of the housing finance space and also of the extended financial services industry. We have built a diverse and experienced talent pool through careful calibrated recruitment and training strategies. We have invested in people ahead of the curve keeping in mind our long-term growth plans. As of March 2025, our employee headcount stood at ~ 720.

### Future-ready Ecosystem Based on Technology and Analytics

During the pandemic, we prioritized investing in technology that is future-ready and adaptable. We developed our loan origination system in-house on a low-code platform. This approach has proven effective in providing quick turnarounds during integration with the automated co-lending platform used by our strategic partners. Our Loan Management System (LMS) and other peripheral systems are continuously upgraded to support scalable business operations.

Recognizing the transformative power of data science, we continue to invest in developing multiple use-cases associated with portfolio management, Customer Value Management (CVM) and process efficiency, including:

1. **Data-Driven Decision Making:** Deployment of advanced underwriting scorecards
2. **Enhancing Customer Lifetime Value:** Effective retention and acquisition programs
3. **Scalability in Operations:** Automation and simplification of document processing
4. **Improving Risk Vigilance:** Implementation of risk models, simulations and dashboards that enable effective portfolio and collections risk management

## Deep Understanding of Our Customers:

Customer centricity is key to all aspects of our business, be it product management or process development. We have extensive platforms to hear the 'voice of our customers', backed by customer research, which allow us to be close to our customers at all points in time to understand and take care of their financial requirements.

### Our Product Portfolio

At the core of our offering is a range of mortgage-backed loan products that are designed to meet the diverse needs of our customers:

- Home Loans form the backbone of our business, enabling both salaried and self-employed individuals to purchase, construct, or renovate their residential properties. These loans, secured against the property itself, account for 68% of our Loan Book as on March 31, 2025.
- Non-Housing Loans, primarily Loans Against Property (LAP), are extended primarily to self-employed customers, secured against clear-title property assets. These loans help unlock capital for business expansion, property acquisition, or other personal or professional needs, contributing 19% to our Loan Book as on March 31, 2025.

- Construction Finance supports the development of residential projects, backed by strong collateral security. Disbursements are milestone-based, closely linked to the progress of construction. This portfolio comprises 13% of our Loan Book as on March 31, 2025.

We are also actively building new pillars of growth:

- Green Home Loans, financing eco-friendly, certified sustainable homes, aligned with our commitment to environmentally responsible lending and future-ready living.
- Affordable Housing Loans, where we aim to bring the dream of home ownership closer for economically weaker sections and lower-income groups, in step with national housing initiatives.
- Balance Transfer and Top-up Loans, offering customers the opportunity to benefit from better terms, along with additional funds against the security of their homes.

Our portfolio reflects our belief: Growth must be inclusive, sustainable and built on a strong foundation of trust and financial prudence.

## Customer Profile

We continue to expand our reach among small-ticket, first-time borrowers, in line with the Government of India's 'Housing for All' initiative. Our focus remains on growing steadily while maintaining strong underwriting standards and a high-quality loan book.

New-to-credit customers form an important part of this strategy:

- 25% of retail customers sourced in FY25 had no prior credit history.
- As of March 31, 2025, new-to-credit borrowers made up 38% of our retail portfolio.
- We believe growth outside major metropolitan areas will be a key driver over time:
- 74% of our loan accounts are from non-metro locations, highlighting our commitment to financial inclusion beyond urban centers.
- Self-employed customers, often overlooked by traditional lenders, are a segment where we see meaningful opportunity with prudent risk management:
- 53% of retail customers sourced in FY25 were self-employed.

## Financial Highlights

During FY25, the Company disbursed loans totaling ₹13.77 billion and closed the year with an Assets Under Management (AUM) of ~ ₹42.35 billion. The gross credit book stood at ₹32.44 billion as of March 31, 2025.

Our fundamentals remain strong. We ended the year with a CRAR of 33.61%, a Net NPA of 1.76% and a moderate leverage ratio with Debt-to-Equity at 3.8x. Standalone Profit After Tax for FY25 stood at ₹18.6 crore. Return on Average Total Assets was 0.47%, while Return on Average Net Worth was 2.28%.

We maintain a diversified funding base across banks, NHB, Non-Convertible Debentures (NCDs) and securitization. In FY25, we raised ₹3.50 billion through term loans and ₹3.70 billion through public NCDs. Over the same period, co-lending and securitization transactions totaling ₹3.56 billion were completed with NBFCs and insurance companies.

Operating expenses was ₹1.70 billion, while finance costs were ₹3.20 billion. Asset quality and collection performance improved during the year. Collection efficiency remained robust at 99.03%.

We had earlier recognized elevated credit costs during FY21 and FY22, absorbing much of the pandemic-related impact upfront. These were expected to smoothen out over the next 3 to 4 years. Hence, resulting in a total credit cost of ₹11 crore for the year.

The Company's credit rating remains strong, with an A+ (Stable) rating from CRISIL.

## Major Risk and Mitigation Measures.

A successful risk management framework can help a company achieve business objectives amidst changing business dynamics and macroeconomic environments in the Volatility, Uncertainty, Complexity and Ambiguity (VUCA) world. At Nido Home Finance, our risk management is not just another function; it is an integral part of business strategy.

A careful consideration of risk is central to every business decision - "Is it worth it?" and "Can we afford it?". This principle-based approach has stood out well in protecting the organization from the vagaries of the external world.

Our robust risk management system enables us to identify, assess, monitor and manage risks. It involves analyzing potential risks, determining the likelihood and impact of those risks and developing strategies to mitigate or manage them. The primary goal of risk management is to minimize the impact of risks on the operations, financial performance and our reputation. It is an ongoing process that requires constant attention and adaptation to changing business conditions. We are committed to managing risk, balancing risk and rewards and supporting the overall business objectives.

The Enterprise Risk Management (ERM) framework is followed for holistic risk management. The objective of the ERM framework is to look at the risks from all perspectives, not just credit or financial risks and ensure that key risks are adequately addressed in a timely manner. The organization has developed an in-house 'Eleven-risk Framework' to ensure adequate focus on the key risks faced by the Company: namely, Market risk, Credit risk, Fraud risk, Operational risk, Physical and Infrastructure risk, Technology risk, Liquidity risk, People risk, Regulatory risk, Reputational risk and Business risk.

Our credit risk framework ensures a prior and periodic comprehensive assessment of every client, counterparty and the collateral. Exposure limits are sanctioned to counterparties based on their creditworthiness and pre-defined credit policy, duly approved by the board. The credit risk monitoring mechanism ensures that exposure to clients is diversified and remains within stipulated limits. Mindful assessment of the quality and quantum of collateral is key for a client limit.

The credit risk management framework typically includes identifying credit risks, establishing credit policies and procedures, underwriting, ongoing monitoring credit risk, mitigation of credit risk, reporting and management of credit risk and improvement wherever required. Credit underwriting involves analyzing financial statements, credit reports and other relevant information to assess the borrower's loan repayment ability. Ongoing monitoring and improvement involve analyzing data on credit losses, conducting regular risk assessments and updating policies and procedures to reflect changes in the organization or the external environment.

The Company has an elaborate Liquidity Risk Management framework. The pivot to the 'Asset Light' business model facilitates ALM risk management structurally. CLM (Co-Lending Model) and securitization are the key levers of the asset light framework. Additionally, the asset-liability mismatch and collateral margins are regularly assessed. Liquidity requirements are closely monitored and necessary care is taken to maintain sufficient liquidity for maturing liabilities and for any unforeseen requirements. Diversification in the sources of borrowing is ensured to reduce dependence on a single source. Operational risk is monitored by checking on metrics such as system downtime, fraud incidents and operational losses to identify and mitigate operational risk. In addition to defining new processes, constant review of all critical processes is undertaken to proactively identify weak controls and strengthen the same. This helps us in ensuring compliance with governing laws. The business environment, increasing complexities and sophistication of technology make us vulnerable to both internal and external fraud risks. The anti-fraud framework that emphasizes on proactive reporting and early detection of incidents is defined and implemented. Training and campaigns ensure that the employees are cognizant of this risk. More specifically, due diligence of borrower's income, KYC and title reports is carried out strictly as per the policy to avoid fraud. The framework for fraud risk management typically includes assessment of fraud risk, development of fraud prevention policies and procedures, implementation of fraud prevention policies and procedures, detection and investigation of fraud incidents, response to fraud incidents and ongoing monitoring and improvement. The Company is exposed to various changes in laws and regulations. Regularly realigning with the changed regulatory framework is the key to mitigating this risk.

Our risk management approach is three-pronged: understanding the risk, taking timely and adequate risk management actions and maintaining strong risk oversight. The three lines of Defense model enables a profound understanding to help take timely action with adequate governance mechanisms.

Further, the Risk Appetite framework guides the Company in developing risk tolerances for strong risk oversight. Our risk appetite is reviewed periodically by the Board of Directors to ensure that it remains appropriate to the business objectives and risk environment. Across each risk vector, several Key Risk Indicators (KRI) are presented, supporting the risk appetite statements. The feasibility of the KRIs and thresholds is reviewed annually to consider potential changes in the underlying assumption used in defining such KRIs. This outlook on risk management has enabled the Company to be a step ahead through environmental stress.

## Our People

### Celebrating a Year of Shared Success

People make up the core of who we are. Naturally, we at Nido Finance, take pride in promoting an environment where every individual's talent is valued, every voice is heard and every idea is embraced.

**Engaging and Nurturing Success:** We are committed to being an employer of choice. Our efforts center around promoting employee well-being, nurturing talent through rewarding programs, fostering leadership connections and ensuring recognition through our existing platforms, such as Nido Premier League, WOW Café, WOW cards and WOW Champions.

**Future-Forward Excellence:** To help foster talent and embrace new-age capabilities, this year, our aim will be to collaborate with campuses and institutes to train interns and apprentices, ensuring a strong pipeline of emerging talent. Additionally, we've implemented internal career-growth platforms to facilitate growth opportunities and help our employees explore diverse role within the organization.

**Nurturing Harmony in Work and Life:** We are deeply invested in the holistic well-being of our employees. Our extensive internal employee benefits include comprehensive leave policies, mediclaim, wellness initiatives, corporate sports programs. Our open-door culture encourages transparent communication support work-life balance, we have introduced Jump Start Friday, allowing employees log off early on Friday of each month to recharge and pursue personal interests.

**Emphasizing Learning and Leadership Growth:** We believe continuous learning is key to long-term success. Our Siksha learning platform and performance management framework are designed to pinpoint the essential competencies for employees to succeed and excel in their respective roles. We invest in our workforce by providing targeted interventions in areas such as domain knowledge, functional expertise, behavioral skills, technical proficiency and leadership development.

## Internal Control Systems

Nido Home Finance has an adequate internal control system commensurate with the nature, complexity of its business and the size of its operations and designed to ensure accuracy and promptness in financial reporting, fraud control and compliance with laws and regulations. The Internal Auditors monitor and evaluate the efficacy and adequacy of internal control systems in the Company and their compliance with regulatory directions. All significant audit observations and follow-up actions thereon are reported to the Audit Committee of the Board of Directors, which actively reviews the adequacy and effectiveness of the internal control systems and suggests improvements for strengthening the existing internal control system because of changing business needs. Based on the Internal Auditor's report, process owners undertake corrective actions in their respective areas and strengthen the controls.

## Corporate Governance Philosophy

At Nido, we are committed to upholding the highest standards of corporate governance, aspiring to be a paradigm of integrity in the Housing Finance sector. We firmly believe that exemplary corporate governance is pivotal to achieving this vision, therefore we have prioritized the implementation of robust practices across all aspects of our operations.

For us, corporate governance extends beyond mere regulatory compliance; it embodies transparency, fairness, accountability and integrity, bolstered by effective internal controls and timely disclosure to stakeholders. Through our annual report, we proudly reaffirm our unwavering commitment to governance and compliance, thereby recognizing them as foundational to our operational ethos.

Commitment to Compliance: Compliance is integral to our business operations. We ensure diligent adherence to all relevant laws and regulations. Through comprehensive policies, procedures and regular assessments, we uphold the highest standards of legal and ethical conduct, safeguarding the interests of our stakeholders and fortifying our resilience in the dynamic market environments, with confidence and credibility.

Governance Framework: Led by the Board of Directors and supported by various committees, our robust governance framework provides effective oversight and strategic guidance.

Committees enhance structural efficiency and effectiveness, addressing specific governance areas. Continuous improvement ensures adherence to best practices and regulatory compliances, enhancing long-term stakeholder value.

## Outlook and Summary

The housing finance industry is entering a multi-year growth cycle, driven by structural demand, policy support and expanding credit penetration.With a resilient business model, robust governance framework and disciplined execution, Nido is well-positioned to scale responsibly and sustainably. Having laid a strong foundation and institutionalized an asset-light, future ready model, we are poised to seize the opportunities ahead, with clarity, confidence and discipline, with a clear line of sight to sustainable growth.

# Board's Report

To the Members of
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited),

The Directors hereby present their 17th Annual Report on the business, operations and the state of affairs of the Company together with the audited financial statement for the year ended March 31, 2025 (year under review):

## Financial Highlights

(₹ in million)

| Particulars | 2024-25 | 2023-24 |
|---|---|---|
| **Total Income** | **5,206.26** | **4,648.43** |
| Total Expenditure | 5,011.43 | 4,387.88 |
| **Profit before tax** | **194.83** | **260.55** |
| Tax Expense (including Deferred Tax) | 8.50 | 67.50 |
| **Profit after tax** | **186.33** | **193.05** |
| Add: Profit and Loss account balance brought forward from previous year | 2,443.34 | 2,278.74 |
| Other comprehensive income for the year | (2.06) | (0.56) |
| **Profit available for appropriation** | **2,627.61** | **2,471.23** |
| Appropriations | | |
| - Transfer to special reserve under Section 29C of the National Housing Bank Act, 1987 | (38.76) | (38.60) |
| - Transfer from Debenture redemption reserve | - | - |
| - Reversal of ESOPs charges or cancellation | 1.86 | 10.71 |
| - Deferred Tax Liability on opening balance of special reserve created and maintained u/s 36(1)(viii) of the Income Tax Act, 1961 | - | - |
| - Dividend to Equity Shareholders | (52.01) | - |
| **Surplus carried to Balance Sheet** | **2,538.69** | **2,443.34** |
| **Networth (net of intangibles and deferred tax asset)** | **8,282.00** | **8,147.88** |

## Results from operations and Information on the state of affairs of the Company

During the year ended March 31, 2025, the Company earned revenues of ₹5121.00 million as against ₹4579.20 million in the previous year and the Profit after tax for the year ended March 31, 2025 stood at ₹186.33 million as compared to a profit after tax of ₹193.05 million in the previous year. Of the total income earned during the year, income from fees and commission stood at ₹457.17 million and income from lending activities stood at ₹4452.66 million.

During the year under review, the loan sanctions (in-principal approvals) and the loan disbursements were ₹25,608.56 million and ₹ 36,302.39 million respectively. Out of total income of ₹5206.26 million earned during the year, income from fees and commission stood at₹457.17 ¬¬million.

The Company is primarily engaged in the business of providing loans and advances for housing activities. It is also engaged in soliciting and procuring insurance business as a Corporate Agent. During the year under review, there has been no change in existing nature of business of the Company.

## Transfer to Reserves:

Out of profit for the year, ₹38.76 million has been transferred to special reserve under Section 29C of the National Housing Bank Act, 1987.

## Transfer from Reserve

Pursuant to the provisions in the Companies Act, 2013 read with relevant rules thereunder, the Company being an Housing Finance Company is exempt from creation of Debenture Redemption Reserve in respect of NCDs issued during the year. In respect of public issuance of NCDs, the Company has invested 15% of the amount of debentures maturing during the corresponding financial year to maintain liquidity to fulfill its obligations arising out of debentures.

## Dividend

The Board of Directors of the Company at their meeting held on April 29, 2025 have recommended a final dividend of Re.0.35 per equity share of face value of ₹10/- each for the financial year 2024-25. The same is subject to the approval of the shareholders at the ensuing Annual General Meeting.

## Share Capital

As at March 31, 2025, Authorized Share Capital and Paid up Share capital of the Company stands at ₹750 million and ₹693.5 million respectively. During the year under review, there was no change in the Authorized Share Capital and Paid-up Share Capital of the Company.

## Transfer of Shares

During the year under review, no share transfer requests were received by the Board of Directors.

## Capital Structure

As on 31st March 2025, out of the Company's total equity paid-up share capital comprising of 69,350,000 Equity Shares, 69,349,994 Equity Shares representing 100% of paid-up equity capital were held in dematerialized mode.

## Credit Ratings

The credit ratings enjoyed by the Company from various rating agencies as on 31st March 2025 are detailed in the Corporate Governance Report.

## Finance & Resource Mobilization

Our Company continued to borrow funds from Banks and various financial institutions in line with the Asset-Liability Management requirements.

During the year under review, the Company issued Secured Redeemable Non-Convertible Debentures aggregating to an amount of ₹2,412.88 million through Public Issue and ₹100 million on private placement basis.

The Company has been regular in making payments of principal and interest on NCDs. During the year under review, the Company has paid/redeemed Non-Convertible Debentures amounting to ₹516.287 million on or before their respective due dates. As of March 31, 2025, outstanding Secured Non-Convertible Debentures stands at ₹11958.18 million and outstanding Unsecured Non-Convertible Debentures amount to ₹500 million.

Further the Company has borrowing lines from Banks/ FIs which were available for the liquidity requirements of the Company. Apart from these, the Company assigned retail pool of mortgage assets amounting to ₹356.50 cr.

In terms of para 68 of the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the total number of non-convertible debentures which have not been claimed by the investors or not paid by the housing finance company after the date on which the non-convertible debentures became due for redemption were ₹1,74,767.00, and the total amount in respect of such debentures remained unclaimed or unpaid beyond the date referred hereinbefore was ₹49,92,960.

## Change in credit rating

The Company enjoys credit rating from various Rating Agencies. The details of the credit ratings are more particularly provided in the Notes to the Financial Statements and Corporate Governance Report.

## Subsidiaries, Joint Ventures and Associate Company

Your Company does not have any Subsidiary or Associate Company, nor has it entered int any Joint Venture Agreement.

## Loans, Investments and Guarantees

The Company is engaged in the business of providing loans and making investments as part of treasury activities, particulars of which are provided in the Notes to Financial Statements. Except as disclosed in the financial statements, during the year under review, the Company has not given any guarantee.

## Updates post March 31, 2025

There were no major update post March 31, 2025.

## Material changes and commitments, if any, affecting the financial position of the company

Except as disclosed in the notes to accounts, if any, there has been no material changes and commitments, if any, affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the financial statement relates (i.e. March 31, 2025) and the date of this report.

## Annual Return

In accordance with the provisions of Section 92 of the Companies Act, 2013 and the Rules framed thereunder, the copy of the annual return would be made available on the website of the Company at https://nidohomefin.com/ within the prescribed timelines.

## Management Discussion and Analysis Report

Management Discussion and Analysis Report for the year under review as stipulated under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 forms part of the Annual Report.

## Related Party Transactions

All the Related Party Transactions entered by the Company are on arm's length basis and in the ordinary course of business. Particulars of contracts or arrangements with the related

Parties as referred to in sub-section (1) of Section 188 of Companies Act, 2013 read with Regulation 23 of SEBI (Listing Obligation and Disclosure) Regulations 2015 ("SEBI Listing Regulations") and forming part of this report is provided in the financial statement and also annexed as Annexure I (Form AOC-2). All the Related Party Transactions as required under Ind AS-24 are reported in the Notes to the financial statement.

The Company has formulated Related Party Transactions Policy. The Policy is uploaded on Policy on Related Party TransactionsNew.pdf

## Directors and Key Managerial Personnel

### i. Independent Directors

In accordance with the provisions of Section 149 of the Companies Act, 2013 and SEBI Listing Regulations, the Independent Directors submitted declarations that each of them meet the criteria of independence as provided in the said section. Based on the aforesaid, the Board confirms that they meet the criteria of independence as prescribed in Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of SEBI Listing Regulations and that they are independent of the Management.

Further, in the opinion of the Board, all existing Independent Directors meets the standards of the Company with regard to integrity, expertise and experience (including proficiency). Further, their name have been included in the data bank created by Indian Institute of Corporate Affairs in terms of the Companies (Appointment and Qualification of Directors) Fifth Amendment Rules, 2019 dated October 22, 2019.

### ii. Non-Independent Directors

#### a. Non-Executive Director

The Board of the Company has 1 (one) Non-Executive Director as on the date of this report. The Non-Executive Directors are liable to retire by rotation.

#### b. Executive Director

Mr. Rajat Avasthi (DIN - 07969623), is the Managing Director & Chief Executive Officer ("MD&CEO") of the Company. He was re-appointed as the MD&CEO of the Company for a term of 3 years with effect from September 23, 2023. The Executive Director is liable to retire by rotation.

#### c. Director retiring by rotation

Mr. Rajat Avasthi (DIN – 07969623) retires by rotation at the ensuing Annual General meeting (AGM) and, being eligible, offers himself for re-appointment.

#### d. Key Managerial Personnel

During the year under review and until the date of this report there were no changes in the Key Managerial Personnel of the Company.

## Number of Board Meetings held

During the year ended March 31, 2025, the Board met 7 (seven) times on April 16, 2024, May 7, 2024, June 24, 2024, July 25, 2024, August 29, 2024, October 22, 2024 and January 24, 2025.

The constitution of the Board of Directors and changes thereto during the year under review is detailed in the Corporate Governance Report.

## Nomination and Remuneration Policy

The Company has formulated a Nomination and Remuneration Policy as per the provisions of Section 178 of the Companies Act, 2013. The Policy provides a framework for the remuneration of the Directors, Members of Senior Management and other employees of the Company and ascertaining the criteria for appointment/ re-appointment of the Directors. The Policy is placed on the website of the Company viz. https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Remuneration%20Policy.pdf

## Evaluation of the performance of the Board

The Board has framed a Board Evaluation Policy ("the Policy") for evaluating the performance of the Board, Chairman, Executive Directors, Independent Directors, Non-executive Directors and Committees of the Board.

The Policy, inter-alia, provides the criteria for performance evaluation such as Board effectiveness, quality of discussion and contribution at the meetings, business acumen, strategic thinking, time commitment, relationship with the stakeholders', contribution of the Committees to the Board in discharging its functions, etc.

According to the Policy, the Company has carried out the performance evaluation of the Directors including the Chairperson, Committees and Board as a whole for the FY 2024-25. The Independent Directors at their meeting held on April 29, 2025 reviewed the performance of the Non-Independent Directors, Executive Directors and Board as a whole. The Report of the Performance Evaluation of all the Directors was presented to the Board at their meeting held on April 29, 2025. The Board discussed the report and overall found the performance of the Directors, Committees and the Board was satisfactory.

## Internal Control Systems and their adequacy

The internal controls at Nido are commensurate with the business requirements, its scale of operation and applicable statutes to ensure orderly and efficient conduct of business. These controls have been designed to ensure reasonable assurance with regard to maintaining proper accounting controls, substantiation of financial statements and adherence to IND AS requirements, safeguarding of resources, prevention and detection of frauds and errors,

ensuring operating effectiveness, reliability of financial reporting, compliance with applicable regulations and relevant matters covered under section 134 (5) (e) of the Companies Act 2013.

The Internal Control Framework of Nido follows the below assurance practices to strengthen overall control:

- COSO framework is implemented by considering the control environment, periodic risk assessment, performing control activity, timely communication to management and monitoring the control activities on a continuous basis.
- Assurance on process efficiency by defining relevant, adequate scope of internal audit, pro-actively preparing for regulatory review, remediating through preventive and corrective steps for identified risk events.
- Reliability of internal controls aligned to risks identified in Risk Control Self-Assessment (RCSA) is monitored through process and internal financial control review.
- Adequate documentation in the form of policies and SOPs (Standard Operating Procedures) enhances the control mechanism.

## Internal Financial Controls

The internal financial controls adopted by the Company are in accordance with the criteria established under the Internal Control – Integrated Framework (2013) issued by the Committee of Sponsoring Organisations of the Treadway Commission. Based on its internal evaluation and as confirmed by the Statutory Auditors of the Company, the Management Team believes that adequate internal financial controls exist in relation to its Financial Statements.

Further details relating to the Company's internal control systems and internal financial controls and their adequacy are covered in the Management Discussion and Analysis.

## Risk Management

Risk Management is an integral part of the Company's business strategy. The Risk Management Committee oversees the risk management framework of the Company through regular and proactive intervention by senior management personnel.

The constitution and the changes in the constitution of the Risk Management Committee during the year under review is provided in the Corporate Governance Report.

The Company has a Risk Management Policy in place and adopts a conservative and forward-looking risk management practices while lending. The risk management framework ensures that the Company underwrites to prudent risk standards, focuses on its target segment and delivers sustainable profitability. The Senior Management is responsible for ensuring that appropriate methodology, processes and systems are in place for monitoring, identifying and reviewing the risks associated with the business of the Company, with due support and guidance from the risk management team. The Company leverages analytics to design relevant application-level scorecards and also ensures dashboards for effective dynamic portfolio monitoring.

Mr Ajeet Lodha is the Chief Risk Officer (CRO) of the Company who is entrusted with such duties and responsibilities as prescribed by the sectoral regulator including under NHB Policy Circular no. 95 /2018-19 and RBI Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 as applicable to Housing Finance Companies (HFCs).

## Audit Committee

In accordance with the provisions of Section 177 of the Companies Act, 2013, (the Act) and Regulation 18 of SEBI Listing Regulations, the Board of Directors of the Company has constituted the Audit Committee. The said Committee carries out such functions as are statutorily prescribed under the extant applicable laws and other incidental and ancillary matters related thereto. During the year ended March 31, 2025, the Audit Committee met five (five) times on May 7, 2024, June 24, 2024, July 25, 2024, October 22, 2024 and January 24, 2025.

The constitution and the changes in the constitution of the Audit Committee during the year under is provided in Corporate Governance Report.

## Nomination and Remuneration Committee (NRC)

In accordance with the provisions of Section 178 of the Act and Regulation 19 of Listing Regulations, the Board of Directors of the Company have constituted the Nomination and Remuneration Committee. The said Committee carries out such functions as are statutorily prescribed under the extant applicable laws and other incidental and ancillary matters related thereto. During the year ended March 31, 2025, the Nomination and Remuneration Committee met 4 (four) times on May 03, 2024, June 24, 2024, October 22, 2024 and January 24, 2025.

The constitution and the changes in the constitution of the NRC during the year review is provided in the Corporate Governance Report.

## Corporate Social Responsibility Committee (CSR Committee)

In accordance with the provisions of Section 135 of the Act, the Board of Directors of the Company has constituted the Corporate Social Responsibility Committee ("the CSR Committee"). The said Committee carries out such functions as are statutorily prescribed under the extant applicable laws and other incidental and ancillary matters related thereto. During the year under review, the CSR Committee met 2 (Two) times on May 3, 2024 and January 23, 2025.

The constitution and the changes in the constitution of the CSR Committee during the year under review is provided in the Corporate Governance Report.

The Company has a Board approved CSR Policy in place. The Policy provides guiding principles for selection of CSR activities, implementation and monitoring mechanism of CSR projects/programmes. The CSR Policy of the Company is uploaded on the website i.e. https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Corporate%20Social%20Responsibility%20Policy.pdf

The Report on the CSR activities for the FY 2024-25 is annexed as Annexure II.

## Stakeholders Relationship Committee (SRC)

In accordance with the provisions of Section 178 of the Act and Regulation 20 of the Listing Regulations, the Board of Directors of the Company have constituted the Stakeholders Relationship Committee ('SRC Committee'). The Stakeholder Relationship Committee considers and resolves the grievances of security holders, customers of the Company and other incidental and ancillary matters related thereto. During the year under review, the SRC Committee met 2 (Two) times on May 03, 2024 and October 18, 2024.

The constitution of the SRC Committee during the FY 2024-25 is provided in the Corporate Governance Report.

## Statutory Auditors

In accordance with the provisions of Section 139 of the Companies Act, 2013 and the Rules framed thereunder (the Act), M/s. MGB & Co. LLP, Chartered Accountants were appointed as the Statutory Auditors of the Company for a period of 3 years till the conclusion of 19th Annual General Meeting ("AGM") of the Company to be held in 2027. There were no qualifications, reservation or adverse remarks made by the Statutory Auditors in the Auditor's Report for Financial Year 2024-25.

## Internal Auditors

The Board at its meeting held on June 24, 2024 had appointed M/s. Sharp & Tannan Associates as the co-sourced Internal Auditor on contractual basis of the Company for FY2024-25.

## Secretarial Audit

The Board had appointed M/s. Manish Ghia & Associates, as Secretarial Auditor of the Company at its meeting held on July 25, 2024 for the financial year ended March 31, 2025. A report issued by the Secretarial Auditors with observations is annexed as Annexure III. The Secretarial Audit Report does not contain any qualifications, reservations and adverse remarks.

## Prevention of Sexual Harassment of Women at Workplace

The Company has framed a Policy on Prevention of Sexual Harassment at workplace. There was no case reported during the year ended March 31, 2025 under the Policy. The Company has complied with the provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

## Conservation of Energy, Technology Absorption and Foreign Exchange Earnings / Outgo

### A. Conservation of Energy

The operations of the Company are not energy intensive. However, adequate measures have been initiated for conservation of energy:

i) Steps taken or impact on conservation of energy -:

- LED fixtures with low KW rating are being used to reduce the lighting load at Corporate Office.
- Quarterly /Periodic maintenance of Air Conditioners for better performance and to control power consumption at Corporate Office.
- Electrical Planned Preventive Maintenance is performed at the branches to ensure that the health of the Electrical set-up is maintained which in turn conserves energy.

ii) the steps taken by the Company for utilizing alternate source of energy – Though the operations of the Company are not energy intensive, the Company will endeavor to explore alternative source of energy, as and when it is technically and commercially viable.

iii) the capital investment on energy conservation equipment – Nil

### B. Technology Absorption

(i) Efforts made towards technology absorption:

- The Company is continually working towards streamlining and optimizing the business workflows via technology absorption for most of the business functions and operations of the Company.
- Majority of legacy applications have been, either consolidated, or decommissioned; and have been replaced with digital workflows & modern technology solutions.

- Engineering of better technology solutions & elimination of fragmented applications, legacy applications, or applications functioning in silos; a continuous process; shall continue in-parallel; so that there are no outages & zero business continuity risks.
- The Company is continually working towards digitization & digitalization across various business verticals.
- The Company has adopted a cloud-first approach, for all its existing & future applications; with a keen intent of optimizing technology spends & embracing cutting-edge tech stack.
- We operate in a highly automated environment and make use of the latest technologies to support various operations. We have in place a governance framework, information security practices and a business continuity plan to mitigate information technology-related risks. We are also guided by the Information Security Policy and Cyber Security Policy laid down by RBI Master Direction - Information Technology Framework for the NBFC Sector alongside we are also guided by an independent assurance team within Internal Audit which provides assurance on the management of information technology-related risks. In addition, employees mandatorily and periodically undergo information security training and sensitization exercises.

(ii) Benefits derived like product improvement, cost reduction, product development or import substitution:

- Reduction of data-loss during customer onboarding,
- Consolidation of digital assets, storage & speedy retrieval,
- Various product enhancements; and
- Cost & resource optimization of ownership & upkeep of multiple applications relating to manpower, infrastructure, support, and maintenance.

(iii) In case of imported technology (imported during the last three years reckoned from the beginning of the financial year) - Not Applicable

(iv) Expenditure incurred on Research and Development (R&D):

The Company does not have a dedicated R&D division. However, the Company has been adopting cutting edge technology stack (low-code / no-code development platform, etc.) and unconventional models for solution engineering; for fastest go-to-market product deliveries.

### C. Foreign Exchange Earnings and Outgo

There were no foreign exchange earnings or outgo during the year under review (previous year: Nil).

## Other Disclosures

No disclosure is required in respect of the details relating to the deposits covered under Chapter V of the Companies Act, 2013, issue of Equity Shares with differential rights as to dividend, voting or otherwise, sweat equity shares, as there were no transactions on these matters during the year ended March 31, 2025. Except as mentioned below there were no significant or material order passed by any regulator or court or tribunal which would impact the status of the Company as a going concern and the operations in future.

*Reserve Bank of India (RBI) by order dated August 12, 2024, imposed a monetary penalty of ₹ 5 lakhs for non-compliance with Paragraph II (3) and (4) of Annex of the RBI Directions on 'Co-Lending by Banks and NBFCs to Priority Sector' with respect to its financial position as on March 31, 2022.*

No material changes have occurred between the end of financial year i.e. March 31, 2024 and the date of this report affecting the financial position of your Company. Further, no fraud was reported by the Auditors under sub-section (12) of section 143 during the year under review. The provisions of Cost records and audit as prescribed under section 148 of the Companies Act, 2013 are not applicable to the Company. The Company is in compliance with applicable Secretarial Standards issued by Institute of Company Secretaries of India.

## Public Deposits

The Company neither held any public deposits at the beginning of the year nor has it accepted any public deposits during the year under review.

## Geographical presence

We operate through a wide network of 67 branches as of March 31, 2025 spread across 11 States and 3 Union territories. The reach of the Company's branches allows it to service its existing customers and attract new customers. The Company services multiple products through each of its offices and the Company's spread out office network reduces its reliance on any one region in India.

The geographical details are as under:

| States | Branch Counts |
|---|---|
| Tamil Nadu | 22 |
| Maharashtra | 11 |
| Gujarat | 11 |
| Andhra Pradesh | 7 |
| Telangana | 4 |
| Karnataka | 4 |
| Chandigarh, Chhattisgarh, Pondicherry, Rajasthan, West Bengal, Madhya Pradesh ,Delhi and Punjab | One branch each |

## Regulatory Guidelines

The Company has complied with all the provisions of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 as prescribed by Reserve Bank of India as amended from time to time regarding accounting standards, prudential norms for asset classification, income recognition, provisioning, capital adequacy, concentration of credit, credit rating, etc. The Company has been maintaining capital adequacy as prescribed by the RBI/NHB from time to time. The capital adequacy was at a comfortable level of 33.60 % as on March 31, 2025, as against 39.05 % (as at March 31, 2024) stipulated by NHB/RBI.

## Whistle Blower Policy/Vigil Mechanism

The Company has established Vigil Mechanism ('Whistle-blower Mechanism') which envisages reporting by directors and employees about their genuine concerns or grievances. The policy is uploaded on https://nidohomefin.com/static/doc/grievance-redressal/Other_Policies/Whistle%20Blower%20Policy.pdf.

The Audit Committee of the Board of Directors of the Company oversees the vigil mechanism.

## Particulars of Employees

In terms of provisions of Section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, as amended, forms part of this report. Disclosures as required under Rule 5(1) of the aforesaid Rules are provided as Annexure IV to this report. In terms of provisions of Section 136 of the Companies Act, 2013, any member interested in obtaining a copy of information under Rule 5(2) of the aforesaid rules, may write to the Company Secretary of the Company at the Registered Office address.

**Debenture Trustees:** The details of Debenture Trustees of the Company is provided in the Corporate Governance Report.

## Directors' Responsibility Statement

Pursuant to Section 134 of the Companies Act, 2013 (the Act), your Directors confirm that:-

(i) in the preparation of the annual accounts, the applicable accounting standards have been followed;

(ii) such accounting policies have been applied consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2025 and of the profit of the Company for the financial year ended on that date;

(iii) proper and sufficient care have been taken for the 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 fraud and other irregularities;

(iv) the annual accounts have been prepared on a going concern basis;

(v) internal financial controls have been laid down and the same are adequate and were operating effectively; and

(vi) they have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

## Acknowledgments

The Board of Directors wish to acknowledge the continued support extended and guidance provided by National Housing Bank, Reserve Bank of India, Securities and Exchange Board of India, Stock Exchanges, Ministry of Corporate Affairs, Banks, other Government authorities and other stakeholders. The Board would like to acknowledge the support of its clients and members. Your Directors would also like to take this opportunity to express their appreciation for the dedicated efforts of the employees of the Company.

For and on behalf of the Board of Directors
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

Sd/-
**Rajat Avasthi**
MD & CEO
DIN: 07969623

Sd/-
**Gautam Chatterjee**
Chairman & Independent Director
DIN: 02464197

Place: Mumbai
Date: April 29, 2025

# ANNEXURE I

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

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

I. Details of contracts or arrangements or transactions not at arm's length basis: **NIL**

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

| Sr. No. | Name(s) of the related party and nature of relationship | Nature of contracts/ arrangements/ transactions | Duration of the contracts/ arrangements/ transactions | Amount (In millions) | Date of approval by the Board | Amount paid as advances, if any |
|---|---|---|---|---|---|---|
| 1 | ECap Equities Limited | Short term loans given (Transaction) | One Year | 4,950.00 | - | - |
| 2 | Edelweiss Rural & Corporate Services Limited | Short term loans given (Transaction) | One Year | 5,000.00 | - | - |
| 3 | ECap Securities And Investments Limited | Short term loans given (Transaction) | One Year | 1,100.00 | - | - |

The above mentioned material related party transactions were entered into by the Company in the ordinary course of business and was duly approved by the Audit Committee of the Company.

For and on behalf of the Board of Directors
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

Sd/-
**Rajat Avasthi**
MD & CEO
DIN: 07969623

Sd/-
**Gautam Chatterjee**
Chairman & Independent Director
DIN: 02464197

Place: Mumbai
Date: April 29, 2025

# ANNEXURE II

## Annual Report on Corporate Social Responsibility (CSR) activities for the Financial year 2024-25

**[Pursuant to clause (o) of sub-section (3) of section 134 of the Companies Act,2013 and Rule 9 of the Companies (Corporate Social Responsibility) Rules, 2014]**

## 1. Brief outline on CSR Policy of the Company:

To leverage the capacity and capital to equip and enable the social sector achieve the greatest impact on the lives of the underprivileged community in India.

## 2. Composition of CSR Committee as on March 31, 2025:

| 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. Gautam Chatterjee | Independent Director | 2 | 2 |
| 2 | Mr. Sunil Phatarphekar | Independent Director | 2 | 2 |
| 3 | Mr. Vinod Juneja^ | Independent Director | 1 | 1 |
| 4 | Mr. Rajat Avasthi | Managing Director & CEO | 2 | 2 |
| 5 | Mr. Deepak Mittal^^ | Non-Executive Director | 1 | 1 |

# No. of meetings held during the tenure of the Member in the Committee in FY 2024-25.

^Dr Vinod Juneja was appointed as member of the Committee w.e.f. October 23, 2024.

^^ Mr. Deepak Mittal ceased to be a member of Committee w.e.f. October 23, 2024.

## 3. 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:

CSR Committee Composition -https://www.nidohomefin.com/about_us/

CSR Policy and CSR Projects - https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Corporate%20Social%20Responsibility%20Policy.pdf and https://www.nidohomefin.com/corporate_governance/investor-relations/

**4.** 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: **Not applicable**

**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:

| 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 | 2021-22 | Nil | Nil |
| 2 | 2022-23 | Nil | Nil |
| 3 | 2023-24 | Nil | Nil |
| | **Total** | **Nil** | **Nil** |

**6.** Average net profit of the Company as per section 135(5): **₹194.08 million**

**7.** (a) Two percent of average net profit of the Company as per section 135(5): **₹3.88 million**

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

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

(d) Total CSR obligation for the financial year (7a+7b-7c): **₹3.88 million**

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

| Total Amount Spent for the Financial Year. (in ₹ million) | Amount Unspent (₹ in million) | | | | |
|---|---|---|---|---|---|
| | 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. |
| 4.00 | Nil | - | - | - | - |

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

| (1) | (2) | (3) | (4) | (5) | | (6) | (7) | (8) | (9) | (10) | (11) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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. | | Project duration. | Amount allocated for the project (in ₹). | Amount spent in the current financial Year (in ₹). | Amount transferred to Unspent CSR Account for the project as per Section 135(6) (in ₹). | Mode of Implementation - Direct (Yes/No). | Mode of Implementation - Through Implementing Agency | |
| | | | | State. | District. | | | | | | Name | CSR Registration number. |
| Details provided in Annexure A | | | | | | | | | | | | |

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

| (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 ₹). | Mode of implementation - Direct (Yes/No). | Mode of implementation - Through implementing agency. | |
| | | | | State. | District. | | | Name. | CSR registration number. |
| Nil | | | | | | | | | |

(d) Amount spent in Administrative Overheads: **Nil**

(e) Amount spent on Impact Assessment, if applicable: **N.A.**

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): **₹ 4.00 million**

(g) Excess amount for set off, if any:

| Sl. No. | Particulars | Amount (in ₹ million) |
|---|---|---|
| (i) | Two percent of average net profit of the company as per section 135(5) | 3.88 |
| (ii) | Total amount spent for the Financial Year | 4.00 |
| (iii) | Excess amount spent for the financial year [(ii)-(i)] | 1.12 |
| (iv) | Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any | Nil |
| (v) | Amount available for set off in succeeding financial years [(iii)-(iv)] | 1.12 |

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

| Sl. No. | Preceding Financial Year | Amount transferred to Unspent CSR Account under section 135 (6) (in ₹) | Amount spent in the reporting Financial Year (in ₹ million). | 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 ₹ million) |
|---|---|---|---|---|---|---|---|
| | | | | Name of the Fund | Amount (in ₹). | Date of transfer. | |
| 1. | 2021-22 | Nil | 7.6 | - | - | - | - |
| 2. | 2022-23 | Nil | 1.7 | - | - | - | - |
| 3. | 2023-24 | Nil | 2.26 | | | | |
| | **Total** | **Nil** | **11.56** | **-** | **-** | **-** | **-** |

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

| (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 ₹). | Amount spent on the project in the reporting Financial Year (in Rs). | Cumulative amount spent at the end of reporting Financial Year.(in ₹) | Status of the project - Completed /Ongoing. |
| Nil | | | | | | | | |

**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: **Not Applicable**

(a) Date of creation or acquisition of the capital asset(s) – **N.A.**

(b) Amount of CSR spent for creation or acquisition of capital asset – **N.A.**

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

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset): – **N.A.**

**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): **Not applicable**

For and on behalf of the Board of Directors
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

Sd/-
**Rajat Avasthi**
MD & CEO
DIN: 07969623

Sd/-
**Sunil Phatarphekar**
Director
DIN: 00005164

Place: Mumbai
Date: April 29, 2025

## Utilisation of CSR contribution for F.Y. 2024-25

| (1) | (2) | (3) | (4) | (5) | | (6) | (7) | (8) | (9) | (10) | (11) | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| S. No. | Name of CSR project | List of activities in Schedule VII | Local Area (Yes/ No) | Location of the project. | | Project duration | Amount allocated for the project (INR) | Amount spent in the current financial year | 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 | | NGO Name |
| | | | | State | District | | | | | | Name | CSR Registration number. | |
| 1 | Science Centre, Operation Vasantha, Young In | Education - Schedule VII (ii) | No | Maharashtra | Raigad | 3 | 10,08,897 | 10,08,897 | - | NO | EdelGive Foundation | CSR00000514 | Agastya International Foundation |
| 2 | Howrah Mobile Science Lab | Education - Schedule VII (ii) | No | West Bengal | Howrah | 3 | 4,51,029 | 4,51,029 | - | NO | EdelGive Foundation | CSR00000514 | Agastya International Foundation |
| 3 | The Collaborators for Transforming Education | Education - Schedule VII (ii) | No | Maharashtra | Ahmednagar, Akola, Amravati | 1 | 21,40,074 | 21,40,074 | - | NO | EdelGive Foundation | CSR00000514 | Quality Education Support Trust |
| 4 | Project Monitoring and Evaluation Cost | Education - Schedule VII (ii) | No | Maharashtra | Raigad, Ahmednagar, Akola | 1 | 4,00,000 | 4,00,000 | - | NO | EdelGive Foundation | CSR00000514 | EdelGive Foundation |
| | **Total** | | | | | | **40,00,000** | **40,00,000** | | | | | |

# ANNEXURE III

## FORM NO. MR-3

### SECRETARIAL AUDIT REPORT

### FOR THE FINANCIAL YEAR ENDED MARCH 31, 2025

[Pursuant to section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members,
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)
Mumbai

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Nido Home Finance Limited** (Formerly known as Edelweiss Housing Finance Limited) (CIN: U65922MH2008PLC182906) and having its registered office at Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai - 400070 (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing our opinion thereon.

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

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2025 according to the provisions of:

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

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder (Not applicable to the company during the audit period);

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

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings (Not applicable to the company during the audit period);

(v) 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;

(b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(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 and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the audit period);

(e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

(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;

(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, 2018 (Not applicable to the company during the audit period); and

(i) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (applicable in respect of Non-convertible debentures of the company listed at stock exchanges);

(vi) The Reserve Bank of India Act, 1934 and Credit Information Companies (Regulation) Act, 2005 and the

directions, regulations issued by Reserve Bank of India thereunder and as made applicable to Housing Finance Companies including Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, being laws that are specifically applicable to the Company based on their sector/ industry.

We have also examined compliance with the applicable clauses of the Secretarial Standards issued by The Institute of Company Secretaries of India;

During the period under review the Company has complied with the provisions of the Act, Rules, Regulations, Standards, Guidelines etc. mentioned above and in respect of laws specifically applicable to the company based on their sector/ industry, in so far as registration, membership of credit information companies, submission of various returns to be filed with Reserve Bank of India (RBI).

## We further report that

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

Adequate notice is given to all directors to schedule the Board Meetings; agenda and detailed notes on agenda were sent at least seven days in advance, except for one meeting which has been held at a shorter notice, and generally 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 is carried through while the dissenting members' views, if any, are captured and recorded as part of the minutes. However, in the minutes of the meetings of Board and its Committees, for the period under review, no dissents were noted and hence we have no reason to believe that decisions by the Board were not approved by all the directors present.

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, standards and guidelines.

We further report that during the audit period the company has:

1. The Company has obtained approval of the Members under section 180 of the Companies Act, 2013, for borrowing limits not exceeding to ₹7,000 Crore vide Special Resolution passed at the 16th Annual General Meeting of the Company held on June 26, 2024;

2. The Board of Directors at their meeting held on August 29, 2024, approved the incorporation of Section 8 of the Companies Act, 2013, as a public limited Company having share capital.

3. the Company has raised funds by way of allotment of 24,12,883 Secured, Redeemable, Non-Convertible Debentures having face value of ₹1,000/- (Rupees One Thousand only) each, aggregating to ₹2,41,28,83,000/- (Rupees Two Hundred Forty One Crore Twenty Eight Lakhs Eighty Three Thousand Only) on Public Issue basis vide Prospectus dated June 7, 2024, September 12, 2024 and December 5, 2024.

4. The Company has raised funds by way of allotment of 1,000 Senior, Secured, Rated, Listed, Redeemable, Taxable, Non-Convertible Debentures having face value of ₹1,00,000/- (Rupees One Lakh Only) each, aggregating to ₹10,00,00,000/- (Rupees Ten Crore Only) Private Placement basis.

5. The Board of Directors accorded their consent for availing refinance assistance from National Housing Bank amounted to ₹ 50 Crore under its Refinance Schemes for Housing Finance Companies as applicable from time to time and Bank Guarantee not exceeding to ₹ 7.50 Crore from ICICI Bank Limited.

6. In terms of Regulation 16 of SEBI (Settlement Proceedings) Regulation 2018, the company has filed a settlement application in connection with the matter relating to incentives provided to certain categories of investors of non-convertible debentures in the public issuance of debentures between August 9, 2021 until November 30, 2023, and has remitted an amount of ₹ 7.50 Lakhs to Securities and Exchange Board of India (SEBI) towards the same. The Order of SEBI on the same is however pending.

7. the RBI vide its order dated August 12, 2024 had levied a penalty of ₹5 Lakhs on the Company for non-compliance with Paragraph II (3) and (4) of Annex of the RBI Directions on 'Co-Lending by Banks and NBFCs to Priority Sector' with respect to its financial position as on March 31, 2022.

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

For **Manish Ghia & Associates**
Company Secretaries

**CS Mannish L. Ghia**
Partner
M. No. FCS 6252, C.P. No. 3531
Peer Review No.: PR 822/2020
(FRN/Unique ID: P2006MH007100)

Place: Mumbai
Date: April 29, 2025
UDIN: F006252G000219905

**'Annexure A'**

To,
The Members,
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)
Mumbai

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

1. Maintenance of secretarial record is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.

2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provided a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Book of Accounts of the Company.

4. Where ever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulation, standards is the responsibility of management. Our examination was limited to the verification of procedures on the test basis.

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

For **Manish Ghia & Associates**
Company Secretaries

**CS Mannish L. Ghia**
Partner
M. No. FCS 6252, C.P. No. 3531
Peer Review No.: PR 822/2020
(FRN/Unique ID: P2006MH007100)

Place: Mumbai
Date: April 29, 2025
UDIN: F006252G000219905

# ANNEXURE IV

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

The ratio of the remuneration of each Director to the median employee's remuneration and other details in terms of sub-section 12 of Section 197 of the Companies Act, 2013 read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, is as under:

<table>
<tr><th>No.</th><th>Disclosure Requirement</th><th>Disclosure Details</th></tr>
<tr><td>1</td><td>Ratio of the remuneration of each director to the median remuneration of the employees of the Company for the financial year</td><td>
<table>
<tr><th>Directors</th><th>Title</th><th>Ratio</th></tr>
<tr><td>Mr. Rajat Avasthi</td><td>Managing Director & CEO</td><td>41.55</td></tr>
</table>
</td></tr>
<tr><td>2</td><td>Percentage increase in remuneration of each Director, Chief Executive Officer, Chief Financial Officer, Company Secretary or Manager, if any, in the financial year</td><td>
<table>
<tr><th>Directors / KMP's</th><th>Title</th><th>% increase in remuneration#</th></tr>
<tr><td>Mr. Rajat Avasthi</td><td>Managing Director & Chief Executive Officer</td><td>16%</td></tr>
<tr><td>Ms. Kiran Agarwal Todi</td><td>Chief Financial Officer</td><td>NA</td></tr>
<tr><td>Ms. Archana Nadgouda</td><td>Company Secretary</td><td>NA</td></tr>
</table>
</td></tr>
<tr><td>3</td><td>Percentage increase in the median remuneration of employees in the financial year</td><td>5.29%</td></tr>
<tr><td>4</td><td>Number of permanent employees on the rolls of Company at the end of the year</td><td>Employee on the rolls of Company as on 31st Mach 2025 is 702</td></tr>
<tr><td>5</td><td>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</td><td>The average increase in the remuneration for employees other than the managerial personnel is 9 % and for managerial personnel 13%.</td></tr>
<tr><td>6</td><td>Affirmations that the remuneration is as per the remuneration policy of the Company</td><td>It is affirmed that the remuneration paid is as per the Remuneration Policy of the Company.</td></tr>
</table>

#Since the remuneration of these KMPs is only for part of the year /previous year, the ratio of their remuneration to median and increase, is not comparable.

For and on behalf of the Board of Directors
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

Sd/-
**Rajat Avasthi**
MD & CEO
DIN: 07969623

Sd/-
**Gautam Chatterjee**
Chairman & Independent Director
DIN: 06990345

Place: Mumbai
Date: April 29, 2025

# Corporate Governance Report

## Corporate Governance Philosophy

At Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited) (hereinafter referred to as 'Nido' and/or 'Company'), we strongly uphold good governance practices to promote fairness, transparency, accountability and integrity. In line with this philosophy, Guiding Principles have been articulated and these forms integral part of Company's corporate governance practices. Processes have been designed to run the businesses responsibly and harmonize diversified interests of various stakeholders thereby enhancing stakeholder value.

The Board also believes that sound governance is critical to retain and enhance stakeholders' trust. The Company perceives governance in its widest sense almost like a trusteeship, a philosophy to be championed, a value to be cherished and an ideology to be lived.

Over the years, the Company implemented governance practices that extended beyond the letter of the law. In doing so, the Company has not only adopted practices mandated in the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("SEBI Listing Regulations"), but also incorporated the relevant non-mandatory compliances, strengthening its position as a responsible corporate citizen.

## Governance Structure

The Company implemented a governance structure with defined roles and responsibilities of every systemic constituent. The Company's shareholders appoint the Board of Directors, who, in turn, govern the Company. The Board has constituted various Committees to discharge responsibilities in an effective manner. The Chairperson provides strategic direction and guidance to the Board.

## The Board

The Board of your Company represents an optimal mix of professionalism, knowledge and experience, which enables the Board to discharge responsibilities and provide effective leadership for the achievement of a long-term vision and achieve the highest governance standards. As on the date of this report, the Board comprised 5 Directors – 1 Managing Director & CEO and 4 Non-Executive Directors including 3 Independent Directors.

The Board critically evaluates the Company's strategic directions, management policies and their effectiveness. The Board regularly reviews, inter-alia, the industry environment, annual business plans, performance compared with the plans, business opportunities including investments/ divestment, related party transactions, compliance processes including material legal issues, strategy, risk management and the approval of financial statements/ results. Senior executives are invited to provide additional inputs at Board meetings for the items discussed by the Board of Directors as and when required. Further, transparent, frequent and detailed interaction provides a strategic roadmap for the Company's growth.

The appointments and the tenure of Independent Directors adhere to the requirements of the Companies Act, 2013 ("the Act") read with Regulation 17(1A) and 25 of the SEBI Listing Regulations. The Nomination and Remuneration Committee and Board of Directors recommend the appointment/ re-appointment of Independent Directors for consideration of the shareholders.

## Directors' qualifications, skills, expertise, competencies and attributes

| Name | Skills, Expertise, Competencies |
|---|---|
| Mr. Gautam Chatterjee | Financial and Capital Markets, Economics, Accounting and Finance, Risk Management, Strategic Management, Leadership, Legal and Compliance, Information Technology, Governance |
| Mr. Sunil Phatarphekar | Financial and Capital Markets, Legal and Compliance, Corporate Laws and Governance, Accounting and Finance |
| Mr. Vinod Juneja | Financial and Capital Markets, Economics, Accounting and Finance, Risk Management, Strategic Management, Leadership, Legal and Compliance, Information Technology, Governance |
| Ms. Shama Asnani | Human Resources, Leadership and Mentoring Skills, Interpersonal Relations |
| Mr. Rajat Avasthi | Financial Services, Credit, Cross-industry proficiency, P&L, Corporate Governance, Strategic Planning, Business and Enterprise Leadership, Leading large and diverse teams, Managing scale, Learnability, Handling ambiguity and complexity |

The Company believes that it is the collective effectiveness of the Board that impacts Company performance and therefore members of the Board amongst themselves should have a balance of skills, experience and diversity of perspective suitable to the Company. Given the Company's size, scale and nature of its businesses, the Board has identified skills/ expertise/ competencies in the area of financial and capital markets, understanding of laws and regulations, experience in lending business, accounting and finance, risk management, strategic management, legal and compliance, information technology, governance,

leadership and mentoring skills and interpersonal relations for the effective functioning of the Company and also possessed by the Board members. The details of the key skills/ expertise/ competencies which are necessary for effective functioning of the Company's business and operations are given in the brief profile of the Directors.

The eligibility of a person to be appointed as a Director of the Company is dependent on whether the person possesses the requisite skill sets identified by the Board as above and whether the person is a proven leader in their respective areas. The Directors so appointed are drawn from diverse backgrounds and possess special skill sets with regard to the business processes, industries, project management, finance, management, legal fields.

## Confirmation from Independent Directors vis-à-vis Management

Based on the disclosures received from Independent Directors, the Board of Directors have confirmed that they fulfilled conditions specified in Section 149(6) of the Act, 2013 and Regulation 16(1)(b) of the SEBI Listing Regulations and are independent of the Management.

## Changes in the Board of Directors:

Mr. Bishwamohan Mohapatra (DIN: 06990345) Independent Director and Non-Executive Chairperson, resigned from the Board of Directors of the Company with effect from August 09, 2024, due to personal reasons such as health, family, etc. He has also confirmed that there were no other material reasons for his resignation other than those stated aforesaid.

Dr.Vinod Juneja (DIN: 00044311) was inducted on the Board of the Company as an Additional Independent Director with effect from October 22, 2024. His appointment was approved by the shareholders at the Extra-ordinary General Meeting held on January 16, 2025.

Mr. Deepak Mittal (DIN: 00010337) Non-Executive, Non-Independent Director, resigned from the Board of Directors of the Company with effect January 30, 2025, due to personal reasons.

Ms. Priyadeep Chopra (DIN: 00079353) and Mr. Ankit Aditya (DIN: 07792371) have been appointed as Additional Non-Executive Directors of the Company, subject to approval of the Reserve Bank of India. The effective date of appointment will be the date of receipt of approval from Reserve Bank of India.

## Confirmation by Directors regarding directorship/ committee positions

Based on the disclosures received, none of the Directors on the Board holds directorships in more than ten public companies and none of the Independent Directors serves as an Independent Director on more than seven listed entities as on March 31, 2025. Further, the Managing Director & CEO does not serves as an Independent Director in any other listed company. Necessary disclosures regarding Committee positions in other public companies as on March 31, 2025 have been made by the Directors and have been reported elsewhere in the report.

## Compliance Initiatives

At Nido Home Finance Limited, compliance is a way of life. Our compliance priorities fulfill continuously evolving compliance requirements that reflect our own work, changing market conditions and the non-compliance risks of our business. The Company reviewed compliance risks at regular intervals.

The Company also developed a robust, institutionalized, and integrated compliance framework to provide reasonable assurance to the management and Board about the effectiveness of its compliance management systems. The compliance management systems are in the process of automation for more effective internal control.

## Profile of Directors

### Gautam Chatterjee – Independent Director and Chairperson

Mr. Gautam Chatterjee (DIN: 02464197) is a retired officer of the Indian Administrative Service of the Maharashtra Cadre belonging to the batch of 1982. He superannuated on January 31, 2016. He has held several important assignments both in the Government of Maharashtra and Government of India, notable among them being Additional Municipal Commissioner of Mumbai Municipal Corporation, Joint Director General of Foreign Trade in the Ministry of Commerce, CEO of Maharashtra Housing and Area Development Authority, CEO of Slum Rehabilitation Authority and Dharavi Redevelopment Project, Principal Secretary of Maharashtra Housing Department, Joint Secretary in the Ministry of Defence, Director General of Shipping in the Ministry of Shipping, Government of India and Additional Chief Secretary, Transport and Ports, Government of Maharashtra. After his superannuation, he served as Officer on Special Duty (OSD) to the Chief Minister of Maharashtra before taking over as the first Chairperson of the Maharashtra Real Estate Regulatory Authority (MahaRERA) where he served till January, 2021.

### Sunil Phatarphekar – Independent Director

Mr. Sunil Phatarphekar (DIN: 00005164) is the proprietor of SNP Legal (Advocates) and has over 30 years of experience as a practicing Advocate. He started his career in 1987. He has subsequently been associated with various law firms including Crawford Bayley & Company, Mahimtura & Company, and Shah Desai Doijode & Phatarphekar, Advocates. Mr. Phatarphekar also practices in the corporate field with specialization in commercial contracts and new technologies. Mr. Phatarphekar also serves as a Non-Executive director on the Board of various companies.

### Dr. Vinod Juneja – Independent Director

Dr. Vinod Juneja (DIN: 00044311) holds the degree of Bachelor of Law and PhD. Dr. Juneja has rich and varied experience of more than 3 decades in the Banking Industry with special expertise in International Banking, Foreign Exchange Syndication and Marketing and has worked with various domestic and international banks in senior positions. In recognition of his services, Dr. Juneja was conferred with various awards which inter alia include Udyog Ratna Award, Bharat Gaurav Award, Gold Star Award, International Gold Star Award, Achievers Excellence Award. He is also an active member of various business organisations and also on the Board of reputed companies.

### Shama Asnani – Non-Executive Director

Ms. Shama Asnani (DIN: 09774021) has over 20 years of work experience in partnering with the business. She has driven the HR Function by leading multiple roles in Talent Acquisition, Performance Management, Organisation Engagement, Training, facilitating the desired transformation including Diversity. She has also been involved in leading Global projects involving domain expertise. She is currently the Head of HR with Credit - Edelweiss Financial Services.

### Rajat Avasthi – Managing Director & CEO

Mr. Rajat Avasthi (DIN: 07969623) is the Managing Director & CEO of Nido Home Finance, with a career spanning over 25 years in various industries. With an MBA from University Business School, Chandigarh, and B.Sc. from Punjab University, Chandigarh. Mr. Avasthi brings more than 20 years of experience and leadership to Nido Home Finance. He was part of Asian Paints for 18 years where he held pivotal roles in sales, corporate marketing, and strategy. Notably, he played a key part in devising a market entry strategy for the company's successful expansion into Indonesia. Prior to joining the Edelweiss Group in 2017, Mr. Avasthi held a leadership role at Vodafone as the Business Head for Punjab, Himachal Pradesh, and Jammu & Kashmir.

## Board Meetings

The Board meets regularly to deliberate and decide business policy and strategy in addition to routine and other statutory businesses. All material information is circulated to the Directors before meetings or placed at the meeting.

The Board/ Committees are planned in advance to help the directors plan their schedule and ensure meaningful participation in meetings. Additional meetings are convened wherever necessary. The Company also provides video/ audio visual/ teleconferencing facilities to Directors to facilitate their participation in meetings.

Generally, meetings of the Board/ Committees are held in Mumbai. The agenda of the Board/ Committee meetings is prepared by the Company Secretary in consultation with the Management.

During FY2024-25, the Board met 7 (Seven) times on April 16, 2024, May 7, 2024, June 24, 2024, July 25, 2024, August 29, 2024, October 22, 2024, and January 24, 2025. The maximum interval between any two Board meetings was not more than 120 days.

The Company Secretary attends all meetings of the Board and its Committees and is, inter-alia, responsible for recording the minutes of such meetings. The draft minutes of the Board and its Committees are sent to the members for their comments in accordance with the Secretarial Standard and after incorporating the comments of Directors, the minutes are entered in the minutes book within 30 days of the conclusion of the respective meetings.

The Company has an effective post-meeting follow-up, review and reporting process of decisions taken by the Board. The significant decisions of the Board are promptly communicated to the concerned departments/ business units. The action taken reports on decisions of the previous meeting(s) are placed at the immediate succeeding meeting for review by the Board.

### Composition, Directorships and Attendance as on 31st March 2025

| Name and DIN of the Directors | Category | No. of Board Meetings Attended | Attendance at the last AGM held on June 26, 2024 | No. of Directorships in other Public Limited Companies$ | Committee Position* | |
|---|---|---|---|---|---|---|
| | | | | | Member | Chairperson |
| Mr. Biswamohan Mahapatra^ (DIN: 06990345) | Independent | 3/4 | Yes | - | - | - |
| Mr. Gautam Chatterjee (Chairperson) (DIN: 02464197) | Independent | 7/7 | Yes | - | - | - |
| Mr. Sunil Phatarphekar (DIN: 00005164) | Independent | 6/7 | Yes | 3 | 6 | 1 |
| Dr Vinod Juneja^^ (DIN: 00044311) | Independent | 2/2 | NA | 4 | 5 | 2 |

| Name and DIN of the Directors | Category | No. of Board Meetings Attended | Attendance at the last AGM held on June 26, 2024 | No. of Directorships in other Public Limited Companies[$] | Committee Position* | |
|---|---|---|---|---|---|---|
| | | | | | Member | Chairperson |
| Mr. Deepak Mittal* (DIN: 00010337) | Non-Executive, Non Independent | 7/7 | Yes | - | - | - |
| Ms. Shama Asnani (DIN: 09774021) | Non-Executive, Non Independent | 7/7 | Yes | 1 | 2 | - |
| Mr. Rajat Avasthi (DIN: 07969623) | Executive | 7/7 | Yes | - | - | - |

[$] Only Directorships of other public limited companies incorporated in India have been considered and excludes private limited companies, section 8 companies and foreign companies

*Only Audit Committee and Stakeholders' Relationship Committee, in other public limited companies, have been considered for the Committee position.

^Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company with effect from on August 9, 2024.

^^Dr.Vinod Juneja was appointed as an Independent Director with effect from October 22, 2024.

* Mr. Deepak Mittal resigned as Non-Executive Director of the Company with effect from January 30, 2025.

## Name of other listed entities (equity/debt) where person is also a Director along with Directorship:

| Name | Name of Listed Entity | Designation |
|---|---|---|
| Mr. Gautam Chatterjee | - | - |
| Mr. Sunil Phatarphekar | 1. Edelweiss Retail Finance Limited | Independent Director |
| | 2. Edel Finance Company Limited | Independent Director |
| | 3. EAAA India Alternatives Limited | Independent Director |
| Dr.Vinod Juneja | Edelweiss Rural & Corporate Services Limited | Independent Director |
| | Edel Finance Company Limited | Independent Director |
| | Ecap Equities Limited | Independent Director |
| | Edelweiss Retail Finance Limited | Independent Director |
| Ms. Shama Asnani | Edelweiss Retail Finance Limited | Non-Executive Director |
| Mr. Rajat Avasthi | - | - |

## Disclosure of relationships between Directors inter-se

None of the present Directors are having any inter-se relationship and each one of them is Independent of each other.

## Number of shares and convertible instruments held by Non-Executive Directors:

The details of shareholding of Non-Executive Directors as at March 31, 2025 is as under:

| Sr. No. | Name of Director | No. of shares held |
|---|---|---|
| 1. | Mr. Gautam Chatterjee | - |
| 2. | Mr. Sunil Phatarphekar | - |
| 3. | Dr.Vinod Juneja | - |
| 4. | Ms. Shama Asnani | - |
| 5. | Mr. Rajat Avasthi | - |

## Directors Induction and Familiarisation Programme for Independent Directors:

The Board members are provided with necessary information, documents, reports and internal policies to familiarise them with the Company's procedures and practices. Presentations at regular intervals are made by the Senior Management, covering areas like operations, business environment, budget, strategy and risks involved. Updates on relevant statutory, regulatory changes encompassing important laws/ regulations applicable to the Company are circulated to Directors.

Upon appointment, Independent Directors receive a letter of appointment, setting out in detail the terms of their appointment, duties, responsibilities and indicative time commitment.

The details of familiarisation programmes for Independent Directors are posted on the website of the Company and can be accessed at

https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Familiarisation%20Program%20for%20Independent%20DirectorsNew.pdf

### Directors proposed to be re-appointed

Mr. Rajat Avasthi (DIN: 07969623), Director, is liable to retire by rotation and proposed to be re-appointed. The brief resume forms part of the Corporate Governance Report and other information required in terms of Secretarial Standards is appended in the Notice for convening the Annual General Meeting.

## Committees of the Board

The Company has the following Board Committees:

i. Audit Committee
ii. Corporate Social Responsibility Committee
iii. Nomination and Remuneration Committee
iv. Risk Management Committee
v. Stakeholders Relationship Committee
vi. IT Strategy Committee
vii. Asset Liability and Management Committee (ALCO)
viii. Lending Committee
ix. Securities Committee
x. Wilful Defaulter Review Committee.

The Board also constitutes specific committee(s) from time to time, depending on emerging business needs. The terms of reference of the Committees are periodically approved, reviewed and modified by the Board. The recommendation and/or observations and decisions are placed before the Board for information or approval. Minutes of the Committee meetings are confirmed by the respective Committee and thereafter the same are noted by the Board.

The Company implements an effective post-meeting follow-up, review and reporting process concerning the decisions taken by the Committees. The significant decisions are promptly communicated by the Company Secretary to the concerned departments/ business units Head(s). The action-taken report on decisions of the previous meeting(s) is placed at the immediate succeeding meeting for review by the respective Committee.

### i. Audit Committee

#### Composition, Meetings and Attendance

The Audit Committee comprises of three directors namely Mr. Gautam Chatterjee (Chairperson and Independent Director), Mr. Sunil Phatarphekar (Independent Director), and Dr. Vinod Juneja (Independent Director). All the members possess financial/ accounting expertise/ exposure and have relevant financial/accounting experience.

The Committee's composition and terms of reference are in compliance with provisions of Section 177 of the Act and Regulation 18 of the SEBI Listing Regulations.

During 2024-25, five meetings of the Audit Committee were held on May 7, 2024, June 24, 2024, July 25, 2024, October 22, 2024 and January 24, 2025. The maximum interval between any two meetings was not greater than 120 days. The requisite quorum was present in all meetings. The attendance of Directors at the Audit Committee was as follows:

| Name of Member | Category | Designation | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Biswamohan Mahapatra^ | Chairperson | Independent Director | 3 | 2 |
| Mr. Gautam Chatterjee^^ | Chairperson | Independent Director | 5 | 5 |
| Mr. Sunil Phatarphekar | Member | Independent Director | 5 | 5 |
| Dr. Vinod Juneja** | Member | Independent Director | 1 | 1 |
| Mr. Deepak Mittal* | Member | Non-Executive Director | 4 | 4 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

^Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be Member of the Committee

^^Mr. Gautam Chatterjee was elected as the Chairperson of the Committee w.e.f October 23, 2024.

* Mr. Deepak Mittal ceased to be a member of Audit Committee w.e.f October 23, 2024.

**Dr. Vinod Juneja was appointed as an Independent Director effective from October 23, 2024.

The Audit Committee invites executives as it considers appropriate, particularly the Chief Financial Officer, Internal Audit Function Lead and representatives of Statutory Auditors and Internal Auditors (for internal audit matters) to be present at its meetings. The Company Secretary acts as Secretary to the Committee. There were no instances wherein any recommendation of the Audit Committee was not accepted by the Board.

## Terms of Reference

Terms of Reference of the Committee inter alia include:

a. oversight of financial reporting process and disclosure of financial information of the Company to ensure that the financial statement is correct, sufficient and creditable;

b. recommendation for the appointment, removal, remuneration and terms of appointment of Statutory Auditors and Internal Auditors of the Company;

c. approval of payment to Statutory Auditors for any other services rendered by them;

d. reviewing with the management, the Annual Financial Statements and Auditor's Report thereon before submission to the Board for approval with particular reference to :

e. Matters required to be included in the director's responsibility statement to be included in the Board's Report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;

f. Changes, if any, in accounting policies and practices and reasons for the same;

g. Major accounting entries involving estimates based on the exercise of judgment by management;

h. Significant adjustments made in the financial statements arising out of audit findings;

i. compliance with listing and other legal requirements relating to financial statements;

j. disclosure of any related party transactions;

k. modified opinion (s) in the draft audit report;

l. reviewing, with the management, the quarterly financial statements before submission to the board for approval;

m. review and monitor the auditor's independence and performance, and effectiveness of audit process;

n. reviewing, with management, performance of Statutory and Internal Auditors & adequacy of the internal control systems;

o. Review the Management discussion and analysis of financial condition and results of operations;

p. Consider and take on record the periodic statement/report of Related Party Transactions;

q. grant omnibus approval for Related Party Transactions including any subsequent modifications from time to time;

r. approval or any subsequent modification of transactions of the company with related parties

s. scrutiny of inter-corporate loans and investments;

t. valuation of undertakings or assets of the company, wherever it is necessary;

u. Review Management letters / letters of internal control weaknesses issued by the Statutory Auditors as well as Internal Audit reports relating to internal control weaknesses

v. evaluation of internal financial controls and risk management systems;

w. reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, private placement etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue including Quarterly statement of deviation(s) submitted to stock exchange(s) and annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/ notice in terms of Regulation 32(7) and making appropriate recommendations to the board to take up steps in this matter;

x. Reviewing the adequacy of Internal Audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;

y. discussion with Internal Auditors of any significant findings and follow up there on;

z. reviewing the findings of any internal investigations by the Internal Auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board;

aa. discussion with Statutory Auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;

bb. to look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;

cc. reviewing the functioning of the whistle blower/ vigil mechanism;

dd. approval of appointment of chief financial officer after assessing the qualifications, experience and background, etc. of the candidate;

ee. reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the Subsidiary, whichever is lower

including existing loans / advances / investments existing as on the date of coming into force of this provision.

ff. consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the listed entity and its shareholders

gg. To monitor fraud;

hh. Oversee implementation of regulatory policies including Anti Money Laundering and KYC (Know your Customer) Policies;

ii. Ensure that an Information System Audit of the internal systems and processes is conducted at least once in two years to assess operational risks faced by the NBFCs;

jj. carrying out any other function as is mentioned in the terms of reference of the Audit Committee

kk. Investigate into any matter in relation to the items specified in the relevant section of The Companies Act, 2013 or referred to it by the Board and for this purpose the Committee shall have full access to information contained in the records of the company and external professional advice, if necessary;

ll. review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee;

mm. to oversee the implementation of the Compliance Policy and periodic review of the same;

nn. reviewing the report and findings of the compliance risk assessment conducted;

oo. to prescribe the periodicity for review of compliance risk;

pp. advising on compliance related concerns including any compliance breaches, exceptions, etc. and appropriate controls/ mitigation plans for same;and

qq. any other terms of reference as may be specified by the Board from time to time.

## ii. Corporate Social Responsibility (CSR) Committee

### Composition, Meetings and Attendance

The Corporate Social Responsibility Committee presently comprises of four Directors including three Independent Directors namely Mr. Gautam Chatterjee (Chairperson and Independent Director), Mr. Sunil Phatarphekar (Independent Director), Dr. Vinod Juneja (Independent Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee's composition and terms of reference are in compliance with provisions of Section 135 of the Act.

The Corporate Social Responsibility Committee was formed in accordance with Section 135 of the Act read with the SEBI Listing Regulations as amended from time to time. The Corporate Social Responsibility Policy ("CSR Policy") is aimed at promoting social welfare through its comprehensive programs. The said Policy is available for reference at the company's website:

https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Corporate%20Social%20Responsibility%20Policy.pdf

The details with respect to the CSR Policy and expenditure made by the Company during the year under review are provided in Annexure III to this report.

During 2024-25, two meeting of the Corporate Social Responsibility Committee were held on May 03, 2024 and January 23, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Designation | No. of Meeting | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Gautam Chatterjee | Chairperson | Independent Director | 2 | 2 |
| Mr. Sunil Phatarphekar | Member | Independent Director | 2 | 2 |
| Dr. Vinod Juneja^ | Member | Independent Director | 1 | 1 |
| Mr. Deepak Mittal^^ | Member | Non-Executive Director | 1 | 1 |
| Mr. Rajat Avasthi | Member | Managing Director & CEO | 2 | 2 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

^^ Mr. Deepak Mittal ceased to be a member of Committee w.e.f October 23, 2024.

^Dr Vinod Juneja was appointed as member of the Committee w.e.f October 23, 2024.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

i. Formulate and recommend to the Board, a Corporate Social Responsibility Policy (the CSR Policy) which shall indicate the activities to be undertaken by the company for CSR as specified in Schedule VII;

ii. Recommend the amount of expenditure to be incurred on the CSR activities;

iii. Monitor the CSR Policy of the Company from time to time.

## iii. Nomination and Remuneration Committee

### Composition, Meetings and Attendance

The Nomination and Remuneration Committee comprises of three directors namely Mr. Sunil Phatarphekar (Independent Director and Chairperson), Mr. Gautam Chatterjee (Independent Director) and Mr. Vinod Juneja (Independent Director) (appointed w.e.f. April 02, 2025). The Committee's composition and terms of reference are in compliance with provisions of Section 178 of the Act and Regulation 19 of the SEBI Listing Regulations.

The details of the Nomination and Remuneration Policy are provided in the Directors' Report.

The details of remuneration paid to all the Directors and other disclosures required to be made under Regulation 53 of the SEBI Listing Regulations have been published elsewhere in this report and in the Board Report.

During 2024-25, the Nomination and Remuneration Committee met four times on May 03, 2024, June 24, 2024, October 22, 2024 and January 24, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Designation | No. of Meeting | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Sunil Phatarphekar | Chairperson | Independent Director | 4 | 4 |
| Mr. Biswamohan Mahapatra^ | Member | Independent Director | 2 | 2 |
| Mr. Gautam Chatterjee* | Member | Independent Director | 2 | 2 |
| Mr. Deepak Mittal^^ | Member | Non-Executive Director | 4 | 4 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

^ Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be member of the Committee.

* Mr. Gautam Chatterjee was appointed as the member of the Committee w.e.f. September 26, 2024.

^^ Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a Member of Committee w.e.f January 30, 2025.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

a. formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board of Directors a policy relating to, the remuneration of the Directors, Key Managerial Personnel and other employees;

b. annually review the structure, size and composition (including the skills, knowledge, experience and diversity) of the Board and make recommendations to the Board with regard to any changes;

c. formulation of criteria for evaluation of performance of independent directors and the Board of Directors and whether to extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent director;

d. specify manner for effective evaluation of performance of the Board, its Committees and individual Directors and review its implementation and Compliance;;

e. to devise a policy on diversity of Board of Directors;

f. identify the persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, explore their interest and availability for board / senior management service, recommend to the Board their appointment and removal as and when need arise;

g. to ensure 'fit and proper' status and credentials of proposed /existing Directors;

h. formulate the criteria for determining the qualifications, positive attributes etc. and independence of a Director;

i. To evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director

j. annually review and recommend the salary, bonus, equity option plan other compensation to the Key Employees (as defined in Shareholders Agreement dated March 5, 2019 executed by and amongst the Company, its Members and CDPQ Private

Equity Asia Pte. Ltd.), as well as the quantitative & qualitative objectives for the relevant Financial Year and the Key Performance Indicators (KPI) structure associated with the award of any incentives;

k. make recommendations to the Board regarding:

   i. policy relating to the remuneration for the Directors, Key Employees and other employees

   ii. plans for succession for both executive and non-executive Directors, as well as Key Employees

l. review the performance of Key Employees in case of significant underperformance by the Company w.r.t. expected profitability, net worth, quality of assets, etc. and review the reasons for such under performance and evaluate the performance of Key Employees. The Committee shall recommend to the Board to take appropriate steps including revision of the remuneration / compensation of the relevant Key Employee or any other action as it may deem fit.

m. The Committee shall report to the Board on its proceedings after each meeting on all matters within its responsibilities.

n. The Committee is authorized by the Board to obtain, at the Company's expense, outside legal or other professional advice on any matters within its terms of reference

o. recommend to the board, all remuneration, in whatever form, payable to senior management.

p. to review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee; and

q. such other functions as may be prescribed from time to time.

### Performance Evaluation Criteria including for Independent Directors

In accordance with the provisions of the Act, SEBI Listing Regulations, the performance evaluation framework is determined by the Nomination and Remuneration Committee. According to the framework, the Company has carried out the performance evaluation of the Directors including the Chairperson, Committees and Board as a whole for the FY 2024-25. The Independent Directors at their meeting held on April 29, 2025 reviewed the performance of the Non-Independent Directors, Executive Directors and Board as a whole. The feedback from the performance evaluation was shared with the individual Directors. The feedback on the Board and Committees performance was also shared. The Board of Directors identified the actionable with due emphasis and focus on sustainable improvement in governance practices and business growth.

## iv. Risk Management Committee

### Composition, Meeting and Attendance

The Risk Management Committee comprises of four members namely Mr. Gautam Chatterjee (Independent Director and Chairperson), Mr. Sunil Phatarphekar (Independent Director), Mr. Deepak Mittal (Non-Executive Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee composition is in compliance with provisions of Regulation 21 of the SEBI Listing Regulations.

During the Financial year 2024-25 the Risk Management Committee met five times on May 03, 2024, June 24, 2024, July 19, 2024, October 18, 2024 and January 24, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Designation | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Gautam Chatterjee** | Chairperson | Independent Director | 2 | 2 |
| Mr. Sunil Phatarphekar*** | Member | Independent Director | 2 | 2 |
| Mr. Biswamohan Mahapatra* | Member | Independent Director | 3 | 2 |
| Mr. Deepak Mittal^^^ | Chairperson/ Member | Non-Executive Director | 5 | 5 |
| Mr. Rajat Avasthi | Member | Managing Director & CEO | 5 | 5 |
| Ms. Kiran Agarwal Todi^^ | Member | Chief Financial Officer | 3 | 3 |
| Mr. Umesh Wadhwa^ | Member | Executive | 3 | 2 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

*Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be Member of the Committee.

** Mr. Gautam Chatterjee was appointed as Chairperson of the committee w.e.f September 26, 2024.

***Mr. Sunil Phatarphekar was appointed as member of the committee w.e.f. September 26, 2024.

^ Mr. Umesh Wadhwa ceased to be Member of Committee w.e.f September 26, 2024.

^^Ms. Kiran Todi ceased to be Member of Committee w.e.f September 26, 2024.

^^^ Mr. Deepak Mittal was Chairperson up to September 25, 2024. Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a Member of Committee w.e.f January 30, 2025.

Chief Risk Officer is permanent invitee to the Committee.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

a. Identifying, measuring and monitoring the various risks faced by the Company;

b. To formulate a detailed risk management policy which shall include:

   I. A framework for identification of internal and external risks specifically faced by the Company, in particular including financial, operational, sectoral, sustainability (particularly, environmental, social and governance-related [ESG] related risks), information, cyber security risks or any other risk as may be determined by the Committee;

   II. Measure for risk mitigation including systems and processes for internal control of identified risks.

   III. Business continuity plan.

c. To ensure that appropriate methodology, processes and systems are in place to monitor and evaluate risks associated with the business of the Company;

d. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems;

e. To periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity;

f. To keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken

g. The appointment, removal and terms of remuneration of the Chief Risk Officer (if any) shall be subject to review by the Risk Management Committee.

h. Mitigating various risks associated with functioning of the Company through Integrated Risk Management Systems, Strategies and Mechanisms;

i. To deal with issues relating to credit policies and procedure and manage the credit risk, operational risk, management of policies and process;

j. To assist in developing the Policies and verifying the Models that are used for risk measurement to have oversight over implementation of risk and related policies;

k. Promoting an enterprise risk management competence throughout the organisation, including facilitating development of IT-related enterprise risk management expertise;

l. Establishing a common risk management language that includes measures around likelihood and impact and risk categories;

m. To evaluate the effectiveness in the made in placing a progressive risk management system and strategy followed by the Company;

n. to evaluate the overall risks faced by the Company including liquidity risk and report to the Board; and

o. Evaluating the risks and materiality of all existing and prospective outsourcing activities.

## v. Stakeholders Relationship Committee

### Composition, Meetings and Attendance

The Stakeholders Relationship Committee comprises of four Directors namely Mr. Sunil Phatarphekar (Independent Director and Chairperson), Mr. Gautam Chatterjee (Independent Director), Ms. Shama Asnani (Non-Executive Director) and Mr. Rajat Avasthi (Managing Director & CEO). The Committee's composition and terms of reference are in compliance with provisions of the Act and Regulation 20 of the SEBI Listing Regulations.

During 2024-25, the Committee met two times on May 03, 2024 and October 18, 2024. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Designation | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Sunil Phatarphekar | Chairperson | Independent Director | 2 | 2 |
| Mr. Gautam Chatterjee | Member | Independent Director | 2 | 2 |
| Mr. Deepak Mittal^ | Member | Non-Executive Director | 1 | 1 |
| Ms. Shama Asnani^^ | Member | Non-Executive Director | 1 | 1 |
| Mr. Rajat Avasthi | Member | Executive Director | 2 | 2 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

^Mr. Deepak Mittal ceased to be Member of Committee w.e.f September 26, 2024.

^Ms. Shama Asnani was appointed as the Member of Committee w.e.f September 26, 2024.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

a. Consider and resolving the grievances of the customers, security holders, including complaints related to transfer/transmission of securities including review of cases for refusal of transfer/ transmission of securities, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.

b. Review of measures taken for effective exercise of voting rights by shareholders.

c. Review of adherence to the service standards adopted by the Company in respect of various services being rendered by the Registrar & Share Transfer Agent.

d. Review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.

e. Redressing of shareholders, customers and investor complaints, transfer of Equity Shares and issue of duplicate/split/consolidated share certificates, non-receipt of balance sheet, etc.;

f. Monitoring transfers, transmissions, dematerialization, re-materialization, splitting and consolidation of Equity Shares and other securities issued by the Company, including review of cases for refusal of transfer/transmission of securities;

g. Reference to statutory and regulatory authorities regarding investor grievances;

h. Ensure proper and timely attendance and redressal of investor queries and grievances;

i. To do all such acts, things or deeds as may be necessary or incidental to the exercise of the above powers; and

j. to review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee."

### Redressal of Investor Grievances

The Company receives investor complaints from Stock Exchanges viz. BSE and NSE, SEBI Complaints Redress System (SCORES), Registrar of Companies, Mumbai, through the Bank's Registrar and Transfer Agents and also directly from investors' correspondence. The Company addresses all complaints, grievances and other correspondence expeditiously and replies generally within 7-10 days except in the case of legal impediments and non-availability of documents. The Company endeavours to implement suggestions as and when received from investors. The Company has designated email ID namely investorgrievances@nidohomefin.com for reporting complaints/ grievances. The email ID is also displayed on the website of the Company. No Shareholders complaints were received during FY 2024-25. There were 87 investor complaints (Non- Convertible Debentures Holders) which were received during FY 2024-25 and all were resolved to the satisfaction of the Debenture holders. There were no pending complaints at the end of the financial year.

### Compliance Officer

Ms. Archana Nadgouda, Company Secretary acts as the Compliance Officer of the Company under SEBI Listing Regulations.

## vi. IT Strategy Committee

### Composition, Meetings and Attendance

IT Strategy Committee comprises of three Directors namely, Mr. Gautam Chatterjee (Chairperson and Independent Director), Dr. Vinod Juneja (Independent Director), and Mr. Rajat Avasthi (Managing Director & CEO). The Committee's composition and terms of reference are in compliance with the provisions of the RBI guidelines.

During 2024-25, the Committee met four times on April 16, 2024, July 10, 2024, October 18, 2024 and January 23, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Designation | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Biswamohan Mahapatra* | Chairperson | Independent Director | 2 | 2 |
| Mr. Gautam Chatterjee** | Chairperson | Independent Director | 4 | 4 |
| Dr. Vinod Juneja**** | Member | Independent Director | 1 | 1 |
| Mr. Deepak Mittal*** | Member | Non-Executive Director | 4 | 3 |
| Mr. Rajat Avasthi | Member | Managing Director & CEO | 4 | 4 |
| Mr. Ajeet Lodha^ | Member | Executive | 2 | 2 |

| Name of Member | Category | Designation | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Vivek Agarwal^^ | Member | Executive | 2 | 2 |
| Mr. Vikram Kacker ^^^ | Member | Executive | 2 | 1 |
| Mr. Dinesh Singh ^^^^ | Member | Executive | 2 | 2 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

* Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be member of the Committee.

**Mr. Gautam Chatterjee was appointed as Chairperson of the Committee w.e.f September 26, 2024.

*** Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of committee w.e.f January 30, 2025

^Mr. Ajeet Lodha ceased to be member of the Committee w.e.f September 26, 2024.

^^ Mr. Vivek Agarwal ceased to be member of the Committee w.e.f September 26, 2024.

^^^Mr. Vikram Kacker ceased to be member of the Committee w.e.f September 26, 2024.

^^^^ Mr. Dinesh Singh ceased to be member of the Committee w.e.f September 26, 2024.

**** Dr. Vinod Juneja was appointed as member of Committee w.e.f October 22, 2024.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

- Approving IT strategy and policy documents, within the framework approved by the Board, and ensuring that the management has put an effective strategic planning process in place;
- Ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business;
- Ensuring IT investments represent a balance of risks and benefits and that budgets are acceptable;
- Monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high level direction for sourcing and use of IT resources;
- Ensuring proper balance of IT investments for sustaining HFC' s growth and becoming aware about exposure towards IT risks and controls;
- Review the functioning of IT Steering Committee;
- The Committee should appraise/ report to the Board periodically and also report on particular matters to Audit Committee or Risk Committee, as required;
- With respect to outsourced operations the Committee shall have the following functions:
    - Instituting an appropriate governance mechanism for outsourced processes, comprising of risk based policies and procedures, to effectively identify, measure, monitor and control risks associated with outsourcing in an end to end manner;
    - Defining approval authorities for outsourcing depending on nature of risks and materiality of outsourcing;
    - Developing sound and responsive outsourcing risk management policies and procedures commensurate with the nature, scope, and complexity of outsourcing arrangements;
    - Undertaking a periodic review of outsourcing strategies and all existing material outsourcing arrangements;
    - Evaluating the risks and materiality of all prospective outsourcing based on the framework developed by the Board;
    - Periodically reviewing the effectiveness of policies and procedures;
    - Communicating significant risks in outsourcing to the Board on a periodic basis;
    - Ensuring an independent review and audit in accordance with approved policies and procedures;
    - Ensuring that contingency plans have been developed and tested adequately; and
    - Ensuring business continuity preparedness is not adversely compromised because of outsourcing.

## vii. Asset Liability Management Committee (ALCO)

### Composition, Meetings and Attendance

The Asset Liability Management Committee (ALCO) comprises of three Directors and two executives namely Mr. Rajat Avasthi (Managing Director & CEO), Mr. Gautam Chatterjee (Independent Director), Mr. Deepak Mittal (Non-Executive Director), Mr. Ajeet Lodha (Chief Risk Officer) and Ms. Kiran Agarwal Todi (Chief Financial Officer). The Committee's composition and terms of reference are in compliance with provisions of the RBI Guidelines.

During 2024-25, the Committee met four times on May 3, 2024, July 19, 2024, October 18, 2024 and January 24, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Position | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Rajat Avasthi | Chairperson | Managing Director & CEO | 4 | 4 |
| Mr. Gautam Chatterjee^ | Member | Independent Director | 2 | 2 |
| Mr. Deepak Mittal* | Member | Non-Executive Director | 4 | 3 |
| Ms. Kiran Agarwal Todi | Member | Executive | 4 | 4 |
| Mr. Ajeet Lodha | Member | Executive | 4 | 4 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

^Mr. Gautam Chatterjee was appointed as member of the Committee w.e.f. September 26, 2024.

*Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of Committee w.e.f. January 30, 2025.

## Terms of Reference

Terms of Reference of the Committee inter alia include:

a. review of macro-economic scenario, impact of industry and regulatory changes monitoring the asset liability gap.

b. Strategizing action to mitigate liquidity and other risks associated with the asset liability gap. Review and suggest corrective actions on liquidity mismatch, negative gaps and interest rate sensitivities. Formulate a contingency funding plan (CFP) for responding to severe disruptions and develop alternate strategies as deemed appropriate, which take into account changes in:

   i. Interest rate levels and trends

   ii. Loan products and related markets

   iii. Monetary and fiscal policy

c. Articulating and monitoring liquidity risk tolerance that is appropriate for its business strategy and its role in the financial system, and verifying adherence to various risk parameters and prudential limits.

d. Implementation of liquidity risk management strategy of the Company and reviewing the risk monitoring system.

e. Ensure that credit exposure to any one group does not exceed the internally set limits as well as statutory limits set by RBI.

f. Decide the strategy on the source, tenor and mix of assets & liabilities, in line with its business plans, taking into account the future direction of interest rates. Establish a funding strategy that provides effective diversification in the sources and tenor of funding. Consider product pricing for advances, desired maturity profile and mix of the incremental assets and liabilities, prevailing interest rates offered by peer NBFCs for similar services/products, etc. Discuss and report on the impact of major funding shifts and changes in overall investment and lending strategies.

g. Endeavour to develop a process to quantify liquidity costs, benefits & risk in the internal product pricing.

h. Review behavioural assumptions and validate models for study of assets & liabilities in preparation of Liquidity and Interest Rate Sensitivity Statements and ALM analysis.

i. Review stress test scenarios including the assumptions and results.

j. Review and approve the capital allocation methodology.

k. Analyse and deliberate at meetings, issues involving interest rate and liquidity risk, including capital allocation, liquidity cost, off balance sheet exposures, contingent liabilities, management of collateral position and intra-group transfers.

l. Review the results of and progress in implementation of the decisions made in the previous meetings. Report the minutes of its meeting to the Board of Directors on quarterly basis.

m. Formulate ALM policy for the Company;

n. In respect of liquidity risk oversight would include, inter alia, decision on desired maturity profile and mix of incremental assets and liabilities, sale of assets as a source of funding, the structure, responsibilities and controls for managing liquidity risk, and overseeing the liquidity positions of the Company;

o. Should ensure that an independent party regularly reviews and evaluates the various components of the Company liquidity risk management process.

## viii. Securities Committee

The Securities Committee comprises of three Directors namely Mr. Rajat Avasthi (Managing Director & CEO), Ms. Shama Asnani (Non-Executive Director) and Ms. Manisha Khadye (Management).

During 2024-25, the Committee met four times on January 23, 2025, February 13, 2025 and two meetings were held on February 24, 2025. The requisite quorum was present in all the meetings. The attendance of members was as follows:

| Name of Member | Category | Position | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Deepak Mittal* | Member | Non-Executive Director | 1 | 1 |
| Ms. Shama Asnani | Member | Non-Executive Director | 4 | 4 |
| Mr. Rajat Avasthi | Member | Managing Director & CEO | 4 | 4 |
| Ms. Manisha Khadye | Member | Management | 4 | 4 |

#No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

*Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of Committee w.e.f. January 30, 2025.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

a. Finalising the basis of allocation, allotment of securities to the successful allottees; from time to time and to undertake all ancillary actions;

b. to decide on the timing, size, pricing and the terms and conditions of the relating to Issue/ Offer of securities;

c. to approve the preliminary as well as the Shelf Information Memorandum/ Information Memorandum/ Private Placement Offer cum Application Letter / Offer Document / Term Sheet / Supplementary Information Memorandum / draft Prospectus, Prospectus/ Rights issue offer letter/ other agreements / deeds and documents (by whatever name called), and to approve all other matters relating to the issue, to approve notices, advertisement, corrigendum (if required) as may be required or desirable for the proposed issue of Securities whether in India or overseas and execute and deliver the same to with the Stock Exchange(s), Securities Exchange Board of India ("the SEBI"), Registrar of Companies and any other appropriate authorities, as and when required;

d. Monitor the maximum limit of investors as required under Companies act, 2013 and Reserve Bank of India (RBI) regulations, identify investors for offering securities on private placement basis and keep record of the same;

e. to decide all the terms and conditions of the Debentures including secured, unsecured, convertible, non-convertible Debentures and the Debentures in the form of structured products Debentures including the security, rate of interest, tenure and such other terms and conditions and to accept any amendments, modifications, variations or alterations thereto, to make the allotment of the Debentures and the redemption of the Debentures on maturity or early redemption or conditional redemption, if any, conversion of loan availed by the Company to Debentures and to accept any amendments, modifications, variations or alterations in the terms and conditions of the Debentures, if any;

f. to decide conversion ratio of the Debentures in case of Convertible Debentures, appointment of Registered Valuer for valuation of securities, approval of valuation report, payment of fees to the Registered Valuer;

g. to approve the Re-formatted Financial Statements of the Company for the purpose of incorporating in the Offer Documents;

h. to decide the property or other assets of the Company to be charged for securing the issue of Debentures, make purchase of the property for the purpose of offering the same as security for Debentures, create a charge or any other security interest over such assets of the Company as considered expedient, in connection with the NCDs to be offered, issued and allotted pursuant to such Issue and to do all acts, deeds, matters and things, as may be necessary for securing the Debentures including but not limited to sign and execute the necessary deeds, purchase agreements, other agreements and other papers and documents;

i. to appoint and enter into arrangements with the one or more Book Running Lead Managers (BRLMs), Underwriters, Debenture Trustees, Credit Rating Agency(ies), brokers, Registrar and Transfer Agents, if any, and other agencies or persons or intermediaries required for the issue of Securities and to negotiate and finalise the terms of their appointment, including but not limited to changing and/or substituting any one or more of the above agencies, execution of the Mandate Letters, negotiation, finalisation and

execution of the Debenture Trust Deed, Deed of Hypothecation or such other security documents as may be deemed expedient, Memorandum of Understanding with various intermediaries;

j. admission of the Securities in dematerialised mode with depositories and to sign agreements and/or such other documents, as may be required with depositories and such other agencies, authorities or bodies, as may be required in this connection;

k. To carry out and/or approve all such ancillary/ incidental matters related to the securities including transfers, dematerialisation, rematerialisation, transmission, transposition, subdivision, split, endorsements, name deletion, consolidation, renewal, exchanges, issuance of duplicates thereof or any other purpose, dispensation of any required documents or any other requirements for such purposes etc

l. to make applications to Stock Exchange(s) for listing of Securities, decide Designated Stock Exchange, accepting any alterations/modifications in the said applications and to execute and to deliver or arrange the delivery of necessary documentation to the concerned Stock Exchange(s) and to file the Master Creation Form(s), Corporate Action Form(s) and such other Forms, Deeds and Documents with the Depositories or such other Authorities or Agencies as may be required in this regard;

m. to authorise any Director and Key Managerial Personnel of the Company or any executives of the Company to sign and execute the above documents, Debenture Trust Deed, Deed of Hypothecation or such other security documents as may be deemed expedient, agreements, deeds, documents and other necessary papers to be executed with aforesaid agencies, parties, etc., for and on behalf of the Company together with the authority to vary, amend or modify the same as such authorised person may consider necessary, desirable or expedient in the interest of the Company and for the aforesaid purpose, to give such declarations, affidavits, certificates, etc. as such authorised person deem fit and to do all acts, deeds, matters and things, as may be necessary;

n. to remunerate aforesaid agencies including the payment of commissions, brokerage, fees, or the likes;

o. to open and operate the bank accounts, as may be required in connection with the issue of the Securities and to authorise persons to operate such Accounts;

p. to issue Security Certificate(s) including duplicate/ split Security Certificate(s), credit the Securities to the beneficiary accounts;

q. to settle all questions, difficulties or doubts that may arise in regard to such issues or allotment as it may, in its absolute discretion deem fit;

r. to file application, appeal, affidavit, addendum, corrigendum or such other documents with Central Government/ Regional Director or such other Statutory/ Regulatory Authorities as may be required for condonation with regard creation, filing, perfection of security documents and also to authorise the various persons for the said purposes;

s. Creation of "Recovery Expense Fund" or such other contribution in relation to issuance of listed or proposed to be listed debt securities;

t. to affix the Common Seal of the Company, if required on any agreement, undertaking, deed or other document , be affixed in the presence of anyone or more of the Directors of the Company or more of the officers of the Company as may be authorised by the Board in this regard, accordance with the Articles of Association of the Company.

**For issuance of Offshore Bond/Medium Term Note Programme:**

u. decide on the timing, size, pricing, cost, security and other terms and conditions including but not limited to deciding materiality threshold for various disclosures to be made in offering document/ memorandum/circular (by whatever name called), the listing on offshore stock exchanges;

v. appoint such global coordinators and joint lead managers, arrangers, underwriters, guarantors, depositories, custodians, trustees, security trustee, paying agents, transfer agents, registrar, calculation agents, bankers, solicitors, lawyers, and any other agencies and intermediaries (both domestic and overseas) as may be involved or concerned in such offerings of Notes (collectively, the "Intermediaries") and to remunerate all such agencies by way of commission, brokerage, fees or the like, and to enter into or execute agreements/ arrangements/ memorandum of understanding with any such agency or intermediary and also to seek the listing of the Notes in one or more offshore stock exchanges and the admission of the Notes in depositories outside India;

w. approve, negotiate and execute the programme agreement, agency agreement, trust deed, operating and administrative procedures memorandum, offer document/offering memorandum/offering circular, subscription agreement, pricing supplement (each as applicable), security documents/agreements, global certificates and other related documents, marketing/ distribution materials and make changes as may be required and to approve all

other matters relating to the Notes, to approve notices, advertisement, corrigendum (if required) and do all such acts, deeds, matters, and things including execution of all such deeds, documents, instruments, applications and writings as it may, at its discre6on, deem necessary and desirable for such purpose including without limitations, the utilization of the proceeds from the Notes;

x. authorise persons to do all such acts, deeds as may be necessary including the power to sign, execute documents and appear before the appropriate authorities;

y. approve the financial statements including financial statements drawn in accordance with Ind-AS in accordance with applicable laws or such other similar statements/ formats as may be required, for the purpose of incorporating in the offering memorandum and pricing supplement (as applicable);

z. open and operate the bank accounts (in India and abroad) to be opened in connection with the Notes and to authorize the persons to operate such account;

aa. authorize and approve the payment of fees and other related expenditures to the Intermediaries and other agencies and other persons in connection with the Notes;

bb. allot the Notes pursuant to this resolution in accordance with the terms of offering;

cc. decide on the offshore stock exchanges where the Notes will be listed, to execute and to file the offering circular and pricing supplement (as applicable) and other related documents with the stock exchanges, and other appropriate authorities (whether in India or offshore) and to accept changes as may be suggested by such authorities;

dd. authorise the affixation of common seal on all such documents as may be required;

ee. seek if required, any approval, consent or waiver from the Company's lenders, and/or the parties with whom the Company has entered into various commercial and other agreements, and/ or any/all concerned government and regulatory authorities (including RBI) in India, or abroad, and/ or any other approvals, consents or waivers that may be required in connection with the issuance, offer and allotment of the Notes;

ff. take all actions that may be necessary in connection with the depositories, obtaining ISIN, allotment including execution of any documents and payment of any fees in relation thereto;

gg. accept and appropriate the proceeds of the Notes;

hh. to resolve and settle all questions and difficulties that may arise in connection with the Notes, and do all other acts, deeds and things in connection therewith and incidental thereto as the Committee in its absolute discretion deems fit without the said Committee being required to seek consent or approval of the Board of Directors of the Company or otherwise to the end and intent that the Board of Directors of the Company shall be deemed to have given its approval thereto expressly by the authority of this resolution."

## ix. Wilful Defaulter Review Committee:

The Wilful Defaulter Review Committee (ALCO) comprises of two Directors namely Mr. Rajat Avasthi (Managing Director & CEO and Chairperson) and Mr. Gautam Chatterjee (Independent Director). Mr. Deepak Mittal (Non-Executive Director) resigned as a Non-Executive Director of the Company and ceased to be a member of the Committee w.e.f. January 30, 2025. The terms of reference of the Committee are in compliance with provisions of the RBI Master Directions.

During 2024-25, the Committee met once on January 24, 2025. There have been no wilful defaulters reported in current financial year FY2024-25. The requisite quorum was present in the meeting. The attendance of members was as follows:

| Name of Member | Category | Position | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Rajat Avasthi | Chairperson | Managing Director & CEO | 1 | 1 |
| Mr. Gautam Chatterjee | Member | Independent Director | 1 | 1 |
| Mr. Deepak Mittal* | Member | Non-Executive Director | 1 | 1 |

#No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

*Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of Committee w.e.f. January 30, 2025.

### Terms of Reference

Terms of Reference of the Committee inter alia include:

a. to examine the evidence of a wilful default as prescribed in the RBI Master Directions on Treatment of Wilful Defaulters and Large Defaulters;

b. to issue a show cause notice to concerned borrower and call for their submission; and

c. to issue an order recording the fact of wilful default and reason for the same.

## x. Lending Committee

The Lending Committee comprises of three Directors namely Mr. Gautam Chatterjee (Independent Director), Ms. Shama Asnani (Non-Executive Director) and. The Lending Committee was constituted pursuant to RBI Circular on Regulatory restrictions on Loans & Advances given by NBFCs dated April 19, 2022 to approve sanction of Loans and Advances to Directors/Senior Officers and their concerned or interested parties. Any two Directors (excluding the Director in respect of whom the proposal for grant of loans & advances is being considered) shall jointly approve the sanction of such loans and advances and that all the decisions taken by the Committee shall be reported to the Board of the Company. The Committee's composition and terms of reference are in compliance with provisions of the RBI Guidelines.

No meetings of the Committee were held during FY2024-25. The resolutions passed by Circulation on November 11, 2024 and February 14, 2025 by the Lending Committee were reported to the Board at the next meeting.

| Name of Member | Category | Position | No. of Meeting(s) | |
|---|---|---|---|---|
| | | | Held# | Attended |
| Mr. Gautam Chatterjee | Member | Independent Director | 0 | 0 |
| Ms. Shama Asnani | Member | Non-Executive Director | 0 | 0 |
| Mr. Rajat Avasthi | Member | Managing Director & CEO | 0 | 0 |

### Terms of Reference

Terms of Reference of the Committee inter alia include:

a. To sanction Loans & Advances to Directors and their related entities, if the loan amount is more than Rupees Five Crores;

b. To sanction Loans & Advances to Directors and their related entities, if the loan amount is Rupees Five Crores or less but such Director is a member of Credit Committee, or any other Committee or Authority which has power to sanction credit facilities;

c. To sanction Loans & advances to Senior Officers and their relatives, if such Senior Officer is a member of Credit Committee, or any other Committee or Authority which has power to sanction credit facilities;

d. To review and approve such activities as may be stipulated under various statutes /laws/regulations including amendments thereof from time to time, to be performed by the Committee; and

e. Any other terms of reference as may be specified by the Board from time to time."

## Meeting of Independent Directors

During 2024-25, the Independent Directors met once on May 07, 2024. The requisite quorum was present in the meeting. The attendance of members was as follows:

| Name of Directors | Position | No. of Meeting(s) | |
|---|---|---|---|
| | | Held# | Attended |
| Mr. Sunil Phatarphekar | Independent Director | 1 | 1 |
| Mr. Biswamohan Mahapatra* | Independent Director | 1 | 1 |
| Mr. Gautam Chatterjee | Independent Director | 1 | 1 |
| Dr. Vinod Juneja** | Independent Director | 0 | 0 |

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

*Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024.

**Dr. Vinod Juneja appointed as an Independent Director of the Company w.e.f. October 22, 2024.

The Independent Directors of the Company met without the presence of Executive Directors under the Chairmanship of Mr. Sunil Phatarphekar, Independent Director, inter-alia for:

- Reviewing the performance of Non-independent Directors and the Board as a whole;
- Reviewing the performance of the Chairperson of the Company taking into account the views of Executive and Non-executive Directors;
- Assessing the quality, content and timeliness of flow of information between the management and the Board that is necessary for the Board to effectively and reasonably perform its duties.

## Senior Management

Particulars of senior management personnel as at the end of the financial year (including the changes therein since the close of the previous financial year)

| Sr. No. | Name of the Senior Management Personnel | Designation | Date of Cessation, if any |
|---|---|---|---|
| 1. | Mr. Rajat Avasthi | Managing Director & CEO | - |
| 2. | Ms. Kiran Agarwal Todi | Chief Financial Officer | - |
| 3. | Ms. Archana Nadgouda | Company Secretary | - |
| 4. | Mr. Ajeet Lodha | Chief Risk Officer | - |
| 5. | Mr. Rohan Charles | Business Head | - |
| 6. | Ms. Manisha N Khadye | Legal Head | - |
| 7. | Mr. Vikram Kacker | National Credit Head | April 01, 2025 |
| 8. | Mr. Vivek Agarwal | Chief Operating Officer | January 04, 2025 |
| 9. | Mr. Umesh Wadhwa | Executive Vice President | - |
| 10. | Mr. Vinay Yadav | Chief Compliance Officer | - |
| 11. | Mr. Dinesh Singh | Chief Information Security Officer | - |
| 12. | Mr. Mahesh Dubey* | Chief Operating Officer | - |

* Mr. Mahesh Dubey was appointed as the Chief Operating Officer w.e.f. February 1, 2025

## Directors' Remuneration

### i) Executive Directors

The Company pays remuneration as per the Board approved Remuneration/ Compensation Policy.

The remuneration paid to the Executive Directors for 2024-25 was as follows:

(in ₹)

| Name | Remuneration (Fixed and performance bonus) | Other Perquisites & benefits | Commission | Contribution to Provident & Superannuation Fund/ allowances/ Pension | Total (in ₹) | Stock/ Shadow Options granted | Term up to |
|---|---|---|---|---|---|---|---|
| Mr. Rajat Avasthi | 3,22,45,837/- | 7,29,878/- | - | 12,46,560/- | 3,42,22,275/- | - | September 22, 2026 |

**Note :**

- Salary Considered post deduction u/s 10/17 as per Form 16
- The annual increments of the Managing Director & CEO is linked to the performance and is decided by the Nomination and Remuneration Committee.
- The service contract, notice period, retrial benefits, severance pay etc. are applicable as per the terms and conditions of appointment of the above Directors.

### ii) Non-Executive Directors

The Non-Executive Independent Directors were entitled to a sitting fee of ₹50,000 for attending each Board and Committee meeting. No sitting fees was paid to Non- Executive Non-Independent Directors during FY 2024-25.

The Company also reimburses out-of-pocket expenses incurred by the Directors for attending the meetings. The service contract, notice period, severance fee etc. are not applicable to the Non-Executive Directors.

The remuneration paid to the Independent Directors for 2024-25 was as follows:

(in ₹)

| Name | Sitting Fees | Commission | Total |
|---|---|---|---|
| Mr. Biswamohan Mahapatra | 6,00,000 | 10,00,000 | 16,00,000 |
| Mr. Sunil Phatarphekar | 11,00,000 | 10,00,000 | 21,00,000 |
| Mr. Gautam Chatterjee | 14,00,000 | 10,00,000 | 24,00,000 |
| Dr.Vinod Juneja | 2,50,000 | - | 2,50,000 |
| **Total** | **33,50,000** | **30,00,000** | **63,50,000** |

No stock options were granted to any Independent Director.

The Company has in place Directors' & Officers' Liability Insurance Policy.

## Directors' Shareholding

No Director holds equity shares of the Company as on March 31, 2025.

## General Meetings (AGMs/EGMs)

### Particulars of General Meetings held during the last three financial years:

| Year | Location | Date & Time | Special Resolutions passed |
|---|---|---|---|
| **Annual General Meeting** | | | |
| 2021-22 | TOWER 3,WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 30.05.2022 10:00 A.M | i) Amendments to the overall borrowing limits of the Company<br>ii) Issue of Non-Convertible Debentures. |
| 2022-23 | TOWER 3,WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 16.06.2023 04:30 P.M | i) Amendments to the overall borrowing limits of the Company<br>ii) Issue of Non-Convertible Debentures. |
| 2023-24 | TOWER 3,WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 26.06.2024 11:00 A.M | i) Amendments to the overall borrowing limits of the Company.<br>ii) Modification/ creation of charge on assets of the Company as security towards borrowing.<br>iii) Issue of Non-Convertible Debentures on private placement basis.<br>iv) Re-appointment of Mr. Gautam Chatterjee as Independent Director of the Company.<br>v) Re-appointment of Mr. Sunil Phatarphekar as Independent Director of the Company.<br>vi) Payment of Commission to Independent Director of the Company. |
| **Extra-ordinary General Meeting** | | | |
| 2022-23 | TOWER 3,WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 29.03.2023 04:30 P.M | 1. To change the name of the Company and consequential alterations in Memorandum of Association (MOA) of the Company<br>2. Adoption of new set of Articles of Association (AOA) of the Company<br>3. Regularization of Appointment of Ms. Shama Asnani as a Non-Executive Director, liable to retire by rotation |

| Year | Location | Date & Time | Special Resolutions passed |
|---|---|---|---|
| 2023-24 | TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 28-06.2023<br>04:30 P.M | To alter Memorandum of Association (MOA) of the Company. |
| | TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 25.08.2023<br>04:30 P.M | 1. Approval of Revised Remuneration of MD<br>2. Re-appointment of Mr. Rajat Avasthi (DIN 07969623) as Managing Director of the Company |
| 2024-25 | TOWER 3, WING ' B', KOHINOOR CITY MALL, KOHINOOR CITY, KIROL ROAD, KURLA (WEST), MUMBAI – 400070 | 16.01.2025<br>11:00 A.M | 1. Appointment of Dr. Vinod Juneja as Independent Director.<br>2. Continuation of Dr. Vinod Juneja as Independent Director. |

During 2024-25, the Company did not pass any resolution through postal ballot. No special resolution is proposed to be passed through postal ballot.

## General Shareholder information

| | | |
|---|---|---|
| 1 | Annual General Meeting | Please refer to the Notice of the ensuing Annual General Meeting |
| 2 | Financial Year (2024-25) | April 1, 2024 to March 31, 2025 |
| | | - Results for the quarter ended June 30, 2024 – within 45 days from the end of the quarter |
| | | - Results for the quarter ended September 30, 2024 – within 45 days from the end of the quarter |
| | | - Results for the quarter ended December 31, 2024 – within 45 days from the end of the quarter |
| | | - Results for the quarter and year ended March 31, 2025 – within 60 days from the end of the quarter |
| 3 | Book closure date | Not applicable as equity shares of the Company are not listed on any Stock Exchange |
| 4 | Dividend payment date | The Board of Directors of the Company at their meeting held on April 29, 2025, have recommended a final dividend of Re.0.35 per equity share of face value of ₹10/- each for the financial year 2024-25 for the approval of the shareholders at the ensuing Annual General Meeting. Once approved by the shareholders, the same shall be paid within the regulatory timelines. |
| 5 | Listing of Non Convertible Debentures | The Publicly issued Non Convertible Debentures (NCDs) are listed on BSE and NSE and privately placed NCDs are listed on BSE and NSE as applicable to respective private placements.<br>The Listing fees as applicable have been duly paid to stock exchanges. The addresses of the Exchanges are provided in the Annual Report. |
| 6 | Stock Code | Not applicable |
| 7 | Stock Market Data | Not applicable; as Equity Shares of the Company are not listed on any Stock Exchange |
| 8 | Registrar and transfer agent | **MUFG Intime India Private Ltd.**<br>**(formerly Link Intime India Private Ltd.)**<br>(Registrar to the equity shares of the Company and Registrar to the Issue-NCD Private Placement)<br>**KFin Technologies Limited**<br>(Registrar to the Issue-NCD-Public Issue) |
| 9 | Security transfer system | Equity shares are in dematerialized form, transfer and transmission of such shares is outsourced to Registrar and transfer agent.<br>NCDs are in dematerialized form transfer and transmission of security is outsourced to Registrar and transfer agent. |

| | | |
|---|---|---|
| 10 | Dematerialization of shares | The Company is wholly owned subsidiary of Edelweiss Financial Services Limited (EFSL) and shares are held by EFSL, Edelweiss Rural and Corporate Services Limited (ERCSL) and Edel Finance Company Limited are in dematerialized form and shares held by Nominee shareholders on behalf of EFSL are in physical form. |
| 11 | Correspondence for dematerialization, transfer of shares, non –receipt of dividend on shares and any other query relating to the NCDs of the Company | **MUFG Intime India Private Ltd. (formerly Link Intime India Private Ltd.)**<br>C-101, Embassy 247, L.B.S. Marg, Vikhroli West, Mumbai, Maharashtra 400083<br>**KFIN Technologies Limited**<br>Selenium Tower B, Plot no. 31 and 32, Financial District, Nanakramguda, Serilingampally, Hyderabad, Rangareddy – 500 032, Telangana |
| 12 | Address for Correspondence | Ms. Archana Nadgouda, Company Secretary & Compliance Officer Tower 3, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (west), Mumbai – 400070 |
| 13 | Outstanding GDR/ ADR/Warrants or any convertible instruments, conversion date and likely impact on equity | Not applicable |
| 14 | Credit Ratings | The details are provided in the Corporate Governance Report. |
| 15 | Details on Whistleblower Complaints and Complaints received under The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH) | No whistleblower and POSH complaints were received during FY2024-25. |
| 16 | Details of Material Subsidiaries | The Company does not have any Subsidiaries. |

## Disclosures

### a) Material Related Party Transactions

None of the materially significant transactions with any of the related parties was in conflict with the interest of the Company at large.

Attention of the members is drawn to the disclosure of transactions with related parties set out in Notes to the Standalone financial statement forming part of the Annual Report.

The Board of Directors laid down a Policy on Related Party Transactions, setting-out the manner in which the Company will address related party transactions, including the material transactions based on the threshold limit applicable to such transactions in accordance with the requirements of the Companies Act, 2013 and the SEBI Listing Regulations. The said Policy is available on https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Policy%20on%20Related%20Party%20Transactions.pdf. The Board of Directors reviews the said Policy at least once every three years for any updation.

### b) Strictures and Penalties by statutory authorities for last three financial years 2022-23, 2023-24 and 2024-25 on matters related to capital markets:

There were no strictures or penalties levied on the Company during the financial year ended March 31, 2023, March 31, 2024 and March 31, 2025.

In terms of Regulation 16 of SEBI (Settlement Proceedings) Regulation 2018, the Company has filed a settlement application in connection with the matter relating to incentives provided to certain categories of investors of non-convertible debentures in the public issuance of debentures between August 9, 2021 until November 30, 2023, and has remitted an amount of ₹ 7.50 Lakhs to Securities and Exchange Board of India (SEBI) towards the same. The Order of SEBI on the same is pending.

### c) Compliances

All Returns/ Reports were generally filed within the stipulated time with the Stock Exchanges/ other authorities.

### d) Code of Conduct for Directors and Senior Management

The Code of Conduct (Code) is applicable to all Directors and Senior Management of the Company. The Code is comprehensive and ensures good governance and provides for ethical standards of conduct on matters including conflict of interest, acceptance of positions of responsibility, treatment of business opportunities and the like. A copy of the of policy can be found on https://www.nidohomefin.com/static/doc/grievance-redressal/corporate-governance/Code%20Of%20Conduct%20for%20Directors%20and%20Senior%20Management.pdf

All the Board Members and Senior Management Personnel have affirmed compliance to the Code for the year ended March 31, 2025.

### e) Whistle Blower Policy/ Vigil Mechanism

Details of the vigil mechanism are provided in the Directors' Report.

### f) Code of Conduct to Regulate, Monitor and Report Trading by Insiders

With a view to prevent trading of securities of the Company by an Insider on the basis of Unpublished Price Sensitive Information and pursuant to the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015, as amended, the Company put in place a code on the dealings of Unpublished Price Sensitive Information. The Copy of the code can be found on https://www.nidohomefin.com/static/doc/grievance-redressal/Other_Policies/Code%20for%20UPSI.pdf

## Means of Communication

The quarterly/ half yearly / annual financial results and media releases on significant developments in the Company including presentations that have been made from time to time to the media, institutional investors & analysts are posted on the Company's website https://www.nidohomefin.com/ and are submitted to the stock exchanges on which the Company's debentures are listed, to enable them to host on their respective websites.

All stock exchange disclosures and periodical compliance filings like shareholding pattern, corporate governance report, media releases, statement of investor grievance settlement among others are filed electronically on NSE Electronic Application Processing System (NEAPS) & BSE Listing Centre.

The financial results are generally published in one English national daily newspaper i.e. Financial Express.

**Annual Report:** In accordance with the provisions of the Companies (Management and Administration) Rules, 2014, the Company will provide Annual Report containing inter-alia, Audited standalone financial statements, Auditors' Report, Board Report including Management Discussion & Analysis Report, Corporate Governance Report including information for the Shareholders, other important information and Notice of the ensuing Annual General Meeting electronically.

Annual Report is also available on the Company's website https://www.nidohomefin.com/

## Exclusive Designated e-mail id

The Company has designated a dedicated e-mail id i.e. investorgrievances@nidohomefin.com exclusively for investors' servicing for faster registration of their queries and/ or grievances. All investors are requested to avail this facility.

## General Shareholders' Information

The Company's registered office is situated in Mumbai, Maharashtra. The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is U65922MH2008PLC182906.

### a) Annual General Meeting

Date: July 2, 2025
Time: 11:00 A.M.
Venue: Tower 3, Wing 'B', Kohinoor City Mall , Kohinoor City, Kirol Road, Kurla (west), Mumbai – 400070.

### b) Listing on stock exchanges

*(i) Debentures*

The Debentures of the Company are listed on the following Stock Exchanges:

*a) BSE Limited (BSE)*

P.J. Tower, Dalal Street
Mumbai - 400 001; and

*b) National Stock Exchange of India Limited (NSE)*

Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (E)
Mumbai - 400 051.

*Issuer Code*

The issuer code of the Company is 530L

The Company has paid the listing fees to BSE & NSE for financial year 2024-25.

The International Securities Identification Number (ISIN) allotted to Company's shares under the Depository System INE530L01015

*Outstanding Stock Options/ Compulsorily Convertible Debentures/ Warrants*

As of 31 March 2025, the Company does not have any outstanding stock options/ compulsorily convertible debentures/ warrants or other convertible instruments.

*(ii) Debt Instruments*

*Debenture Trustees*

**IDBI Trusteeship Services Limited**
Universal Insurance Building,
Ground Floor, Sir P.M. Road,
Fort, Mumbai 400 001, Maharashtra, India
Tel: +91 22 4080 7000
Fax: +91 22 6631 1776
E-mail: itsl@idbitrustee.com
Website: www.idbitrustee.com
Contact Person: Mr. Kunaal Bakhtiani
CIN: U65991MH2001GOI131154

**Beacon Trusteeship Limited**
5W, 5th Floor, Metropolitan Building,
E Block, Bandra Kurla Complex (BKC),
Bandra (East) Mumbai 400 051,
IndiaTel: +91 95554 49955
Email: compliance@beacontrustee.co.in
Website: www.beacontrustee.co.in
Contact Person: Mr. Kaustubh Kulkarni

## g) Registrar and Share Transfer Agent (RTA) for Debentures

KFin Technologies Limited, Selenium Tower B, Plot No. 31-32, Financial District, Nanakramguda, Serilingampally Mandal, Hyderabad - 500 032, Telangana, Toll Free No. 1-800-309-4001; e-mail: einward.ris@kfintech.com;

Contact Person: Mr. Chandra Shekhar Chejarla , Deputy Manager – Corporate Registry; (Website: www.kfintech.com and / or https://ris.kfintech.com/) is the Registrar and Share Transfer Agent (RTA).

KFin is also the depository interface of the Company with both National Securities Depository Limited and Central Depository Services (India) Limited.

## h) Share Transfer Mechanism

Pursuant to Regulation 7(2) of the SEBI Listing Regulations, Compliance Certificate jointly signed by Compliance officer and authorized representative of RTA certifying compliance regarding maintenance of securities transfer facilities and Certificates for timely dematerialisation of the shares as per SEBI (Depositories and Participants) Regulations, 1996; have been submitted to stock exchanges within the stipulated time.

## i) Share Ownership Pattern

The Company is a wholly owned subsidiary of Edelweiss Financial Services Limited and the entire shareholding of 6,93,50,000 Equity Shares is held by the Promoter Group. The Promoters of the Company are Edelweiss Financial Services Limited, Edelweiss Rural & Corporate Services Limited and Edel Finance Company Limited. Edelweiss Rural & Corporate Services Limited is the immediate holding company and holds 38,300,000 Equity Shares representing 55.23% shareholding.

## j) Dividend History

The Board of Directors of the Company at their meeting held on April 29, 2025, have recommended a final dividend of Re.0.35 per equity share of face value of ₹10/- each for the financial year 2024-25. The same is subject to approval of the shareholders at the ensuing Annual General Meeting. Once approved by the shareholders, the same shall be paid within the regulatory timelines.

The Company had declared a final dividend of Re.0.75 per equity share of face value of ₹10/- each for the financial year 2023-24. The Company had not declared dividend during FY2021-22 and FY2022-23.

## k) Transfer of Unpaid/ Unclaimed Dividend Amount/ Shares to Investor Education and Protection Fund (IEPF) Authority

As per the provisions of Section 124 and 125 of the Companies Act, 2013 read with the Investor Education and Protection Fund (Accounting, Audit, Transfer and Refund) Rules, 2016, as amended, an amount of ₹ 3,24,586/- was transferred to Investor Education and Protection Fund.

## l) Outstanding GDRs/ ADRs/ Warrants or any Convertible instruments

The Company has not issued any GDRs/ ADRs and no convertible instrument is pending for conversion at the end of the financial year March 31, 2025.

## m) Plant Locations

The Company does not have any manufacturing or processing plants. The Registered Office of the Company is situated at Tower 3, Wing 'B', Kohinoor City Mall , Kohinoor City, Kirol Road, Kurla (west), Mumbai – 400070.

## n) Address for Correspondence

### Investor Correspondence

(i) For transmission/ transposition/ dematerialisation of securities, non-receipt of interest and any other queries relating to the securities, Investors may write to:

**KFin Technologies Private Limited**
Selenium Tower B
Plot No.31 - 32,
Financial District, Nanakramguda
Serilingampally Mandal,
Hyderabad – 500 032, Telangana.
Toll Free No. 1- 800-309-4001
E-mail: einward.ris@kfintech.com
Website: www.kfintech.com and/ or https://ris.kfintech.com/
Contact Person: Chandra Shekhar Chejarla

(ii) Ms. Archana Nadgouda, Company Secretary

Address: Registered Office: Tower 3, 5th Floor, Wing 'B', Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai- 400070
Tel: +912242722200
Email: secretarial.team@nidohomefin.com

### (o) Credit ratings

The credit ratings enjoyed by the Company from various rating agencies as on 31st March 2025 are detailed below:

| CRA | Current credit rating / Outlook |
|---|---|
| CRISIL | CRISIL A+ / Stable |
| CARE | CARE A / Stable |
| ICRA | ICRA A+ / Stable |
| ACUITE | Acuite A+ / Rating Watch with negative implication |
| BWR | BWR A+ / Rating Watch with negative implication |

## Compliance Certificate from the Secretarial Auditors

Certificate from the Secretarial Auditors of the Company, Manish Ghia & Associates, Company Secretaries confirming compliance with the conditions of Corporate Governance as stipulated under Regulations 17 to 27 and paragraphs C, D and E of Schedule V of the SEBI Listing Regulations is annexed to this Report forming part of the Annual Report.

The declaration signed by the Managing Director & CEO of the Company stating that the members of Board of Directors and Senior Management Personnel have affirmed compliance with the Code of Conduct of Board of Directors and Senior Management is annexed and forms part of this Report.

## Adoption of Mandatory and Non-mandatory Requirements

Apart from complying with all the mandatory requirements, the Company has adopted following non-mandatory requirements as specified in Regulation 27(1) of the SEBI Listing Regulations:

**(a) Modified opinion(s) in audit report:** The financial statements of the Company for FY 2024-25 on standalone basis, are with unmodified audit opinion.

**(b) Separate Post of Chairperson and Managing Director or Chief Executive Officer:** The Company has appointed separate persons to the post of the Chairperson and the Managing Director and CEO. Further, the Chairperson of the Bank is Non – Executive Director and not related to the Managing Director and CEO of the Bank as per the definition of the term "relative" defined under the Companies Act, 2013.

**(c) Reporting of Internal Auditor:** The Internal Auditors of the Company directly report to the Audit Committee.

## Certificate from CEO and CFO

In terms of Regulation 17(8) of the SEBI Listing Regulations, Compliance Certificate issued by Chief Executive Officer(s) and Chief Financial Officer is annexed to this Report.

## Fee to Statutory Auditors

The Company has paid fees of ₹ 4.79 million, plus applicable tax to the Statutory Auditors M/s. MGB & Co. LLP.

## Investors

The website of the Company https://www.nidohomefin.com/ carries information on Financial Results, Corporate Announcements, Presentations and Credit Rating, in addition to other relevant information for investors.

# Chief Executive Officer (CEO) and Chief Financial Officer (CFO) Certification

To
The Board of Directors
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

Pursuant to the provisions of Regulation 17(8) of the SEBI Listing Regulations, we hereby certify that:

(a) We have reviewed financial statements and the cash flow statement for the financial year 2024-25, on standalone basis and that to the best of our knowledge and belief:

(i) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;

(ii) these statements together present a true and fair view of the Company's affairs and are in compliance with existing accounting standards, applicable laws and regulations.

(b) There are, to the best of our knowledge and belief, no transactions entered into by the Company during the financial year 2024-25 which are fraudulent, illegal or violative of the Company's code of conduct.

(c) We accept responsibility for establishing and maintaining internal controls for financial reporting and that we have evaluated the effectiveness of internal control systems of the Company pertaining to financial reporting and we have disclosed to the Auditors and the Audit Committee, deficiencies in the design or operation of such internal controls, if any, of which we are aware and that we have taken all necessary steps to rectify these deficiencies.

(d) We have indicated to the Auditors and the Audit Committee:

(i) significant changes, if any, in internal control over financial reporting during the financial year 2024-25;

(ii) significant changes, if any, in accounting policies during the financial year 2024-25 and that the same have been disclosed in the notes to the financial statements; and

(iii) instances of significant fraud of which we are aware and the involvement therein, if any, of the management or an employee having a significant role in the Company's internal control system over financial reporting.

**For Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

**Kiran Agarwal Todi**
Chief Financial Officer

For **Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
Managing Director & CEO
DIN: 07969623

Place: Mumbai
Date: April 29, 2025

# COMPLIANCE WITH THE CODE OF CONDUCT FOR DIRECTORS AND SENIOR MANAGEMENT

The Board of Directors
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

I confirm that all the Directors and Members of the Senior Management have affirmed compliance with Nido Home Finance Limited's Code of Conduct for Directors and Senior Management.

For **Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
Managing Director & CEO
DIN: 07969623

Place: Mumbai
Date: April 29, 2025

# CERTIFICATE ON CORPORATE GOVERNANCE

(Pursuant to Regulation 53 and Para C of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/ OW/P/DDHS/25493/1/2021 dated September 23, 2021)

To,
**NIDO HOME FINANCE LIMITED**
(Formerly known as Edelweiss Housing Finance Limited)
Tower 3, 5th Floor, Wing B, Kohinoor City Mall,
Kohinoor City, Kirol Road,
Kurla (West), Mumbai – 400070.

We have examined the compliance of conditions of Corporate Governance by **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** for the year ended on March 31, 2025 in accordance with Regulation 53 read with Para-C of Schedule V of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. SEBI/HO/OW/P/DDHS/25493/1/2021 dated September 23, 2021.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination has been limited to a review of the procedures and implementation thereof adopted by the Company for ensuring compliance with the conditions of the Corporate Governance as stipulated in the said Listing Regulations.

In our opinion and to the best of our information and according to the explanations given to us and based on the representations made by the Directors and the Management, we certify that the Company has complied with the mandatory conditions of Corporate Governance as stipulated in relevant regulation(s) of above mentioned Listing Regulations.

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

For **Manish Ghia & Associates**
Company Secretaries

**CS Mannish L. Ghia**
Partner
M. No. FCS 6252, C.P. No. 3531
Peer Review No: PR 822/2020
(FRN/Unique ID: P2006MH007100)

Place: Mumbai
Date: April 29, 2025
UDIN: F006252G000219938

# CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(pursuant to Regulation 53 and Para C of Schedule V of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with SEBI Circular No. SEBI/HO/ OW/P/DDHS/25493/1/2021 dated September 23, 2021)

To
**Nido Home Finance Limited**
(Formerly known as Edelweiss Housing Finance Limited)
Tower 3, 5th Floor, Wing B, Kohinoor City Mall,
Kohinoor City, Kirol Road,
Kurla (West), Mumbai – 400070.

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Nido Home Finance Limited**, having **CIN: U65922MH2008PLC182906** and registered office at Tower 3, 5th Floor, Wing B, Kohinoor City Mall, Kohinoor City, Kirol Road, Kurla (West), Mumbai - 400070 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 53 read with Para C of Schedule V of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular No. SEBI/HO/OW/P/DDHS/25493/1/2021 dated September 23, 2021.

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

| Sr. No | Name of Director | DIN | Date of Appointment in Company |
|---|---|---|---|
| 1 | Mr. Sunil Nawal Phatarphekar | 00005164 | 13/04/2020 |
| 2 | Mr. Rajat Ravi Avasthi | 07969623 | 23/09/2020 |
| 3 | Mr. Gautam Chatterjee | 02464197 | 16/09/2021 |
| 4 | Ms. Shama Asnani | 09774021 | 25/01/2023 |
| 5 | Mr. Vinod Anand Juneja | 00044311 | 22/10/2024 |

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the Management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

For **Manish Ghia & Associates**
Company Secretaries

**CS Mannish L. Ghia**
Partner
M. No. FCS 6252, C.P. No. 3531
Peer Review No: PR 822/2020
(FRN/Unique ID: P2006MH007100)

Place: Mumbai
Date: April 29, 2025
UDIN: F00625G000219960

# Independent Auditors' Report

To
The Members of
**Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)**.

## 1. Opinion

We have audited the accompanying Financial Statements of **Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited)** ("(hereinafter referred as the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies information and other explanatory information (hereinafter referred to as "the Financial Statements")

In our opinion and to the best of our information and according to the explanations given to us, the accompanying Financial Statements gives a true and fair view in conformity with the Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2025, the net profit including other comprehensive Income, its cash flows and the statement of changes in equity for the year ended on that date.

## 2. Basis for Opinion

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

## 3. Key Audit Matters

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

| Key Audit Matters | How our audit addressed the key audit matter |
|---|---|
| Expected Credit Loss – Impairment of carrying value of loans and advances (as described in Note 46.1 of the Financial Statements) | |
| Ind AS 109: Financial Instruments ("Ind AS 109") requires the Company to provide for impairment of its financial instruments using the expected credit loss ('ECL') approach involving an estimation of probability of loss on the financial instruments over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances.<br><br>As at March 31, 2025, the carrying value of loan assets measured at amortized cost, aggregated Rs. 31,837.39 Millions (net of allowance of ECL Rs. 348.36 Millions) | **Our Audit Approach:**<br><br>Our audit approach was a combination of test of internal controls and substantive procedures which included the following:<br><br>a. Evaluating the Company's policy, as approved by the Board of Directors, for impairment of carrying value of loans and advances and assessing appropriateness of the Company's impairment methodologies as required under Ind AS 109.<br><br>b. Obtained and reviewed reports relating to the independent "Back testing" and Model refresh exercise annually carried out by the Management. |

| Key Audit Matters | How our audit addressed the key audit matter |
|---|---|
| In the process, a significant degree of judgement has been applied by the management in respect of following matters:<br>• Defining qualitative/quantitative thresholds for significant increase in credit risk' ("SICR") and 'default'.<br>• Estimation of losses in respect of loans or groups of loans which had no/ minimal defaults in the past.<br>• Grouping of borrowers based on homogeneity by using appropriate statistical techniques.<br>• Staging of loans and estimation of behavioral life.<br>• Determining macro-economic factors impacting credit quality of receivables<br>The Company has developed models that derive key assumptions used within the provision calculation such as probability of default (PD) and loss given default (LGD).<br>The output of these models is then applied to the provision calculation with other information including the exposure at default (EAD).<br>Given the high degree of management's judgement involved in estimation of ECL, this has been identified as key audit matter. | c. Tested the operating effectiveness of the controls for staging of loans based on their past-due status. Tested a sample of performing (stage 1) loans to assess whether any SICR or loss indicators were present requiring them to be classified under stage 2 or 3.<br>d. Assessed the additional considerations applied by the management for staging of loans as SICR<br>e. Tested the ECL model, including assumptions and underlying computation. Tested the input data used for determining the PD and LGD rates and agreed the data with the underlying books of accounts and records.<br>f. Enquired Management on assumptions used in determining the overlay for macro-economic factors.<br>g. Tested the arithmetical accuracy of computation of ECL provision performed by the Company in spreadsheets.<br>h. Test checked the basis of collateral valuation in the determination of ECL provision.<br>i. Compared the disclosures included in the Financial Statements in respect of expected credit losses with the requirements of Ind AS. |

## 4. Information other than the Financial Statements and Auditors' report thereon

The other information comprises the information included in the Annual Report but does not include the Financial Statements and our auditors' report thereon. The Company's management and Board of Directors are responsible for the other information.

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

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether such other information is materially inconsistent with the 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.

## 5. Responsibilities of Management and Those Charged with Governance for the Financial Statements

The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these Financial Statements that give a true and fair view of the financial position, financial performance including other comprehensive income, cash flows and changes in equity of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting standards ( Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Financial Statements, the Board of Directors 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 is also responsible for overseeing the Company's financial reporting process.

## 6. Auditor's Responsibilities for the Audit of the Financial Statements

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

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

   - Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

   - Obtain an understanding of internal financial controls 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 management.

   - Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

   - Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended March 31, 2025 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## 7. Report on Other Legal and Regulatory Requirements

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

2. As required by Section 143(3) of the Act, we report that:

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;

   (c) The balance sheet, the statement of profit and loss including other comprehensive income, cash flows statement and statement of changes in equity dealt with by this Report are in agreement with the books of account;

   (d) In our opinion, the aforesaid Financial Statements comply with the accounting standards specified under section 133 of the Act read with the Companies (Accounting Standards) Rules, 2015, as amended;

   (e) On the basis of the written representations received from the directors as on March 31, 2025, taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164 (2) of the Act;

   (f) With respect to the adequacy of the internal financial controls with reference to the Financial Statements of the Company with reference to these Financial Statements and the operating effectiveness of such controls, we request you to refer to our separate Report in "**Annexure B**" to this report.

   (g) In our opinion, the managerial remuneration for the year ended March 31, 2025 has been paid/ provided by the company to its directors in accordance with the provision of section 197 read with schedule V to the Act; and

   (h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company has disclosed pending litigation cases as contingent liability in note No.39 to Financial Statements.

   ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

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

   iv. The management has represented that, to the best of its knowledge and belief, s, 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, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

   v. The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Company from any other person(s) or entity(ies) including foreign entities (funding parties) with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the funding party (ultimate beneficiaries) or provide any guarantee, security or the like on behalf of the ultimate beneficiaries;

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

vii. The final dividend proposed in the previous year, declared and paid by the Company during the year, is in accordance with Section 123 of the Act, as applicable. The Board of Directors of the Company has proposed final dividend for the year which is subject to the approval of the members at the ensuing Annual General Meeting. The amount of dividend proposed is in accordance with section 123 of the Act, as applicable.

viii. Based on our examination which included test checks, the Company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Also, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

## Other Matters

The audit of the Financial Statements of the Company for the year ended March 31, 2024, was conducted by the predecessor audit firm who had expressed unmodified opinion vide their audit report dated May 7, 2024.

Our opinion is not modified in respect of this matter.

For **MGB & Co. LLP**
Chartered Accountants
Firm Registration Number 101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership Number - 409797
UDIN: 25409797BMKWTJ2392
Date: April 29,2025
Place: Mumbai

# Annexure - A to the Independent Auditor's Report

**The Annexure referred to in para 7(1) of "Report on Other Legal and Regulatory Requirements" to our report of even date to the members of the Company on the financial statements for the year ended March 31, 2025.**

According to the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit and to the best of our knowledge and belief, we state that:

(i) (a) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment and relevant details of Right-of-use Assets. The Company has maintained proper records showing full particulars including quantitative details and the situation of Intangible Assets.

(b) The Company has a regular programme of physical verification of its property, plant and equipment by which all the property, plant and equipment are verified in a phased manner over a period of three years. In our opinion this periodicity of physical verification is reasonable having regard to the size of the Company and nature of its assets. No material discrepancies were noticed on such verification.

(c) According to the information and explanations given by the management and on the basis of our examination of the records of the Company, the title deed of immovable property (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee) disclosed in the financial statements is held in the name of the Company.

(d) According to the information and explanations given by the management, The Company has not revalued its property, plant and equipment (including right of use assets) or intangible assets during the year ended March 31, 2025.

(e) According to the information and explanations given to us and based on the examination of the records of the Company, we report that, no proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(ii) (a) The Company is primarily engaged in the business of providing loans and it does not hold any physical inventories. Therefore, reporting under clause 3(ii)(a) of the Order is not applicable.

(b) As disclosed in Note 20(ii) to the Financial Statements, the Company has been sanctioned working capital limits in excess of Rs. five crores in aggregate from banks during the year on the basis of security of current assets of the Company. Basis the information and explanation provided to us and basis our audit procedures undertaken, we have not come across any difference between the information submitted in the quarterly returns / statements filed by the company with such banks or financial institutions when compared with the books of account and other relevant information provided by the Company.

(iii) (a) In our opinion and according to the information and explanations given to us, Company being a non-banking financial company the provisions of clause 3(iii)(a) are not applicable to the Company.

(b) According to the information and explanations given to us by the management and on the basis of our examination of the records of the Company, the investments made and the terms and conditions of the grant of all loan and advances in the nature of loans during the year to companies, firms, Limited Liability Partnerships and other parties are not prejudicial to the Company's interest According to the information and explanations given to us, the company has not provided any guarantees during the year.

(c) In respect of loans and advances in the nature of loans, granted by the Company as part of its business, the schedule of repayment of principal and payment of interest has been stipulated by the Company. Having regard to the voluminous nature of loan transactions, it is not practicable to furnish entity-wise details of amount, due date for repayment or receipt and the extent of delay (as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause) in this report, in respect of loans and advances which were not repaid / paid when they were due or were repaid / paid with a delay, in the normal course of lending business. Further, except for some instances noted during the year, the parties have been generally regular in repayment of the principal amounts, as stipulated, and are also generally regular in payment of interest, as applicable. Further, except for those instances

where there are delays or defaults in repayment of principal and / or interest as at the balance sheet date, in respect of which the Company has disclosed asset classification / staging of loans in Note 9.1.(a) to the financial statements in accordance with Indian Accounting Standards (Ind AS) and the guidelines issued by the Reserve Bank of India, the parties are repaying the principal amounts, as stipulated, and are also regular in payment of interest, as applicable.

(d) In respect of loans and advances in the nature of loans, the total amount overdue for more than ninety days as at March 31, 2025 and the details of the number of such cases, are disclosed in Note 9.1.(a) to the financial statements. In such instances, in our opinion, reasonable steps have been taken by the Company for recovery of the overdue amount of principal and interest.

(₹ In Millions)

| Number of Cases | Principal Amount Overdue | Interest Amount Overdue | Total Amount Dues |
|---|---|---|---|
| 398 | 19.68 | 111.33 | 131.01 |

(e) The Company being a Housing Financial Company the provisions of clause 3(iii)(e) are not applicable to the Company.

(f) The Company has not granted loans or advances in the nature of loans, either repayable on demand or without specifying any terms or period of repayment to companies, firms, Limited Liability Partnerships or any other parties. Accordingly, the requirement to report on clause 3(iii)(f) of the Order is not applicable to the Company.

(iv) In our opinion and according to the information and explanations given to us, there are no loans, investments, guarantee and securities granted in respect of which the provisions of section 185 and 186 of the Companies Act 2013 are applicable and hence not commented upon.

(v) According to the information and explanations given by the management, the Company has neither accepted any deposits from the public nor accepted any amounts which are deemed to be deposits within the meaning of sections 73 to 76 of the Companies Act and the rules made thereunder, to the extent applicable. Accordingly, the requirement to report on clause 3(v) of the Order is not applicable to the Company.

(vi) To the best of our knowledge, the Company is not in the business of sale of any goods or provision of such services as prescribed u/s 148 (1) of Companies Act, 2013. Accordingly, the requirement to report on clause 3(vi) of the Order is not applicable to the Company.

(vii) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, amounts deducted/ accrued in the books of account in respect of undisputed statutory dues including provident fund, employee state insurance, income-tax, service tax, goods and service tax, cess and other material statutory dues, applicable to it, have generally been regularly deposited during the year by the Company with the appropriate authorities. The provisions relating to duty of excise, duty of custom, sales tax, value added tax and cess are not applicable to the Company.

According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employee state insurance, income-tax, service tax, goods and service tax, cess and other material statutory dues were outstanding, at the year end, for a period of more than six months from the date they became payable.

(b) According to the information and explanation given to us, there are no dues of provident fund, employee state insurance, service tax, and cess which have not been deposited with the appropriate authorities on account of any dispute. The dues outstanding in respect of income tax and goods and service tax on account dispute, are as follows:

| Name of the statute | Nature of dues | Amount (Rs.) | Period to which the amount relates | forum where dispute is pending |
|---|---|---|---|---|
| Income Tax Act, 1961 | Income Tax | 146,422,974 | AY 19-20 | CIT(A) |
| Income Tax Act, 1961 | Income Tax | 268,997,920 | AY 20-21 | CIT(A) |
| Income Tax Act, 1961 | Income Tax | 10,172,397 | AY 21-22 | CIT(A) |
| Income Tax Act, 1961 | Income Tax | 11,477,603 | AY 23-24 | CIT(A) |

| Name of the statute | Nature of dues | Amount (Rs.) | Period to which the amount relates | forum where dispute is pending |
|---|---|---|---|---|
| Central Goods and Service Tax Act, 2017 | GST (Delhi) | 2,55,792 | FY 2017-18 | Appellate Authority |
| Central Goods and Service Tax Act, 2017 | GST (Delhi) | 16,001,757 | FY 2018-19 | Appellate Authority |
| Central Goods and Service Tax Act, 2017 | GST (Delhi) | 9,061,121 | FY 2020-21 | - |
| Central Goods and Service Tax Act, 2017 | GST (Telangana) | 2,001,127 | FY 2017-18 to 2021-22 | - |

(viii) According to the information and explanations given to us, during the year, there are no transactions which have not been recorded in the books of account but have been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

(ix) (a) According to the information and explanations given to us by the management, the Company has not defaulted in repayment of loans or borrowings or in the repayment of interest thereon to any lender during the year.

(b) Basis the information and explanation provided to us, the Company has not been declared a willful defaulter by any bank or financial institution or other lender.

(c) According to the information and explanations given to us and to the best of our knowledge and belief, in our opinion 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) In our opinion and on an overall examination of the Financial Statements of the Company, no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on clause 3(ix)(e) of the Order is not applicable to the Company.

(f) The Company does not have any subsidiary, associate or joint venture. Accordingly, the requirement to report on Clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that the Company has utilized the monies raised during the year by way of public offer (including debt instruments) in the nature of non-convertible debenture for the purposes for which they were raised.

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partially or optionally convertible) during the year under audit and hence, the requirement to report on clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) According to the information and explanation's given to us and on the basis of our examination of the records of the Company, we report that no fraud by the Company or on the Company has been noticed or reported during the year.

(b) According to the information and explanations given to us, during the year, no report under sub-section (12) of section 143 of the Companies Act, 2013 has been filed by secretarial auditor, predecessor auditor or by us in Form ADT – 4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

(xii) The Company is not a Nidhi Company as per the provisions of the Companies Act, 2013. Therefore, the requirement to report on clause 3(xii)(a) to 3(xii)(c) of the Order is not applicable to the Company.

(xiii) According to the information and explanations given by the management, transactions with the related parties are in compliance with section 177 and 188 of Companies Act, 2013 where applicable and the details have been disclosed in the notes to the financial statements, as required by the applicable accounting standards.

(xiv) (a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports of the Company issued till date for the period under audit.

(xv) According to the information and explanations given by the management, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence requirement to report on clause 3(xv) of the Order is not applicable to the Company.

(xvi) (a) As the Company is a Non-Banking Financial Company and registered under National Housing Bank (NHB) Act, 1987, it has been exempted from the requirement of Registration under section 45-IA of Reserve Bank of India Act, 1934. Accordingly, reporting under clause 3(xvi) (a) of the Order is not applicable to the Company.

(b) The Company has a valid certificate of registration from National Housing Bank.

(c) Based on our examination, the Company is not a Core Investment Company as defined in the regulations made by Reserve Bank of India. Accordingly, the requirement to report on clause 3(xvi) of the Order is not applicable to the Company.

(d) According to the information and explanations given by the management, the Group has one Core Investment Company as part of the Group.

(xvii) According to the information and explanations given to us by the management and based on our examination of records of the Company, the Company has not incurred cash losses in the current and preceding financial year.

(xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on Clause 3(xviii) of the Order is not applicable to the Company.

(xix) On the basis of the financial ratios disclosed in Note 53(iii) to the financial statements, 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 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) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no unspent amounts in respect of other than ongoing projects, that are required to be transferred to a fund specified in schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in Note 35.2 to the financial statements.

(b) According to the information and explanations given to us, there are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act. This matter has been disclosed in Note 35.2 to the financial statement.

(xxi) According to the information and explanations given to us and based on our examination of the records of the Company, there are no subsidiaries / associates / joint ventures of the Company and hence the paragraph 3(xxi) of the Order is not applicable to the Company.

For **MGB & Co. LLP**
Chartered Accountants
Firm Registration Number 101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership Number - 409797
UDIN: 25409797BMKWTJ2392
Date: April 29,2025
Place: Mumbai

# Annexure - B to the Independent Auditor's Report

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

## Annexure B the Independent Auditor's report of even date on the Financial Statements of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) ("the Company")

We have audited the internal financial controls over financial reporting with reference to Financial Statement of Nido Home Finance Limited (formerly known as Edelweiss Housing Finance Limited) ("the Company") as at March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

## Management's responsibility for Internal Financial Controls

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

## Auditor's responsibility

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting with reference to these Financial Statements and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk.

The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

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

## Meaning of internal financial controls over financial reporting with reference to these Financial Statements

A company's internal financial control over financial reporting with reference to these 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 over financial reporting with reference to these Financial Statements includes those policies and procedures that:

(i) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(ii) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

(iii) Provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Financial Statements.

## Inherent limitations of internal financial controls over financial reporting with reference to these Financial Statements

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

## Opinion

According to the information and explanations given to us and based on our audit, the Company has in all material respects, adequate internal financial controls over financial reporting with reference to these Financial Statements and such internal financial controls over financial reporting with reference to these Financial Statements were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India..

For **MGB & Co. LLP**
Chartered Accountants
Firm Registration Number 101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership Number - 409797
UDIN: 25409797BMKWTJ2392
Date: April 29,2025
Place: Mumbai

# Balance Sheet

as at March 31, 2025

(Currency : Indian rupees in millions)

| | Note | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| **ASSETS** | | | |
| **Financial assets** | | | |
| Cash and cash equivalents | 6 | 2,556.41 | 1,195.21 |
| Bank balances other than cash and cash equivalents | 7 | 1,718.16 | 1,611.60 |
| Trade receivables | 8 | 619.89 | 395.05 |
| Loans | 9 | 32,088.42 | 30,689.95 |
| Investments | 10 | 1,522.21 | 1,767.30 |
| Other financial assets | 11 | 1,331.90 | 1,216.54 |
| | | **39,836.99** | **36,875.65** |
| **Non-financial assets** | | | |
| Current tax assets (net) | 12 | 181.79 | 350.39 |
| Investment property | 14 | 21.61 | 22.72 |
| Property, plant and equipment | 15 | 12.52 | 12.62 |
| Right to use (ROU) assets | 15 | 277.20 | 238.86 |
| Intangible assets under development | 16 (a) | 9.55 | 5.51 |
| Other intangible assets | 16 | 42.60 | 58.28 |
| Other non- financial assets | 17 | 133.92 | 85.43 |
| | | **679.19** | **773.81** |
| **TOTAL ASSETS** | | **40,516.18** | **37,649.46** |
| **LIABILITIES AND EQUITY** | | | |
| **Liabilities** | | | |
| **Financial liabilities** | | | |
| Trade payables | 18 | | |
| (i) total outstanding dues of micro enterprises and small enterprises | | 11.64 | 4.16 |
| (ii) total outstanding dues of creditors other than micro enterprises and small enterprises | | 152.64 | 185.84 |
| Debt securities | 19 | 11,288.61 | 9,645.18 |
| Borrowings (other than debt securities) | 20 | 8,829.14 | 6,710.79 |
| Subordinated liabilities | 21 | 508.63 | 508.78 |
| Lease liabilities | 44 | 306.94 | 266.52 |
| Other financial liabilities | 22 | 10,914.02 | 11,962.13 |
| | | **32,011.62** | **29,283.40** |
| **Non-financial liabilities** | | | |
| Current tax liabilities (net) | 23 | 31.17 | 78.83 |
| Provisions | 24 | 49.17 | 42.14 |
| Deferred tax liabilities (net) | 13 | 75.83 | 49.46 |
| Other non-financial liabilities | 25 | 66.39 | 47.75 |
| | | **222.56** | **218.18** |
| **Equity** | | | |
| Equity share capital | 26 | 693.50 | 693.50 |
| Other equity | 27 | 7,588.50 | 7,454.38 |
| | | **8,282.00** | **8,147.88** |
| **TOTAL LIABILITIES AND EQUITY** | | **40,516.18** | **37,649.46** |
| The accompanying notes are an integral part of the financial statements. | 1 to 55 | | |

As per our report of even date attached.

For **MGB & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number:
101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership No. 409797

Place : Mumbai
Date : April 29, 2025

**For and on behalf of the Board of Directors**
**Nido Home Finance Limited**
(Formerly Known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
MD & CEO
DIN: 07969623

**Kiran Agarwal Todi**
Chief Financial Officer

**Gautam Chatterjee**
Director
DIN: 02464197

**Archana Nadgouda**
Company Secretary
Membership No. A17140

# Statement of Profit and Loss

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

| | Note | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|---|
| **I. Revenue from operations** | | | |
| Interest income | 28 | 4,452.66 | 4,134.69 |
| Dividend income | | 11.08 | 8.93 |
| Fee and commission income | 29 | 457.17 | 318.46 |
| Net gain on fair value changes | 30 | 200.09 | 117.12 |
| **Total Revenue from operations** | | **5,121.00** | **4,579.20** |
| **II. Other income** | 31 | 85.26 | 69.23 |
| **III. Total Income** | | **5,206.26** | **4,648.43** |
| **IV. Expenses** | | | |
| Finance costs | 32 | 3,204.78 | 3,011.52 |
| Impairment on financial instruments (including write-off) | 33 | 106.81 | 16.52 |
| Employee benefits expense | 34 | 874.61 | 726.54 |
| Depreciation, amortisation and impairment | 14, 15 &16 | 77.04 | 62.63 |
| Other expenses | 35 | 748.19 | 570.67 |
| **Total expenses** | | **5,011.43** | **4,387.88** |
| **V. Profit before tax** | | **194.83** | **260.55** |
| **VI. Tax expenses:** | | | |
| Current tax | 36.1 & 36.2 | (18.56) | 60.30 |
| Current tax | | 22.85 | 63.07 |
| Short / (Excess) provision for earlier years | | (41.41) | (2.77) |
| Deferred tax | 36.3 | 27.06 | 7.20 |
| **VII. Profit for the year** | | **186.33** | **193.05** |
| **Other Comprehensive Income** | | | |
| **Items that will not be reclassified to profit or loss** | | | |
| Remeasurement (loss) on defined benefit plans | 40 | (2.75) | (0.75) |
| Less: Income tax relating to items that will not be reclassified to profit or loss | 36.3 | 0.69 | 0.19 |
| **Other Comprehensive (Loss)** | | **(2.06)** | **(0.56)** |
| **Total Comprehensive Income** | | **184.27** | **192.49** |
| **Earnings per equity share (In ₹ (Face value of ₹ 10 each):** | | | |
| (a) Basic | 38 | 2.69 | 2.78 |
| (b) Diluted | | 2.69 | 2.78 |
| The accompanying notes are an integral part of the financial statements. | 1 to 55 | | |

As per our report of even date attached.

For **MGB & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number:
101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership No. 409797

Place : Mumbai
Date : April 29, 2025

**For and on behalf of the Board of Directors**
**Nido Home Finance Limited**
(Formerly Known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
MD & CEO
DIN: 07969623

**Kiran Agarwal Todi**
Chief Financial Officer

**Gautam Chatterjee**
Director
DIN: 02464197

**Archana Nadgouda**
Company Secretary
Membership No. A17140

# Statement of Cash flows

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

| | | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|---|
| **A** | **Cash flow from operating activities** | | |
| | Profit before tax | 194.83 | 260.55 |
| | **Adjustments for** | | |
| | Depreciation, amortisation and impairment | 77.04 | 62.63 |
| | Impairment on financial instruments | 106.81 | 25.21 |
| | Interest on lease liabilities | 23.92 | 17.15 |
| | Profit on Lease Modification/Cancellation | (1.11) | (5.32) |
| | Fair Value of Financial Instruments | (22.64) | (45.51) |
| | ESOP and SAR cost reimbursement | 0.10 | 1.48 |
| | Loss /(Gain) on sale of Property, plant and equipment | 0.34 | (0.37) |
| | **Operating cash flow before working capital changes** | **379.29** | **315.82** |
| | Add / (Less): Adjustments for working capital changes | | |
| | Decrease/(Increase) in Receivables | (235.86) | (67.78) |
| | Decrease/(Increase) in Receivables from financing business (net) | (1,494.25) | (441.16) |
| | Decrease/(Increase) in Other financial assets | (220.07) | 384.41 |
| | Decrease/(Increase) in Investments | 267.72 | 790.96 |
| | Decrease/(Increase) in Other non financial assets | (47.92) | 35.11 |
| | Increase / (Decrease) in Trade payables | (25.72) | 83.57 |
| | Increase / (Decrease) in Non financial liabilities and provisions | 23.59 | (8.31) |
| | Increase / (Decrease) in Other financial liability | (79.91) | (4.71) |
| | **Cash flow from operations** | **(1,433.13)** | **1,087.91** |
| | Income taxes paid (Net) | 139.50 | (132.40) |
| | **Net cash (used in) / generated from operating activities -A** | **(1,293.63)** | **955.51** |
| **B** | **Cash flow from investing activities** | | |
| | Purchase of Property, plant and equipment and Intangible assets | (4.60) | (141.26) |
| | Decrease/(Increase) in Capital Work-in-progress and Intangibles under development | (4.04) | 8.48 |
| | Sale of Property, plant and equipment | 0.29 | 0.65 |
| | **Net cash (used in) / generated from investing activities - B** | **(8.35)** | **(132.13)** |

# Statement of Cash flows

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

| | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| **C Cash flow from financing activities** | | |
| Increase / (Decrease) in Debt securities | 1,728.96 | 1,631.83 |
| Increase / (Decrease) in Borrowings other than debt securities | 2,150.37 | (3,259.68) |
| Securitization liability (including loan assigned under PCG scheme) | (1,087.66) | 1,048.51 |
| Payment of Dividend | (52.01) | - |
| Repayment of lease obligations | (76.48) | (52.22) |
| **Net cash generated from / (used in) financing activities - C** | **2,663.18** | **(631.57)** |
| **Net increase in cash and cash equivalents (A+B+C)** | **1,361.20** | **191.82** |
| Cash and cash equivalent as at the beginning of the year (refer note 6) | 1,195.21 | 1,003.39 |
| Cash and cash equivalent as at the end of the year (refer note 6) | 2,556.41 | 1,195.21 |
| **Operational cash flows from interest** | | |
| Interest paid | 3,124.35 | 2,879.44 |
| Interest received | 3,884.66 | 4,043.36 |

**Notes:**

1. Cash receipts and payments for transaction in which the turnover is quick, the amounts are large, and the maturities are short are presented on net basis in accordance with Ind AS-7 Statement of Cash Flows.
2. For disclosure relating to changes in liabilities arising from financing activities, refer note 37
3. Cash flow statement has been prepared under indirect method as set out in Ind AS 7 prescribed under the Companies (Indian Accounting Standards) Rules, 2015 under the Companies Act, 2013.

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached.

For **MGB & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number:
101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership No. 409797

Place : Mumbai
Date : April 29, 2025

**For and on behalf of the Board of Directors**
**Nido Home Finance Limited**
(Formerly Known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
MD & CEO
DIN: 07969623

**Kiran Agarwal Todi**
Chief Financial Officer

**Gautam Chatterjee**
Director
DIN: 02464197

**Archana Nadgouda**
Company Secretary
Membership No.A17140

# Statement of Changes in Equity

for the year ended March 31, 2025
(Currency : Indian rupees in millions)

## (a). Equity share capital

| | Outstanding as on April 01, 2023 | Issued during the year 2023-24 | Outstanding as on March 31, 2024 | Issued during the year 2024-25 | Outstanding as on March 31, 2025 |
|---|---|---|---|---|---|
| Issued, Subscribed and Paid up | 693.50 | - | 693.50 | - | 693.50 |
| (Equity shares of ₹10 each, fully paid-up) | | | | | |
| | **693.50** | **-** | **693.50** | **-** | **693.50** |

## (b) Other Equity

| | Securities Premium | Deemed capital contribution - Equity shares | Reserve under section 29C of the National Housing Bank Act, 1987 | Debenture redemption reserve | Retained earnings | Total |
|---|---|---|---|---|---|---|
| **Balance at April 01, 2023** | **4,075.18** | **33.46** | **607.55** | **256.25** | **2,278.74** | **7,251.18** |
| Profit for the year | - | - | - | - | 193.05 | 193.05 |
| Remeasurement gain / (loss) on defined benefit plans | - | - | - | - | (0.56) | (0.56) |
| **Total Comprehensive Income for the year** | **-** | **-** | **-** | **-** | **192.49** | **192.49** |
| Transfers from retained earnings | - | - | 38.60 | - | (38.60) | - |
| Reversal of ESOPs charges on cancellation | - | - | - | - | 10.71 | 10.71 |
| **Balance at March 31, 2024** | **4,075.18** | **33.46** | **646.15** | **256.25** | **2,443.34** | **7,454.38** |
| Profit for the year | - | - | - | - | 186.33 | 186.33 |
| Remeasurement gain / (loss) on defined benefit plans | - | - | - | - | (2.06) | (2.06) |
| **Total Comprehensive Income for the year** | **-** | **-** | **-** | **-** | **184.27** | **184.27** |

# Statement of Changes in Equity

for the year ended March 31, 2025
(Currency : Indian rupees in millions)

## (b) Other Equity (Contd..)

| | Securities Premium | Deemed capital contribution - Equity shares | Reserve under section 29C of the National Housing Bank Act, 1987 | Debenture redemption reserve | Retained earnings | Total |
|---|---|---|---|---|---|---|
| Transfers from retained earnings | - | - | 38.76 | - | (38.76) | - |
| Dividend to Equity Shareholders | - | - | - | - | (52.01) | (52.01) |
| Reversal of ESOPs charges on cancellation | - | - | - | - | 1.86 | 1.86 |
| **Balance at March 31, 2025** | **4,075.18** | **33.46** | **684.91** | **256.25** | **2,538.69** | **7,588.50** |

Note:-

1. The Board of Directors at their meeting held on April 29, 2025, have recommended a final dividend of ₹ 0.35 per equity share (on face value of ₹ 10 per equity share), subject to the approval of the members at the ensuing Annual General Meeting.

The accompanying notes are an integral part of the financial statements.

As per our report of even date attached.

For **MGB & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number:
101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership No. 409797

Place : Mumbai
Date : April 29, 2025

**For and on behalf of the Board of Directors**
**Nido Home Finance Limited**
(Formerly Known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
MD & CEO
DIN: 07969623

**Kiran Agarwal Todi**
Chief Financial Officer

**Gautam Chatterjee**
Director
DIN: 02464197

**Archana Nadgouda**
Company Secretary
Membership No. A17140

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 1. Corporate Information:

Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited ('Nido' or 'the Company') is a public limited company domiciled and incorporated on May 30, 2008 under the provisions of the Companies Act applicable in India. The Company is subsidiary of Edelweiss Rural & Corporate Services Limited. The Company is registered as Housing finance institution (without accepting public deposit) with the National Housing Bank (NHB) under section 29A of the NHB Act, 1987, registration no. is 03.0081.10.

The Company's primary business is providing loan to Retail customers for construction or purchase of residential property, loan against property and loans to real estate developers.

## 2. Basis of preparation:

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

These financial statements have been prepared on a historical cost basis, except for certain financial instruments such as, derivative financial instruments, and other financial instruments held for trading, which have been measured at fair value. The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest million, except when otherwise indicated.

### 2.1 Presentation of financial statements:

The Company presents its balance sheet in order of liquidity in compliance with the Division III of the Schedule III to the Companies Act, 2013. An analysis regarding expected recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non–current) is presented in "Note 41-Maturity Analysis of assets and liabilities".

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

- The normal course of business
- The event of default
- The event of insolvency or bankruptcy of the Company and or its counterparties

### 2.2 Functional and Presentation Currency

The financial statements are presented in Indian Rupees which is the functional and the presentation currency of the Company and all values are rounded to the nearest Million, except when otherwise indicated.

## 3. Material accounting policies

### 3.1 Recognition of Income

#### 3.1.1 Effective Interest Rate (EIR):

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

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

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

#### 3.1.2 Interest Income:

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

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the EIR to the amortised cost (net of expected credit loss) of the financial asset. If the financial assets cure and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

Penal interest income on delayed EMI or pre EMI is recognised on receipt basis.

### 3.1.3 Fee and Commission Income

Fee and commission income include fees other than those that are an integral part of EIR. The Company recognises the fee and commission income in accordance with the terms of the relevant contracts / agreements and basis the probability of consideration collection.

### 3.1.4 Dividend Income

Dividend income is recognised when the Company's right to receive dividend is established on the reporting date.

### 3.1.5.Other Income

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

## 3.2 Financial Instruments:

### 3.2.1 Date of recognition:

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

### 3.2.2 Initial measurement of financial instruments:

Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities 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 directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

### 3.2.3 Classification and Measurement categories of financial assets and liabilities:

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

- Amortised cost
- Fair value through other comprehensive income [FVOCI]
- Fair value through profit or loss [FVTPL]

The Company measures debt financial assets at amortised cost basis the following conditions:

- the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments that meet the following conditions are subsequently measured at fair value through other comprehensive income (except for debt instruments that are designated as at fair value through profit or loss on initial recognition):

- the financial asset is held within a business model whose objective is achieved both by collecting contractual cash flows and selling the financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

By default, all other financial assets are subsequently measured at FVTPL.

**Financial assets carried at amortised cost (AC)**

A financial asset is measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The changes in carrying value of financial assets is recognised in profit and loss account.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

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

A financial asset is measured at FVTOCI if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. The changes in fair value of financial assets is recognised in Other Comprehensive Income.

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

A financial asset which is not classified in any of the above categories are measured at FVTPL. The Company measures all financial assets classified as FVTPL at fair value at each reporting date. The changes in fair value of financial assets is recognised in Profit and loss account.

## 3.3 Financial Assets and Liabilities:

### 3.3.1 Financial assets held for trading:

The Company classifies financial assets as held for trading when they have been purchased primarily for short-term profit making through trading activities or form part of a portfolio of financial instruments that are managed together, for which evidence of a recent pattern of short-term profit is taking. Held-for-trading assets are recorded and measured in the balance sheet at fair value. Changes in fair value are recognised in net gain on fair value changes.

### 3.3.2 Debt securities and other borrowed funds:

The Company measures debt issued and other borrowed funds at Amortised cost at each reporting date. Amortised cost is calculated by taking into account any discount or premium on issue funds, and costs that are an integral part of the EIR.

### 3.3.3 Loan Commitments:

Undrawn loan commitments are commitments under which, the Company is required to provide a loan with pre-specified terms to the customer over the duration of the commitment. Un-Cancellable loan commitments are in the scope of the ECL requirements.

## 3.4 Reclassification of Financial assets and liabilities

The Company does not reclassify its financial assets subsequent to their initial recognition, apart from the exceptional circumstances in which the Company acquires, disposes of, or terminates a business line. The Company has not reclassified any of its financial assets or liabilities in current year and previous year.

## 3.5 Derecognition of financial Instruments:

### 3.5.1 Derecognition of financial asset

A financial asset (or, where applicable a part of a financial asset or a part of a group of similar financial assets) is derecognised when the rights to receive contractual 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, and only if, either

- The Company has transferred the rights to receive cash flows from the financial asset or
- It retains the contractual rights to receive the cash flows of the financial asset, but assumed a contractual obligation to pay the cash flows in full without material delay to third party under pass through arrangement.

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

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
- The Company cannot sell or pledge the original asset other than as security to the eventual recipients.

The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay. In addition, the Company is

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the period between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset; or
- The Company has neither transferred nor retained substantially all the risks and rewards of the 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.

The Company also derecognises a financial asset, when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new financial asset, with the difference recognised as a derecognition gain or loss, to the extent that an impairment loss has not already been recorded.

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

### 3.5.2 Derecognition of financial 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, including modified contractual cash flow recognised as new financial liability, is recognised statement of profit or loss.

## 3.6 Impairment of financial assets:

The Company records provisions based on expected credit loss model ("ECL") on all loans, other financial assets not measured at FVTPL undrawn loan commitment and financial guarantee contracts, in this section all referred to as "Financial instrument". Equity instruments are not subject to impairment.

ECL is a probability-weighted estimate of credit losses. A credit loss is the difference between the cash flows that are due to an entity in accordance with the contract and the cash flows that the entity expects to receive discounted at the original effective interest rate. As ECL considers the amount and timing of payments, a credit loss arises even if the entity expects to be paid in full but later than when contractually due.

### Simplified Approach

The Company follows 'simplified approach' for recognition of impairment loss allowance on trade receivables. The application of simplified approach does not require the Company to track changes in credit risk. Rather, it recognises impairment loss allowance based on lifetime ECLs at each reporting date, right from its initial recognition. The Company uses a provision matrix to determine impairment loss allowance on portfolio of its receivables. The provision matrix is based on its historically observed default rates over the expected life of the receivables. However, if receivables contain a significant financing component, the Company chooses as its accounting policy to measure the loss allowance by applying general approach to measure ECL.

### General Approach

For all other financial instruments, the Company recognises lifetime ECL when there has been a significant increase in credit risk (SICR) since initial recognition. If, on the other hand, the credit risk on the financial instrument has not increased significantly since initial recognition, the Company measures the loss allowance for that financial instrument at an amount equal to 12-month expected credit losses (12m ECL). The assessment of whether lifetime ECL should be recognised is based on significant increases in the likelihood or risk of a default occurring since initial recognition instead of an evidence of a financial asset being credit-impaired at the reporting date or an actual default occurring.

Lifetime ECL represents the expected credit losses that will result from all possible default events over the expected life of a financial instrument. In contrast, 12m ECL represents the portion of lifetime ECL that is expected to result from default events on a financial

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

instrument that are possible within 12 months after the reporting date.

The measurement of expected credit losses is a function of the probability of default (PD), loss given default (LGD) (i.e. the magnitude of the loss if there is a default) and the exposure at default. The assessment of the probability of default and loss given default is based on historical data adjusted by forward-looking information. As for the exposure at default (EAD), for financial assets, this is represented by the assets' gross carrying amount at the reporting date; for loan commitments and financial guarantee contracts, the exposure includes the amount drawn down as at the reporting date, together with any additional amounts expected to be drawn down in the future by default date determined based on historical trend, the Company's understanding of the specific future financing needs of the debtors, and other relevant forward-looking information.

Company categories its financial assets as follows:

**Stage 1 Assets:**

Stage 1 assets includes financial instruments that did not have a significant increase in credit risk since initial recognition or that have low credit risk at the reporting date. For these assets, 12-month ECL (resulting from default events possible within 12 months from reporting date) are recognised.

**Stage 2 Assets:**

Stage 2 Assets includes financial instruments that have a significant increase in credit risk since initial recognition For these assets lifetime ECL (resulting from default events possible within 12 months from reporting date) are recognised.

**Stage 3 Assets:**

Stage 3 Assets are considered credit-impaired the Company recognises the lifetime ECL for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

Company recognises an impairment gain or loss in profit or loss for all financial instruments with a corresponding adjustment to their carrying amount through a loss allowance account.

The expected credit loss on the uncancellable loan commitment is recognised together with the loss allowance for the financial asset.

The Company's product offering includes working capital facilities with a right to Company to cancel and/or reduce the facilities with one day's notice. The Company does not limit its exposure to credit losses to the contractual notice period, but, instead calculates ECL over a period that reflects the Company's expectations of the customer behaviour, its likelihood of default and the Company's future risk mitigation procedures, which could include reducing or cancelling the facilities.

## 3.7 Collateral Valuation:

To mitigate its credit risks on financial assets, the Company seeks to use collateral, where possible. The collateral comes in various forms, such as cash, securities, letters of credit /guarantees, real estate, receivables, inventories, other non-financial assets and credit enhancements such as netting agreements. Collateral, unless repossessed, is not recorded on the Company's balance sheet. However, the fair value of collateral affects the calculation of ECL. It is generally assessed, at a minimum, at inception and re-assessed on a periodic basis. However, some collateral, for example, securities relating to margin requirements, is assessed on a daily basis.

To the extent possible, the Company uses active market data for valuing financial assets held as collateral. Other financial assets which do not have readily determinable market value are valued using models.

## 3.8 Collateral Repossessed:

The Company's policy is to determine whether a repossessed asset can be best used for its internal operations or should it sold. Assets determined to be useful for the internal operations are transferred to their relevant asset category at the lower of their repossessed value or the carrying value of the original secured asset. Assets for which selling is determined to be a better option are transferred to assets held for sale at their fair value (if financial assets) and fair value less cost to sell for non-financial assets at the repossession date , in line with the Company's policy.

In its normal course of business, the Company does not physically repossess properties or other assets in its retail portfolio, but engages external agents to recover funds, generally at auction, to settle outstanding debt. Any surplus funds are returned to the customers/ obligors. As a result of this practice, the residential properties under legal repossession processes are not recorded on the balance sheet.

## 3.9 Write-Offs:

Financial assets are written off either partially or in their entirety only when the Company has no reasonable expectation of recovery besides technical write off as per relevant policy.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

### 3.10 Forborne and modified loan:

The Company sometimes makes concessions or modifications to the original terms of loans as a response to the borrower's financial difficulties, rather than taking possession or to otherwise enforce collection of collateral. The Company considers a loan forborne when such concessions or modifications are provided as a result of the borrower's present or expected financial difficulties and the Company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangements and the agreement of new loan conditions. Once the terms have been renegotiated, any impairment is measured using the original EIR as calculated before the modification of terms. It is the Company's policy to monitor forborne loans to help ensure that future payments continue to be likely to occur. Derecognition decisions and classification between Stage 2 and Stage 3 are determined on a case-by-case basis. If these procedures identify a loss in relation to a loan, it is disclosed and managed as an impaired Stage 3 forborne asset, until it is collected or written off.

### 3.11 Determination of Fair Value:

The Company measures financial instruments, such as, derivatives at fair value at each reporting date. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either;

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

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

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest. A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use. The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques, as summarised below:

#### Level 1 Financial Instruments:

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

#### Level 2 Financial Instruments:

Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

#### Level 3 Financial Instruments:

Those that include one or more unobservable input that is significant to the measurement as whole.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. The Company periodically reviews its valuation techniques including the adopted methodologies and model calibrations.

Therefore, the Company applies various techniques to estimate the credit risk associated with its financial instruments measured at fair value, which include a portfolio-based approach that estimates the expected net exposure per counterparty over the full lifetime of the individual assets, in order to reflect the credit risk of the individual counterparties for non-collateralised financial instruments.

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

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 3.12 Leases:

### Company as a lessee:

The Company has applied Ind AS 116 using the partial retrospective approach.

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

### Right of Use Assets

The Company recognises right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

### Lease liabilities

At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

### Short term lease

The Company has elected not to recognise right of use asset and lease liabilities for short term leases of property that has lease term of 12 months or less. The Company recognises lease payment associated with these leases as an expense on a straight line basis over lease term.

### Company as lessor:

The Company's accounting policy under Ind AS 116 has not changed from the comparative period. As a lessor the Company classifies its leases as either operating or finance leases. A lease is classified as a finance lease if it transfers substantially all the risks and rewards incidental to ownership of the underlying asset and classified as an operating lease if it does not.

## 3.13 Earnings Per Share:

Basic earnings per share is computed by dividing the net profit after tax attributable to the equity shareholders for the year by the weighted average number of equity shares outstanding for the year.

Diluted earnings per share reflect the potential dilution that could occur if securities or other contracts to issue equity shares were exercised or converted during the year. Diluted earnings per share is computed by dividing the net profit after tax attributable to the equity shareholders for the year by weighted average number of equity shares considered for deriving basic earnings per share and weighted average number of equity shares that could have been issued upon conversion of all potential equity shares.

## 3.14 Retirement and other employee benefit:

### 3.14.1 Provident fund and National Pension Scheme:

The Company contributes to a recognised provident fund and national pension scheme which is a defined contribution scheme. The contributions are accounted for on an accrual basis and recognised in the statement of profit and loss.

### 3.14.2 Gratuity:

The Company's gratuity scheme is a defined benefit plan. The Company's net obligation in respect of the gratuity benefit scheme is calculated by estimating the amount of future benefit that the employees have earned in return for their service in the current and prior periods, that benefit is discounted to determine its present value, and the fair value of any plan assets, if any, is deducted. The present value of the obligation under such benefit

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

plan is determined based on independent actuarial valuation using the Projected Unit Credit Method.

Re-measurement, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur.

Remeasurement are not reclassified to profit or loss in subsequent periods.

### 3.14.3 Compensated Absences:

The eligible employees of the Company are permitted to carry forward certain number of their annual leave entitlement to subsequent years, subject to a ceiling. The Company recognises the charge in the statement of profit and loss and corresponding liability on such non-vesting accumulated leave entitlement based on a valuation by an independent actuary. The cost of providing annual leave benefits is determined using the projected unit credit method.

### 3.14.4 Equity-settled share-based payments and Stock Appreciation Rights (SARs):

Equity-settled share-based payments to employees are granted by the ultimate parent Company. These are measured by reference to the fair value of the equity instruments at the grant date. These includes Stock Appreciation Rights (SARs) where the right to receive the difference between the SAR price and the market price of equity shares of the ultimate parent Company on the date of exercise, either by way of cash or issuance of equity shares of the ultimate parent Company, is at the discretion of the ultimate parent Company. These are classified as equity settled share based transaction.

The fair value determined at the grant date of the equity-settled share-based payments is expensed over the vesting period, based on the Group's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Group revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the 'ESOP reserve'. In cases where the share options granted vest in instalments over the vesting period, the Group treats each instalment as a separate grant, because each instalment has a different vesting period, and hence the fair value of each instalment differs.

## 3.15 Property, Plant and Equipment (PPE):

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

Subsequent costs incurred on an item of property, plant and equipment is recognised in the carrying amount thereof when those costs meet the recognition criteria as mentioned above. Repairs and maintenance are recognised in profit or loss as incurred.

Depreciation is recognised so as to write off the cost of assets (other than freehold land and properties under construction) less their residual values over their useful lives. Depreciation is provided on a written down value basis from the date the asset is ready for its intended use or put to use whichever is earlier. In respect of assets sold, depreciation is provided upto the date of disposal.

As per the requirement of Schedule II of the Companies Act, 2013, the Company has evaluated the useful lives of the respective fixed assets which are as per the provisions of Part C of the Schedule II for calculating the depreciation. The estimated useful lives of the fixed assets are as follows:

| Nature of assets | Estimated useful lives |
|---|---|
| Furniture and fixtures | 10 years |
| Vehicles | 8 years |
| Office Equipment | 5 years |
| Computers - Servers and networks | 6 years |
| Computers - End user devices, such as desktops, laptops, etc. | 3 years |

Leasehold improvements are amortised on a straight-line basis over the estimated useful lives of the assets or the period of lease whichever is earlier.

An item of property, plant and equipment is derecognised upon disposal or when no future economic benefits are

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

expected to arise from the continued use of the asset. The carrying amount of those components which have been separately recognised as assets is derecognised at the time of replacement thereof. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognised in profit or loss.

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

### 3.16 Intangible Assets:

Intangible assets are recorded at the consideration paid for the acquisition of such assets and are carried at cost less accumulated amortization and impairment, if any. Intangibles such as software are amortised over a period of 3 to 5 years based on its estimated useful life.

### 3.17 Impairment of non-financial assets:

The Company assesses at each balance sheet date whether there is any indication that an asset may be impaired based on internal/external factors. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of cash generating unit which the asset belongs to is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the assets is reflected at the recoverable amount subject to a maximum of the depreciable historical cost.

### 3.18 Provisions and other contingent liabilities:

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that the Company will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows to net present value using an appropriate pre-tax discount rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

A present obligation that arises from past events, where it is either not probable that an outflow of resources will be required to settle or a reliable estimate of the amount cannot be made, is disclosed as a contingent liability. Contingent liabilities are also disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. Claims against the Company, where the possibility of any outflow of resources in settlement is remote, are not disclosed as contingent liabilities.

Contingent assets are not recognised in the financial statements since this may result in the recognition of income that may never be realised. However, when the realisation of income is virtually certain, then the related asset is not a contingent asset and is recognised.

### 3.19 Cash and cash equivalents

Cash and cash equivalent in the balance sheet comprise of cash at banks and in hand and short-term deposits with an original maturity of three months or less

### 3.20 Income tax expenses:

Income tax expense represents the sum of the tax currently payable and deferred tax.

#### 3.20.1 Current tax:

The tax currently payable is based on taxable profit for the year. Taxable profit differs from 'profit before tax' as reported in the statement of profit and loss because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Company's current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

#### 3.20.2 Deferred tax:

Deferred tax is recognised on temporary differences arising between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent it is no longer probable

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

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

The measurement of deferred tax liabilities and assets reflects the tax consequences that would follow from the manner in which the Company expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities.

#### 3.20.3 Current and Deferred tax for the year:

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively.

### 3.21 Investment Properties

Properties, including those under construction, held to earn rentals and/or capital appreciation are classified as investment property and are measured and reported at cost, including transaction costs. Depreciation is recognised using straight line method so as to write off the cost of the investment property less their residual values over their useful lives specified in Schedule II to the Companies Act, 2013 or in the case of assets where the useful life was determined by technical evaluation, over the useful life so determined. Depreciation method is reviewed at each financial year end to reflect the expected pattern of consumption of the future benefits embodied in the investment property.

The estimated useful life and residual values are also reviewed at each financial year end and the effect of any change in the estimates of useful life/residual value is accounted on prospective basis.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the disposal. Any gain or loss arising on derecognition of property is recognised in the Statement of Profit and Loss in the same period.

## 4. Significant accounting judgements, estimates and assumptions:

The preparation of these financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the application of accounting policies and the reported amount of assets, liabilities, income and expenses. Actual results may differ from those estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimates are revised and in any future periods affected. 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 standalone financial statements are included are given below:

### 4.1 Business model assessment:

The Company determines the business model at a level that reflects how the financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those instruments.

### 4.2 Significant increase in credit risk:

As explained in note 46.1, ECL is measured as an allowance equal to 12-month ECL for stage 1 assets, or lifetime ECL for stage 2 or stage 3 assets. An asset moves to stage 2 when its credit risk has increased significantly since initial recognition. Ind AS 109 does not define what constitutes a significant increase in credit risk. In assessing whether the credit risk of an asset has significantly increased the Company takes into account qualitative and quantitative reasonable and supportable forward-looking information. Refer to note 46.1 for more details.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

### 4.3 Key sources of estimation uncertainty:

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

### 4.4 Fair value of financial instruments:

The Fair value of financial instruments that are not traded in an active market is determined using valuation techniques. The Company uses its judgement to select a variety of methods and make assumptions based on market conditions existing at the end of each reporting period. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk, funding value adjustments, correlation and volatility.

### 4.5 Effective Interest Rate (EIR) Method:

The Company's EIR methodology, as explained in Note 3.1.1, recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle including prepayments and penalty interest and charges.

This estimation, by nature requires an element of judgement regarding the expected behaviour and life cycle of the instrument, as well expected changes India's base rate and other fee income, expenses that are integral part of the instrument

### 4.6 Impairment of Financial assets:

The impairment provisions for the financial assets except assets valued at fair value through Profit & Loss account (FVTPL) are based on assumptions about estimation of the amount and timing of future cash flows, collateral values, assessment of a significant increase in credit risk, probability of default (PD) and Loss given default (LGD) rates. The Company uses judgements in making these assumptions and selecting the inputs for impairment calculations based on its past history, existing market conditions and forward looking estimates at the end of each period. These estimates are driven by number of factors, change in which can result in different level of allowance.

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

- The Company's internal credit grading model, which assigns PDs to the individual grades based on ageing.
- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment.
- The segmentation of financial assets when their ECL is assessed on a collective basis.
- Development of ECL models, including the various formulas and the choice of inputs Determination of associations between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs.
- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

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

## 5. Standards issued but not yet effective:

Ministry of Corporate affairs ("MCA") notifies new Standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2025, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 6. Cash and cash equivalents

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Balance with banks | | |
| - in current accounts | 996.41 | 1,195.21 |
| - in fixed deposits with original maturity less than three months | 1,560.00 | - |
| | **2,556.41** | **1,195.21** |

## 7. Bank balances other than cash and cash equivalents

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Fixed deposits with original maturity more than three months and less than 12 months | 798.73 | 323.44 |
| Fixed deposits with original maturity more than 12 months | 919.43 | 1,288.16 |
| | **1,718.16** | **1,611.60** |

### 7.A Encumbrances on fixed deposits with bank held by the Company

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Given as credit enhancements towards securitisation/ assignment under partial credit guarantee scheme | 1,275.12 | 1,275.12 |

## 8. Trade receivables

### (i) Trade receivables (Unsecured)

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Receivables considered good - non-related party | 39.62 | 44.62 |
| Receivables considered good - related party* | 591.11 | 352.23 |
| Receivables which have significant increase in credit risk | 10.79 | 8.85 |
| | **641.52** | **405.70** |
| Less: Allowance for expected credit losses | (21.63) | (10.65) |
| | **619.89** | **395.05** |
| | **619.89** | **395.05** |

* As at March 31, 2024, the Company had recognized its share of fall in value of investment in security receipts (SR) and reduced the carrying value of SR to that extent. The share of fall in value of SR covered under risk and reward agreement with the holding company was forming part of carrying value of investment in SR. As on March 31, 2025 the percentage share of fall in value of SR covered under such agreement has been recognised as "receivables" with a corresponding reclassification of the comparatives period.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 8. Trade receivables (Contd..)

### 8(a). Trade Receivables Ageing

**As at March 31, 2025**

| Particulars | Outstanding for following periods from due date of payment | | | | | |
|---|---|---|---|---|---|---|
| | Less than 6 Months # | 6 Months - 1 Year | 1-2 Years | 2-3 years | More than 3 years | Total |
| (i) Undisputed Trade receivables – considered good | 630.64 | 0.09 | - | - | - | 630.73 |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | - | - | 1.95 | 2.32 | 6.52 | 10.79 |
| (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 | - | - | - | - | - | - |
| **Receivable (A)** | **630.64** | **0.09** | **1.95** | **2.32** | **6.52** | **641.52** |
| (i) Undisputed Trade receivables – considered good | 10.82 | 0.02 | - | - | - | 10.84 |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | - | - | 1.95 | 2.32 | 6.52 | 10.79 |
| (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 | - | - | - | - | - | - |
| **ECL Provision on receivables (B)** | **10.82** | **0.02** | **1.95** | **2.32** | **6.52** | **21.63** |
| **Receivables net of provision = (A)-(B)** | **619.82** | **0.07** | **-** | **-** | **-** | **619.89** |

# Unbilled amount is due ₹7.89 million

**As at March 31, 2024**

| | Outstanding for following periods from due date of payment | | | | | |
|---|---|---|---|---|---|---|
| | Less than 6 Months # | 6 Months - 1 Year | 1-2 Years | 2-3 years | More than 3 years | Total |
| (i) Undisputed Trade receivables – considered good | 389.41 | 7.44 | - | - | - | 396.85 |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | - | - | 2.32 | 6.53 | - | 8.85 |
| (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 | - | - | - | - | - | - |
| **Receivable (A)** | **389.41** | **7.44** | **2.32** | **6.53** | **0.00** | **405.70** |
| (i) Undisputed Trade receivables – considered good | 1.29 | 0.51 | - | - | - | 1.80 |
| (ii) Undisputed Trade Receivables – which have significant increase in credit risk | - | - | 2.32 | 6.53 | - | 8.85 |
| (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 | - | - | - | - | - | - |
| **ECL Provision on receivables (B)** | **1.29** | **0.51** | **2.32** | **6.53** | **-** | **10.65** |
| **Receivables net of provision = (A)-(B)** | **388.12** | **6.93** | **-** | **-** | **-** | **395.05** |

# Unbilled amount is due ₹15.00 million

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 8. Trade receivables (Contd..)

### Reconciliation of impairment allowance on trade receivables:

| | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| Impairment allowance measured as per simplified approach | | |
| Impairment allowance - Opening Balance | (10.65) | (7.08) |
| (Add)/less: change due to receivable balance / bucketing (net) | (10.98) | (3.57) |
| **Impairment allowance - Closing Balance** | **(21.63)** | **(10.65)** |

Note: For disclosure relating to trade receivable ageing/ provision matrix, refer note 48

## 9. Loans

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **A. Term Loans** | | |
| **(I) Loans (at amortised cost)** | | |
| (i) Housing Loans | 24,680.98 | 23,322.03 |
| (ii) Non Housing Loans | 7,504.77 | 6,741.78 |
| **Total (I)** | **32,185.75** | **30,063.81** |
| **(II) Loans (At Fair Value through Profit and Loss)** | | |
| (i) Housing Loans | - | - |
| (ii) Non Housing Loans | 251.03 | 907.48 |
| **Total (II)** | **251.03** | **907.48** |
| **Total (I) +(II)- Gross** | **32,436.78** | **30,971.28** |
| Less: Impairment loss allowance | (348.36) | (281.33) |
| **Total (A) - Net** | **32,088.42** | **30,689.96** |
| **B. Term Loans** | | |
| (i) Secured by tangible assets (Refer note 46.1.2) | 32,414.18 | 30,929.07 |
| (ii) Unsecured | 22.60 | 42.21 |
| **Total (B) - Gross** | **32,436.78** | **30,971.28** |
| Less: Impairment loss allowance | (348.36) | (281.33) |
| **Total (B) - Net** | **32,088.42** | **30,689.95** |
| **C. Term Loans** | | |
| **C.ILoans in India** | | |
| (i) Public Sectors | - | - |
| (ii) Others | 32,436.78 | 30,971.28 |
| **Total (C.I) - Gross** | **32,436.78** | **30,971.28** |
| Less: Impairment loss allowance | (348.36) | (281.33) |
| **Total (C.I) - Net** | **32,088.42** | **30,689.95** |
| **C.II Loans outside India** | - | - |
| Less: Impairment loss allowance | - | - |
| **Total (C.II) - Net** | **-** | **-** |
| **Total: (C I and C II)** | **32,088.42** | **30,689.95** |

**Notes:**

(i) The non-housing loan referred in note 9(A)(I)(ii) includes an amount of ₹ 794.89 million (Previous year ₹ 713.69 million) being mortgage credit insurance premium payable by the obligor over tenure of loan on housing loan.

(ii) There were no loans given against the collateral of gold jewellery and hence the percentage of such loans to the total outstanding asset is Nil (previous year Nil).

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 9. Loans (Contd..)

(iii) Loans which are repayable on demand or without specifying any terms or period of repayment are granted to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person that are:

| Type of Borrower | As on March 31, 2025 | |
|---|---|---|
| | Loan outstanding | % to the total outstanding Loans |
| Promoter | - | 0.00% |
| Directors | - | 0.00% |
| KMP's | - | 0.00% |
| Related Parties | - | 0.00% |
| **Total** | **-** | **0.00%** |

| Type of Borrower | As on March 31, 2024 | |
|---|---|---|
| | Loan outstanding | % to the total outstanding loans |
| Promoter | - | 0.00% |
| Directors | - | 0.00% |
| KMP's | - | 0.00% |
| Related Parties | - | 0.00% |
| **Total** | **-** | **0.00%** |

### 9.1. Credit Quality of Assets

The table below shows the credit quality and the maximum exposure to credit risk based on year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 46.1(a) and policies on ECL allowances are set out in Note 3.6.

#### (a) Gross carrying amount of loan assets allocated to Stage 1, Stage 2 and Stage 3

| Particulars | As at March 31, 2025 | | | | As at March 31, 2024 | | | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | Stage II | Stage III | Total | Stage I | Stage II | Stage III | Total |
| **Loans (at amortised cost)** | | | | | | | | |
| **Performing** | | | | | | | | |
| High grade | 29,860.39 | - | - | 29,860.39 | 28,842.35 | - | - | 28,842.35 |
| Standard grade | - | 1,870.92 | - | 1,870.92 | - | 1,676.17 | - | 1,676.17 |
| **Non-performing** | | | | | | | | |
| Impaired | - | - | 705.47 | 705.47 | - | - | 452.76 | 452.76 |
| **Total** | **29,860.39** | **1,870.92** | **705.47** | **32,436.78** | **28,842.35** | **1,676.17** | **452.76** | **30,971.28** |

(i) The Company has taken necessary steps to recover the amount of all overdue cases.All the recovery process are as per the terms mentioned in the agreement and are in compliant with RBI and NHB guidelines

(ii) There are 398 loan accounts classified as stage 3 (including cases classified as non performing asset (NPA) as per the RBI Guidelines) having overdue amount of ₹ 19.68 million as at March 31, 2025.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 9. Loans (Contd..)

### (b) Reconciliation of changes in gross carrying amount and the corresponding ECL in relation to loan assets are, as follows:

**For the year ended March 31, 2025**

| Particulars | Non-credit impaired | | | | Credit impaired | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | | Stage II | | Stage III | | | |
| | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL |
| **Opening Balance** | **28,842.35** | **67.00** | **1,676.17** | **116.32** | **452.76** | **82.57** | **30,971.28** | **265.89** |
| Transfers: | | | | | | | | |
| Transfers to 12 Month ECL(Stage 1) | 313.33 | 19.11 | (272.91) | (13.91) | (40.43) | (5.21) | - | - |
| Transfers to lifetime ECL (Stage 2) | (746.86) | (3.47) | 777.90 | 7.65 | (31.05) | (4.18) | - | - |
| Transfers to lifetime ECL-Credit impaired (Stage 3) | (300.26) | (1.65) | (170.55) | (13.43) | 470.80 | 15.10 | - | - |
| Net remeasurement of ECL arising from transfer of stage | - | (20.22) | - | 30.72 | - | 46.10 | - | 56.60 |
| Net new and further lending/ (repayments) | 1,751.82 | (5.74) | (139.69) | 4.19 | (115.51) | 23.37 | 1,496.61 | 21.83 |
| Amounts written off | - | - | - | - | (31.11) | (23.81) | (31.11) | (23.81) |
| Loans sold to assets reconstruction company | - | - | - | - | - | - | - | - |
| **Closing balance** | **29,860.39** | **55.04** | **1,870.92** | **131.53** | **705.47** | **133.93** | **32,436.78** | **320.50** |

**For the year ended March 31, 2024**

| Particulars | Non-credit impaired | | | | Credit impaired | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | | Stage II | | Stage III | | | |
| | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL |
| **Opening Balance** | **26,824.38** | **89.56** | **3,280.14** | **190.37** | **587.53** | **138.07** | **30,692.05** | **418.00** |
| Transfers: | | | | | | | | |
| Transfers to 12 Month ECL (Stage 1) | 972.13 | 52.71 | (947.25) | (48.69) | (24.88) | (4.02) | - | - |
| Transfers to lifetime ECL (Stage 2) | (504.58) | (3.26) | 520.09 | 6.06 | (15.51) | (2.80) | - | - |
| Transfers to lifetime ECL-Credit impaired (Stage 3) | (198.95) | (0.95) | (114.21) | (12.28) | 313.17 | 13.23 | - | - |
| Net remeasurement of ECL arising from transfer of stage | - | (50.03) | - | 21.22 | - | 53.16 | - | 24.35 |
| Net new and further lending/ (repayments) | 1,749.37 | (21.03) | (1,062.60) | (40.37) | (132.96) | (21.83) | 553.82 | (83.21) |
| Amounts written off | - | - | - | - | (35.35) | (32.63) | (35.35) | (32.63) |
| Loans sold to assets reconstruction company | - | - | - | - | (239.24) | (60.61) | (239.24) | (60.61) |
| **Closing balance** | **28,842.35** | **67.00** | **1,676.17** | **116.32** | **452.76** | **82.57** | **30,971.28** | **265.89** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 9. Loans (Contd..)

### 9.2. Credit Quality of exposure (Loan Commitment)

#### (a) Gross carrying amount of loan commitment allocated to Stage 1, Stage 2 and Stage 3

| Particulars | As at March 31, 2025 | | | | As at March 31, 2024 | | | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | Stage II | Stage III | Total | Stage I | Stage II | Stage III | Total |
| **Loans (at amortised cost)** | | | | | | | | |
| **Performing** | | | | | | | | |
| High grade | 4,141.24 | - | - | 4,141.24 | 1,749.87 | - | - | 1,749.87 |
| Standard grade | - | 3.33 | - | 3.33 | - | 2.99 | - | 2.99 |
| **Non-performing** | | | | | - | - | - | |
| Impaired | - | - | - | - | - | - | - | - |
| **Total** | **4,141.24** | **3.33** | **-** | **4,144.57** | **1,749.87** | **2.99** | **-** | **1,752.86** |

#### (b) Reconciliation of changes in gross carrying amount and the corresponding ECL in relation to loan commitment are, as follows:

**For the year ended March 31, 2025**

| Particulars | Non-credit impaired | | | | Credit impaired | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | | Stage II | | Stage III | | | |
| | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL |
| **As at April 01, 2024** | **1,749.87** | **15.28** | **2.99** | **0.17** | **-** | **-** | **1,752.86** | **15.45** |
| Transfers: | | | | | | | | |
| Transfers to 12 Month ECL (Stage 1) | 1.70 | 0.08 | (1.70) | (0.08) | - | - | - | - |
| Transfers to lifetime ECL (Stage 2) | (8.40) | (0.08) | 8.40 | 0.08 | - | - | - | - |
| Transfers to lifetime ECL- Credit impaired (Stage 3) | (10.46) | (0.10) | (0.26) | (0.01) | 10.72 | 0.12 | - | - |
| Net remeasurement of ECL arising from transfer of stage | - | - | - | - | - | - | - | - |
| Net new sanctions and (disbursements) | 2,408.53 | 12.31 | (6.10) | 0.22 | (10.72) | (0.12) | 2,391.71 | 12.41 |
| **Closing balance** | **4,141.24** | **27.49** | **3.33** | **0.37** | **-** | **-** | **4,144.57** | **27.86** |

**For the year ended March 31, 2024**

| Particulars | Non-credit impaired | | | | Credit impaired | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | | Stage II | | Stage III | | | |
| | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL |
| **As at April 01, 2023** | **1,364.56** | **2.21** | **32.25** | **0.87** | **3.11** | **0.54** | **1,399.92** | **3.62** |
| Transfers: | | | | | | | | |
| Transfers to 12 Month ECL (Stage 1) | 4.03 | 0.33 | (3.53) | (0.23) | (0.50) | (0.10) | - | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 9. Loans (Contd..)

| Particulars | Non-credit impaired | | | | Credit impaired | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Stage I | | Stage II | | Stage III | | | |
| | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL | Gross carrying amount | Allowance for ECL |
| Transfers to lifetime ECL (Stage 2) | (28.65) | (0.04) | 28.65 | 0.04 | - | - | - | - |
| Transfers to lifetime ECL-Credit impaired (Stage 3) | (5.93) | (0.01) | (5.73) | (0.39) | 11.66 | 0.40 | - | - |
| Net remeasurement of ECL arising from transfer of stage | - | - | - | - | - | - | - | - |
| Net new sanctions and (disbursements) | 415.86 | 12.79 | (48.65) | (0.12) | (14.27) | (0.84) | 352.94 | 11.83 |
| **Closing balance** | **1,749.87** | **15.28** | **2.99** | **0.17** | **-** | **-** | **1,752.86** | **15.45** |

## 10. Investments

| As at March 31, 2025 | At Amortised cost (1) | At fair value | | | Subtotal 5 = (2+3+4) | At cost (6) | Total (7)= (1+5+6) |
|---|---|---|---|---|---|---|---|
| | | Through OCI (2) | Through P&L (3) | Designated at fair value through Profit or loss (4) | | | |
| Security receipts (refer note below) | - | - | 885.89 | - | 885.89 | - | 885.89 |
| Investment in Pass Through Certificate (PTC) | 276.27 | - | - | - | - | - | 276.27 |
| Investment in Mutual Fund | - | - | 218.09 | - | 218.09 | - | 218.09 |
| Investment in Equity Shares | - | - | - | - | - | 0.10 | 0.10 |
| Investment in Non-Convertible Debentures | - | - | 141.86 | - | 141.86 | - | 141.86 |
| **Total - Gross (A)** | **276.27** | **-** | **1,245.84** | **-** | **1,245.84** | **0.10** | **1,522.21** |
| (i) Investments outside India | - | - | - | - | - | - | - |
| (ii) Investment in India | 276.27 | - | 1,245.84 | - | 1,245.84 | 0.10 | 1,522.21 |
| **Total (B)** | **276.27** | **-** | **1,245.84** | **-** | **1,245.84** | **0.10** | **1,522.21** |
| Less: Allowance for impairment (net) (C) | - | - | - | - | - | - | - |
| **Total Net (A-C)** | **276.27** | **-** | **1,245.84** | **-** | **1,245.84** | **0.10** | **1,522.21** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 10. Investments (Contd..)

| As at March 31, 2024 | At Amortised cost (1) | At fair value | | | Subtotal 5 = (2+3+4) | At cost (6) | Total (7)= (1+5+6) |
|---|---|---|---|---|---|---|---|
| | | Through OCI (2) | Through P&L (3) | Designated at fair value through Profit or loss (4) | | | |
| Security receipts (refer note below) | - | - | 1,141.37 | - | 1,141.37 | - | 1,141.37 |
| Investment in Pass Through Certificate (PTC) | 356.80 | - | - | - | - | - | 356.80 |
| Investment in Mutual Fund | - | - | 127.41 | - | 127.41 | - | 127.41 |
| Investment in Non-Convertible Debentures | - | - | 141.72 | - | 141.72 | - | 141.72 |
| **Total Gross (A)** | **356.80** | **-** | **1,410.50** | **-** | **1,410.50** | **-** | **1,767.30** |
| (i) Investments outside India | - | - | - | - | - | - | - |
| (ii) Investment in India | 356.80 | | 1,410.50 | | 1,410.50 | | 1,767.30 |
| **Total (B)** | **356.80** | | **1,410.50** | | **1,410.50** | **-** | **1,767.30** |
| Less: Allowance for impairment (net) (C) | - | - | - | - | - | - | - |
| **Total Net (A-C)** | **356.80** | **-** | **1,410.50** | **-** | **1,410.50** | **-** | **1,767.30** |

**Note:**

1 During the year ended March 31, 2025, the Company sold financial assets amounting to ₹ Nil (Previous Year ₹ 185.30 million) (net of losses) to various asset reconstructions company trusts ('ARC Trusts') and acquired security receipts (SR) amounting to ₹ Nil (Previous Year ₹157.51 million) respectively from these ARC Trusts. Ind AS 109 – 'Financial Instruments', prescribed under section 133 of the Companies Act, 2013, requires substantially all risks and rewards to be transferred for the purpose of de-recognition of such financial assets from the Company's financial statements. EFSL, the ultimate holding Company had undertaken substantially all risks and rewards in respect of such financial assets. As a result, these financial assets were derecognised in Company's financial statements.

2 As at March 31, 2024, the Company had recognized its share of fall in value of investment in security receipts (SR) and reduced the carrying value of SR to that extent. The share of fall in value of SR covered under risk and reward agreement with the holding company was forming part of carrying value of investment in SR. As on March 31, 2025 the percentage share of fall in value of SR covered under such agreement has been recognised as "receivables" with a corresponding reclassification of the comparatives period.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 10. Investments (Contd..)

### 10.1 Investments

| | As at March 31, 2025 | | | As at March 31, 2024 | | |
|---|---|---|---|---|---|---|
| | Face value | Quantity | Amount | Face value | Quantity | Amount |
| **Security Receipts** | | | | | | |
| EARC Trust SC 401 | 775.92 | 5,89,050 | 252.84 | 814.19 | 5,89,050 | 374.08 |
| EARC Trust SC 418 | 739.97 | 1,36,595 | 73.79 | 739.97 | 1,36,595 | 90.94 |
| EARC Trust SC 447 | 809.52 | 3,11,448 | 138.67 | 809.52 | 3,11,448 | 189.09 |
| EARC Trust SC 451 | 703.92 | 1,17,776 | 41.45 | 703.92 | 1,17,776 | 62.17 |
| EARC Trust SC 459 | 775.08 | 68,550 | 26.57 | 775.08 | 68,550 | 39.84 |
| Omkara PS33/2020-21 Trust | 548.99 | 1,59,018 | 39.75 | 548.99 | 1,59,018 | 63.60 |
| CFMARC Trust - 112 | 1,000.00 | 1,02,000 | 76.50 | 1,000.00 | 1,02,000 | 89.76 |
| CFMARC Trust - 117 | 1,000.00 | 1,31,758 | 131.76 | 1,000.00 | 1,54,606 | 111.31 |
| ACRE-80-Trust | 1,000.00 | 94,400 | 47.20 | 1,000.00 | 94,400 | 63.20 |
| Prudent Trust 94 24 | 1,000.00 | 63,070 | 57.36 | 1,000.00 | 63,070 | 57.38 |
| **Pass Through Certificates (PTC)** | | | | | | |
| RF Trust -3 | 5,02,400.00 | 1,000 | 276.27 | 5,02,400.00 | 1,000 | 356.80 |
| **Mutual Fund** | | | | | | |
| Aditya Birla Sun Life Liquid Fund-Weekly IDCW-Direct Plan | 100.23 | 12,70,504 | 127.41 | 100.23 | 12,70,504 | 127.41 |
| Aditya Birla Sun Life Liquid Fund - Growth- Direct Plan | 418.73 | 1,14,566 | 47.97 | - | - | - |
| Aditya Birla Sun Life Liquid Fund-Weekly IDCW-Regular Plan | 100.28 | 4,25,886 | 42.71 | - | - | - |
| **Non-Convertible Debentures** | | | | | | |
| Edel Finance Company Limited | 10,00,000.00 | 129 | 141.86 | 10,00,000.00 | 129 | 141.72 |
| **Investment in Equity Shares** | | | | | | |
| AFCI Association | 10.00 | 10,000 | 0.10 | - | - | - |
| **Total** | | | **1,522.21** | | | **1,767.30** |

## 11. Other financial assets

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **(unsecured, considered good)** | | |
| Security Deposits | 58.01 | 50.95 |
| Liquid Collateral with trust for Securitisation transactions | 1,171.85 | 1,068.43 |
| Advances to others | 102.04 | 97.16 |
| | **1,331.90** | **1,216.54** |

## 12. Current tax assets (net)

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Advance income taxes (net of provision for tax ₹ 241.93 million, previous year ₹ 351.28 million) | 181.79 | 350.39 |
| | **181.79** | **350.39** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 13. Deferred tax assets/ (liabilities) (net)

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Deferred tax assets** | | |
| **Loans** | | |
| Provision for Expected credit loss | 92.05 | 88.87 |
| Effective Interest Rate on financials assets | - | - |
| **Property, plant and equipment and intangibles** | | |
| Difference between book and tax WDV (Net) (including intangibles) | 7.29 | 5.65 |
| **Employee benefit obligations** | | |
| Provision for compensated absences | 1.52 | 1.19 |
| Disallowances under section 43B of the Income Tax Act, 1961 | 10.83 | 9.10 |
| **Gain / (Loss) on Fair value of Investments (Net)** | 16.34 | 10.22 |
| **Loss on sale of stressed assets to ARC** | - | - |
| **Lease liability** | 77.25 | 67.08 |
| | **205.28** | **182.11** |
| **Deferred tax liabilities** | | |
| **Investments and other financial instruments** | | |
| Unamortised excess interest spread on loan assignment | 80.49 | 50.15 |
| Interest Receivable on Stage 3 (On transition to Ind AS) | - | - |
| **Borrowings** | | |
| Effective interest rate on financial liabilities | 3.07 | 5.34 |
| **Right-of-use Asset (ROU)** | 69.68 | 60.09 |
| **Special Reserve u/s 36(1) (viii)** | 112.50 | 112.50 |
| **Gain / (Loss) on Fair value of Investments (Net)** | - | - |
| **Loans** | | |
| Effective Interest Rate on financials assets | 15.37 | 3.49 |
| | **281.11** | **231.57** |
| | **(75.83)** | **(49.46)** |

**Note:** For disclosure relating to movement of deferred tax assets/ liabilities, refer note 36.3

## 14. Investment Property

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Real Estate** | | |
| **Gross Carrying amount** | | |
| Opening Gross carrying amount | 23.88 | 23.88 |
| Additions | - | - |
| Disposal | - | - |
| **Closing gross carrying amount (a)** | **23.88** | **23.88** |
| **Accumlated Depreciation/Impairment** | | |
| Opening Accumlated depreciation/Impairment | (1.16) | - |
| Depreciation/Impairment charge | (1.11) | (1.16) |
| Depreciation on sale/Impairment reversal | - | - |
| **Closing accumulated depreciation/Impairment (b)** | **(2.27)** | **(1.16)** |
| **Net Carrying value of Investment Property (a)-(b)** | **21.61** | **22.72** |

**14.1** The Company has entered into debt assets swap, wherein the net carrying amount of the investment property taken over stood at ₹21.61 millions as at March 31, 2025 (Previous Year ₹22.72 million). The properties taken over by the Company is a residential property located in key Metro city. The properties are being held for capital appreciation, which the Company will dispose off at an appropriate time in accordance with the applicable regulations.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 14. Investment Property (Contd..)

### 14.2 Fair Value

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Fair Value of Investment Property | 26.01 | 25.99 |

## 15. Property, Plant and Equipment

| Description of Assets | Gross Block | | | | Accumulated Depreciation, amortisation and Impairment | | | | Net Block |
|---|---|---|---|---|---|---|---|---|---|
| | As at April 1, 2024 | Additions during the year | Disposals during the year | As at March 31, 2025 | As at April 1, 2024 | Charge for the year | Disposals during the year | As at March 31, 2025 | As at March 31, 2025 |
| Land* | 1.21 | - | - | 1.21 | - | - | - | - | 1.21 |
| Leasehold improvements | 20.74 | - | 0.38 | 20.36 | 17.82 | 0.83 | 0.23 | 18.42 | 1.94 |
| Furniture and Fixtures | 9.20 | 2.98 | 0.25 | 11.93 | 6.01 | 1.55 | 0.24 | 7.32 | 4.61 |
| Office equipment | 12.79 | 0.77 | 0.54 | 13.02 | 9.78 | 1.63 | 1.29 | 10.12 | 2.90 |
| Computers | 18.83 | 0.85 | 10.86 | 8.82 | 16.54 | 0.88 | 10.46 | 6.96 | 1.86 |
| Right-of-use Asset (ROU) (refer note 44) | 405.23 | 157.40 | 185.72 | 376.91 | 166.37 | 39.47 | 106.14 | 99.70 | 277.20 |
| **Total** | **468.00** | **162.00** | **197.75** | **432.25** | **216.52** | **44.36** | **118.36** | **142.52** | **289.72** |

**Notes-**

1. The Company has not done any revaluation of assets during the year.
2. Title deeds of all the immovable properties are held in the name of the Company.

*Charged against secured redeemable non-convertible debentures

### Property, Plant and Equipment (Previous Year)

| Description of Assets | Gross Block | | | | Accumulated Depreciation, amortisation and Impairment | | | | Net Block |
|---|---|---|---|---|---|---|---|---|---|
| | As at April 1, 2023 | Additions during the year | Disposals during the year | As at March 31, 2024 | As at April 1, 2023 | Charge for the year | Disposals during the year | As at March 31, 2024 | As at March 31, 2024 |
| Land* | 1.21 | - | - | 1.21 | - | - | - | - | 1.21 |
| Leasehold improvements | 20.12 | 0.85 | 0.23 | 20.74 | 16.17 | 1.88 | 0.23 | 17.82 | 2.92 |
| Furniture and Fixtures | 8.75 | 0.66 | 0.21 | 9.20 | 5.16 | 1.03 | 0.18 | 6.01 | 3.19 |
| Office equipment | 11.08 | 2.04 | 0.33 | 12.79 | 8.69 | 1.38 | 0.29 | 9.78 | 3.01 |
| Computers | 23.15 | 0.56 | 4.88 | 18.83 | 20.33 | 0.85 | 4.64 | 16.54 | 2.29 |
| Right-of-use Asset (ROU) (refer note 44) | 232.00 | 184.21 | 10.98 | 405.23 | 123.82 | 43.13 | 0.58 | 166.37 | 238.86 |
| **Total** | **296.31** | **188.32** | **16.63** | **468.00** | **174.17** | **48.27** | **5.92** | **216.52** | **251.48** |

**Note-** The Company has not done any revaluation of assets during the year.

*Charged against secured redeemable non-convertible debentures

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 16. Other Intangible Assets

| Description of Assets | Gross Block | | | | Accumulated Amortisation and Impairment | | | | Net Block |
|---|---|---|---|---|---|---|---|---|---|
| | As at April 1, 2024 | Additions during the year | Disposals during the year | As at March 31, 2025 | As at April 1, 2024 | Charge for the year | Disposals during the year | As at March 31, 2025 | As at March 31, 2025 |
| **Other Intangible Assets** | | | | | | | | | |
| Software | 88.94 | - | 0.71 | 88.23 | 30.66 | 14.97 | - | 45.63 | 42.60 |
| **Total** | **88.94** | **-** | **0.71** | **88.23** | **30.66** | **14.97** | **-** | **45.63** | **42.60** |

Other Intangible Assets (Previous Year)

| Description of Assets | Gross Block | | | | Accumulated Amortisation and Impairment | | | | Net Block |
|---|---|---|---|---|---|---|---|---|---|
| | As at April 1, 2023 | Additions during the year | Disposals during the year | As at March 31, 2024 | As at April 1, 2023 | Charge for the year | Disposals during the year | As at March 31, 2024 | As at March 31, 2024 |
| **Other Intangible Assets** | | | | | | | | | |
| Software | 66.27 | 22.67 | - | 88.94 | 17.46 | 13.20 | - | 30.66 | 58.28 |
| **Total** | **66.27** | **22.67** | **-** | **88.94** | **17.46** | **13.20** | **-** | **30.66** | **58.28** |

## 16 (a). Intangible Assets Under Development

### Intangible Assets Under Development as at March 31, 2025

| Description of Assets | Gross Block | | | | Accumulated Amortisation and Impairment | | | | Net Block |
|---|---|---|---|---|---|---|---|---|---|
| | As at April 1, 2024 | Additions during the year | Disposals during the year | As at March 31, 2025 | As at April 1, 2024 | Charge for the year | Disposals during the year | As at March 31, 2025 | As at March 31, 2025 |
| Intangible assets under development | 5.51 | 5.07 | 1.03 | 9.55 | - | - | - | - | 9.55 |
| **Total** | **5.51** | **5.07** | **1.03** | **9.55** | **-** | **-** | **-** | | **9.55** |

Intangible assets under development (Previous Year)

| Description of Assets | Gross Block | | | | Accumulated Amortisation and Impairment | | | | Net Block |
|---|---|---|---|---|---|---|---|---|---|
| | As at April 1, 2023 | Additions during the year | Disposals during the year | As at March 31, 2024 | As at April 1, 2023 | Charge for the year | Disposals during the year | As at March 31, 2024 | As at March 31, 2024 |
| Intangible assets under development | 13.99 | 13.23 | 21.71 | 5.51 | - | - | - | - | 5.51 |
| **Total** | **13.99** | **13.23** | **21.71** | **5.51** | **-** | **-** | **-** | **-** | **5.51** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 16. Other Intangible Assets (Contd..)

### Intangible Assets Under Development Ageing as at March 31, 2025

| 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 | |
| Project in progress | 9.55 | - | - | - | 9.55 |
| **Total** | **9.55** | **-** | **-** | **-** | **9.55** |

### Intangible Assets Under Development Ageing as at March 31, 2024

| 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 | |
| Project in progress | 5.51 | - | - | - | 5.51 |
| **Total** | **5.51** | **-** | **-** | **-** | **5.51** |

## 17. Other non-financial assets

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Input tax credit (Goods and Services Tax) | 70.73 | 43.12 |
| Prepaid expenses | 47.80 | 21.27 |
| Advance to vendors | 13.38 | 20.20 |
| Advances to employees | 2.01 | 0.84 |
| | **133.92** | **85.43** |

## 18. Trade Payables

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Trade payables to non-related parties | 146.60 | 176.45 |
| Trade payables to related parties (Refer note 43) | 17.68 | 13.55 |
| | **164.28** | **190.00** |

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

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| (a) The principal amount remaining unpaid to any supplier as at the end of each accounting year | 11.64 | 4.16 |
| (b) The interest due thereon remaining unpaid to any supplier as at the end of each accounting year | - | - |
| (c) The amount of interest due and payable for the period of delay in making payment (which have been paid | - | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 18. Trade Payables (Contd..)

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| but beyond the appointed day during the year) but without adding the interest specified under this Act | | |
| (d) amount of interest accrued and remaining unpaid at the end of each accounting year | - | - |
| (e) The amount of interest accrued and remaining unpaid at the year end | 0.02 | - |
| (f) The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23 | - | - |

### 18.2. Trade Payable Ageing

| Intangible Assets Under Development | Outstanding from March 31, 2025 | | | | Total |
|---|---|---|---|---|---|
| | Less than 1 Year# | 1-2 Years* | 2-3 years* | More than 3 years* | |
| (i) MSME | 11.64 | - | - | - | 11.64 |
| (ii) Others | 150.59 | 1.61 | 0.18 | 0.25 | 152.64 |
| (iii) Disputed dues - MSME | - | - | - | - | - |
| (iv) Disputed dues - Others | - | - | - | - | - |
| **Total** | **162.23** | **1.61** | **0.18** | **0.25** | **164.28** |

# Unbilled amount is ₹152.67 million.

* Includes provisons for which bills are not received

| Intangible Assets Under Development | Outstanding from March 31, 2024 | | | | Total |
|---|---|---|---|---|---|
| | Less than 1 Year# | 1-2 Years* | 2-3 years* | More than 3 years* | |
| (i) MSME | 4.16 | - | - | - | 4.16 |
| (ii) Others | 178.59 | 1.91 | 2.10 | 3.25 | 185.84 |
| (iii) Disputed dues - MSME | - | - | - | - | - |
| (iv) Disputed dues - Others | - | - | - | - | - |
| **Total** | **182.75** | **1.91** | **2.10** | **3.25** | **190.00** |

# Unbilled amount is ₹102.08 million.

* Includes provisons for which bills are not received

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 19. Debt securities (At amortised cost)

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Non-convertible redeemable debentures (Secured)(refer Note below) | | |
| Privately Placed Non-convertible debentures | 1,770.36 | 1,777.07 |
| Publicly Placed Non-convertible debentures | 9,518.25 | 7,868.11 |
| **Total** | **11,288.61** | **9,645.18** |
| (i) Debt securities in India | 11,288.61 | 9,645.18 |
| (i) Debt securities outside india | - | - |
| **Total** | **11,288.61** | **9,645.18** |

(i) The Company has utilised the borrowings for the purpose for which it was availed.

(ii) Debt securities are secured by Pari-passu charge on the assets of the Company including Loans and Advances, Receivables, Investments, Current & Other Assets and immovable property / Fixed Assets held by the Company.

**Note:** For disclosure relating to repayment and other terms, refer note 50

## 20. Borrowings (other than debt securities) (At amortised cost)

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Term loans (secured)** | | |
| - From Banks | 7,907.77 | 5,614.26 |
| - From National Housing Bank | 921.37 | 1,096.53 |
| | **8,829.14** | **6,710.79** |
| (i) Borrowings in India | 8,829.14 | 6,710.79 |
| (i) Borrowings outside India | - | - |
| **Total** | **8,829.14** | **6,710.79** |

**Note:** For disclosure relating to repayment and other terms, refer note 49

**Notes:-**

(i) The Company has not been declared a wilful defaulter by any bank or financial Institution or other lender.

(ii) All the quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.

(iii) Borrowings are secured by Pari-passu charge on the assets of the Company including Loans and Advances, Receivables, Investments, Current & Other Assets and immovable property / Fixed Assets held by the Company.

(iv) The Company has utilised the borrowings for the purpose for which it was availed.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 21. Subordinated liabilities(At amortised cost)

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Non-convertible subordinated debentures (Unsecured) | 508.63 | 508.78 |
| | **508.63** | **508.78** |
| Particulars | | |
| (i) Subordinated liabilities in India | 508.63 | 508.78 |
| (i) Subordinated liabilities outside India | - | - |
| **Total** | **508.63** | **508.78** |

**Note:** For disclosure relating to repayment and other terms, refer note 51

## 22. Other financial liabilities

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Securitisation liability | 10,731.08 | 11,802.82 |
| Investor payable on account of assigned loans | 22.26 | 9.97 |
| Other payables | 108.98 | 96.91 |
| Payable to employees | 51.70 | 52.43 |
| | **10,914.02** | **11,962.13** |

## 23. Current tax liabilities (net)

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Provision for taxation | 31.17 | 78.83 |
| (net of advance tax ₹ 1,404.98 million, previous year ₹ 1,004.17 million) | | |
| | **31.17** | **78.83** |

## 24. Provisions

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Provision for employee benefits (refer note 40) | | |
| Gratuity | 43.05 | 36.14 |
| Compensated leave absences | 6.05 | 4.71 |
| Provision for Capital expenditure | 0.07 | 1.29 |
| | **49.17** | **42.14** |

## 25. Other non-financial liabilities

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Revenue received in advance | 1.63 | 2.03 |
| Payable to others | 8.73 | 11.33 |
| Statutory dues payable | 56.03 | 34.39 |
| | **66.39** | **47.75** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 26. Equity share capital

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Authorised :** | | |
| 7,50,00,000 (Previous year: 7,50,00,000) equity shares of ₹10 each | 750.00 | 750.00 |
| | **750.00** | **750.00** |
| **Issued, Subscribed and Paid up:** | | |
| 6,93,50,000 (Previous year: 6,93,50,000) Equity shares of ₹ 10, fully paid-up | 693.50 | 693.50 |
| | **693.50** | **693.50** |

### (a) Movement in share capital :

| | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | No of shares | Amount | No of shares | Amount |
| Outstanding at the beginning of the year | 6,93,50,000 | 693.50 | 6,93,50,000 | 693.50 |
| Shares issued during the year | - | - | - | - |
| Outstanding at the end of the year | **6,93,50,000** | **693.50** | **6,93,50,000** | **693.50** |

### (b) Terms/rights attached to equity shares :

The Company has only one class of equity shares having a par value of ₹ 10. Each holder of equity shares is entitled to one vote. 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.

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

| | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | No of shares | % | No of shares | % |
| **Ultimate Holding / Holding company** | | | | |
| Edelweiss Financial Services Limited (EFSL), the ultimate holding company* | 34,69,775 | 5.00% | 34,69,775 | 5.00% |
| Edelweiss Rural & Corporate Services Limited, the holding company | 3,83,00,000 | 55.23% | 3,83,00,000 | 55.23% |
| **Fellow subsidiaries** | | | | |
| Edel Finance Company Limited | 2,75,80,225 | 39.77% | 2,75,80,225 | 39.77% |
| | **6,93,50,000** | **100.00%** | **6,93,50,000** | **100.00%** |

*Including six equity shares held by nominees of EFSL.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 26. Equity share capital (Contd..)

**(d)** There are no shares reserved for issue under options and contracts / commitments for the sale of shares/ disinvestment.

**(e) Shares held by promoters at the end of the financial year March 31, 2025**

| Promoter Name | As at March 31, 2025 | | |
|---|---|---|---|
| | No. of Shares | % of total shares | %change during the year |
| **Ultimate Holding / Holding company*** | | | |
| Edelweiss Financial Services Limited, the ultimate holding company* | 34,69,775 | 5.00% | No change |
| Edelweiss Rural & Corporate Services Limited, the holding company | 3,83,00,000 | 55.23% | No change |
| **Fellow subsidiaries** | | | |
| Edel Finance Company Limited | 2,75,80,225 | 39.77% | No change |
| **Total** | **6,93,50,000** | **100.00%** | |

*Including six equity shares held by nominees of EFSL.

**Shares held by promoters at the end of the financial year March 31, 2024**

| Promoter Name | As at March 31, 2024 | | |
|---|---|---|---|
| | No. of Shares | % of total shares | %change during the year |
| **Ultimate Holding / Holding company*** | | | |
| Edelweiss Financial Services Limited, the ultimate holding company | 34,69,775 | 5.00% | No change |
| Edelweiss Rural & Corporate Services Limited, the holding company | 3,83,00,000 | 55.23% | No change |
| **Fellow subsidiaries** | | | |
| Edel Finance Company Limited | 2,75,80,225 | 39.77% | No change |
| **Total** | **6,93,50,000** | **100.00%** | |

*Including six equity shares held by nominees of EFSL.

**(f)** No bonus shares have been issued by the Company during five years immediately preceding the Balance Sheet date.

**(g)** No shares have been bought back by the Company during the five years immediately preceding the current year.

**(h)** There are no securities that are convertible into Equity Shares.

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

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 27. Other Equity

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Securities premium | 4,075.18 | 4,075.18 |
| Statutory reserve | 684.91 | 646.15 |
| Debenture redemption Reserve | 256.25 | 256.25 |
| Deemed capital contribution - Equity | 33.46 | 33.46 |
| Retained earnings | 2,538.69 | 2,443.34 |
| | **7,588.50** | **7,454.38** |

**Note:** For movement in Other Equity, refer 'Statement of Changes in Equity'

### 27.1 Nature and purpose of Reserves

#### (a) Securities Premium

Securities premium is used to record the premium on issue of shares. Balance in Securities premium can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

#### (b) Reserve under section 29C of the National Housing Bank Act, 1987

Reserve created under section 29C of National Housing Bank Act, 1987 a sum not less than twenty per cent of its net profit every year as disclosed in the profit and loss account and before any dividend is declared.

#### (c) Debenture Redemption Reserve

The Companies Act 2013 requires companies that issue debentures to create a debenture redemption reserve from annual profits until such debentures are redeemed. Company being Housing Finance Company (HFC) has to maintain Debenture Redemption reserve upto 25% of the value of debentures issued through public issue. The amounts credited to the debenture redemption reserve may not be utilised except to redeem debentures. On redemption of debentures, the amount may be transferred from debenture redemption reserve to retained earnings. However, as per the amendment in the Companies Act 2013, debenture redemption reserve is not required for debentures issued by Non-Banking Finance Companies (including HFC) regulated by Reserve Bank of India for both public as well as privately placed debentures.

#### (d) Deemed capital contribution - Equity

This reserve relates to Share options granted to eligible employees of the Company by the parent company under its employee share option plan.

#### (e) Retained Earnings

Retained earnings comprises of the Company's undistributed earnings after taxes.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 28. Interest income (at amortised cost)

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Interest on Loans* | 3,947.32 | 3,849.37 |
| Interest on term deposits with bank | 119.89 | 127.11 |
| Other interest income | 77.34 | 56.76 |
| Interest income -Pass throgh Certificates | 31.65 | 41.68 |
| Income on direct assignment | 243.69 | 57.14 |
| **(at fair value)** | | |
| Interest income from securities | 32.77 | 2.63 |
| | **4,452.66** | **4,134.69** |

*Until March 31, 2024, Income on Stage 3 exposure was recognized under Interest Income with full provision of similar amount under Impairment of financial instruments (no P&L impact). The same have been addressed during the current year in line with requirements of Ind AS 109 and accordingly Interest Income and Impairment of financial instruments as of March 31, 2024 have been restated.

## 29. Fee and commission income

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Fee and commission income* | 457.17 | 318.46 |
| | **457.17** | **318.46** |

*The above includes accrual of insurance commission income of ₹7.89 million (Previous year ₹ 15.00) under the corporate agency.

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Geographical markets | | |
| - India | 457.17 | 318.46 |
| - Outside India | - | - |
| **Total revenue from contract with customers** | **457.17** | **318.46** |

Below is the disaggregation of the revenue from contracts with customers and its reconciliation to amounts reported in statement of profit and loss:

| **Particulars** | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| (i) Service transferred at a point in time | 457.17 | 318.46 |
| (ii) Service transferred over time | - | - |
| **Total revenue from contract with customers** | **457.17** | **318.46** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 30. Net gain on fair value changes

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| **(a) On trading portfolio** | | |
| **- Investments** | | |
| Profit on sale of mutual fund units (FVTPL) | 64.43 | 61.81 |
| Profit on sale of equity shares (FVTPL) | 134.83 | 55.67 |
| | | |
| **(b) Investments** | | |
| Fair Value Gain / (Loss) on debt instruments (FVTPL) | 2.69 | 2.79 |
| Fair Value Gain / (Loss) on Security Receipts (FVTPL) | (0.71) | (2.01) |
| **Others** | | |
| Fair Value Gain / (Loss) on Loans (FVTPL) | (1.15) | (1.14) |
| | **200.09** | **117.12** |

## 31. Other income

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Other non operating income | 85.26 | 69.23 |
| | **85.26** | **69.23** |

## 32. Finance costs (at amortised cost)

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Interest on borrowings | 842.08 | 814.74 |
| Interest on Securitisation liabilities (Including loan assigned under PCG scheme) | 1,201.82 | 1,259.17 |
| Interest on debt securities | 1,070.99 | 848.70 |
| Interest on subordinated liabilities | 55.94 | 56.56 |
| Other interest expense (including bank charges) | 10.03 | 15.20 |
| Interest on lease liabilities | 23.92 | 17.15 |
| | **3,204.78** | **3,011.52** |

## 33. Impairment on financial instruments

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Loss on sale of loan assets sold to assets reconstruction company | - | 54.20 |
| Bad debts and advances written off | 30.31 | 35.34 |
| Provision for expected credit loss (at amortised cost) (including on loan commitments) | 76.50 | (73.02) |
| | **106.81** | **16.52** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 34. Employee benefit expenses

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Salaries and wages | 785.69 | 651.55 |
| Contribution to provident and other funds (refer note 2.31) | 40.25 | 34.46 |
| Gratuity Expense (refer note 40) | 8.19 | 6.72 |
| ESOP and SAR (refer note below) | 0.10 | 1.48 |
| Staff welfare expenses | 40.38 | 32.33 |
| | **874.61** | **726.54** |

**Note:**

Edelweiss Financial Services Limited ("EFSL") the ultimate holding company has granted an Employee stock option plan (ESOP)/ Stock Appreciation Rights (SAR) option to acquire equity shares of EFSL that would vest in a graded manner to Company's employees. Based on group policy / arrangement, EFSL has charged the fair value of such stock options /rights, Company has accepted such cross charge and recognised the same under the employee cost.

## 35. Other expenses

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Advertisement and business promotion | 4.32 | 3.07 |
| Commission and brokerage | 1.75 | 0.81 |
| Communication | 2.94 | 2.97 |
| Directors' sitting fees | 3.35 | 5.80 |
| Insurance | 4.53 | 3.81 |
| Legal and professional fees | 117.47 | 87.50 |
| Printing and stationery | 8.23 | 4.60 |
| Loan origination costs amortised | 158.48 | 82.26 |
| Rent, rates and taxes | 95.32 | 118.91 |
| Repairs and maintenance | 10.92 | 10.54 |
| Electricity charges | 15.14 | 12.19 |
| Computer expenses | 98.47 | 65.18 |
| Corporate social responsibility (refer note 35.2) | 4.16 | 2.26 |
| Rating support fees | 17.52 | 8.67 |
| Office expenses | 52.82 | 37.96 |
| Postage and courier | 5.07 | 2.50 |
| Goods and Service tax expenses | 69.30 | 62.90 |
| Stamp duty | 10.83 | 11.78 |
| Stock exchange expenses | 3.35 | 2.43 |
| Auditors' remuneration (refer note 35.1) | 4.06 | 4.40 |
| Travelling and conveyance | 49.77 | 36.58 |
| Miscellaneous expenses | 10.39 | 3.55 |
| | **748.19** | **570.67** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 35. Other expenses (Contd..)

### 35.1 Auditors' remuneration:

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| As an Auditor | | |
| Statutory Audit | 2.00 | 2.00 |
| Limited Review | 1.00 | 1.20 |
| Certification | 1.00 | 1.20 |
| Towards reimbursement of expenses | 0.06 | - |
| | **4.06** | **4.40** |

### 35.2. Details of CSR Expenditure

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| As per the provisions of Section 135 of Companies Act 2013, | | |
| a) Amount required to be spent by the Company | 4.16 | 2.26 |
| b) Amount of expenditure incurred | | |
| (i) Construction/ Acquisition of any assets | - | - |
| (ii) on purpose other than (i) above | 4.16 | 2.26 |
| c) shortfall at the end of the year | | |
| (i) Construction/ Acquisition of any assets | - | - |
| (ii) on purpose other than (i) above | - | - |
| d) Total of previous years shortfall, | - | - |
| e) Reason for shortfall, | Not Applicable | Not Applicable |
| f) Details of related party transactions (Refer note 43 ) | | |
| Name of Related Party | EdelGive Foundation | |
| Relationship | Fellow Subsidiary | |
| g) Where a provision is made with respect to a liability incurred by entering into a contractual obligation | - | - |
| h) Nature of CSR activities | | |
| **For the year ended March 31, 2025 and March 31, 2024** | | |
| Education Working to enhance child learning through work with system and community and support to the development of contextual literature for children | | |

## 36. Income tax

### 36.1 The components of income tax expense:

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| **Current tax** | 22.85 | 63.07 |
| (Excess) provision for earlier years | (41.41) | (2.77) |
| Deferred tax relating of items between book and tax profits | 27.06 | 7.20 |
| **Total tax charge** | **8.50** | **67.50** |
| Current tax | (18.56) | 60.30 |
| Deferred tax | 27.06 | 7.20 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 36. Income tax (Contd..)

### 36.2. Reconciliation of total tax charge

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| **Accounting profit before tax as per financial statements** | 194.83 | 260.55 |
| Tax rate (in percentage) | 25.17% | 25.17% |
| Income tax expense calculated based on this tax rate | 49.03 | 65.57 |
| Adjustment in respect of current income tax of prior years | (41.41) | (2.77) |
| **Effect of income not subject to tax:** | | |
| Income on closure/modification of leases | 0.28 | 1.34 |
| Deduction u/s 35D of Income tax Act, 1961 | - | - |
| Contribution towards Corporate Social Responsibility | 1.05 | 0.57 |
| ESOP and SAR cost reimbursement | (0.08) | 0.37 |
| **Effect of non–deductible expenses:** | | |
| Penalties | 0.13 | 0.04 |
| Others | (0.50) | 2.38 |
| **Tax charge for the year recorded in P&L** | **8.50** | **67.50** |
| Effective tax rate | 25.62% | 26.97% |

### 36.3 Movement of Deferred Tax assets / (liabilities)

**For the Year Ended March 31, 2025**

| | Deferred tax asset / (liability) (Opening) | In profit or loss | In OCI | Directly in equity | Total movement | Deferred tax asset / (liability) (Closing) |
|---|---|---|---|---|---|---|
| **Deferred taxes in relation to:** | | | | | | |
| **Deferred Tax Assets** | | | | | | |
| Loans | | | | | | |
| Provision for Expected credit loss | 88.87 | 3.18 | - | - | 3.18 | 92.05 |
| Employee benefit obligations | | | | | | |
| Provision for compensated absences | 1.19 | 0.33 | - | - | 0.33 | 1.52 |
| Disallowances under section 43B of the Income Tax Act, 1961 | 9.10 | 1.04 | 0.69 | - | 1.73 | 10.83 |
| Gain / (Loss) on Fair value of Investments (Net) | 10.22 | 6.12 | - | - | 6.12 | 16.34 |
| Property, plant and equipment and intangibles | | | | | | |
| Difference between book and tax WDV (including intangibles) | 5.65 | 1.64 | - | - | 1.64 | 7.29 |
| Loss on sale of stressed assets to ARC | - | - | - | - | - | - |
| Lease liability | 67.08 | 10.17 | - | - | 10.17 | 77.25 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 36. Income tax (Contd..)

| | Deferred tax asset / (liability) (Opening) | In profit or loss | In OCI | Directly in equity | Total movement | Deferred tax asset / (liability) (Closing) |
|---|---|---|---|---|---|---|
| **Deferred Tax Liabilities** | | | | | | |
| Investments and other financial instruments | | | | | | |
| Unamortised excess interest spread on loan assignment | (50.15) | (30.34) | - | - | (30.34) | (80.49) |
| Borrowings | | | | | | |
| Effective interest rate on financial Liabilities | (5.34) | 2.27 | - | - | 2.27 | (3.07) |
| Right-of-use Asset (ROU) | (60.09) | (9.59) | - | - | (9.59) | (69.68) |
| Special Reserve u/s 36 (I) (viii) | (112.50) | - | - | - | - | (112.50) |
| Loans | | | | | | |
| Effective Interest Rate on financials assets | (3.49) | (11.88) | - | - | (11.88) | (15.37) |
| **Total** | **(49.46)** | **(27.06)** | **0.69** | **-** | **(26.37)** | **(75.83)** |

**For the Year Ended March 31, 2024**

| | Deferred tax asset / (liability) (Opening) | In profit or loss | In OCI | Directly in equity | Total movement | Deferred tax asset / (liability) (Closing) |
|---|---|---|---|---|---|---|
| **Deferred Tax Assets** | | | | | | |
| Provision for expected credit loss | 107.99 | (19.12) | - | - | (19.12) | 88.87 |
| Employee benefit obligations | | | | | | |
| Provision for compensated absences | 1.06 | 0.13 | - | - | 0.13 | 1.19 |
| Disallowances under section 43B of the Income Tax Act, 1961 | 8.54 | 0.37 | 0.19 | - | 0.56 | 9.10 |
| Gain / (Loss) on Fair value of Investments (Net) | (2.33) | 12.55 | - | - | 12.55 | 10.22 |
| Property, plant and equipment and intangibles | 10.33 | (4.68) | - | - | (4.68) | 5.65 |
| Loss on sale of stressed assets to ARC | 11.30 | (11.30) | - | - | (11.30) | - |
| Lease liability | 33.50 | 33.58 | - | - | 33.58 | 67.08 |
| **Deferred Tax Liabilities** | | | | | | |
| Investments and other financial instruments | | | | | | |
| Unamortised excess interest spread on loan assignment | (77.86) | 27.71 | - | - | 27.71 | (50.15) |
| Borrowings | | | | | | |
| Effective interest rate on financial Liabilities | (7.36) | 2.02 | - | - | 2.02 | (5.34) |
| Right-of-use Asset (ROU) | (27.88) | (32.21) | - | - | (32.21) | (60.09) |
| Special Reserve u/s 36 (I) (viii) | (106.66) | (5.84) | - | - | (5.84) | (112.50) |
| Loans | | | | | | |
| Effective Intrest Rate on financial assets | 6.91 | (10.40) | - | | (10.40) | (3.49) |
| **Total** | **(42.46)** | **(7.19)** | **0.19** | **-** | **(7.00)** | **(49.46)** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 37. Cash Flow Disclosure

### Change in Liabilities arising from financing activities

| Particulars | As at March 31, 2024 | Cash Flows | Changes in Fair value | Others* | As at March 31, 2025 |
|---|---|---|---|---|---|
| Debt securities | 9,645.18 | 1,728.96 | - | (85.53) | 11,288.61 |
| Borrowings other than debt securities | 6,710.79 | 2,150.37 | - | (32.02) | 8,829.14 |
| Subordinated liabilities | 508.78 | - | - | (0.15) | 508.63 |
| Securitization liability (including loan assigned under PCG scheme) | 11,802.82 | (1,087.66) | - | 15.92 | 10,731.08 |
| | **28,667.57** | **2,791.67** | **-** | **(101.78)** | **31,357.46** |

| Particulars | As at March 31, 2023 | Cash Flows | Changes in Fair value | Others* | As at March 31, 2024 |
|---|---|---|---|---|---|
| Debt securities | 7,998.79 | 1,631.83 | - | 14.56 | 9,645.18 |
| Borrowings other than debt securities | 9,966.96 | (3,259.68) | - | 3.51 | 6,710.79 |
| Subordinated liabilities | 508.63 | - | - | 0.15 | 508.78 |
| Securitization liability (including loan assigned under PCG scheme) | 10,764.29 | 1,048.51 | - | (9.98) | 11,802.82 |
| | **29,238.67** | **(579.34)** | **-** | **8.24** | **28,667.57** |

*Other column includes the effect of accrued but not paid interest on borrowing, amortisation of processing fees etc.

## 38. Earnings per Share

Basic earnings per share is calculated by dividing the profit attributable to equity shareholders of the Company by the weighted average number of equity shares outstanding during the year.

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Net Profit attributable to equity holders of the Company - A | 186.33 | 193.05 |
| Weighted average number of shares | | |
| - Number of equity shares outstanding at the beginning of the year | 6,93,50,000 | 6,93,50,000 |
| - Number of equity shares issued during the year | - | - |
| Total number of equity shares outstanding at the end of the year | 6,93,50,000 | 6,93,50,000 |
| Weighted average number of equity shares outstanding during the year (based on the date of issue of shares) - B | 6,93,50,000 | 6,93,50,000 |
| Nominal value of equity shares (in rupees) | 10.00 | 10.00 |
| Basic and diluted earnings per share (in rupees) (A/B) | 2.69 | 2.78 |

The basic and diluted earnings per share are the same as there are no dilutive/ potential equity shares issued or outstanding as at the year end.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 39. Contingent Liability and Commitment:

### (a) Contingent Liability

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Taxation matters | 323.87 | Nil |
| Litigation pending against the Company | Nil | Nil |
| Corporate guarantee not acknowledged as debt | Nil | Nil |

i. The Company's pending litigations mainly comprise of claims against the Company pertaining to proceedings pending with Income Tax and other authorities. The Company has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed as contingent liabilities where applicable, in the financial statements. The Company believes that the outcome of these proceedings will not have a materially adverse effect on the Company's financial position and results of operations.

ii. The Income Tax Department ("the Department") conducted a Search under Section 132 of the Income Tax Act ('IT Act') ("the Search") on the Edelweiss Group during March 2023 and has subsequently raised a demand order for the AY 2019-20 to AY 2023-24. The company has filed appeal/s and is defending its position. Based on the favourable outcome in Appellate proceedings in the past and as advised by the tax advisors, company is reasonably certain about sustaining its position in the pending cases, hence the possibility of outflow of resources embodying economic benefits on this ground is remote. While the uncertainty exists regarding the outcomes of the legal proceedings, the management of the Company has evaluated the demand orders after considering all available records and facts known to it and based on an independent legal review and opinion from external legal counsels and believes that the Company can succeed in the appeals filed against the aforesaid demand orders and accordingly no adjustments to the current or prior period required in standalone financial statements.

### (b) Commitment:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Estimated amount of contracts remaining to be executed on capital account (net of advances) | 0.45 | 1.87 |
| Loan sanctioned pending disbursements | 4,144.57 | 1,752.86 |

## 40. Retirement and other employee benefits

### (a) Defined contribution plan - Provident funds

In accordance with Employees' Provident Fund and Miscellaneous Provisions Act, 1952, employees of the Company are entitled to receive benefits under the provident fund, a defined contribution plan, in which, both the employee and the Company contribute monthly at a determined rate. These contributions are made to a recognized provident fund administered by Regional Provident Fund Commissioner. The employees contribute 12% of their basic salary and the Company contributes an equal amount.

The Company recognised ₹40.25 millions (Previous year ₹34.46 Millions) for provident fund in the Statement of profit and loss.

### (b) Defined benefit plan - Gratuity

In accordance with the Payment of Gratuity Act, 1972, the Company provides for gratuity, a defined benefit plan covering all employees. The plan provides a lump sum payment to vested employees at retirement or termination of employment in accordance with the rules laid down in the Payment of Gratuity Act, 1972. The gratuity benefit is provided through unfunded plan and annual expense is charged to the statement of profit and loss on the basis of actuarial valuation.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 40. Retirement and other employee benefits (Contd..)

The most recent actuarial valuation of plan assets and the present value of the defined benefit obligation (DBO) for gratuity are carried out as at March 31, 2025. The present value of the defined benefit obligations and the related current service cost and past service cost, are measured using the Projected Unit Credit Method.

Based on the actuarial valuation obtained in this respect, the following table sets out the status of the gratuity plan and the amounts recognised in the Company's financial statements as at balance sheet date:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Present value of defined benefit obligations (A)** | 43.05 | 36.14 |
| Fair Value of plan assets (B) | - | - |
| Present value of defined benefit obligations (A-B) | 43.05 | 36.14 |
| Net deficit / (assets) are analysed as: | | |
| Liabilities | 43.05 | 36.14 |
| Assets | - | - |

### Movement in net defined benefit (asset) liability:

The following table shows a reconciliation from the opening balances to the closing balances for net defined benefit (asset) liability and its components:

| | Defined benefit obligation | | Fair value of plan assets | | Net defined benefit (asset) liability | |
|---|---|---|---|---|---|---|
| | March 31, 2025 | March 31, 2024 | March 31, 2025 | March 31, 2024 | March 31, 2025 | March 31, 2024 |
| **(i) Present value of defined benefit obligations (opening)** | 36.14 | 33.95 | - | - | 36.14 | 33.95 |
| Current service cost | 6.29 | 4.86 | - | - | 6.29 | 4.86 |
| Past service cost | - | - | | | - | - |
| Interest cost | 1.90 | 1.86 | - | - | 1.90 | 1.86 |
| | **44.33** | **40.67** | **-** | **-** | **44.33** | **40.67** |
| **(ii) Other comprehensive Income** | | | | | | |
| Remeasurement Actuarial loss (gain) arising from : | | | | | | |
| Experience | 2.07 | 2.72 | - | - | 2.07 | 2.72 |
| Financial and demographic assumptions | 0.68 | (1.97) | - | - | 0.68 | (1.97) |
| Expected return from plan assets | - | - | - | - | - | - |
| | **2.75** | **0.75** | **-** | **-** | **2.75** | **0.75** |
| **(iii) Others** | | | | | | |
| Transfer In/ (Out) | 0.50 | 1.03 | | | 0.50 | 1.03 |
| Contributions by Employer | - | - | - | - | - | - |
| Benefits paid | (4.53) | (6.31) | - | - | (4.53) | (6.31) |
| | **(4.03)** | **(5.28)** | **-** | **-** | **(4.03)** | **(5.28)** |
| **(iv) Closing Balance (i) + (ii) + (iii)** | **43.05** | **36.14** | **-** | **-** | **43.05** | **36.14** |
| **Represented by:** | | | | | | |
| Net defined benefit asset | | | | | - | - |
| Net defined benefit liability | | | | | **43.05** | **36.14** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 40. Retirement and other employee benefits (Contd..)

### Components of defined benefit plan cost:

| | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| **(i) Recognised in Statement of profit or loss** | | |
| Current service cost | 6.29 | 4.86 |
| Interest cost | 1.90 | 1.86 |
| Expected return on plan assets | - | - |
| Past service cost | - | - |
| | **8.19** | **6.72** |
| **(ii) Recognised in other comprehensive income** | | |
| Remeasurement of net defined benefit liability/(asset) | 2.75 | 0.75 |
| Return on plan assets excluding net interest | - | - |
| | **2.75** | **0.75** |
| **Total (i) + (ii)** | **10.94** | **7.47** |

### Actuarial assumptions:

The following were the principal actuarial assumptions at the reporting date:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Discount Rate | 6.40% | 6.90% |
| Salary Growth Rate | 7.00% | 7.00% |
| Withdrawal/Attrition Rate (based on categories) | 31.00% | 31.00% |
| Interest Rate on Net DBO/ (Asset) | 6.90% | 7.10% |
| Mortality Rate | IALM 2012-14 (Ult.) | IALM 2012-14 (Ult.) |
| Expected weighted average remaining working lives of employees | 2 Years | 2 Years |

### Sensitivity analysis:

| | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Increase | Decrease | Increase | Decrease |
| Salary Growth Rate (+/- 1%) | 1.19 | (1.15) | 0.89 | (0.85) |
| Discount Rate (+/- 1%) | (1.14) | 1.21 | (0.85) | 0.90 |
| Withdrawal Rate (+/- 1%) | (0.25) | 0.25 | (0.16) | 0.16 |
| Mortality (increase in expected lifetime by 1 year) | Negligible Change | | Negligible Change | |
| Mortality (increase in expected lifetime by 3 year) | 1 | | Negligible Change | |

The sensitivity is performed on the DBO at the respective valuation date by modifying one parameter whilst retaining other parameters constant.There are no changes from the previous period to the methods and assumptions underlying the sensitivity analysis.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 40. Retirement and other employee benefits (Contd..)

### Asset liability comparisons:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Present value of DBO | 43.05 | 36.14 |
| Fair Value of Plan assets | - | - |
| **Net (Assets)/Liability** | **43.05** | **36.14** |

### (c) Compensated absences :

The Company provides for accumulated compensated absences as at the balance sheet date using projected unit credit method based on actuarial valuation.

## 41. Maturity Analysis of assets and liabilities

| | As at March 31, 2025 | | | As at March 31, 2024 | | |
|---|---|---|---|---|---|---|
| | Within 12 months | After 12 months | Total | Within 12 months | After 12 months | Total |
| **Financial Assets** | | | | | | |
| Cash and cash equivalents | 2,556.41 | - | 2,556.41 | 1,195.21 | - | 1,195.21 |
| Bank balances other than cash and cash equivalents | 1,563.08 | 155.08 | 1,718.16 | 323.44 | 1,288.16 | 1,611.60 |
| Trade receivables | 153.13 | 466.76 | 619.89 | 104.12 | 290.93 | 395.05 |
| Loans | 6,428.47 | 25,659.95 | 32,088.42 | 7,701.75 | 22,988.20 | 30,689.95 |
| Investments | 82.42 | 1,439.79 | 1,522.21 | 130.88 | 1,636.42 | 1,767.30 |
| Other financial assets | 87.35 | 1,244.55 | 1,331.90 | 102.79 | 1,113.75 | 1,216.54 |
| **Non-financial assets** | | | | | | |
| Current tax assets (net) | - | 181.79 | 181.79 | - | 350.39 | 350.39 |
| Investment property | - | 21.61 | 21.61 | - | 22.72 | 22.72 |
| Property, plant and equipment | - | 12.52 | 12.52 | - | 12.62 | 12.62 |
| Right to use (ROU) assets | - | 277.20 | 277.20 | - | 238.86 | 238.86 |
| Intangible assets under development | - | 9.55 | 9.55 | - | 5.51 | 5.51 |
| Other intangible assets | - | 42.60 | 42.60 | - | 58.28 | 58.28 |
| Other non- financial assets | 133.92 | - | 133.92 | 85.43 | - | 85.43 |
| **Total Assets** | **11,004.78** | **29,511.40** | **40,516.18** | **9,643.62** | **28,005.84** | **37,649.46** |
| **Financial Liabilities** | | | | | | |
| Trade payables | 164.28 | - | 164.28 | 190.00 | - | 190.00 |
| Debt securities | 1,907.93 | 9,380.68 | 11,288.61 | 920.33 | 8,724.85 | 9,645.18 |
| Borrowings (other than debt securities) | 2,363.74 | 6,465.40 | 8,829.14 | 2,239.36 | 4,471.43 | 6,710.79 |
| Subordinated liabilities | 508.63 | - | 508.63 | 8.78 | 500.00 | 508.78 |
| Lease liabilities | 66.27 | 240.67 | 306.94 | 61.71 | 204.81 | 266.52 |
| Other financial liabilities | 2,590.23 | 8,323.79 | 10,914.02 | 2,605.57 | 9,356.56 | 11,962.13 |
| **Non-financial liabilities** | | | | | | |
| Current tax liabilities (net) | 31.17 | - | 31.17 | 78.83 | - | 78.83 |
| Provisions | 49.17 | - | 49.17 | 42.14 | - | 42.14 |
| Deferred tax liabilities (net) | - | 75.83 | 75.83 | - | 49.46 | 49.46 |
| Other non-financial liabilities | 66.39 | - | 66.39 | 47.75 | - | 47.75 |
| **Total Liabilities** | **7,747.81** | **24,486.37** | **32,234.18** | **6,194.47** | **23,307.11** | **29,501.58** |
| **Net** | **3,256.97** | **5,025.02** | **8,282.00** | **3,449.15** | **4,698.73** | **8,147.88** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 42. Segment Information

The Company is operating under single business segment i.e. to provide loans for purchase or construction of residential houses, loan against properties and loans to real estate developers. Accordingly, there is no separate reportable segment and hence no disclosure is made under Ind AS 108 - 'Operating Segment Reporting'. Further, segmentation based on geography has not been presented as the Company operates only in India.

## 43. Related Party Disclosures

### i. List of related parties and relationship:

Name of related parties by whom control is exercised :

| | |
|---|---|
| Ultimate Holding Company | Edelweiss Financial Services Limited |
| Holding Company | Edelweiss Rural & Corporate Services Limited |
| Fellow Subsidiaries | ECap Securities & Investments Limited |
| (with whom transactions have taken place) | ECL Finance Limited |
| | Edelweiss Asset Reconstruction Company Limited |
| | Edelweiss Asset Reconstruction Company Limited Trust |
| | EARC Trust SC 401 |
| | EARC Trust SC 418 |
| | EARC Trust SC 447 |
| | EARC Trust SC 451 |
| | EARC Trust SC 445 |
| | EARC Trust SC 459 |
| | ECap Equities Limited |
| | Edelweiss Retail Finance Limited |
| | Zuno General Insurance Limited |
| | EdelGive Foundation |
| | Edel Investments Limited |
| | Edelweiss Life Insurance Company Limited (formerly known as Edelweiss Tokio Life Insurance Company Limited w.e.f May 28, 2024) |
| | Edelweiss Alternative Asset Advisors Limited |
| | Edel Finance Company Limited |
| Independent Director | Mr. Gautam Chatterjee |
| | Mr. Sunil Phatarphekar |
| | Mr.Vinod Juneja (w.e.f October 22, 2024) |
| | Mr. Biswamohan Mahapatra (Resigned w.e f August 09, 2024) |
| Key Management Personnel (with whom transactions have taken place) | Mr. Deepak Mittal (Resigned w.e f January 30, 2025) |
| | Ms. Shama Asnani |
| | Mr. Rajat Avasthi (MD & CEO) (w.e.f. September 23, 2020) |
| | Mr. Tushar Kotecha (Chief Finance Officer) (Resigned w.e f February 13, 2024) |
| | Mr. Girish Manik (Company Secretary) (Resigned w.e f February, 12, 2024) |
| | Ms Kiran Agarwal Todi (Chief Finance Officer) (w.e f March 21, 2024) |
| | Ms Archana Nadgouda (Company Secretary) (w.e f March 22, 2024) |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 43. Related Party Disclosures (Contd..)

### ii. Transactions with related parties :

| Nature of Transaction | Related Party Name | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|---|
| **Capital Account Transactions:** | | | |
| Short term loans given to | Sum of transactions during the period | | |
| | ECap Equities Limited | 4,950.00 | 5,500.00 |
| | ECL Finance Limited | - | 850.00 |
| | Edelweiss Rural & Corporate Services Limited | 5,000.00 | 4,550.00 |
| | ECap Securities And Investments Limited | 1,100.00 | 950.00 |
| Short term loans repaid by | Sum of transactions during the period | | |
| | ECap Equities Limited | 4,950.00 | 6,100.00 |
| | ECL Finance Limited | - | 850.00 |
| | Edelweiss Rural & Corporate Services Limited | 5,000.00 | 4,550.00 |
| | ECap Securities And Investments Limited | 1,100.00 | 950.00 |
| Short term loans taken from | ECap Equities Limited | 1,000.00 | - |
| Short term loans repaid to | ECap Equities Limited | 1,000.00 | - |
| Loan portfolio purchase under direct assignment | ECL Finance Limited | - | 420.00 |
| Sale of Loan Portfolio | Edelweiss Retail Finance Limited | 420.00 | - |
| Investment in Security Receipt issued by at Book value | Edelweiss Asset Reconstruction Company Limited | | |
| | EARC Trust SC 445 | - | 319.90 |
| Sale of Security Receipts | Edelweiss Asset Reconstruction Company Limited | - | 679.38 |
| Sharing of realised Loss on Security receipt under Risk and Reward | Edelweiss Financial Services Limited | - | 110.98 |
| Corporate Gaurantee availed | Edelweiss Financial Services Limited | - | 500.00 |
| Purchase of bonds from | ECL Finance Limited | - | 136.37 |
| **Current Account Transactions:** | | | |
| Interest Income on loan to | ECL Finance Limited | - | 0.80 |
| | ECap Equities Limited | 129.01 | 149.17 |
| | Edelweiss Rural & Corporate Services Limited | 56.26 | 99.05 |
| | ECap Securities And Investments Limited | 63.70 | 85.25 |
| Interest Income on Bonds of | Edel Finance Company Limited | 13.12 | 2.64 |
| Interest Expenses on Non convertible Debentures | Edelweiss Retail Finance Limited | 0.18 | 0.18 |
| | Edelweiss Life Insurance Company Limited | 6.20 | 14.45 |
| | Zuno General Insurance Limited | 24.12 | 5.68 |
| | ECap Equities Limited | 5.94 | 1.81 |
| Interest Expense on Loan from | ECap Equities Limited | 5.39 | - |
| Cost reimbursement paid (net) | Edelweiss Rural & Corporate Services Limited | 5.27 | 0.00 |
| | ECL Finance Limited | 5.29 | 0.75 |
| | ECap Equities Limited | 2.14 | 2.09 |
| | Edelweiss Retail Finance Limited | - | 0.28 |
| | Edelweiss Financial Services Limited | 0.32 | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 43. Related Party Disclosures (Contd..)

| Nature of Transaction | Related Party Name | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|---|
| Cost reimbursement received from (net) | Edelweiss Retail Finance Limited | 0.31 | - |
| Cost reimbursement of technology cost | Edelweiss Financial Services Limited | 0.30 | 0.43 |
| | Edelweiss Rural & Corporate Services Limited | 56.66 | 52.98 |
| | ECL Finance Limited | - | 8.48 |
| Reimbursement of ESOP cost | Edelweiss Financial Services Limited | 0.10 | 1.48 |
| Corporate Guarantee fee paid | ECap Equities Limited | 3.36 | 0.03 |
| | Edelweiss Rural & Corporate Services Limited | 3.47 | 0.03 |
| Reimbursement of ARC management fee from | Edelweiss Financial Services Limited | 75.91 | - |
| Service fee received from | Edelweiss Retail Finance Limited | 0.00 | 0.00 |
| | ECL Finance Limited | 0.05 | 0.08 |
| Service charges paid | Edelweiss Retail Finance Limited | 0.29 | 0.48 |
| | ECL Finance Limited | 0.53 | 0.66 |
| Shared Premises Cost paid (net) | ECL Finance Limited | - | 5.78 |
| | Edelweiss Retail Finance Limited | - | - |
| | ECap Equities Limited | 18.44 | 18.47 |
| | Edelweiss Rural & Corporate Services Limited | - | 0.00 |
| | Edelweiss Life Insurance Company Limited | 13.62 | 1.02 |
| Shared Premises Cost received (net) | Edelweiss Rural & Corporate Services Limited | - | 0.00 |
| | Edelweiss Retail Finance Limited | 12.02 | 8.07 |
| | ECL Finance Limited | 15.91 | - |
| Management Fees paid to | Edelweiss Asset Reconstruction Company Limited | - | 0.44 |
| Director Sitting fees | Director Sitting Fees of Independent Directors | 3.35 | 2.80 |
| Remuneration to | Remuneration payable to Key Manegerial Personnel (MD & CEO, CFO & CS) | 52.60 | 45.22 |
| Expenses Paid (Brokerage and Commission) | Edel Investments Limited | 0.07 | 0.02 |
| Security Deposit Paid (Rental) | Edelweiss Tokio Life Insurance Company Limited | - | 6.12 |
| Security Deposit Refund (Rental) | ECL Finance Limited | - | 14.60 |
| Advisory fees earned from | ECL Finance Limited | 3.47 | 28.70 |
| | Edelweiss Retail Finance Limited | 1.55 | 25.25 |
| | Edelweiss Life Insurance Company Limited | 18.20 | 29.98 |
| | Edelweiss Financial Services Limited | 62.84 | 17.00 |
| Corporate Agency - Commission Income | Zuno General Insurance Limited | 83.20 | 15.00 |
| CSR expenses paid to | EdelGive Foundation | 4.00 | 2.26 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 43. Related Party Disclosures (Contd..)

| Nature of Transaction | Related Party Name | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| **Balances with related party** | | | |
| Non convertible debentures held by (Face value) | Edelweiss Retail Finance Limited | 1.80 | 1.80 |
| | Edelweiss Life Insurance Company Limited | - | 273.30 |
| | Zuno General Insurance Limited | 302.50 | 182.50 |
| | ECap Equities Limited | 78.35 | 20.91 |
| Non convertible debentures held in | Edel Finance Company Limited | 141.86 | 141.72 |
| Interest Income accrued on loan to | Edelweiss Rural & Corporate Services Limited | 11.30 | 19.75 |
| | ECap Equities Limited | 11.30 | 9.60 |
| | ECap Securities And Investments Limited | - | 12.86 |
| Interest accrued but not due on Non convertible debentures held by | Edelweiss Retail Finance Limited | 0.13 | 0.13 |
| | Edelweiss Life Insurance Company Limited | - | 13.46 |
| | Zuno General Insurance Limited | 14.94 | 5.94 |
| | ECap Equities Limited | 2.26 | 1.85 |
| Interest accrued but not due on Non convertible debentures held in | Edel Finance Company Limited | 10.00 | - |
| Trade Payables to | Edelweiss Financial Services Limited | 0.78 | - |
| | ECL Finance Limited | 0.94 | 0.04 |
| | Edelweiss Retail Finance Limited | 0.19 | - |
| | Edelweiss Rural & Corporate Services Limited | 13.61 | 9.20 |
| | ECap Equities Limited | 2.15 | 1.76 |
| Trade Receivables from | ECL Finance Limited | 4.87 | - |
| | Edelweiss Financial Services Limited | 531.51 | 18.90 |
| | Edelweiss Retail Finance Limited | 2.42 | 1.31 |
| | Zuno General Insurance Limited | 52.31 | 15.00 |
| | Edelweiss Life Insurance Company Limited | - | 23.53 |
| Security Deposit Placed (Rental) | ECap Equities Limited | 21.59 | 13.68 |
| | Edelweiss Life Insurance Company Limited | 6.23 | 6.23 |
| Other Receivable from | Edelweiss Rural & Corporate Services Limited | 0.04 | 0.00 |
| | Edelweiss Financial Services Limited | 1.21 | 7.89 |
| Investment in Security Receipts (Books value) issued by | Edelweiss Asset Reconstruction Company Limited Trust | | |
| | EARC Trust SC 401 | 457.06 | 479.60 |
| | EARC Trust SC 418 | 101.08 | 101.08 |
| | EARC Trust SC 447 | 252.13 | 252.13 |
| | EARC Trust SC 451 | 82.90 | 82.90 |
| | EARC Trust SC 459 | 53.13 | 53.13 |
| **Non-fund Based** | | | |
| Corporate Guarantee taken from | Edelweiss Financial Services Limited | 920.91 | 1,095.64 |
| | Edelweiss Rural & Corporate Services Limited | 682.22 | 826.23 |
| | ECap Equities Limited | 339.92 | 215.60 |
| Risk and Rewards sharing arrangement | Edelweiss Financial Services Limited | 1,211.20 | 1,249.75 |

**Notes:**

1 Information relating to remuneration paid to key managerial person mentioned above excludes provision made for gratuity, leave encashment, bonus and deferred bonus which are provided for group of employees on an overall basis. These are included on cash basis. The variable compensation included herein is on cash basis.

2 The above list contain name of only those related parties with whom the Company has undertaken transactions for the year ended March 31, 2025.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 44. Leases

### 44.1. Set out below are the carrying amounts of right-of-use assets recognised and the movements

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Balance as at April 1 | 238.86 | 108.18 |
| Addition | 157.40 | 184.21 |
| Lease pre-closure (Net) | (79.59) | (10.40) |
| Amortisation for the year | (39.47) | (43.13) |
| **Balance as at March 31** | **277.20** | **238.86** |

### 44.2. Set out below are the carrying amounts of lease liabilities and the movements

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Balance as at April 1 | 266.52 | 133.10 |
| Additions/ reversal (net) | 157.40 | 184.21 |
| Interest on lease liabilities | 23.92 | 17.15 |
| Lease pre-closure (Net) | (64.42) | (15.72) |
| Repayment of lease obligation | (76.48) | (52.22) |
| **Balance as at March 31** | **306.94** | **266.52** |

### 44.3. Amounts recognised in profit or loss:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Amortization of right-of-use assets | 39.47 | 43.13 |
| Interest expense on lease liabilities | 23.92 | 17.15 |
| Reversal of lease pre-closure | 15.17 | (5.32) |
| **Total** | **78.56** | **54.96** |

### 44.4. Total Cash outflow for leases:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Cash outflow of long term leases | 76.00 | 52.22 |
| Cash outflow of short term leases | 0.48 | 2.03 |
| **Total** | **76.48** | **54.25** |

### 44.5. Details regarding the contractual maturities of lease liabilities, on an undiscounted basis:

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Less than 1 year | 72.79 | 61.71 |
| 1-3 years | 121.19 | 99.79 |
| 3-5 years | 66.12 | 47.13 |
| More than 5 years | 46.84 | 57.89 |
| **Total** | **306.94** | **266.52** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 45. Cost sharing

Edelweiss Financial Services Limited, being the ultimate holding company along with fellow subsidiaries incurs expenditure like, Group Mediclaim, insurance, rent, electricity charges etc. which is for the common benefit of itself and its certain subsidiaries, fellow subsidiaries including the Company. This cost so expended is reimbursed by the Company on the basis of number of employees, time spent by employees of other Companies, actual identifications etc. On the same lines, employees' costs expended (if any) by the company for the benefit of fellow subsidiaries is recovered by the Company. Accordingly, and as identified by the management, the expenditure heads in note 34 and 35 include reimbursements paid and are net of reimbursements received (Refer note 43).

## 46. Risk Management

### (a) Introduction and risk profile

Risk is an inherent part of Company's business activities. When the Company extends a corporate or retail loan, buy or sell securities in market, or offers other products or services, the Company takes on some degree of risk. The Company's overall objective is to manage its businesses, and the associated risks, in a manner that balances serving the interests of its customers and investors and protects the safety and soundness of the Company.

The Company believes that effective risk management requires:

1) Acceptance of responsibility, including identification and escalation of risk issues, by all individuals within the Company;

2) Ownership of risk identification, assessment, data and management within each of the lines of business and Corporate; and

3) Firmwide structures for risk governance

The Company strives for continual improvement through efforts to enhance controls, ongoing employee training and development and other measures.

### (b) Risk Management Structure

The Company have a well-defined risk management policy framework for risk identification, assessment and control to effectively manage risks associated with the various business activities. The risk function is monitored primarily by the business risk group. The Company has also established a Risk Committee that is responsible for managing the risk arising out of various business activities.

Company's risk management policy ensures that the margin requirements are conservative to be able to withstand market volatility and scenarios of sharply declining prices. As a result, Company follows conservative lending norms. The Company centralises the risk monitoring systems to monitor it's client's credit exposure which is in addition to the monitoring undertaken by the respective businesses.

The Company's board of directors has overall responsibility for the establishment and oversight of the Company's risk management framework. The board has established the Risk Management Committee, which is responsible for developing and monitoring the Company's risk management policies. The Committee holds regular meetings and report to board on its activities.

The audit committee oversees how management monitors compliance with the Company's risk management policies and procedures, and reviews the adequacy of the risk management framework in relation to the risks faced by the Company. The audit committee is assisted in its oversight role by internal audit. Internal audit undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the audit committee.

### (c) Risk mitigation and risk culture

The Company's business processes ensure complete independence of functions and a segregation of responsibilities. Credit appraisal & credit control processes, centralised operations unit, independent audit unit for checking compliance with the prescribed policies and approving loans at transaction level as well as our risk management processes and

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

policies allow layers of multiple checks and verifications. Company's key business processes are regularly monitored by the business and/or operation heads. Company's loan approval and administration procedures, collection and enforcement procedures are designed to minimise delinquencies and maximise recoveries.

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

It is the Company's policy that a Quarterly briefing is given to the Board of Directors and all other relevant stakeholder on the utilisation of market limits, proprietary investments and liquidity, plus any other risk developments."

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

### (d) Types of Risks

The Company's risks are generally categorized in the following risk types:

| | Exposure Arising from | Measurement | Management of risk |
|---|---|---|---|
| Credit Risk | Cash equivalents, trade receivables, financial assets measured at amortised cost. | Aging Analysis, Credit Ratings | Credit limits and regular monitoring. |
| Liquidity Risk | Borrowings and other liabilities | Rolling cash flow forecasts | Availability of surplus cash, committed credit lines and borrowing facilities |
| Market Risk | Investments in Government Securities, Treasury Bills, Equity Shares, Futures & Options | Cash flow forecasting Sensitivity analysis | Regular monitoring to keep the exposure at an acceptable level, with option of taking Interest Rate Swaps/Futures if deemed necessary. |
| Operational & Process Risk | Absence of defined process, Miscommunication/lack of clear ownership, Incomplete/ missing documentation, 3rd party/service provider errors, Absence of backup / checkers | Losses from failed transactions processing on account of gaps/ absence of defined processes | Regular monitoring to keep the losses at an acceptable level, process monitoring at regular intervals, internal and external audit |
| Business risk | Change in competition/ political/or regulatory environments | Impact analysis of the change in macroeconomic conditions and align the extant appetite with the changed environment | Periodic review of change in macro-economic environment |
| Fraud risk | Employee/ customer/ 3rd party or vendor fraud | Measurement of loss arising from a single fraud instance and cumulative fraud instance , any incidents arising from employee fraud , outsourcing vendors assessment | Regular monitoring of fraud incidents and resolution plans, periodic review of outsourcing vendors |
| Technology risk | Data leakage, non availability of systems, application security, IT infra compromise | Measurement of any incident pertaining to tech service availability , cyber security, breach of confidential data or any other nature | Workshops, emailers (mentioning Do's and Dont's), reporting to the senior management, periodic IT-vulnerability assessments/ development, Periodic BCP and DR drills |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

| | Exposure Arising from | Measurement | Management of risk |
|---|---|---|---|
| Regulatory risk | Compliance and governance risk | Measurement of incidents pertaining to delay in submitting regulatory returns/ communication, filing of ROC forms and other submissions, filing of disclosures / intimations with Stock Exchanges, Regulatory penalties in monetary form imposed (if any) | Regular monitoring through RAS, review of internal policies and corporate governance principles |
| People risk | Organizational talent availability, Ethics and culture of employees | % Attrition rate, any incident pertaining to sexual harassment and fraud or corruption | Regular monitoring through RAS, review of internal policies, POSH policy, code of conduct and HR processes |
| Reputational Risk | Unethical practices, non-compliance of regulatory requirements, | Impact on Business Customer relationship Regulatory Action | Regular monitoring and adherance to policies |
| Physical & Infra Risk | Safety of Employees Damage to physical assets | Threat to employee safety arising from acts inconsistent with employment, health, or safety laws / guideline | Regular checks & updates of the assets and the wellbeing of the employees |

### 46.1. Credit Risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations, and arises principally from the Company's loans and trade receivables. The Company has a policy of dealing with creditworthy counterparties and obtains sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults. In case the loans are to be restructured, similar credit assessment process is followed by the Company.

The Company's exposure to credit risk is influenced mainly by the individual characteristics of each customer. However, management also considers the factors that may influence the credit risk of its customer base, including the default risk of the industry and country in which customers operate.

The Company manages and controls credit risk by setting limits on the amount of risk it is willing to accept for individual counterparties/Groups (Single Borrowing Limit/Group Borrowing Limit) and for industry concentrations, and by monitoring exposures in relation to such limits.

Credit quality of a customer is assessed based on its credit worthiness and historical dealings with the Company and market intelligence. Outstanding customer receivables are regularly monitored. The credit quality review process aims to allow the Company to assess the potential loss as a result of the risks to which it is exposed and take corrective actions.

#### (a) Impairment Assessment:

The Company applies the expected credit loss model for recognising impairment loss. The expected credit loss allowance is computed based on a provision matrix which takes into account historical credit loss experience and adjusted for forward-looking information.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

The expected credit loss is a product of exposure at default, probability of default and loss given default. The Company has devised an internal model to evaluate the probability of default and loss given default based on the parameters set out in Ind AS. Accordingly, the loans are classified into various stages as follows:

| Internal rating grade | Internal grading description | Stages |
|---|---|---|
| **Performing** | | |
| High grade | 0 dpd and 1 to 30 dpd* | Stage I |
| Standard grade | 31 to 90 days dpd* | Stage II |
| **Credit Impaired** | | |
| Individually impaired | NPA** | Stage III |

*Excluding non performing asset (NPA)

**Represent loan assets classified as NPA as per the extant RBI guidelines

### (b) Expected Credit Loss

Credit loss is the difference between all contractual cash flows that are due to an entity in accordance with the contract and all the cash flows that the entity expects to receive (i.e., all cash shortfalls), discounted at the original EIR. Expected Credit Loss (ECL) computation is not driven by any single methodology, however methodology and approach used must reflect the following:

- An unbiased and probability weighted amount that evaluates a range of possible outcomes
- Reasonable and supportable information that is available without undue cost and effort at the reporting date about past events, current conditions and forecasts of future economic conditions;
- Time value of money

While the time value of money element is currently being factored into ECL measurement while discounting cash flows by the Effective Interest Rate (EIR), the objective of developing a macroeconomic model using exogenous macroeconomic variables (MEVs) is to address the first two requirements. This has been achieved by using the model output to adjust the PD risk component in order to make it forward looking and probability-weighted.

### (c) Significant increase in credit risk (SICR)

Company considers a financial instrument defaulted, classified as Stage 3 (credit-impaired) for ECL calculations, in all cases when the borrower becomes more than 90 days past due or classified as non performing asset (NPA) as per RBI guidelines. Classification of assets form stage 1 to stage 2 has been carried out based on SICR criterion. Accounts which are more than 30 days past due have been identified as accounts where significant increase in credit risk has been observed. These accounts have been classified as Stage 2 assets. 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.

### (d) Probability of Default

Probability of default (PD) is an estimate of the likelihood of default over a given time horizon. PD estimation process is done based on historical internal data available with the Company. While arriving at the PD, the Company also ensures that the factors that affects the macro economic trends are considered to a reasonable extent, wherever necessary. Company calculates the 12 month PD by taking into account the past historical trends of the Loans/portfolio and its credit performance. In case of assets where there is a significant increase in credit risk / credit impaired assets, lifetime PD has been applied.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### (e) Loss Given Default (LGD)

The LGD represents expected losses on the EAD given the event of default, taking into account, among other attributes, the mitigating effect of collateral value at the time it is expected to be realised and the time value of money.The Loss Given Default (LGD) has been computed with workout methodology.Along with actual recoveries, value of the underlying collateral has been factored in to estimate future recoveries in LGD computation.Workout LGD computation involves the actual recoveries as well as future recoveries (as a part of the workout process) on a particular facility, as a percentage of balance outstanding at the time of Default/Restructuring.The assessment of workout LGD was then performed. Principal outstanding each loan was assessed, which went into the denominator of the LGD calculation. LGD computation has been done for each segment and sub-segment separately.

### (f) Exposure at Default (EAD)

The amount which the borrower will owe to the portfolio at the time of default is defined as Exposure at Default (EAD).While the drawn credit line reflects the explicit exposure for the Company, there might be variable exposure that may increase the EAD. These exposures are of the nature where the Company provides future commitments, in addition to the current credit.Therefore, the exposure will contain both on and off balance sheet values.The value of exposure is given by the following formula:

EAD = Drawn Credit Line + Credit Conversion Factor * Undrawn Credit Line

Where,

Drawn Credit Line = Current outstanding amount

Credit Conversion Factor (CCF) = Expected future drawdown as a proportion of undrawn amount

Undrawn Credit Line = Difference between the total amount which the Company has committed and the drawn credit line While the drawn exposure and limits for the customer are available, the modelling of CCF is required for computing the EAD

### (g) Forward looking adjustments

A measure of ECL is an unbiased probability-weighted amount that is determined by evaluating a range of possible outcomes and using reasonable and supportable information that is available without undue cost or effort at the reporting date about past events, current conditions and forecasts of future economic conditions."

To fulfil the above requirement Company has incorporated forward looking information into its measurement of ECL.The objective of developing a macroeconomic model using exogenous macroeconomic variables (MEVs) is to address the requirements of unbiased, probability weighted outcomes while taking into account current conditions as well as future economic conditions.This will be achieved by using the model output to adjust the PD risk component in order to make it forward looking and probability-weighted.

Exogenous macroeconomic parameters were used as independent (X) variables to predict the dependent (Y) variable.The Company formulates base case view of the future direction of relevant economic variable as well as a representative range of other possible forecast scenario.This involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome.

### (h) Data sourcing

The Company is expected to obtain reasonable and supportable information that is available without undue cost or effort. Keeping in mind the above requirement macroeconomic information was aggregated from various research database like Economic Intelligence Unit (EIU), Bloomberg, World Bank, RBI database etc.The EIU data has a database of around 150 macroeconomic variables as well as their forecasted values. Beyond 2022 macro-economic variables are forecasted by mean reverting the values to their long term average. External information includes economic data and forecasts published by governmental bodies and monetary authorities in the country, supranational organisations such as the OECD and the IMF, and selected private sector and academic forecasters.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### (i) Probability weighted scenario creations:

To incorporate macroeconomic impact into probability-weighted, each scenario has an associated probability. In order to ensure consistency across macroeconomic models, these probabilities were calculated at an overall level for both Retail and Non-Retail portfolios, considering the impact of a scenario across different portfolios may differ based on endogenous factors, the probability of a scenario unfolding is purely exogenous, and hence should not vary.

The Company has identified and documented key drivers of credit risk and credit losses for each portfolio of financial instruments and using an analysis of historical data, has estimated relationship between marco-economic variables and credit risk and credit losses.

Predicted relationship between the key indicators and default and loss rates on various portfolios of financial assess have been developed based on analysing historical data over the past years.

### 46.1.1. Risk concentration

The following table shows the risk concentration by industry for the components of the balance sheet. Additional disclosures for credit quality and the maximum exposure for credit risk per categories based on the Company's internal credit assessment system and year-end stage classification are further disclosed in Note 9.

**Industry analysis**

| As at March 31, 2025 | Financial services | Retail - Housing | Retail - Non Housing | Construction | Total |
|---|---|---|---|---|---|
| **Financial assets** | | | | | |
| Cash and cash equivalent and other bank balances | 4,274.57 | - | - | - | 4,274.57 |
| Trade receivables | 619.89 | - | - | - | 619.89 |
| Loans | 22.60 | 20,412.25 | 7,617.46 | 4,036.10 | 32,088.42 |
| Investments | 1,522.21 | - | - | - | 1,522.21 |
| Other financial assets | 1,331.90 | - | - | - | 1,331.90 |
| | **7,771.17** | **20,412.25** | **7,617.46** | **4,036.10** | **39,836.99** |
| Loan Commitments | - | 1,313.27 | 2,831.30 | - | 4,144.57 |
| **Total** | **7,771.17** | **21,725.52** | **10,448.76** | **4,036.10** | **43,981.56** |

| As at March 31, 2024 | Financial services | Retail - Housing | Retail - Non Housing | Construction | Total |
|---|---|---|---|---|---|
| **Financial assets** | | | | | |
| Cash and cash equivalent and other bank balances | 2,806.81 | - | - | - | 2,806.81 |
| Trade receivables | 395.05 | - | - | - | 395.05 |
| Loans | 42.20 | 19,647.32 | 7,515.29 | 3,485.14 | 30,689.95 |
| Investments | 1,767.30 | - | - | - | 1,767.30 |
| Other financial assets | 1,216.54 | - | - | - | 1,216.54 |
| | **6,227.90** | **19,647.32** | **7,515.29** | **3,485.14** | **36,875.65** |
| Loan Commitments | - | 1,313.27 | 439.59 | - | 1,752.86 |
| **Total** | **6,227.90** | **20,960.59** | **7,954.88** | **3,485.14** | **38,628.51** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### 46.1.2. Collateral held and other credit enhancements

**(a)** The tables on the following pages show the maximum exposure to credit risk by class of financial asset along with details of principal type of collateral:

| | Maximum exposure to credit risk (carrying amount before ECL) | | Principal type of collateral |
|---|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 | |
| **Financial assets** | | | |
| **Loans (at amortised cost):** | | | |
| Retail Loans | 32,163.15 | 29,601.64 | Property; book receivables |
| Wholesale Loans | - | 419.96 | Property; book receivables |
| **Loans (at fair value):** | | | |
| Retail Loans | 251.03 | 907.48 | Property; book receivables |
| **Total (A)** | **32,414.18** | **30,929.07** | |
| Loan commitments | 4,144.57 | 1,752.86 | Property; book receivables |
| **Total (B)** | **4,144.57** | **1,752.86** | |
| **Total (A + B)** | **36,558.75** | **32,681.94** | |

**(b) Financial assets that are stage 3 and related collateral held in order to mitigate potential losses are given below:**

**As at March 31, 2025**

| As at March 31, 2025 | Maximum exposure to credit risk (carrying amount before ECL) | Associated ECL | Carrying amount | Fair value of collateral |
|---|---|---|---|---|
| **Financial assets** | | | | |
| Loans | 705.47 | 133.93 | 571.54 | 1,081.25 |
| Wholesale Loan | - | - | - | - |
| **Total (A)** | **705.47** | **133.93** | **571.54** | **1,081.25** |
| Loan commitments (Retail) | - | - | - | - |
| **Total (B)** | **-** | **-** | **-** | **-** |
| **Total (A + B)** | **705.47** | **133.93** | **571.54** | **1,081.25** |

| As at March 31, 2024 | Maximum exposure to credit risk (carrying amount before ECL) | Associated ECL | Carrying amount | Fair value of collateral |
|---|---|---|---|---|
| **Financial assets** | | | | |
| Loans | 452.76 | 82.57 | 370.19 | 703.59 |
| Wholesale Loan | - | - | - | - |
| **Total (A)** | **452.76** | **82.57** | **370.19** | **703.59** |
| Loan commitments | - | - | - | - |
| **Total (B)** | **-** | **-** | **-** | **-** |
| **Total (A + B)** | **452.76** | **82.57** | **370.19** | **703.59** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### 46.1.3. Overview of modified and forborne loans

The table below includes assets that were modified and, therefore, treated as forborne during the year, with the related modification gain / (loss) suffered by the Company.

| Particulars | For the year ended March 31,2025 | For the year ended March 31,2024 |
|---|---|---|
| Amortised costs of financial assets modified during the year | - | - |
| Net modification gain / (loss) | - | - |

### 46.1.4. Transfer of financial assets

**(a) Transferred financial assets that are not derecognised in their entirety**

The following tables provide a summary of financial assets that have been transferred in such a way that part or all of the transferred financial assets do not qualify for derecognition, together with the associated liabilities.

| | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Securitisations** | | |
| Carrying amount of transferred assets | 12,660.49 | 13,062.23 |
| (held as Collateral) | | |
| Carrying amount of associated liabilities | 11,806.81 | 12,871.84 |
| Fair value of assets | 12,808.67 | 13,554.89 |
| Fair value of associated liabilities | 11,806.81 | 12,871.84 |
| Net position at FV | 1,001.86 | 683.05 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### 46.2. Liquidity Risk

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.

The company has financing arrangement from banks/ financial institutions in form of committed credit lines.

#### 46.2.1. Analysis of non-derivative financial assets and liabilities by remaining contractual maturities

| As at March 31, 2025 | On demand | 1 to 14 days | 15 days to 1 month | 1 month to 2 months | 2 months to 3 months | 3 months to 6 months | 6 months to 1 year | 1 year to 3 years | 3 years to 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **A. Financial Assets** | | | | | | | | | | | |
| Cash and cash equivalent and other bank balances | - | 1,046.64 | 1,607.16 | - | 55.94 | 24.00 | 1,385.75 | - | 155.08 | - | 4,274.57 |
| Trade receivables | - | - | - | - | 153.13 | - | - | 388.05 | 78.71 | - | 619.89 |
| Loans | - | 467.98 | 191.32 | 667.49 | 872.99 | 2,018.20 | 4,193.13 | 14,142.26 | 4,346.80 | 20,941.04 | 47,841.21 |
| Investments | - | - | 8.04 | 7.80 | 7.57 | 21.43 | 37.57 | 837.23 | 324.54 | 278.02 | 1,522.21 |
| Other financial assets | - | 0.44 | - | - | 0.41 | 2.70 | 83.79 | 24.99 | 1,183.22 | 36.35 | 1,331.90 |
| **Total undiscounted financial assets** | **-** | **1,515.06** | **1,806.52** | **675.29** | **1,090.04** | **2,066.33** | **5,700.24** | **15,392.53** | **6,088.35** | **21,255.41** | **55,589.78** |
| **B. Financial Liabilities** | | | | | | | | | | | |
| Trade payables | - | - | - | 164.28 | - | - | - | - | - | - | 164.28 |
| Debt securities | - | - | 1,131.22 | 47.88 | 33.37 | 662.33 | 504.17 | 7,726.49 | 3,161.02 | 1,161.90 | 14,428.38 |
| Borrowings (other than debt securities) | - | - | 195.84 | 170.66 | 344.83 | 842.28 | 1,580.17 | 5,418.25 | 2,041.95 | 248.12 | 10,842.10 |
| Subordinated financial liabilities | - | - | 8.63 | 500.00 | - | - | - | - | - | - | 508.63 |
| Other financial liabilities | - | 96.11 | 95.62 | 241.71 | 333.12 | 562.37 | 1,261.29 | 3,764.90 | 767.54 | 3,791.35 | 10,914.01 |
| Lease liabilities | - | 5.38 | - | 5.33 | 5.45 | 16.50 | 33.61 | 121.19 | 66.12 | 53.36 | 306.94 |
| **Total undiscounted financial liabilities** | **-** | **101.49** | **1,431.31** | **1,129.86** | **716.77** | **2,083.48** | **3,379.24** | **17,030.83** | **6,036.63** | **5,254.73** | **37,164.34** |
| **Net financial assets / (liabilities)** | **-** | **1,413.57** | **375.21** | **(454.57)** | **373.27** | **(17.15)** | **2,321.00** | **(1,638.30)** | **51.72** | **16,000.68** | **18,425.44** |

**Note -** The company has financing arrangement from banks/ financial institutions in form of committed credit lines. Undrawn committed credit lines as at March 31, 2025 is ₹ 330 million.

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### 46.2.2. The table below shows the expected maturity of the Company's loan commitments

| As at March 31, 2025 | On demand | 1 to 14 days | 15 days to 1 month | 1 month to 2 months | 2 months to 3 months | 3 months to 6 months | 6 months to 1 year | 1 year to 3 years | 3 years to 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Undrawn loan commitments | - | 511.31 | 690.75 | 642.29 | 582.72 | 714.69 | 496.19 | 311.63 | 194.99 | - | 4,144.57 |
| **Total** | **-** | **511.31** | **690.75** | **642.29** | **582.72** | **714.69** | **496.19** | **311.63** | **194.99** | **-** | **4,144.57** |

| As at March 31, 2024 | On demand | 1 to 14 days | 15 days to 1 month | 1 month to 2 months | 2 months to 3 months | 3 months to 6 months | 6 months to 1 year | 1 year to 3 years | 3 years to 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **A. Financial Assets** | | | | | | | | | | | |
| Cash and cash equivalent and other bank balances | - | 1,195.21 | - | - | - | - | 323.44 | 1,211.65 | 76.51 | - | 2,806.81 |
| Trade receivables | - | - | - | - | 104.12 | - | - | - | - | 290.93 | 395.05 |
| Loans | - | 2,559.70 | 234.13 | 591.73 | 789.35 | 1,775.74 | 3,597.96 | 11,998.57 | 4,329.60 | 18,973.05 | 44,849.83 |
| Investments | - | - | 13.05 | 11.56 | 21.18 | 31.31 | 53.78 | 132.13 | 189.84 | 1,314.45 | 1,767.30 |
| Other financial assets | - | 1.30 | 74.34 | - | - | 1.08 | 26.07 | 7.82 | 27.04 | 1,078.89 | 1,216.54 |
| **Total undiscounted financial assets** | **-** | **3,756.21** | **321.52** | **603.29** | **914.65** | **1,808.13** | **4,001.25** | **13,350.17** | **4,622.99** | **21,657.32** | **51,035.53** |
| **B. Financial Liabilities** | | | | | | | | | | | |
| Trade payables | - | - | - | 190.00 | - | - | - | - | - | - | 190.00 |
| Debt securities | - | 421.22 | 153.83 | 26.59 | 27.48 | 453.58 | 202.70 | 7,401.94 | 3,327.96 | 573.51 | 12,588.80 |
| Borrowings (other than debt securities) | - | - | 54.73 | 56.25 | 233.76 | 617.55 | 1,843.78 | 3,427.87 | 1,747.58 | 260.44 | 8,241.96 |
| Subordinated financial liabilities | - | - | - | - | - | - | 56.25 | 513.56 | - | - | 569.81 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

| As at March 31, 2024 | On demand | 1 to 14 days | 15 days to 1 month | 1 month to 2 months | 2 months to 3 months | 3 months to 6 months | 6 months to 1 year | 1 year to 3 years | 3 years to 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Other financial liabilities | - | 103.19 | 87.66 | 238.74 | 342.04 | 636.19 | 1,197.74 | 3,941.20 | 759.49 | 4,655.87 | 11,962.13 |
| Lease liabilities | - | - | 16.01 | 4.06 | 4.15 | 12.45 | 25.05 | 99.79 | 47.13 | 57.89 | 266.52 |
| **Total undiscounted financial liabilities** | **-** | **524.41** | **312.23** | **515.64** | **607.43** | **1,719.77** | **3,325.52** | **15,384.36** | **5,882.16** | **5,547.71** | **33,819.22** |
| **Net financial assets / (liabilities)** | **-** | **3,231.80** | **9.29** | **87.65** | **307.22** | **88.37** | **675.73** | **(2,034.19)** | **(1,259.17)** | **16,109.61** | **17,216.31** |

**Note -** The company has financing arrangement from banks/ financial institutions in form of committed credit lines. Undrawn committed credit lines as at March 31, 2024 is ₹ 1,500 million.

### 46.2.2. The table below shows the expected maturity of the Company's loan commitments

| As at March 31, 2024 | On demand | 1 to 14 days | 15 days to 1 month | 1 month to 2 months | 2 months to 3 months | 3 months to 6 months | 6 months to 1 year | 1 year to 3 years | 3 years to 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Undrawn loan commitments | - | 1,228.96 | 87.14 | 82.80 | 127.22 | 70.20 | 131.88 | 24.17 | 0.49 | - | 1,752.86 |
| **Total** | **-** | **1,228.96** | **87.14** | **82.80** | **127.22** | **70.20** | **131.88** | **24.17** | **0.49** | **-** | **1,752.86** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### 46.2 Liquidity Risk

#### 46.2.3. Financial assets available to support future funding

**Following table sets out the availability of Company's financial assets to support funding**

| As at March 31, 2025 | Encumbered | | Unencumbered | | Total carrying amount |
|---|---|---|---|---|---|
| | Pledge as collateral | Contractually/ legally restricted assets 1 | Available as collateral | others 2 | |
| Cash and cash equivalent including bank balance | 2,949.37 | 1,325.20 | - | - | 4,274.57 |
| Trade receivables | 619.89 | - | - | - | 619.89 |
| Loans | 18,933.86 | 8,838.66 | 4,315.90 | - | 32,088.42 |
| Investments | 276.28 | 218.09 | 1,027.84 | - | 1,522.21 |
| Property, plant and equipment | 1.21 | - | - | - | 1.21 |
| Other financial assets | 160.05 | 1,171.85 | - | - | 1,331.90 |
| **Total assets** | **22,940.66** | **11,553.80** | **5,343.74** | **-** | **39,838.20** |

| As at March 31, 2024 | Encumbered | | Unencumbered | | Total carrying amount |
|---|---|---|---|---|---|
| | Pledge as collateral | Contractually/ legally restricted assets 1 | Available as collateral | others 2 | |
| Cash and cash equivalent including bank balance | 1,488.35 | 1,318.46 | - | - | 2,806.81 |
| Trade receivables | 104.12 | - | 290.93 | - | 395.05 |
| Loans | 17,491.77 | 9,959.43 | 3,238.75 | - | 30,689.95 |
| Investments | 356.80 | 127.41 | 1,283.09 | - | 1,767.30 |
| Property, plant and equipment | 1.21 | - | - | - | 1.21 |
| Other financial assets | 96.65 | 1,068.44 | 51.45 | - | 1,216.54 |
| **Total assets** | **19,538.90** | **12,473.74** | **4,864.22** | **-** | **36,876.86** |

1 Represents assets which are not pledged and the Company believes it is restricted from using to secure funding for legal or other reasons

2 Represents assets which are not restricted for use as collateral, but that the Company would not consider readily available to secure funding in the normal course of business

### 46.3. Market Risk

Market risk is the risk associated with the effect of changes in market factors such as interest rates, equity prices, credit spreads or implied volatilities, on the value of assets and liabilities held resulting in loss of future earnings. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable parameters. The Company separates its exposure to market risks between trading and non-trading portfolios.

#### Exposure to market risk – Non trading portfolios

Interest rate risk - The principal risk to which non-trading portfolios are exposed is the risk of loss from fluctuations in the future cash flows or fair values of financial instruments because of a change in market interest rates. Interest rate risk is managed principally through monitoring interest rate gaps and by having pre-approved limits for repricing bands.

ALCO is the monitoring body for compliance with these limits. ALCO reviews the interest rate gap statement and the mix of floating and fixed rate assets and liabilities. Balance Sheet Management Unit is in-charge for day to day management of interest rate risk.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 46. Risk Management (Contd..)

### 46.3.1 Market risk exposure

The fair value or future cash flows of financial instruments will fluctuate due to changes in market variables such as interest rates. The Company classifies its exposures to market risk into non–trading portfolios.

| Particulars | As at March 31, 2025 | | | As at March 31, 2024 | | | Primary risk sensitivity |
|---|---|---|---|---|---|---|---|
| | Carrying amount | Traded risk | Non-traded risk | Carrying amount | Traded risk | Non-traded risk | |
| **Financial Assets** | | | | | | | |
| Cash and cash equivalent and other bank balances | 4,274.57 | - | 4,274.57 | 2,806.81 | - | 2,806.81 | Interest rate |
| Loans | 32,088.42 | - | 32,088.42 | 30,689.95 | - | 30,689.95 | Interest rate |
| Investments | 1,522.21 | - | 1,522.21 | 1,767.30 | - | 1,767.30 | Interest rate |
| Trade receivables | 619.89 | - | 619.89 | 395.05 | - | 395.05 | |
| Other financial assets | 1,331.90 | - | 1,331.90 | 1,216.54 | - | 1,216.54 | |
| **Total** | **39,836.99** | **-** | **39,836.99** | **36,875.65** | **-** | **36,875.65** | |
| **Financial Liabilities** | | | | | | | |
| Debt securities | 11,288.61 | - | 11,288.61 | 9,645.18 | - | 9,645.18 | Interest rate |
| Borrowings (other than Debt Securities) | 8,829.14 | - | 8,829.14 | 6,710.79 | - | 6,710.79 | Interest rate |
| Subordinated liabilities | 508.63 | - | 508.63 | 508.78 | - | 508.78 | Interest rate |
| Trade payables | 164.28 | - | 164.28 | 190.00 | - | 190.00 | |
| Other liabilities (incl Lease liabilities) | 11,220.96 | - | 11,220.96 | 12,228.65 | - | 12,228.65 | Interest rate |
| **Total** | **32,011.62** | **-** | **32,011.62** | **29,283.40** | **-** | **29,283.40** | |

## 46.3 Market Risk

### 46.3.2 Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows of financial instruments. The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non–trading financial assets and financial liabilities held as at year end.

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

| For the year ended | Increase/ (Decrease) in basis points | Increase in profit after tax | Decrease in profit after tax | Increase in Equity | Decrease in Equity |
|---|---|---|---|---|---|
| **INR Loans** | | | | | |
| March 31, 2025 | 25/(25) | 46.09 | (46.09) | 46.09 | (46.09) |
| March 31, 2024 | 25/(25) | 41.03 | (41.03) | 41.03 | (41.03) |
| **INR Borrowings** | | | | | |
| March 31, 2025 | 25/(25) | (27.03) | 27.03 | (27.03) | 27.03 |
| March 31, 2024 | 25/(25) | (26.16) | 26.16 | (26.16) | 26.16 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 47.1. Fair Value measurement:

### A. Valuation principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques:

**Level 1 -** valuation technique using quoted market price: financial instruments with quoted prices for identical instruments in active markets that company can access at the measurement date.

**Level 2 -** valuation technique using observable inputs: Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life.

**Level 3 -** valuation technique with significant unobservable inputs: Those that include one or more unobservable input that is significant to the measurement as whole.

Refer note 3.11 for more details on fair value hierarchy

### B. Valuation governance framework

The Company's fair value methodology and the governance over its models includes a number of controls and other procedures to ensure appropriate safeguards are in place to ensure its quality and adequacy. All new product initiatives (including their valuation methodologies) are subject to approvals by various functions of the Company including the risk and finance functions.

Where fair values are determined by reference to externally quoted prices or observable pricing inputs to models, independent price determination or validation is used. For inactive markets, Company sources alternative market information, with greater weight given to information that is considered to be more relevant and reliable.

The responsibility of ongoing measurement resides with the business and product line divisions. However finance department is also responsible for establishing procedures governing valuation and ensuring fair values are in compliance with accounting standards.

### C. The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy

| As at March 31, 2025 | Level 1 | Level 2 | Level 3 | Total |
|---|---|---|---|---|
| **Assets measured at fair value on a recurring basis** | | | | |
| **Other financial assets** | | | | |
| Security receipts | - | - | 885.89 | 885.89 |
| Loans | - | - | 251.03 | 251.03 |
| Mutual Funds | 218.09 | - | - | 218.09 |
| Non-Convertible Debentures | - | 141.86 | - | 141.86 |
| **Total financial instruments measured at fair value - C** | **218.09** | **141.86** | **1,136.92** | **1,496.87** |

| As at March 31, 2024 | Level 1 | Level 2 | Level 3 | Total |
|---|---|---|---|---|
| **Assets measured at fair value on a recurring basis** | | | | |
| Other financial assets | | | | |
| Security receipts | - | - | 1,141.37 | 1,141.37 |
| Loans | - | - | 907.48 | 907.48 |
| Mutual Funds | 127.41 | - | - | 127.41 |
| Non-Convertible Debentures | - | 141.72 | - | 141.72 |
| **Total financial instruments measured at fair value - C** | **127.41** | **141.72** | **2,048.85** | **2,317.98** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 47.1. Fair Value measurement:

### D. Valuation techniques:

**Security receipts, Loans, Mutual Funds And Non-Convertible Debentures**

**Security receipts**

The market for these Security receipts is not active. Therefore, the Company uses valuation techniques to measure their fair values. Since the security receipts are less liquid instruments therefore they are valued by discounted cash flow models. Expected cash flow levels are estimated by using quantitative and qualitative measures regarding the characteristics of the underlying assets including prepayment rates, default rates and other economic drivers. Securities receipts with significant unobservable valuation inputs are classified as Level 3.

**Mutual Fund**

Open-ended funds that are redeemable at any time, and reports daily Net Asset Value (NAV) and for which sufficient subscriptions and redemptions occur at NAV, are measured at NAV and classified as level 1.

**Loans measured at fair value through profit or loss**

Loans are segregated, as far as possible, into portfolios of similar characteristics. Fair values are based on observable market transactions, when available. When they are unavailable, fair values are estimated using valuation models incorporating range of input assumptions. Group determines fair value of loans with help of internal valuation team and independent valuer on case-to-case basis. Valuation is based on discounted cash flow, comparable transaction market price, market research and marked trend as considered appropriate.

**Debt securities**

Fair value of these debt securities is derived based on the indicative quotes of price and yields prevailing in the market as at the reporting date. Wherever debt securities are traded actively, Company has used price quoted at Stock Exchanges; in other cases company has used CRISIL Corporate Bond Valuation model for measuring fair value.

**E.** There have been no transfers between levels during the year ended March 31, 2025 and March 31, 2024.

**F. The following table shows a reconciliation of the opening balances and the closing balances for fair value measurements in Level 3 of the fair value hierarchy.**

| Financial year ended March 2025 | Security Receipts | Loans | Total |
|---|---|---|---|
| Investments/Loans - at April 1, 2024 | 1,141.37 | 907.48 | 2,048.85 |
| Purchase | - | - | - |
| Sale/Redemption proceeds | (45.39) | - | (45.39) |
| Net new and further lending/ (repayments) | (185.91) | (655.30) | (841.21) |
| Profit/Loss for the year recognised in profit or loss | (24.18) | (1.15) | (25.33) |
| **Investments/Loans - at March 31, 2025** | **885.89** | **251.03** | **1,136.92** |
| Unrealised gain/(Loss) related to balances held at the end of the year | (24.18) | (1.15) | (25.33) |

| Financial year ended March 2025 | Security Receipts | Loans | Total |
|---|---|---|---|
| Investments/Loans - at April 1, 2023 | 2,174.31 | 425.88 | 2,600.19 |
| Purchase | 332.31 | - | 332.31 |
| Sale/Redemption proceeds | (1,027.03) | - | (1,027.03) |
| Net new and further lending/ (repayments) | (291.07) | 482.74 | 191.67 |
| Profit for the year recognised in profit or loss | (47.15) | (1.14) | (48.29) |
| **Investments/Loans - at March 31, 2024** | **1,141.37** | **907.48** | **2,048.85** |
| Unrealised gain/(Loss) related to balances held at the end of the year | (47.15) | (1.14) | (48.29) |

(Currency : Indian rupees in millions)

## 47.1. Fair Value measurement: (Contd..)

### G. Impact on fair value of level 3 financial instrument of changes to key unobservable inputs

The below table summarises the valuation techniques together with the significant unobservable inputs used to calculate the fair value of the Company's Level 3 Instruments i.e. Securities receipts. The range of values indicates the highest and lowest level input used in the valuation technique and, as such, only reflects the characteristics of the instruments as opposed to the level of uncertainty to their valuation. Relationships between unobservable inputs have not been incorporated in this summary.

| Type of Financial Instruments | Fair value of asset as on 31 March 2025 | Valuation techniques | Significant unobservable input | Range of estimates for unobservable input | Increase in the unobservable input | Change in fair value | Decrease in the unobservable input | Change in fair value |
|---|---|---|---|---|---|---|---|---|
| Security receipts | 885.89 | Discounted Cash flow. The present value of expected future economic benefits to be derived from the ownership of the underlying investments of the Trust. | Expected future cash flows | 2,581.78 | 5% increase in Expected future Cash flow | 108.15 | 5% Decrease in Expected future Cash flow | (108.15) |
| | | | Risk-adjusted discount rate | 12.00% | 0.5% increase in Risk-adjusted discount rate | (3.94) | 0.5% Decrease in Risk-adjusted discount rate | 3.97 |

| Type of Financial Instruments | Fair value of asset as on 31 March 2024 | Valuation techniques | Significant unobservable input | Range of estimates for unobservable input | Increase in the unobservable input | Change in fair value | Decrease in the unobservable input | Change in fair value |
|---|---|---|---|---|---|---|---|---|
| Security receipts | 1,141.37 | Discounted Cash flow. The present value of expected future economic benefits to be derived from the ownership of the underlying investments of the Trust. | Expected future cash flows | 2,518.37 | 5% increase in Expected future Cash flow | 105.44 | 5% Decrease in Expected future Cash flow | (105.44) |
| | | | Risk-adjusted discount rate | 12.00% | 0.5% increase in Risk-adjusted discount rate | (5.07) | 0.5% Decrease in Risk-adjusted discount rate | 5.12 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 47.2. Financial instruments not measured at fair value

The following table sets out the fair values of financial instruments not measured at fair value and analysing them by the level in the fair value hierarchy into which each fair value measurement is categorised.

| As on March 31, 2025 | Total Carrying Amount | Total fair value | Level 1 | Level 2 | Level 3 |
|---|---|---|---|---|---|
| **Financial assets:** | | | | | |
| Loans | 31,837.39 | 35,171.87 | - | - | 35,171.87 |
| **Total** | **31,837.39** | **35,171.87** | **-** | **-** | **35,171.87** |
| **Financial liabilities** | | | | | |
| Debt securities | 11,288.61 | 12,534.76 | - | 12,534.76 | - |
| Borrowing (other than debt securities) | 8,829.14 | 8,842.05 | - | 8,842.05 | - |
| Subordinated liabilities | 508.63 | 508.64 | - | 508.64 | - |
| **Total** | **20,626.38** | **21,885.45** | **-** | **21,885.45** | **-** |
| **Off-balance sheet items** | | | | | |
| Loan commitments | 4,144.57 | 2,072.28 | - | - | 2,072.28 |
| **Total** | **4,144.57** | **2,072.28** | **-** | **-** | **2,072.28** |

| As on March 31, 2024 | Total Carrying Amount | Total fair value | Level 1 | Level 2 | Level 3 |
|---|---|---|---|---|---|
| **Financial assets:** | | | | | |
| Loans | 29,782.51 | 33,034.99 | - | - | 33,034.99 |
| **Total** | **29,782.51** | **33,034.99** | **-** | **-** | **33,034.99** |
| **Financial liabilities** | | | | | |
| Debt securities | 9,645.18 | 10,465.90 | - | 10,465.90 | - |
| Borrowing (other than debt securities) | 6,710.79 | 6,711.26 | - | 6,711.26 | - |
| Subordinated liabilities | 508.78 | 508.58 | - | 508.58 | - |
| **Total** | **16,864.75** | **17,685.74** | **-** | **17,685.74** | **-** |
| **Off-balance sheet items** | | | | | - |
| Loan commitments | 1,752.86 | 876.43 | - | - | 876.43 |
| **Total** | **1,752.86** | **876.43** | **-** | **-** | **876.43** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 47.2. Financial instruments not measured at fair value (Contd..)

### Valuation Methodologies of Financial Instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in notes.

### Short Term Financial Assets and Liabilities

For financial assets and financial liabilities that have a short-term maturity (less than twelve months), the carrying amounts are a reasonable approximation of their fair value. Such instruments include: Trade receivables, balances other than cash and cash equivalents, trade payables and contract liability without a specific maturity. Such amounts have been classified as Level 2 on the basis that no adjustments have been made to the balances in the balance sheet.

### Financial assets at amortised cost

The fair values of financial assets measured at amortised cost are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the counterparties' credit risk. In case of floating interest rate linked loans, since such loans are subject to repricing periodically (less than twelve months), with the interest rate reflecting current market price. Hence carrying value of such loans is deemed to be equivalent of fair value.

### Issued Debt

The fair value of issued debt is estimated by a discounted cash flow model incorporating the Company's own credit risk.

### Financial liabilities at amortised cost

The fair values of financial liabilities measured at amortised cost are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields. In case of floating interest rate linked borrowings, since such borrowings are subject to repricing periodically (less than twelve months), with the interest rate reflecting current market price. Hence carrying value of such borrowings is deemed to be equivalent of fair value.

## 48. Trade receivables

### Provision matrix for Trade receivables

| Particulars | Trade receivables days past due | 1-90days | 91-180 days | 181-365 days | more than 365 days | Total |
|---|---|---|---|---|---|---|
| ECL rate | | 1.70% | 6.94% | 21.48% | 100.00% | |
| **As at March 31, 2025** | Estimated total gross carrying amount at default | 628.99 | 1.65 | 0.09 | 10.79 | 641.52 |
| | ECL - Simplified approach | (10.71) | (0.11) | (0.02) | (10.79) | (21.63) |
| | **Net carrying amount** | **618.28** | **1.54** | **0.07** | **0.00** | **619.89** |
| ECL rate | | 0.10% | 3.59% | 6.85% | 100.00% | |
| **As at March 31, 2024** | Estimated total gross carrying amount at default (Refer note 8) | 363.77 | 25.64 | 7.44 | 8.85 | 405.70 |
| | ECL - Simplified approach | (0.37) | (0.92) | (0.51) | (8.85) | (10.65) |
| | **Net carrying amount** | **363.40** | **24.72** | **6.93** | **0.00** | **395.05** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 49. Details of the loan taken from Banks and other parties

### Nature of security and terms of repayment for secured borrowings (other than debentures):

All secured long term borrowings are secured by way of hypothecation of receivables i.e. loans and advances and corporate guarantee from the ultimate holding company and/or holding company is in relation to borrowing from a Bank and NHB.

### (a) From Banks*

### As at March 31, 2025

| Month of Maturity / Repayment | Rate of Interest | | Total |
|---|---|---|---|
| | <= 9% | > 9% | |
| March-2030 | - | 25.00 | 25.00 |
| December-2029 | - | 50.00 | 50.00 |
| September-2029 | - | 133.37 | 133.37 |
| June-2029 | - | 211.33 | 211.33 |
| March-2029 | - | 270.83 | 270.83 |
| December-2028 | - | 332.00 | 332.00 |
| September-2028 | - | 332.00 | 332.00 |
| June-2028 | - | 332.00 | 332.00 |
| March-2028 | - | 377.50 | 377.50 |
| December-2027 | - | 502.45 | 502.45 |
| September-2027 | - | 541.13 | 541.13 |
| June-2027 | - | 555.92 | 555.92 |
| March-2027 | - | 555.92 | 555.92 |
| December-2026 | - | 555.92 | 555.92 |
| September-2026 | - | 555.92 | 555.92 |
| June-2026 | - | 555.92 | 555.92 |
| March-2026 | - | 555.92 | 555.92 |
| December-2025 | - | 555.92 | 555.92 |
| September-2025 | - | 555.92 | 555.92 |
| June-2025 | - | 510.47 | 510.47 |
| **Total (a)** | **-** | | **8,065.44** |
| **Add/(less)- Interest accrued (b)** | **-** | | **4.50** |
| **Add/(less)- Unamortised Cost (c)** | **-** | | **(162.16)** |
| **Total (a)+(b)+(c)** | **-** | | **7,907.78** |

*For Loan taken from few of the bank monthly EMI installment of ₹ 64.22 million

### As at March 31, 2024

| Month of Maturity / Repayment | Rate of Interest | | Total |
|---|---|---|---|
| | <= 9% | > 9% | |
| March-2029 | - | 58.50 | 58.50 |
| December-2028 | - | 119.66 | 119.66 |
| September-2028 | - | 119.66 | 119.66 |
| June-2028 | - | 119.66 | 119.66 |
| March-2028 | - | 119.66 | 119.66 |
| December-2027 | - | 244.67 | 244.67 |
| September-2027 | - | 283.32 | 283.32 |
| June-2027 | - | 298.14 | 298.14 |
| March-2027 | - | 298.14 | 298.14 |
| December-2026 | - | 298.14 | 298.14 |
| September-2026 | - | 298.14 | 298.14 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 49. Details of the loan taken from Banks and other parties (Contd..)

| Month of Maturity / Repayment | Rate of Interest | | Total |
|---|---|---|---|
| | <= 9% | > 9% | |
| June-2026 | - | 298.14 | 298.14 |
| March-2026 | - | 298.14 | 298.14 |
| December-2025 | - | 298.14 | 298.14 |
| September-2025 | - | 298.14 | 298.14 |
| June-2025 | - | 298.14 | 298.14 |
| March-2025 | - | 298.14 | 298.14 |
| December-2024 | - | 1,122.85 | 1,122.85 |
| September-2024 | - | 371.05 | 371.05 |
| June-2024 | - | 201.39 | 201.39 |
| **Total (a)** | | | **5,741.82** |
| **Add/(less)- Interest accrued (b)** | | | **(0.83)** |
| **Add/(less)- Unamortised Cost (c)** | | | **(126.73)** |
| **Total (a)+(b)+(c)** | | | **5,614.26** |

### (b) From The National Housing Bank

### As at March 31, 2025

| Month of Maturity / Repayment | Rate of Interest | | | Total |
|---|---|---|---|---|
| | <6.5% | 6.5% to <=8.50% | 8.51% to 9.5% | |
| January-2035 | - | - | 4.08 | 4.08 |
| October-2034 | - | - | 4.34 | 4.34 |
| July-2034 | - | - | 4.34 | 4.34 |
| April-2034 | - | - | 4.34 | 4.34 |
| January-2034 | - | - | 4.34 | 4.34 |
| October-2033 | - | - | 4.34 | 4.34 |
| July-2033 | - | - | 4.34 | 4.34 |
| April-2033 | - | - | 4.46 | 4.46 |
| January-2033 | - | - | 9.12 | 9.12 |
| October-2032 | - | - | 13.48 | 13.48 |
| July-2032 | - | - | 13.59 | 13.59 |
| April-2032 | - | - | 13.59 | 13.59 |
| January-2032 | 1.01 | - | 13.59 | 14.60 |
| October-2031 | 1.04 | - | 13.59 | 14.63 |
| July-2031 | 1.04 | - | 13.59 | 14.63 |
| April-2031 | 1.04 | - | 13.59 | 14.63 |
| January-2031 | 1.72 | - | 13.59 | 15.31 |
| October-2030 | 3.51 | - | 13.59 | 17.10 |
| July-2030 | 4.54 | - | 13.59 | 18.13 |
| April-2030 | 6.24 | - | 13.59 | 19.83 |
| January-2030 | 6.24 | - | 13.59 | 19.83 |
| October-2029 | 6.24 | - | 13.59 | 19.83 |
| July-2029 | 6.24 | - | 13.59 | 19.83 |
| April-2029 | 6.24 | - | 13.59 | 19.83 |
| January-2029 | 6.24 | - | 13.59 | 19.83 |
| October-2028 | 6.24 | - | 13.59 | 19.83 |
| July-2028 | 6.24 | - | 13.59 | 19.83 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 49. Details of the loan taken from Banks and other parties (Contd..)

| Month of Maturity / Repayment | Rate of Interest | | | Total |
|---|---|---|---|---|
| | <6.5% | 6.5% to <=8.50% | 8.51% to 9.5% | |
| April-2028 | 6.24 | - | 33.39 | 39.63 |
| January-2028 | 6.24 | - | 33.39 | 39.63 |
| October-2027 | 6.24 | - | 33.39 | 39.63 |
| July-2027 | 6.24 | - | 33.51 | 39.75 |
| April-2027 | 6.24 | - | 34.25 | 40.49 |
| January-2027 | 6.24 | - | 34.25 | 40.49 |
| October-2026 | 6.24 | - | 40.30 | 46.54 |
| July-2026 | 6.24 | - | 44.85 | 51.09 |
| April-2026 | 6.24 | - | 44.85 | 51.09 |
| January-2026 | 6.24 | - | 44.85 | 51.09 |
| October-2025 | 6.24 | - | 44.85 | 51.09 |
| July-2025 | 33.54 | - | 44.85 | 78.39 |
| **Total (a)** | | | | **920.94** |
| **Add/(less)- Interest accrued (b)** | | | | **0.42** |
| **Add/(less)- Unamortised Cost (c)** | | | | **-** |
| **Total (a)+(b)+(c)** | | | | **921.36** |

**As at March 31, 2024**

| Month of Maturity / Repayment | Rate of Interest | | | Total |
|---|---|---|---|---|
| | <6.5% | 6.5% to <=8.50% | 8.51% to 9.5% | |
| January-2034 | - | - | 5.10 | 5.10 |
| October-2033 | - | - | 8.95 | 8.95 |
| July-2033 | - | - | 9.25 | 9.25 |
| April-2033 | - | - | 9.25 | 9.25 |
| January-2033 | - | - | 9.25 | 9.25 |
| October-2032 | - | - | 9.25 | 9.25 |
| July-2032 | - | - | 9.25 | 9.25 |
| April-2032 | - | - | 9.25 | 9.25 |
| January-2032 | - | - | 9.25 | 9.25 |
| October-2031 | - | - | 9.25 | 9.25 |
| July-2031 | - | - | 9.25 | 9.25 |
| April-2031 | - | - | 9.25 | 9.25 |
| January-2031 | 1.96 | - | 9.25 | 11.21 |
| October-2030 | 3.95 | - | 9.25 | 13.20 |
| July-2030 | 5.20 | - | 9.25 | 14.45 |
| April-2030 | 5.20 | - | 9.25 | 14.45 |
| January-2030 | 5.20 | - | 9.25 | 14.45 |
| October-2029 | 5.20 | - | 9.25 | 14.45 |
| July-2029 | 5.20 | - | 9.25 | 14.45 |
| April-2029 | 5.20 | - | 9.25 | 14.45 |
| January-2029 | 5.20 | - | 9.25 | 14.45 |
| October-2028 | 5.20 | - | 9.25 | 14.45 |
| July-2028 | 5.20 | - | 13.82 | 19.02 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 49. Details of the loan taken from Banks and other parties (Contd..)

| Month of Maturity / Repayment | Rate of Interest | | | Total |
|---|---|---|---|---|
| | <6.5% | 6.5% to <=8.50% | 8.51% to 9.5% | |
| April-2028 | 5.20 | - | 29.05 | 34.25 |
| January-2028 | 5.20 | - | 29.05 | 34.25 |
| October-2027 | 5.20 | - | 29.05 | 34.25 |
| July-2027 | 5.20 | - | 29.17 | 34.37 |
| April-2027 | 5.20 | - | 29.91 | 35.11 |
| January-2027 | 5.20 | - | 29.91 | 35.11 |
| October-2026 | 5.20 | 9.79 | 29.91 | 44.90 |
| July-2026 | 5.20 | 10.60 | 29.91 | 45.71 |
| April-2026 | 5.20 | 10.60 | 29.91 | 45.71 |
| January-2026 | 5.20 | 10.60 | 29.91 | 45.71 |
| October-2025 | 5.20 | 10.60 | 29.91 | 45.71 |
| July-2025 | 32.50 | 10.60 | 29.91 | 73.01 |
| April-2025 | 35.70 | 10.60 | 29.91 | 76.21 |
| January-2025 | 36.65 | 11.99 | 29.91 | 78.55 |
| October-2024 | 37.15 | 12.54 | 29.91 | 79.60 |
| July-2024 | 45.17 | 12.54 | 29.91 | 87.62 |
| **Total (a)** | | | | **1,095.64** |
| **Add/(less)- Interest accrued (b)** | | | | **0.89** |
| **Add/(less)- Unamortised Cost (c)** | | | | **-** |
| **Total (a)+(b)+(c)** | | | | **1,096.53** |

## 50. Repayment terms of Secured Non-convertible Debentures are as follow.

### As at March 31, 2025

| Description of Secured Redeemable Non Convertible Debentures (NCD) | Rate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| EHFL/NCD/29Apr26** | 9.62% | 29-Apr-2016 | 29-Apr-2026 | 150 | 150.00 |
| EHFL 10.28%, Monthly** | 10.53% | 18-Mar-2019 | 18-Mar-2029 | 1,500 | 1,500.00 |
| EHFL/Public NCD/Series VII** | 10.00% | 19-Jul-2016 | 19-Jul-2026 | 59,841 | 59.84 |
| EHFL/Public NCD/Series VI** | 10.00% | 19-Jul-2016 | 19-Jul-2026 | 31,71,256 | 3,171.26 |
| EHFL/Public NCD/Series V** | 9.57% | 19-Jul-2016 | 19-Jul-2026 | 2,48,424 | 248.42 |
| Project Nest Series III | 8.70% | 29-Apr-2022 | 29-Apr-2025 | 3,77,968 | 377.97 |
| Project Nest Series IV | 9.05% | 29-Apr-2022 | 29-Apr-2025 | 4,45,582 | 445.58 |
| Project Nest Series V | 9.05% | 29-Apr-2022 | 29-Apr-2025 | 1,60,488 | 160.49 |
| Project Nest Series VI | 9.15% | 29-Apr-2022 | 29-Apr-2027 | 4,25,940 | 425.94 |
| Project Nest Series VII | 9.55% | 29-Apr-2022 | 29-Apr-2027 | 2,29,157 | 229.16 |
| Project Nest Series VIII | 9.55% | 29-Apr-2022 | 29-Apr-2027 | 97,722 | 97.72 |
| Project Nest Series IX | 9.30% | 29-Apr-2022 | 29-Apr-2032 | 1,45,764 | 145.76 |
| Project Nest Series X | 9.70% | 29-Apr-2022 | 29-Apr-2032 | 78,539 | 78.54 |
| SR I Neev | 8.95% | 15-Sep-2023 | 15-Sep-2025 | 1,52,669 | 152.67 |
| SR II Neev | 9.35% | 15-Sep-2023 | 15-Sep-2025 | 20,185 | 20.19 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 50. Repayment terms of Secured Non-convertible Debentures are as follow. (Contd..)

| Description of Secured Redeemable Non Convertible Debentures (NCD) | Rate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| SR III Neev | 9.20% | 15-Sep-2023 | 15-Sep-2026 | 1,94,257 | 194.26 |
| SR IV Neev | 9.60% | 15-Sep-2023 | 15-Sep-2026 | 32,472 | 32.47 |
| SR V Neev | 10.56% | 15-Sep-2023 | 15-Sep-2026 | 17,246 | 17.25 |
| SR VINeev | 9.67% | 15-Sep-2023 | 15-Sep-2028 | 50,045 | 50.05 |
| SR VII Neev | 10.10% | 15-Sep-2023 | 15-Sep-2028 | 68,781 | 68.78 |
| SR VIIINeev | 12.36% | 15-Sep-2023 | 15-Sep-2028 | 7,712 | 7.71 |
| SR IX Neev | 10.00% | 15-Sep-2023 | 15-Sep-2033 | 25,097 | 25.10 |
| SR X Neev | 10.45% | 15-Sep-2023 | 15-Sep-2033 | 62,653 | 62.65 |
| SR I Shikhar 24 | 9.50% | 01-Mar-2024 | 01-Mar-2026 | 1,61,991 | 161.99 |
| SR II Shikhar 24 | 9.50% | 01-Mar-2024 | 01-Mar-2026 | 29,006 | 29.01 |
| SR III Shikhar 24 | 9.58% | 01-Mar-2024 | 01-Mar-2027 | 95,003 | 95.00 |
| SR IV Shikhar 24 | 10.00% | 01-Mar-2024 | 01-Mar-2027 | 91,409 | 91.41 |
| SR V Shikhar 24 | 10.00% | 01-Mar-2024 | 01-Mar-2027 | 41,403 | 41.40 |
| SR VI Shikhar 24 | 10.03% | 01-Mar-2024 | 01-Mar-2029 | 1,25,140 | 125.14 |
| SR VII Shikhar 24 | 10.50% | 01-Mar-2024 | 01-Mar-2029 | 1,25,731 | 125.73 |
| SR VIII Shikhar 24 | 10.50% | 01-Mar-2024 | 01-Mar-2029 | 24,365 | 24.37 |
| SR IX Shikhar 24 | 10.26% | 01-Mar-2024 | 01-Mar-2034 | 67,462 | 67.46 |
| SR X Shikhar 24 | 10.75% | 01-Mar-2024 | 01-Mar-2034 | 42,087 | 42.09 |
| SR I Shikhar 25 | 9.50% | 03-Jul-2024 | 03-Jul-2026 | 71,275 | 71.28 |
| SR II Shikhar 25 | 9.50% | 03-Jul-2024 | 03-Jul-2026 | 26,592 | 26.59 |
| SR III Shikhar 25 | 9.58% | 03-Jul-2024 | 03-Jul-2027 | 1,11,725 | 111.73 |
| SR IV Shikhar 25 | 10.00% | 03-Jul-2024 | 03-Jul-2027 | 1,00,252 | 100.25 |
| SR V Shikhar 25 | 10.00% | 03-Jul-2024 | 03-Jul-2027 | 23,266 | 23.27 |
| SR VI Shikhar 25 | 10.03% | 03-Jul-2024 | 03-Jul-2029 | 1,61,976 | 161.98 |
| SR VII Shikhar 25 | 10.50% | 03-Jul-2024 | 03-Jul-2029 | 1,32,390 | 132.39 |
| SR VIII Shikhar 25 | 10.50% | 03-Jul-2024 | 03-Jul-2029 | 10,632 | 10.63 |
| SR IX Shikhar 25 | 10.26% | 03-Jul-2024 | 03-Jul-2034 | 70,989 | 70.99 |
| SR X Shikhar 25 | 10.75% | 03-Jul-2024 | 03-Jul-2034 | 49,835 | 49.84 |
| SR I | 9.50% | 08-Oct-2024 | 08-Oct-2026 | 45,824 | 45.82 |
| SR II | 9.96% | 08-Oct-2024 | 08-Oct-2026 | 17,615 | 17.62 |
| SR III | 9.58% | 08-Oct-2024 | 08-Oct-2027 | 1,69,588 | 169.59 |
| SR IV | 10.00% | 08-Oct-2024 | 08-Oct-2027 | 1,31,898 | 131.90 |
| SR V | 11.04% | 08-Oct-2024 | 08-Oct-2027 | 32,181 | 32.18 |
| SR VI | 10.03% | 08-Oct-2024 | 08-Oct-2029 | 1,46,529 | 146.53 |
| SR VII | 10.50% | 08-Oct-2024 | 08-Oct-2029 | 47,679 | 47.68 |
| SR VIII | 12.96% | 08-Oct-2024 | 08-Oct-2029 | 18,401 | 18.40 |
| SR IX | 10.49% | 08-Oct-2024 | 08-Oct-2034 | 1,32,302 | 132.30 |
| SR X | 11.00% | 08-Oct-2024 | 08-Oct-2034 | 70,003 | 70.00 |
| SR I | 9.50% | 06-Jan-2025 | 06-Jan-2027 | 56,860 | 56.86 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 50. Repayment terms of Secured Non-convertible Debentures are as follow. (Contd..)

| Description of Secured Redeemable Non Convertible Debentures (NCD) | Rate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| SR II | 9.50% | 06-Jan-2025 | 06-Jan-2027 | 15,429 | 15.43 |
| SR III | 9.58% | 06-Jan-2025 | 06-Jan-2028 | 2,30,271 | 230.27 |
| SR IV | 10.00% | 06-Jan-2025 | 06-Jan-2028 | 1,07,599 | 107.60 |
| SR V | 10.00% | 06-Jan-2025 | 06-Jan-2028 | 27,252 | 27.25 |
| SR VI | 10.03% | 06-Jan-2025 | 06-Jan-2030 | 1,67,922 | 167.92 |
| SR VII | 10.50% | 06-Jan-2025 | 06-Jan-2030 | 49,834 | 49.83 |
| SR VIII | 10.50% | 06-Jan-2025 | 06-Jan-2030 | 11,081 | 11.08 |
| SR IX | 10.49% | 06-Jan-2025 | 06-Jan-2035 | 1,14,325 | 114.33 |
| SR X | 11.00% | 06-Jan-2025 | 06-Jan-2035 | 61,358 | 61.36 |
| NIDO HOME/10 DEB SECD | 10.00% | 24-Feb-2025 | 23-Feb-2029 | 1,00,000 | 100.00 |
| **Total (a)** | | | | | **11,038.31** |
| **Add/(less)- Interest accrued (b)** | | | | | **560.04** |
| **Add/(less)- Unamortised Cost (c)** | | | | | **(309.74)** |
| **Total (a)+(b)+(c)** | | | | | **11,288.61** |

**Secured NCDs is fully secured by way of mortgage of identified immovable property as stated in the respective debenture trust deed(s) and/ or by way of charge/ hypothecation of book debts/ receivables/ loan receivables, on first / pari-passu basis, to the extent stated in the respective information memorandum read with the underlying debenture trust deed.( Also refer note 19)

**As at March 31, 2024**

| Description of Secured Redeemable Non Convertible Debentures (NCD) | Rate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| EHFL/NCD/29Apr26** | 9.62% | 29-Apr-2016 | 29-Apr-2026 | 250 | 250.00 |
| EHFL 10.28%, Monthly** | 10.53% | 18-Mar-2019 | 18-Mar-2029 | 1,500 | 1,500.00 |
| EHFL/Public NCD/Series VII** | 10.00% | 19-Jul-2016 | 19-Jul-2026 | 59,841 | 59.84 |
| EHFL/Public NCD/Series VI** | 10.00% | 19-Jul-2016 | 19-Jul-2026 | 31,97,060 | 3,197.06 |
| EHFL/Public NCD/Series V** | 9.57% | 19-Jul-2016 | 19-Jul-2026 | 2,48,424 | 248.42 |
| Project Nest Series I | 8.50% | 29-Apr-2022 | 29-Mar-2024 | 2,80,127 | 280.13 |
| Project Nest Series II | 8.50% | 29-Apr-2022 | 29-Mar-2024 | 1,27,025 | 127.03 |
| Project Nest Series III | 8.70% | 29-Apr-2022 | 29-Apr-2025 | 4,07,968 | 407.97 |
| Project Nest Series IV | 9.05% | 29-Apr-2022 | 29-Apr-2025 | 4,45,582 | 445.58 |
| Project Nest Series V | 9.05% | 29-Apr-2022 | 29-Apr-2025 | 1,60,488 | 160.49 |
| Project Nest Series VI | 9.15% | 29-Apr-2022 | 29-Apr-2027 | 4,25,940 | 425.94 |
| Project Nest Series VII | 9.55% | 29-Apr-2022 | 29-Apr-2027 | 2,29,157 | 229.16 |
| Project Nest Series VIII | 9.55% | 29-Apr-2022 | 29-Apr-2027 | 97,722 | 97.72 |
| Project Nest Series IX | 9.30% | 29-Apr-2022 | 29-Apr-2032 | 1,45,764 | 145.76 |
| Project Nest Series X | 9.70% | 29-Apr-2022 | 29-Apr-2032 | 78,539 | 78.54 |
| SR I Neev | 8.95% | 15-Sep-2023 | 15-Sep-2025 | 2,10,169 | 210.17 |
| SR II Neev | 9.35% | 15-Sep-2023 | 15-Sep-2025 | 20,185 | 20.19 |
| SR III Neev | 9.20% | 15-Sep-2023 | 15-Sep-2026 | 1,94,257 | 194.26 |
| SR IV Neev | 9.60% | 15-Sep-2023 | 15-Sep-2026 | 1,02,472 | 102.47 |
| SR V Neev | 10.56% | 15-Sep-2023 | 15-Sep-2026 | 17,246 | 17.25 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 50. Repayment terms of Secured Non-convertible Debentures are as follow. (Contd..)

| Description of Secured Redeemable Non Convertible Debentures (NCD) | Rate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| SR VINeev | 9.67% | 15-Sep-2023 | 15-Sep-2028 | 50,045 | 50.05 |
| SR VII Neev | 10.10% | 15-Sep-2023 | 15-Sep-2028 | 1,58,781 | 158.78 |
| SR VIIINeev | 12.36% | 15-Sep-2023 | 15-Sep-2028 | 7,712 | 7.71 |
| SR IX Neev | 10.00% | 15-Sep-2023 | 15-Sep-2033 | 25,097 | 25.10 |
| SR X Neev | 10.45% | 15-Sep-2023 | 15-Sep-2033 | 62,653 | 62.65 |
| SR I Shikhar | 9.50% | 01-Mar-2024 | 01-Mar-2026 | 1,61,991 | 161.99 |
| SR II Shikhar | 9.50% | 01-Mar-2024 | 01-Mar-2026 | 29,006 | 29.01 |
| SR III Shikhar | 9.58% | 01-Mar-2024 | 01-Mar-2027 | 95,003 | 95.00 |
| SR IV Shikhar | 10.00% | 01-Mar-2024 | 01-Mar-2027 | 91,409 | 91.41 |
| SR V Shikhar | 10.00% | 01-Mar-2024 | 01-Mar-2027 | 41,403 | 41.40 |
| SR VI Shikhar | 10.03% | 01-Mar-2024 | 01-Mar-2029 | 1,25,140 | 125.14 |
| SR VII Shikhar | 10.50% | 01-Mar-2024 | 01-Mar-2029 | 1,25,731 | 125.73 |
| SR VIII Shikhar | 10.50% | 01-Mar-2024 | 01-Mar-2029 | 24,365 | 24.37 |
| SR IX Shikhar | 10.26% | 01-Mar-2024 | 01-Mar-2034 | 67,462 | 67.46 |
| SR X Shikhar | 10.75% | 01-Mar-2024 | 01-Mar-2034 | 42,087 | 42.09 |
| **Total (a)** | | | | | **9,305.87** |
| **Add/(less)- Interest accrued (b)** | | | | | **513.17** |
| **Add/(less)- Unamortised Cost (c)** | | | | | **(173.86)** |
| **Total (a)+(b)+(c)** | | | | | **9,645.18** |

**Secured NCDs is fully secured by way of mortgage of identified immovable property as stated in the respective debenture trust deed(s) and/ or by way of charge/ hypothecation of book debts/ receivables/ loan receivables, on first / pari-passu basis, to the extent stated in the respective information memorandum read with the underlying debenture trust deed.( Also refer note 19)

## 51. Details of Unsecured Subordinated Debentures

### As at March 31, 2025

| Description of Unsecured Redeemable Non Convertible Debentures (NCD) | CouponRate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| EHFL/NCD/3May2025 | 11.25% | 04-Feb-2015 | 03-May-2025 | 500 | 500.00 |
| Add/(less)- Interest accrued | | | | | 8.63 |
| | | | | | **508.63** |

### As at March 31, 2024

| Description of Unsecured Redeemable Non Convertible Debentures (NCD) | CouponRate | Issue Date | Redemption Date | No. of NCDs | Amount |
|---|---|---|---|---|---|
| EHFL/NCD/3May2025 | 11.25% | 04-Feb-2015 | 03-May-2025 | 500 | 500.00 |
| Add/(less)- Interest accrued | | | | | 8.78 |
| | | | | | **508.78** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 52. Capital Management

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

### (a) The Pillars of its policy are as follows:

a) Maintain diversity of sources of financing and spreading the maturity across tenure buckets in order to minimize liquidity risk.

b) Maintain investment grade ratings for all its liabilities issuances domestically and internationally by ensuring that the financial strength of their balance sheets are preserved.

c) Manage financial market risks arising from Interest rate, equity prices and minimise the impact of market volatility on earnings.

d) Leverage optimally in order to maximise shareholder returns while maintaining strength and flexibility of balance sheet.

This framework is adjusted based on underlying macro-economic factors affecting business environment, financial market conditions and interest rates environment

### (b) Regulatory Capital

The below regulatory capital is computed in accordance with the relevant regulatory guidelines.

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Capital Funds** | | |
| Common Equity Tier1 (CET1) capital | 7,261.10 | 7,252.72 |
| Other Tier 2 capital instruments (CET2) | - | - |
| **Total capital** | **7,261.10** | **7,252.72** |
| **Risk weighted assets** | 21,610.51 | 18,571.55 |
| CET1 Capital ratio | 33.60% | 39.05% |
| CET2 Capital ratio | 0.00% | 0.00% |
| **Total Capital ratio** | **33.60%** | **39.05%** |

## 53. Other disclosures

### (i) Disclosure under Regulation 53(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

**Related Party transactions**

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Loans and advances in the nature of loans to subsidiaries | - | - |
| Loans and advances in the nature of loans to associates | - | - |
| Loans and advances in the nature of loans to firms/companies in which directors are interested | 22.60 | 42.21 |
| Investments by the loanee in the shares of parent company and subsidiary company, when the company has made a loan or advance in the nature of loan | - | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 53. Other disclosures (Contd..)

### (ii) Disclosure Large Corporate as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/CIR/P/2021/613 dated August 10, 2021.

**Initial Disclosure to be made by an entity identified as a Large Corporate**

| Sr. No. | Particulars | Details |
|---|---|---|
| 1 | Name of the Company | Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited |
| 2 | CIN | U65922MH2008PLC182906 |
| 3 | Outstanding borrowing of Company as on March 31, 2025 | 20,626.38 |
| 4 | Highest Credit Rating during the previous FY along with name of the Credit Rating Agency | As per Table 1 below |
| 5 | Name of Stock Exchange in which the fine shall be paid, in case of shortfall in the required borrowing under the framework | BSE LIMITED |

6. Details of incremental borrowings during the year ended March 31, 2025

| Sr. No. | Particulars | Details |
|---|---|---|
| i. | 2-year block period (Specify financial years) | FY 2023-24 and FY 2024-25 |
| ii. | Incremental borrowing done in FY25 (a) | 7,209.88 |
| iii. | Mandatory borrowing to be done through issuance of debt securities in FY25 (b) = (25% of a) | 1,802.47 |
| iv. | Actual borrowings done through debt securities in FY25 (c) | 2,512.88 |
| v. | Shortfall in the mandatory borrowing through debt securities, if any, for FY (T-1) carried forward to FY (T).(d) | - |
| vi. | Quantum of (d), which has been met from (c): (e) | NA |
| vii. | Shortfall, if any, in the mandatory borrowing through debt securities for FY (T) {after adjusting for any shortfall in borrowing for FY (T-1) which was carried forward to FY (T)} (f)= (b)-[(c)-(e)] {If the calculated value is zero or negative, write "nil"} | NA |

7 Details of penalty to be paid, if any, in respect to previous block :

| Sr. No. | Particulars | Details |
|---|---|---|
| i. | 2-year Block period (Specify financial years) | FY 2023-24 and FY 2024-25 |
| ii. | Amount of fine to be paid for the block, if applicable Fine = 0.2% of {(d)-(e)}# | NA |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 53. Other disclosures (Contd..)

### (iii) Disclosure of ratios

| Sr No | | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| 1 | Debt-equity Ratio (refer note 1) | 3.79 | 3.52 |
| 2 | Outstanding redeemable preference shares (quantity and value) | Nil | Nil |
| 3 | Debenture redemption reserve (Rupees in Millions) | 256.25 | 256.25 |
| 4 | Net worth (refer note 2) (Rupees in Millions) | 8,282.00 | 8,147.88 |
| 5 | Net profit after tax (Rupees in Millions) | 186.33 | 193.05 |
| 6 | Earnings per share | | |
| 7.a | Basic (Rupees) | 2.69 | 2.78 |
| 7.b | Diluted (Rupees) | 2.69 | 2.78 |
| 8 | Total debts to total assets (refer note 3) | 0.77 | 0.76 |
| 9 | Net profit margin (%) (refer note 4) | 3.64% | 4.21% |
| 10 | Sector specific equivalent ratios | | |
| | (a) Capital to risk-weighted assets ratio (CRAR) (%) | 33.60% | 39.05% |
| | (b) Tier I CRAR (%) | 33.60% | 39.05% |
| | (c) Tier II CRAR (%) | 0.00% | 0.00% |
| | (d) Stage 3 ratio (gross) (%) (refer note 5) | 2.17% | 1.46% |
| | (e) Stage 3 ratio (net) (%) (refer note 6) | 1.77% | 1.19% |

(a) The Company, being a Housing Finance Company ('HFC'), disclosure of Current ratio, Long term debt to working capital, Bad debts to Account receivable ratio, Current liability ratio, Debtors turnover , Inventory turnover, Debt service coverage ratio, Interest service coverage ratio and Operating margin ratio are not applicable

(b) As per RBI guidelines on Liquidity Risk Management Framework, all non-deposit taking HFCs with asset size of Rs. 5,000 crore shall maintain the required level of Liquidity coverage ratio (LCR) starting December 1, 2021 in phased manner from 30% to 100% by December 1, 2025. As at March 31, 2025, the Company's asset size is less than ₹ 5,000 crores and hence minimum LCR maintenance is not mandatory for the Company.

**Notes:-**

1 Debt-equity Ratio = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liabilities) / Net worth

2 Net worth = Share capital + Share application money pending allotment + Reserves & Surplus – Deferred Tax Assets

3 Total debts to total assets = Total Debt (Debt Securities + Borrowings (other than debt securities) + Subordinated Liabilities + Securitisation Liabilities) / Total assets

4 Net profit margin (%) = Net profit after tax / Revenue from Operations

5 Stage 3 ratio (gross) = Gross Stage 3 loans / Gross Loans

6 Stage 3 ratio (net) = (Gross stage 3 loans - impairment loss allowance for Stage 3) / Gross Loans

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 53. Other disclosures (Contd..)

### (iv) Relationship with Struck off Companies

Below are the transactions with the companies struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.

| Name of the struck off company | Nature of transactions with struck-off company | Relationship with the Struck off company, if any, to be disclosed | As on March 31, 2025 | As on March 31, 2024 |
|---|---|---|---|---|
| None | Receivables | None | - | - |
| | Investments in securities | None | - | - |
| | Payables | None | - | - |
| | Shares held by stuck off Company | None | - | - |

### (v) Registration of charges or satisfaction with Registrar of Companies (ROC)

No charges or satisfaction yet to be registered with ROC beyond the statutory period by the Company.

### (vi) Compliance with number of layers of companies

The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.

### (vii) Utilisation of Borrowed funds and share premium

(a) During the year, the company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(i) 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

(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

(b) During the year, the Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(i) 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

(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries

### (viii) Details of Benami Property held

There is no proceedings which have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

### (ix) Undisclosed income

The Company will not have any transaction which was not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures

The following minimum disclosures have been given in accordance with RBI Circular No. RBI/2020-21/73 DOR.FIN. HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 (updated as on February 27, 2025) of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021,RBI/DoR/2023-24/106 DoR.FIN.REC.No.45/03.10.119/2023-24 dated October 19, 2023, (updated as on February 27, 2025) Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023, Circular RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 and others relevant regulatory circulars /guidelines issued by RBI/NHB.

### (i) Statutory reserves

As per Section 29C of the The National Housing Bank Act, 1987 (the "NHB Act"), the Company is required to transfer at least 20% of its net profits every year to a reserve before any dividend is declared. For this purpose any Special Reserve created by the Company under Section 36(1)(viii) of the Income- tax Act, is considered to be an eligible transfer. The Company has transferred an amount of Nil (Previous Year Rs. 23.20 million) to Special Reserve No.II in terms of Section 36(1)(viii) of the Income-tax Act, 1961 and an amount of Rs.38.76 million (Previous Year Rs. 15.40 million) to "Statutory Reserve (As per Section 29C of the NHB Act)".

**Reserve Fund under section 29C of National Housing Bank Act, 1987**

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Balance at the beginning of the year** | Amount | Amount |
| a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987 | 199.02 | 183.62 |
| 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 | 447.13 | 423.93 |
| **c) Total** | **646.15** | **607.55** |
| **Addition/Appropriation/Withdrawal during the year** | | |
| Add : a) Amount transferred u/s 29C of the NHB Act, 1987 | 38.76 | 15.40 |
| 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 | - | 23.20 |
| 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 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 | 237.78 | 199.02 |
| b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve under section 29C of the NHB Act, 1987 | 447.13 | 447.13 |
| **c) Total** | **684.91** | **646.15** |

### (ii) Fraud Reporting

There were NIL fraud cases (Previous year NIL) identified and reported to NHB.

### (iii) Foreign Exchange Transaction and Un-hedged Foreign Currency Risk

The Company has not undertaken any foreign currency transaction during the current year (Previous year: Rs Nil). Also the company does not have any un-hedged foreign currency exposure during the current year (Previous year Rs. Nil).

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (iv) Details of dues to micro enterprise and small enterprise

Trade Payables include Rs 11.64 millions (Previous year: Rs. 4.16 millions) payable to "Suppliers" registered under the Micro, Small and Medium Enterprises Development Act, 2006. Rs 0.005 millions (Previous year: Rs. 0.003 millions) interest has been paid by the Company during the year to "Suppliers" registered under this Act. The aforementioned is based on the responses received by the Company to its inquiries with suppliers with regard to applicability under the said act.

### (v) Capital to risk weighted asset ratio (CRAR)

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| (i) CRAR (%) | 33.60% | 39.05% |
| (ii) CRAR - Tier I capital (%) | 33.60% | 39.05% |
| (iii) CRAR - Tier II Capital (%) | 0.00% | 0.00% |
| (iv) Amount of subordinated debt raised as Tier-II capital | - | - |
| (v) Amount raised by issue of perpetual debt instruments | - | - |

### (vi) Investments

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **Value of Investments** | | |
| (i) Gross value of Investments | | |
| (a) In India | 1,584.28 | 1,802.40 |
| (b) Outside India | Nil | Nil |
| (ii) Provisions for Depreciation | | |
| (a) In India | (62.07) | (35.10) |
| (b) Outside India | Nil | Nil |
| (iii) Net value of Investments | | |
| (a) In India | 1,522.21 | 1,767.30 |
| (b) Outside India | Nil | Nil |
| **Movement of provisions held towards depreciation on investments** | | |
| (i) Opening balance | (35.10) | - |
| (ii) Add: Provisions/Depreciation made during the year | (26.97) | (35.10) |
| (iii) Less: Write-off / Written-bank of excess provisions during the year | - | - |
| (iv) Closing balance | (62.07) | (35.10) |

### (vii) Derivatives

The Company has a process whereby periodically all long term contracts are assessed for material foreseeable losses. At the year end, the Company has reviewed and ensured that adequate provision as required under any law / accounting standards for material foreseeable losses on such long term contracts has been made in the books of account. The Company has not entered into any derivative contracts during the year. (Previous year Rs. Nil).

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (viii) Forward Rate Agreement (FRA) / Interest Rate Swap (IRS)

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

### (ix) Exchange Traded Interest Rate (IR) Derivative

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| (i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrumentwise) | Nil | Nil |
| (ii) Notional principal amount of exchange traded IR derivatives outstanding as on March 31, 2025 and March 31, 2024 (instrument-wise) | Nil | Nil |
| (iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise) | Nil | Nil |
| (iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise) | Nil | Nil |

### (x) Disclosures on Risk Exposure in Derivatives

#### A. Qualitative Disclosure

The Company has not entered into any derivative contracts during the year. (Previous year Rs. Nil)

#### B. Quantitative Disclosure

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| (i) Derivatives (Notional Principal Amount) | Nil | Nil |
| (ii) Marked to Market Positions [1] | | |
| (a) Assets (+) | Nil | Nil |
| (b) Liability (-) | Nil | Nil |
| (iii) Credit Exposure [2] | Nil | Nil |
| (iv) Unhedged Exposures | Nil | Nil |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xi) Securitisation/ Direct Assignment:

**(a)** Disclosures in the notes to the accounts in respect of securitisation transactions as required under revised guidelines on securitization transactions issued by Reserve bank of India vide Master Direction – Reserve Bank of India (Securitisation of Standard Assets) Directions, 2021 dated September 24, 2021 (updated as on December 05, 2022).

| | Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| 1 | No. of SPVs* sponsored by the HFC for securitisation transactions (Non-STC***) | 28 | 23 |
| 2 | Total amount of securitised assets as per books of the SPVs sponsored by the HFC** | 11,032.07 | 11,487.76 |
| 3 | Total amount of exposures retained by the HFC to comply with MRR as on the date of balance sheet | 3,265.32 | 2,909.80 |
| | (i) Off-balance sheet exposures towards Credit Enhancements | | |
| | a) First Loss | - | - |
| | b) Others | - | - |
| | (ii) On-balance sheet exposures towards Credit Enhancements | | |
| | a) First Loss (Cash Collateral term deposits with Banks) | 1,649.39 | 1,541.27 |
| | b) Series A2 | 1,615.93 | 1,368.53 |
| | c) Others | | |
| 4 | Amount of exposures to securitisation transactions other than MRR | - | - |
| | (i) Off-balance sheet exposures towards Credit Enhancements | | |
| | a) Exposure to own securitisations | | |
| | i.) First Loss | - | - |
| | ii.) Others | - | - |
| | b) Exposure to third party securitisations | | |
| | i.) First Loss | - | - |
| | ii.) Others | - | - |
| | (ii) On-balance sheet exposures towards Credit Enhancements | | |
| | a) Exposure to own securitisations | | |
| | i.) First Loss | - | - |
| | ii.) Second Loss | - | - |
| | ii.) Others | | |
| | b) Exposure to third party securitisations | | |
| | i.) First Loss | - | - |
| | ii.) Others | - | - |
| 5 | Sale consideration received for the securitised assets and gain/loss on sale on account of securitisation. | | |
| | a) Sale consideration | 20,239.72 | 17,765.78 |
| | b) Gain/loss | - | - |
| 6 | Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc. | | |
| | a) Fixed Deposit | 1,649.39 | 1,541.27 |
| | b) Series A2 | 1,615.93 | 1,368.53 |
| 7 | Performance of facility provided. Please provide separately for each facility viz. Credit enhancement, liquidity support, servicing agent etc. Mention percent in bracket as of total value of facility provided. | | |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| | Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| | Opening balance | 1,541.27 | 1,094.04 |
| | a) Amount paid (FY-25 & FY-24 10%) | 113.77 | 476.67 |
| | b) Repayment received (FY 25- 0.37%) | (5.64) | (29.44) |
| | c) Outstanding amount | 1,649.39 | 1,541.27 |
| 8 | Average default rate of portfolios observed in the past. Please provide breakup separately for each asset class i.e. RMBS, Vehicle loans etc. | 1) FY 25 - 1.77%<br>2) FY 24 - 1.19% | 1) FY 24 - 1.19%<br>2) FY 23 - 1.50% |
| 9 | Amount and number of additional/top up loan given on same underlying asset. Please provide breakup separately for each asset class i.e. RMBS, Vehicles Loans etc. | Nil | Nil |
| 10 | Investor complaints | | |
| | a) Directly/Indirectly received | Nil | Nil |
| | b) Complaints outstanding | Nil | Nil |

* Only the SPVs relating to outstanding securitisation transactions may be reported here.

** An amount of Rs 232.10 Million has been received by the Trust on 20th March 2025 from Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited).

*** Securitisation Expsoures above are not being considered as simple, transparent and comparable (STC) securitisation exposures.

**(b) (i)** Details of Financial Assets sold to Reconstruction Company for Asset Reconstruction

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| i) No. of accounts | - | 204 |
| ii) Aggregate value (net of provisions) of accounts sold to SC / RC | - | 389.18 |
| iii) Aggregate consideration | - | 391.03 |
| iv) Additional consideration realized in respect of accounts transferred in earlier years | - | - |
| v) Aggregate gain / loss over net book value | - | 1.85 |

**(b) (ii)** Details of Financial Assets sold to Securitisation Company

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| i) No. of accounts | 1,107 | 2,875 |
| ii) Aggregate value (net of provisions) of accounts sold to SC / RC | 2,473.94 | 5,747.61 |
| iii) Aggregate consideration | 2,473.94 | 5,747.61 |
| iv) Additional consideration realized in respect of accounts transferred in earlier years | - | - |
| v) Aggregate gain / loss over net book value | - | - |
| vi) Rating-wise distribution of rated loans | AAA(SO), A(SO) | A+(SO), Unrated , AAA(SO), A(SO) |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**(c)** Disclosures in the notes to the accounts in respect of assignment transactions as required by RBI vide Master Direction - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021, updated as on December 28, 2023.

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| 1 No. of transactions assigned by the HFC | 134 | 101 |
| 2 Total amount outstanding | 10,678.27 | 9,193.95 |
| 3 Total amount of exposures retained by the HFC to comply with MRR as on the date of balance sheet | 1,640.84 | 1,098.50 |
| (I) Off-balance sheet exposures | | |
| a) First Loss | - | - |
| b) Others | - | - |
| (II) On-balance sheet exposures | | |
| a) First Loss | - | - |
| b) Others | 1,640.84 | 1,098.50 |
| 4 Amount of exposures to assignment transactions other than MRR | 756.56 | 756.56 |
| (I) Off-balance sheet exposures | | |
| a) Exposure to own assignments | | |
| i.) First Loss | - | - |
| ii.) Others | - | - |
| b) Exposure to third party assignments | | |
| i.) First Loss | - | - |
| ii.) Others | - | - |
| (II) On-balance sheet exposures | | |
| a) Exposure to own assignments | 756.56 | 756.56 |
| i.) First Loss | - | - |
| ii.) Others | - | - |
| b) Exposure to third party assignments | | |
| i.) First Loss | - | - |
| ii.) Others | - | - |

**(d)** Details of Assignment transactions and Co-lending undertaken by HFCs

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| i) No. of accounts | 1,256 | 209 |
| ii) Aggregate value (net of provisions) of accounts sold | 4,101.33 | 1,162.89 |
| iii) Aggregate consideration | 4,101.33 | 1,162.89 |
| iv) Additional consideration realized in respect of accounts transferred in earlier years | - | - |
| v) Aggregate gain / loss over net book value | - | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (e) Details of non-performing financials assets purchased / sold

**A. Details of non-performing financial assets purchased :**

| Particulars | | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| 1 | (a) No. of accounts purchased during the year | Nil | Nil |
| | (b) Aggregate exposure | Nil | Nil |
| 2 | (a) Of these, number of accounts restructured during the year | Nil | Nil |
| | (b) Aggregate exposure | Nil | Nil |

**B. Details of Non-performing Financial Assets sold:**

| Particulars | | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| 1 | No. of accounts sold | - | 204 |
| 2 | Aggregate exposure of loans transferred | - | 389.18 |
| 3 | Aggregate consideration received | - | 391.03 |

### (xii) Disclosure of Restructured Accounts - Micro, Small and Medium Enterprises (MSME) sector as at March 31, 2025

The company has restructured the accounts as per by RBI Circular Circulars DBR.No.BP.BC.100/21.04.048/2017-18 dated February 07, 2018,DBR.No.BP.BC.108/21.04.048/2017-18 dated June 6, 2018, DBR.No.BP.BC.18/21.04.048/2018-19 RBI/2018-19/100 dated January 1, 2019, DOR.No.BP.BC.34/21.04.048/2019-20 RBI/2019-20/160 dated February 11, 2020, DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020

| Particulars | For the year ended | |
|---|---|---|
| | March 31, 2025 | March 31, 2024 |
| No of accounts restructured | 16 | 23 |
| Amount (Indian rupees in millions) | 67.00 | 97.90 |

* Excludes account closed/written off during period.

### (xiii) Exposure to real estate sector

In accordance with RBI Circular RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022, RBI/DoR/2023-24/106 DoR.FIN.REC.No.45/03.10.119/2023-24 dated October 19, 2023, (updated as on February 27, 2025) Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023.

### a) Exposure to real estate sector, both direct and indirect

| Category | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **a) Direct exposure** | | |
| **(i) Residential mortgages -** | | |
| Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits. [Individual housing loans up to Rs. 15 lakh Rs. 6,913.97 million (Previous year Rs. 5,241.06 million)] | 33,708.10 | 29,864.84 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Category | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **(ii) Commercial real estate -** | | |
| Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc). Exposure would also include non-fund based (NFB) limits. | 2,460.29 | 2,588.89 |
| **(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -** | | |
| a) Residential | Nil | Nil |
| b) Commercial real estate | Nil | Nil |
| c) Investment In PTC | 276.28 | 356.80 |
| **b) Indirect exposure** | | |
| Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs) | Nil | Nil |
| **Total** | **36,444.67** | **32,810.53** |

### b) Exposure to capital market

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| (i) direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt | 0.10 | Nil |
| (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 | Nil | Nil |
| (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 | Nil | Nil |
| (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 | Nil | Nil |
| (v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers | Nil | Nil |
| (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 | Nil | Nil |
| (vii) bridge loans to companies against expected equity flows / issues | Nil | Nil |
| (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. | Nil | Nil |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| (ix) Financing to stockbrokers for margin trading | | |
| (x) All exposures to Alternative Investment Funds: | | |
| (i) Category I | Nil | Nil |
| (ii) Category II | Nil | Nil |
| (iii) Category III | Nil | Nil |
| **Total Exposure to Capital Market** | **0.10** | **Nil** |

### (xiv) Details of financing of parent Company products - Nil (Previous Year - Nil)

### (xv) Details of Single Borrower Limit (SBL) / Group Borrower Limit (GBL) exceeded by the HFC

During the year ended March 31, 2025 and March 31, 2024, the Company's credit exposure (whether in terms of sanctioned amount or entire amount outstanding, whichever is higher) to single borrowers and group borrowers were within the limits prescribed by the RBI.

### (xvi) Unsecured Advances

The Company has not taken any charge over the rights, licenses, authorisations, etc., against unsecured loans given to borrowers in the current year and Previous year.

### (xvii) Remuneration of Directors

The Company has not entered into any transactions with non-executive directors during the year (Previous Year Rs. Nil), except for those disclosed in note 54 (xxxv)

### (xviii) Net Profit or Loss for the period, prior period items and changes in accounting policies

There are no prior period items during the year which impacted profit and loss (Previous Year Rs.Nil). For changes in accounting policies refer note 3.

### (xix) Accounting Standard 21 - Consolidated Financial Statements (CFS)

The company does not have any subsidiary, associate, or joint venture in the current year and previous year and hence consolidation of accounts is not required.

### (xx) Details of 'provisions and contingencies'

| Break up of 'provisions and Contingencies' shown under the head expenditure in statement of profit and loss. | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| (i) Provisions for depreciation on investment | 62.07 | 35.10 |
| (ii) Provision towards NPA - (Stage III loans) | 51.36 | 8.02 |
| (iii) Provision made towards income tax | (18.56) | 60.30 |
| (iv) Provision for standard assets* (with details like CRE, CRE-RH etc.) - Stage I & II loans | 14.11 | (84.61) |
| (v) Other provision and contingencies | Nil | Nil |

* Provision for Stage I & II loans include CRE - RH of Rs (3.78) million (Previous Year Rs (16.29) million), CRE - Non-RH of Rs (2.16) million (Previous Year Rs (12.13) million), Non CRE of Rs 20.06 million (Previous Year Rs (56.19) million)

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**(xxi)**

| Break up of Loan & Advances and Provisions thereon | Housing | | Non-Housing | |
|---|---|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 |
| **Standard Assets** | | | | |
| (a) Total Outstanding Amount # | 24,157.92 | 22,974.73 | 7,573.38 | 7,543.79 |
| (b) Provisions made | 146.29 | 135.97 | 68.15 | 62.82 |
| **Sub-Standard Assets**** | | | | |
| (a) Total Outstanding Amount | 370.13 | 264.41 | 107.53 | 47.75 |
| (b) Provisions made | 50.97 | 36.04 | 10.17 | 4.32 |
| **Doubtful Assets – Category-I**** | | | | |
| (a) Total Outstanding Amount | 116.42 | 67.08 | 42.23 | 18.33 |
| (b) Provisions made | 28.47 | 16.79 | 8.45 | 4.03 |
| **Doubtful Assets – Category-II**** | | | | |
| (a) Total Outstanding Amount | 34.59 | 13.93 | 16.87 | 39.21 |
| (b) Provisions made | 12.74 | 4.33 | 5.59 | 14.99 |
| **Doubtful Assets – Category-III**** | | | | |
| (a) Total Outstanding Amount | - | - | 15.69 | - |
| (b) Provisions made | - | - | 15.51 | - |
| **Loss Assets**** | | | | |
| (a) Total Outstanding Amount | 1.92 | 1.95 | 0.10 | 0.10 |
| (b) Provisions made | 1.92 | 1.95 | 0.10 | 0.10 |
| **TOTAL** | | | | |
| (a) Total Outstanding Amount | 24,680.98 | 23,322.10 | 7,755.80 | 7,649.18 |
| (b) Provisions made | 240.39 | 195.07 | 107.97 | 86.26 |

** Represent Stage III loans

**Note:**

# Standard Assets

| Standard Assets | Housing | | Non-Housing | |
|---|---|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 |
| Principal outstanding | 24,633.60 | 23,429.74 | 6,290.26 | 6,464.39 |
| Interest accrued | 259.75 | 231.56 | 157.33 | 164.62 |
| EIR and other Ind AS adjustment | (735.44) | (686.58) | 1,125.79 | 914.78 |

2. The Category of Doubtful Assets will be as under:

| Period for which the assets has been considered as doubtful | Category |
|---|---|
| Up to one year | Category-I |
| One to three years | Category-II |
| More than three years | Category-III |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxii) Draw Down from Reserves

No draw down made from the Statutory Reserves during the year (Previous Year Rs. Nil) have been made by the Company.

### (xxiii) Concentration of Public Deposits, Advances, Exposures and NPAs

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

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Total Deposit of twenty largest depositors | NA | NA |
| % of deposits to twenty largest depositors to total Deposits of the HFC | NA | NA |

#### Concentration of Loans & Advances

| Particular | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Total Loans & Advances to twenty largest borrowers | 3,309.52 | 3,518.23 |
| % of Loans & Advances to twenty largest borrowers to total advances of the HFC | 10.20% | 11.36% |

#### Concentration of all exposure (including off-balance sheet exposure)

| Particular | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Total exposures to twenty largest borrowers / customers | 4,389.08 | 4,068.61 |
| Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers | 12.13% | 12.52% |

#### Concentration of NPAs (Stage III loans)

| Particular | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Total exposures to top ten NPAs | 114.37 | 100.76 |

#### Sector-wise NPAs (Stage III loans)

| SL No. | Sector | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| A. | **Housing Loans:** | | |
| | 1 Individual | 2.55% | 1.77% |
| | 2 Builders / Project Loans | 0.00% | 0.00% |
| | 3 Corporates | 0.00% | 0.00% |
| | 4 Other (HUF & Partnership Firm) | 2.61% | 2.32% |
| B. | **Non-Housing Loans:** | | |
| | 1 Individual | 2.58% | 1.51% |
| | 2 Builders / Project Loans | 0.00% | 0.00% |
| | 3 Corporates | 1.38% | 0.96% |
| | 4 Other (HUF & Partnership Firm) | 0.43% | 0.00% |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxiv) Movements of NPAs (Stage III loans)

The following table sets forth, for the periods indicated, the details of movement of gross Non-performing assets (NPAs), net NPAs and provision

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| **i) Net NPAs to net advances (%)** | 1.77% | 1.19% |
| **ii) Movement of Gross NPAs** | | |
| a) Opening balance | 452.76 | 587.53 |
| b) Additions during the year | 794.05 | 710.44 |
| c) Reductions during the year | (541.33) | (845.21) |
| d) Closing balance | 705.47 | 452.76 |
| **iii) Movement of net NPAs** | | |
| a) Opening balance | 370.19 | 449.46 |
| b) Additions during the year | 621.99 | 527.58 |
| c) Reductions during the year | (420.63) | (606.85) |
| d) Closing balance | 571.54 | 370.19 |
| **iv) Movement of provisions for NPAs** | | |
| a) Opening balance | 82.57 | 138.07 |
| b) Provisions made during the year | 172.06 | 182.86 |
| c) Write-off/write-back of excess provisions | (120.70) | (238.36) |
| d) Closing balance | 133.93 | 82.57 |

### (xxv) Asset liability management

**Maturity pattern of certain items of assets and liabilities**

**As at March 31, 2025**

| 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 upto 6 months | Over 6 months upto 1 year | Over 1 year upto 3 years | Over 3 years upto 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Liabilities** | | | | | | | | | | | |
| Deposits | - | - | - | - | - | - | - | - | - | - | - |
| Borrowings from Bank | - | - | 128.07 | 102.07 | 285.28 | 634.31 | 1,214.01 | 4,549.36 | 1,702.83 | 213.21 | 8,829.14 |
| Market Borrowing | - | 568.67 | 984.04 | 500.00 | - | 172.85 | 191.00 | 6,147.19 | 2,334.99 | 898.50 | 11,797.24 |
| Foreign Currency Liabilities | - | - | - | - | - | - | - | - | - | - | - |
| **Assets** | | | | | | | | | | | |
| Gross Advances | 174.80 | 76.16 | 498.67 | 468.55 | 675.27 | 1,510.46 | 3,066.66 | 10,556.47 | 1,892.52 | 13,517.22 | 32,436.78 |
| Investments* | - | - | 8.04 | 7.80 | 7.58 | 21.43 | 37.56 | 837.24 | 324.52 | 278.04 | 1,522.21 |
| Foreign Currency Assets | - | - | - | - | - | - | - | - | - | - | - |

*Includes Securities held for trading

In computing the above information, certain estimates assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the regulator.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**As at March 31, 2024**

| 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 upto 6 months | Over 6 months upto 1 year | Over 1 year upto 3 years | Over 3 years upto 5 years | Over 5 years | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Liabilities** | | | | | | | | | | | |
| Deposits | - | - | - | - | - | - | - | - | - | - | - |
| Borrowings from Bank | - | - | 7.41 | 7.41 | 186.62 | 458.65 | 1,579.27 | 2,797.17 | 1,456.60 | 217.67 | 6,710.79 |
| Market Borrowing | - | 929.11 | - | - | - | - | - | 6,232.50 | 2,570.74 | 421.60 | 10,153.96 |
| Foreign Currency Liabilities | - | - | - | - | - | - | - | - | - | - | - |
| **Assets** | | | | | | | | | | | |
| Gross Advances | 2,300.77 | 71.88 | 504.57 | 409.68 | 609.40 | 1,334.99 | 2,518.45 | 8,742.79 | 2,066.49 | 12,412.26 | 30,971.28 |
| Investments* | - | - | 13.05 | 11.56 | 21.18 | 31.31 | 53.78 | 132.13 | 189.84 | 1,314.43 | 1,767.30 |
| Foreign Currency Assets | - | - | - | - | - | - | - | - | - | - | - |

*Includes Securities held for trading

In computing the above information, certain estimates assumptions and adjustments have been made by the management which are consistent with the guidelines provided by the regulator.

### (xxvi) Details of ratings assigned by credit rating agencies and migration of ratings during the year

**As at March 31, 2025**

| Instrument Category | ICRA | CARE | Brickworks | CRISIL | ACUITE |
|---|---|---|---|---|---|
| i) Long Term Instruments : | | | | | |
| Rating | ICRA A+/ Stable | CARE A/ Stable | BWR A+ and A/Rating watch with negative implications | CRISIL A+/ Stable | ACUITE A+/ Rating watch with negative implications |
| Amount | 33,200.30 | 12,960.00 | 6,500.00 | 42,092.70 | 5,000.00 |
| ii) Short Term Instruments : | | | | | |
| Rating | NA | NA | NA | CRISIL A1+ | NA |
| Amount | NA | NA | NA | 2,500.00 | NA |
| Migration during the year | Outlook Change^ | No Change | Downgrade* | No Change | Outlook Change # |

^ Ratings reaffirmed, removed from Watch with Negative Implications and Stable outlook assigned

*Downgraded and placed on Rating Watch

#Ratings reaffirmed, removed from Stable outlook and Watch with Negative Implications assigned.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**As at March 31, 2024**

| Instrument Category | ICRA | CARE | Brickworks | CRISIL | ACUITE |
|---|---|---|---|---|---|
| i) Long Term Instruments : | | | | | |
| Rating | ICRA A+/placed on rating watch with negative implications | CARE A/ Stable | BWR AA- and A+/Negative | CRISIL A+/ Stable | ACUITE A+/Stable |
| Amount | 38,700.30 | 18,960.00 | 6,500.00 | 37,609.00 | 5,000.00 |
| ii) Short Term Instruments : | | | | | |
| Rating | NA | CARE A1 | NA | CRISIL A1+ | NA |
| Amount | NA | 2,500.00 | NA | 2,500.00 | NA |
| Migration during the year | No change | Downgrade | No change | Downgrade | Downgrade |

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxvii) Disclosure of Restructured Accounts (as required by RBI guidelines under reference DNBS. CO. PD. No. 367 / 03.10.01 / 2013-14 dated January 23, 2014 read with RBI circular RBI/2019-20/160 DOR.No.BP.BC.34/21.04.048/2019-20 dated February 11, 2020 & RBI/2020-21/17 DOR.No.BP.BC/4/21.04.048/2020-21 dated August 6, 2020).

**As at March 31, 2025**

| Sl No | Type of Restructuring / Asset Classification / Details | | Under CDR Mechanism | | | | | Under SME Debt Restructuring Mechanism | | | | | Others | | | | | Total | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total |
| 1 | Restructured accounts as on 1st April, 2024 (Opening figures) (refer note below) | No. of borrowers | - | - | - | - | - | - | - | - | - | - | 260 | 13 | 8 | - | 281 | 260 | 13 | 8 | - | 281 |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | 700.24 | 26.29 | 23.85 | - | 750.38 | 700.24 | 26.29 | 23.85 | - | 750.38 |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | 65.84 | 3.35 | 5.63 | - | 74.82 | 65.84 | 3.35 | 5.63 | - | 74.82 |
| 2 | Fresh restructuring during the year | No. of borrowers | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 | Upgradations of restructured accounts to Standard category | No. of borrowers | - | - | - | - | - | - | - | - | - | - | 4 | (4) | - | - | - | 4 | (4) | - | - | - |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | 11.18 | (11.18) | - | - | - | 11.18 | (11.18) | - | - | - |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | 1.48 | (1.48) | - | - | - | 1.48 | (1.48) | - | - | - |
| | | 5% new provision on standard assets | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 4 | Restructured advances which ceases to attract higher provisioning and/ or additional risk weight at the end of the financial year and hence need not be shown as restructured standard advances at the beginning of the next financial year | No. of borrowers | - | - | - | - | - | - | - | - | - | - | (25) | (2) | (2) | - | (29) | (25) | (2) | (2) | - | (29) |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | (63.79) | (4.90) | (4.17) | - | (72.86) | (63.79) | (4.90) | (4.17) | - | (72.86) |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | (4.82) | 0.69 | 2.06 | - | (2.08) | (4.82) | 0.69 | 2.06 | - | (2.08) |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Sl No | Type of Restructuring / Asset Classification / Details | | Under CDR Mechanism | | | | | Under SME Debt Restructuring Mechanism | | | | | Others | | | | | Total | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total |
| 5 | Downgradations of restructured accounts during the FY | No. of borrowers | - | - | - | - | - | - | - | - | - | - | (17) | 11 | 6 | - | - | (17) | 11 | 6 | - | - |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | (45.77) | 37.82 | 7.95 | - | - | (45.77) | 37.82 | 7.95 | - | - |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | (4.49) | 3.46 | 1.02 | - | 0.00 | (4.49) | 3.46 | 1.02 | - | 0.00 |
| 6 | Write-offs of restructured accounts during the FY 24-25 | No. of borrowers | - | - | - | - | - | - | - | - | - | - | (4) | (1) | (1) | - | (6) | (4) | (1) | (1) | - | (6) |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | (16.53) | (4.38) | (1.92) | - | (22.83) | (16.53) | (4.38) | (1.92) | - | (22.83) |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | (1.65) | (0.56) | (0.48) | - | (2.69) | (1.65) | (0.56) | (0.48) | - | (2.69) |
| 7 | Restructured accounts as on 31st Mar, 2025 (Closing figures) | No. of borrowers | - | - | - | - | - | - | - | - | - | - | 218 | 17 | 11 | - | 246 | 218 | 17 | 11 | - | 246 |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | 585.33 | 43.65 | 25.71 | - | 654.69 | 585.33 | 43.65 | 25.71 | - | 654.69 |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | 56.35 | 5.46 | 8.23 | - | 70.05 | 56.35 | 5.46 | 8.23 | - | 70.05 |

**Note :**

Excluding the figures of Standard Restructured Advances which do not attract higher provisioning or risk weight (if applicable).

**As at March 31, 2024**

| Sl No | Type of Restructuring / Asset Classification / Details | | Under CDR Mechanism | | | | | Under SME Debt Restructuring Mechanism | | | | | Others | | | | | Total | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total |
| 1 | Restructured accounts as on 1st April, 2023 (Opening figures) (refer note) | No. of borrowers | - | - | - | - | - | - | - | - | - | - | 325 | 24 | 7 | - | 356 | 325 | 24 | 7 | - | 356 |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | 966.06 | 98.61 | 40.98 | - | 1,105.65 | 966.06 | 98.61 | 40.98 | - | 1,105.65 |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | 91.51 | 19.61 | 8.69 | - | 119.81 | 91.51 | 19.61 | 8.69 | - | 119.81 |

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Sl No | Type of Restructuring / Asset Classification Details | | Under CDR Mechanism | | | | | Under SME Debt Restructuring Mechanism | | | | | Others | | | | | Total | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total |
| 2 | Fresh restructuring during the year | No. of borrowers | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 3 | Upgradations of restructured accounts to Standard category | No. of borrowers | - | - | - | - | - | - | - | - | - | - | 7 | (7) | - | - | - | 7 | (7) | - | - | - |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | 6.05 | (6.05) | - | - | 0.00 | 6.05 | (6.05) | - | - | 0.00 |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | 0.58 | (0.58) | - | - | (0.00) | 0.58 | (0.58) | - | - | -0.00 |
| | | 5% new provision on standard assets | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 4 | Restructured advances which ceases to attract higher provisioning and/ or additional risk weight at the end of the financial year and hence need not be shown as restructured standard advances at the beginning of the next financial year | No. of borrowers | - | - | - | - | - | - | - | - | - | - | (1) | 3 | 3 | - | 5 | (1) | 3 | 3 | - | 5 |
| | | Amount outstanding | - | - | | - | | | - | - | - | - | (29.94) | (3.07) | 6.86 | - | (26.15) | (29.94) | (3.07) | 6.86 | - | (26.15) |
| | | Provision thereon | - | - | - | - | | | - | - | - | - | (0.27) | 4.88 | 2.60 | - | 7.20 | (0.27) | 4.88 | 2.60 | - | 7.20 |
| 5 | Downgradations of restructured accounts during the FY | No. of borrowers | - | - | - | - | - | - | - | - | - | - | (11) | 5 | 6 | - | - | (11) | 5 | 6 | - | - |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | (21.79) | (5.96) | 27.75 | - | (0.00) | (21.79) | (5.96) | 27.75 | - | (0.00) |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | (4.92) | (6.75) | 11.67 | - | 0.00 | (4.92) | (6.75) | 11.67 | - | 0.00 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Sl No | Type of Restructuring / Asset Classification Details | | Under CDR Mechanism | | | | | Under SME Debt Restructuring Mechanism | | | | | Others | | | | | Total | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total | Standard | Sub-standard | Doubtful | Loss | Total |
| 6 | Write-offs of restructured accounts during the FY 23-24. | No. of borrowers | - | - | - | - | - | - | - | - | - | - | (60) | (12) | (8) | - | (80) | (60) | (12) | (8) | - | (80) |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | (220.14) | (53.83) | (43.65) | - | (317.62) | (220.14) | (53.83) | (43.65) | - | (317.62) |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | (21.06) | (10.39) | (9.25) | - | (40.70) | (21.06) | (10.39) | (9.25) | - | (40.70) |
| 7 | Restructured accounts as on 31st Mar, 2024 (Closing figures) | No. of borrowers | - | - | - | - | - | - | - | - | - | - | 260 | 13 | 8 | - | 281 | 260 | 13 | 8 | - | 281 |
| | | Amount outstanding | - | - | - | - | - | - | - | - | - | - | 700.24 | 26.29 | 23.85 | - | 750.38 | 700.24 | 26.29 | 23.85 | - | 750.38 |
| | | Provision thereon | - | - | - | - | - | - | - | - | - | - | 65.84 | 3.35 | 5.63 | - | 74.82 | 65.84 | 3.35 | 5.63 | - | 74.82 |

**Note :**

Excluding the figures of Standard Restructured Advances which do not attract higher provisioning or risk weight (if applicable).

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxviii) Note to the balance sheet of a non-deposit taking Housing Finance Company - Annexure -III .

| Particulars | Amount outstanding | | Amount overdue | |
|---|---|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 |
| **Liabilities side:** | | | | |
| 1) Loans and advances availed by HFC inclusive of interest accrued thereon but not paid | | | | |
| a) Debentures: | | | | |
| (other than those falling within the meaning of Public deposit) | | | | |
| (i) Secured | 11,288.61 | 9,645.18 | - | - |
| (ii) Unsecured | 508.63 | 508.78 | - | - |
| b) Deferred credits | - | - | - | - |
| c) Term loans | 8,829.14 | 6,710.79 | - | - |
| d) Inter-corporate loans and borrowing | - | - | - | - |
| e) Commercial paper | - | - | - | - |
| f) Other loans | - | - | - | - |
| (i) Loan from related parties | - | - | - | - |
| (ii) Bank overdraft | - | - | - | - |
| **Assets side:** | | | | |
| 2) Break up of loans and advances including bills receivables | | | | |
| (other than those included in (3) below) | | | | |
| a) Secured | 32,414.18 | 30,929.07 | - | - |
| b) Unsecured | 22.60 | 42.21 | - | - |
| 3) Break up of leased assets and stock on hire and other assets counting towards AFC activities | | | | |
| a) Lease assets including lease rentals under sundry debtors: | | | | |
| (i) Financial lease | - | - | - | - |
| (ii) Operating lease | - | - | - | - |
| b) Stock on hire including hire charges under sundry debtors | | | | |
| (i) Assets on hire | - | - | - | - |
| (ii) Repossessed assets | - | - | - | - |
| c) Other loans counting towards asset financing Company activities | | | | |
| (i) Loans where assets have been repossessed | - | - | - | - |
| (ii) Other loans | - | - | - | - |
| 4) Break up of investments | | | | |
| Current investments: | | | | |
| a) Quoted: | | | | |
| (i) Shares: Equity | - | - | - | - |
| Preference | - | - | - | - |
| (ii) Debentures and bonds | - | - | - | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Particulars | Amount outstanding | | Amount overdue | |
|---|---|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 |
| (iii) Units of mutual funds | - | - | - | - |
| (iv) Government securities | - | - | - | - |
| (v) Others | - | - | - | - |
| b) Unquoted: | | | | |
| (i) Shares: Equity | - | - | - | - |
| Preference | - | - | - | - |
| (ii) Debentures and bonds | - | - | - | - |
| (iii) Units of mutual funds | - | - | - | - |
| (iv) Government securities | - | - | - | - |
| (v) Others | - | - | - | - |
| Long-term investments (net of provision) | | | | |
| a) Quoted: | | | | |
| (i) Shares: Equity | - | - | - | - |
| Preference | - | - | - | - |
| (ii) Debentures and bonds | 141.86 | 141.72 | - | - |
| (iii) Units of mutual funds | - | - | - | - |
| (iv) Government securities | - | - | - | - |
| (v) Others | - | - | - | - |
| b) Unquoted: | | | | |
| (i) Shares: Equity | 0.10 | - | - | - |
| Preference | - | - | - | - |
| (ii) Debentures and bonds | - | - | - | - |
| (iii) Units of mutual funds | 218.09 | 127.41 | - | - |
| (iv) Government securities | - | - | - | - |
| (v) Others : Pass through certificates | 276.28 | 356.80 | - | - |
| Security receipts | 885.89 | 1,141.37 | - | - |

5) Borrower group-wise classification of assets financed as in (2) and (3) above

| Particulars | Amount net of provisions | | | | | |
|---|---|---|---|---|---|---|
| | Secured | | Unsecured | | Total | |
| | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 |
| 1. Related parties | | | | | | |
| (a) Subsidiaries | - | - | - | - | - | - |
| (b) Companies in the same group | - | - | 22.60 | 42.21 | 22.60 | 42.21 |
| (c) Other related parties | - | - | - | - | - | - |
| 2. Other than related parties | 32,065.82 | 30,647.74 | - | - | 32,065.82 | 30,647.74 |
| **TOTAL** | **32,065.82** | **30,647.74** | **22.60** | **42.21** | **32,088.42** | **30,689.95** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

6) Investor group-wise classification of all investments (current and long-term) in shares and securities (both quoted and unquoted)

| Particulars | Amount outstanding | | Amount overdue | |
|---|---|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 | As at March 31, 2025 | As at March 31, 2024 |
| **1) Related parties** | | | | |
| (a) Subsidiaries | - | - | - | - |
| (b) Companies in the same group | 675.17 | 897.84 | 675.17 | 897.84 |
| (c) Other related parties | - | - | - | - |
| **2) Other than related parties** | 847.04 | 869.46 | 847.04 | 869.46 |
| **TOTAL** | **1,522.21** | **1,767.30** | **1,522.21** | **1,767.30** |

7) Other information

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| a) Gross non-performing assets | | |
| 1) Related parties | - | - |
| 2) Other than related parties | 705.47 | 452.76 |
| b) Net non-performing assets | | |
| 1) Related parties | - | - |
| 2) Other than related parties | 571.54 | 370.19 |
| c) Assets acquired in satisfaction of debt* | 21.61 | 22.72 |

*No new assets has been acquired during the FY 2024-25.

### (xxix) Disclosure on liquidity risk

Public Disclosure on Liquidity Risk as per Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 (updated as on February 27, 2025).

#### a) Funding Concentration based on significant counterparty (both deposits and borrowings)

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Number of significant counterparties* | 10 | 10 |
| Amount of borrowings from significant counterparties | 11,452.20 | 9,131.11 |
| % of Total deposits | NA | NA |
| % of Total liabilities** | 35.53% | 30.95% |

* "Significant counterparty" is defined as a single counterparty or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the HFC's total liabilities.

** "Total liabilities " refers to total external liabilities (i.e. excluding total equity).

#### b) Top 20 large deposits

The Company being a Systemically Important Non-Deposit taking Housing Finance Company registered with National Housing Bank, does not accept public deposits.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### c) Top 10 Borrowings

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Amount of Borrowings from top 10 lenders | 11,452.20 | 9,131.11 |
| % of Total Borrowings | 36.52% | 31.85% |

### d) Funding Concentration based on significant instrument/product*

| Particulars | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Amount | % of Total Liabilities** | Amount | % of Total Liabilities** |
| **Market Borrowings** | | | | |
| Non Convertible Debentures | 11,288.61 | 35.02% | 9,645.18 | 32.69% |
| Sub-ordinated Debentures | 508.63 | 1.58% | 508.78 | 1.72% |
| **Other Borrowings** | | | | |
| Term Loans | 8,829.14 | 27.39% | 6,710.79 | 22.75% |
| Working Capital Demand Loan | - | - | - | - |
| Securitisation Liability | 10,731.08 | 33.29% | 11,802.82 | 40.01% |

* "significant instrument/product" is defined as a single instrument/product of group of similar instruments/products which in aggregate amount to more than 1% of the HFC's total liabilities.

** "Total liabilities " refers to total external liabilities (i.e. excluding total equity).

### e) Stock Ratios

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Commercial papers as a % of total public funds* | 0.00% | 0.00% |
| Commercial papers as a % of total liabilities | 0.00% | 0.00% |
| Commercial papers as a % of total assets | 0.00% | 0.00% |
| Non-convertible debentures (original maturity of less than one year) as a % of total public funds | 0.00% | 0.00% |
| Non-convertible debentures (original maturity of less than one year) as a % of total liabilities | 0.00% | 0.00% |
| Non-convertible debentures (original maturity of less than one year) as a % of total assets | 0.00% | 0.00% |
| Other short-term liabilities**, if any as a % of total public funds | 0.00% | 0.00% |
| Other short-term liabilities**, if any as a % of total liabilities | 0.00% | 0.00% |
| Other short-term liabilities**, if any as a % of total assets | 0.00% | 0.00% |

* "Total public funds" refers to the aggregate of Debt securities, Borrowing other than debt securities and Subordinated liabilities.

** "Other short-term liabilities" refers to the borrowing in short term in nature..

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### f) Institutional set-up for liquidity risk management

The Board of Directors of the Company has constituted the Asset Liability Management Committee and the Risk Management Committee.

The Asset Liability Management Committee/ Risk Management Committee, inter alia –

* Implement and administer guidelines on Asset-Liability Management approved by the Board and its revision if any;

* Monitor the asset liability gap and overcome the asset-liability mismatches, interest risk exposure, etc.; Strategize action to mitigate risk associated with the asset liability gap;

*Guides in developing risk management policies and procedures and monitor adherence to various risk parameters and prudential limits; review the risk monitoring system and ensure effective risk management; and

The Company has a Liquidity Contingency plan in place to ensure various liquidity parameters are defined and tracked regularly. Liquidity Management Team is provided with update on expected liquidity shortfalls in Normal as well as Stress scenario

The Company has ensured maintenance of a Liquidity Cushion in the form of cash balance, Liquid debt mutual Fund schemes, bank fixed deposits and undrawn cash credit limits etc. These assets carry minimal credit risk and can be liquidated in a very short period. A comfortable liquidity cushion is maintained of the borrowings. These would be to take care of immediate obligations while continuing to honour our commitments as a going concern.

There are available lines of credit Rs 330 millions from NHB Refinance which are drawable on notice which further augment the available sources of funds.

## (xxx) Prudential Floor for ECL

### As at March 31, 2025

Housing Finance Companies (NBFC-HFC) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109. The impairment allowances under Ind AS 109 made by the Company higher than the total provision required under IRACP (including standard asset provisioning), as at March 31, 2025 and accordingly, no amount is required to be transferred to impairment reserve.

| Asset Classification as per RBI Norms | Asset classification as per Ind AS 109 | Gross Carrying Amount as per Ind AS | Loss Allowances (Provisions) as required under Ind AS 109 | Net Carrying Amount | Provisions required as per IRACP norms | Difference between Ind AS 109 provisions and IRACP norms |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 = 3 - 4 | 6 | 7 = 4 - 6 |
| **Performing Assets** | | | | | | |
| Standard | Stage 1 | 29,860.39 | 55.04 | 29,805.35 | 132.59 | (77.55) |
| | Stage 2 | 1,870.92 | 131.53 | 1,739.39 | 62.55 | 68.98 |
| **Subtotal** | | **31,731.31** | **186.57** | **31,544.75** | **195.14** | **(8.57)** |
| **Non-Performing Assets (NPA)** | | | | | | |
| Substandard | Stage 3 | 477.65 | 61.14 | 416.51 | 71.65 | (10.51) |
| Doubtful - up to 1 year | Stage 3 | 158.65 | 36.92 | 121.73 | 39.66 | (2.74) |
| 1 to 3 years | Stage 3 | 51.45 | 18.34 | 33.12 | 20.58 | (2.24) |
| More than 3 years | Stage 3 | 15.69 | 15.51 | - | 15.69 | - |
| Subtotal for doubtful | | 225.80 | 70.77 | 154.85 | 75.94 | (4.99) |
| Loss | Stage 3 | 2.02 | 2.02 | - | 2.02 | - |
| **Subtotal for NPA** | | **705.47** | **133.93** | **571.36** | **149.60** | **(15.49)** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| 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 |
| 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 | 4,141.24 | 27.49 | 4,113.75 | - | 27.49 |
| | Stage 2 | 3.33 | 0.37 | 2.96 | - | 0.37 |
| | Stage 3 | - | - | - | - | - |
| **Subtotal** | | **4,144.57** | **27.86** | **4,116.71** | **-** | **27.86** |
| **Total** | Stage 1 | **34,001.63** | **82.53** | **33,919.10** | **132.59** | **(50.06)** |
| | Stage 2 | **1,874.24** | **131.90** | **1,742.34** | **62.55** | **69.34** |
| | Stage 3 | **705.47** | **133.93** | **571.54** | **149.60** | **(15.67)** |
| | **Total** | **36,581.35** | **348.36** | **36,232.99** | **344.74** | **3.61** |

**As at March 31, 2024**

Housing Finance Companies (NBFC-HFC) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109. The impairment allowances under Ind AS 109 made by the Company higher than the total provision required under IRACP (including standard asset provisioning), as at March 31, 2024 and accordingly, no amount is required to be transferred to impairment reserve.

| Asset Classification as per RBI Norms | Asset classification as per Ind AS 109 | Gross Carrying Amount as per Ind AS | Loss Allowances (Provisions) as required under Ind AS 109 | Net Carrying Amount | Provisions required as per IRACP norms | Difference between Ind AS 109 provisions and IRACP norms |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 = 3 - 4 | 6 | 7 = 4 - 6 |
| **Performing Assets** | | | | | | |
| Standard | Stage 1 | 28,842.35 | 67.00 | 28,775.35 | 109.55 | (42.55) |
| | Stage 2 | 1,676.17 | 116.32 | 1,559.85 | 72.43 | 43.89 |
| **Subtotal** | | **30,518.52** | **183.32** | **30,335.20** | **181.98** | **1.34** |
| **Non-Performing Assets (NPA)** | | | | | | |
| Substandard | Stage 3 | 312.16 | 40.37 | 271.80 | 46.80 | (6.44) |
| Doubtful - up to 1 year | Stage 3 | 85.41 | 20.82 | 64.59 | 21.21 | (0.39) |
| 1 to 3 years | Stage 3 | 53.14 | 19.33 | 33.81 | 20.78 | (1.45) |
| More than 3 years | Stage 3 | - | - | - | - | - |
| **Subtotal for doubtful** | | **138.55** | **40.15** | **98.40** | **41.99** | **(1.84)** |
| Loss | Stage 3 | 2.05 | 2.05 | - | 2.05 | - |
| **Subtotal for NPA** | | **452.76** | **82.57** | **370.20** | **90.84** | **(8.28)** |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| 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 |
| Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms | Stage 1 | 1,749.87 | 15.28 | 1,734.59 | - | 15.28 |
| | Stage 2 | 2.99 | 0.17 | 2.82 | - | 0.17 |
| | Stage 3 | - | - | - | - | - |
| **Subtotal** | | **1,752.86** | **15.45** | **1,737.41** | **-** | **15.45** |
| **Total** | Stage 1 | 30,592.22 | 82.28 | 30,509.94 | 109.55 | (27.27) |
| | Stage 2 | 1,679.16 | 116.49 | 1,562.67 | 72.43 | 44.06 |
| | Stage 3 | 452.76 | 82.57 | 370.20 | 90.84 | (8.28) |
| | **Total** | **32,724.14** | **281.33** | **32,442.81** | **272.82** | **8.50** |

### (xxxi).Overseas Assets

The Company do not hold any Overseas Assets; (Previous Year Nil).

### (xxxii). Off-balance Sheet SPVs sponsored - None (Previous Year: None)

### (xxxiii) Disclosure of complaints

#### a) Customer complaints

| Particulars | | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|---|
| 1 | No. of complaints pending at the beginning of the year | 0 | 1 |
| 2 | No. of complaints received during the year | 232 | 564 |
| 3 | No. of complaints disposed during the year | 226 | 565 |
| | 3.1 Of which, number of complaints rejected by NBFC/HFC | | |
| 4 | No. of complaints pending at the end of the year | 6 | 0 |
| | Maintainable complaints received by the NBFC/HFC from Office of Ombudsman | | |
| 5.* | Number of maintainable complaints received by the HFC from Office of Ombudsman | NA | NA |
| | 5.1 Of 5, number of complaints resolved in favour of the HFC by Office of Ombudsman | NA | NA |
| | 5.2 Of 5, number of complaints resolved through conciliation/ mediation/advisories issued by Office of Ombudsman | NA | NA |
| | 5.3 Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC | NA | NA |
| 6.* | Number of Awards unimplemented within the stipulated time (other than those appealed) | NA | NA |

**Note:** Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman (NHB) 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"

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### b) Top five grounds of complaints received by the NBFCs from customers

**March 31, 2025**

| 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 |
| Ground - 10 | | | | | |
| Ground - 10) A)** | 0 | 30 | 233.33% | 6 | 0 |
| Ground - 10) B)** | 0 | 1 | (80.00%) | 0 | 0 |
| Ground - 10) C)** | 0 | 2 | 100.00% | 0 | 0 |
| Levy Of Foreclosure Charges | 0 | 5 | 25.00% | 0 | 0 |
| **Total** | | | | | |

**March 31, 2024**

| 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 |
| Ground - 10 | | | | | |
| Ground - 10 (A)** | 0 | 9 | (40.00%) | 0 | 0 |
| Ground - 10 (B)** | 0 | 5 | (29.00%) | 0 | 0 |
| Ground - 10 (C)** | 0 | 1 | 50.00% | 0 | 0 |
| Levy Of Foreclosure Charges | 0 | 4 | 40.00% | 0 | 0 |
| **Total** | | | | | |

**The list of grounds of complaints**

| | | | |
|---|---|---|---|
| 1. Credit Cards | 2. Difficulty in operation of accounts | 3. Mis-selling | 4. Recovery Agents/ Direct Sales Agents |
| 5. Loans and advances | 6. Levy of charges without prior notice/ excessive charges/ foreclosure charges | 7. Non-observance of fair practices code | 8. Staff behaviour |
| 9. Facilities for customers visiting the office/ adherence to prescribed working hours, etc. | | 10. Others** | |

**Note:-** The above prescribed grounds are not applicable for Nido Home Finance Limited (Formerly known as Edelweiss Housing Finance Limited)

** Ground 10 (A) - Collections & Legal Related

Ground 10 (B) - Government Scheme-PMAY Subsidy

Ground 10 (C) - Government Scheme-Covid Moratorium

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxxiv) Company Information

The Company has its operations in India and it does not have any joint venture partners with regard to Joint ventures and overseas subsidiaries as at and for the year ended March 31, 2025 and March 31, 2024.

### (xxxv) Details of transaction with non executive directors

| | Nature of Transaction | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|---|
| Mr. Gautam Chatterjee | Sitting fees | 1.40 | 0.90 |
| Mr. Biswamohan Mahapatra | Sitting fees | 0.60 | 1.00 |
| Mr. Vinod Juneja | Sitting fees | 0.25 | - |
| Mr. Sunil Phatarphekar | Sitting fees | 1.10 | 0.90 |

**(xxxvi) Registration/License obtained from other financial sector regulators -** The Company is acting as corporate agent (composite) for insurance business. It has obtained license form Insurance Regulatory and Development Authority of India (IRDAI) (Registration no CA0905) dated February 09, 2024.

**(xxxvii) The Company has not postponed revenue recognition on any item during the current year** (Previous year Nil).

**(xxxviii) Disclosure of penalties imposed by NHB/RBI and other regulators -** Reserve Bank of India has imposed a penalty of Rs. 0.50 million on August 12, 2024 (Previous Year Rs. 0.16 million). Also SEBI fine Nil for current year (Previous year Rs. 0.01 million).

### (xxxix) Details of Resolution plan implemented under the Resolution Framework for COVID-19 related stress as per circular dated August 6, 2020.

| Grounds of complaints, (i.e. complaints relating to) | (A) Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year | (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 | 63.90 | 12.03 | - | 0.58 | 51.29 |
| Corporate persons* | - | - | - | - | - |
| Of which, MSMEs | - | - | - | - | - |
| Others | - | - | - | - | - |
| **Total** | **63.90** | **12.03** | **-** | **0.58** | **51.29** |

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

**(xxxx)** The amount due and outstanding to be credited to Investor Education and Protection Fund as at March 31, 2025 is Rs. 0.00 million (Previous Year Nil)

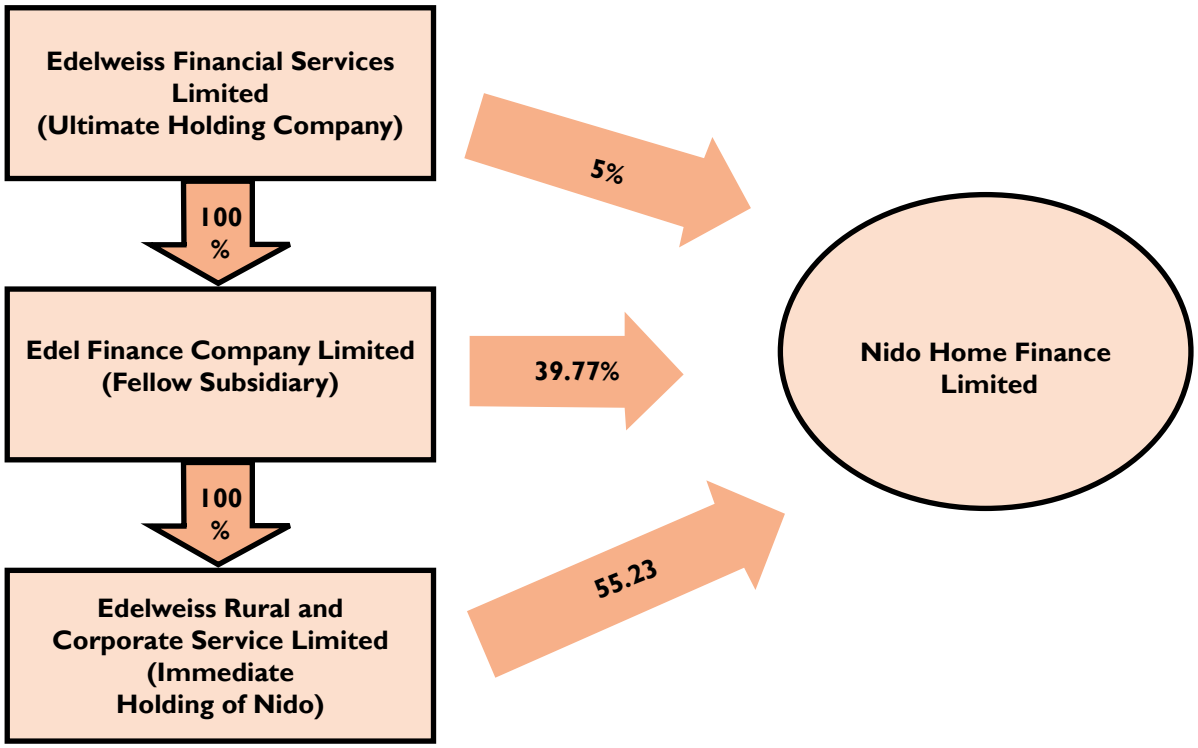
# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**(xxxxi)** Diagrammatic representation of group structure given below:




### List of related parties and relationship:

Name of related parties by whom control is exercised :

| | |
|---|---|
| Ultimate Holding Company | Edelweiss Financial Services Limited |
| Holding Company | Edelweiss Rural & Corporate Services Limited |
| Fellow Subsidiaries | ECap Securities & Investments Limited (formerly known as ECap Equities Limited w.e.f May 10, 2022) |
| (with whom transactions have taken place) | ECL Finance Limited |
| | Edelweiss Asset Reconstruction Company Limited |
| | Edelweiss Asset Reconstruction Company Limited Trust |
| | EARC Trust SC 401 |
| | EARC Trust SC 418 |
| | EARC Trust SC 447 |
| | EARC Trust SC 451 |
| | EARC Trust SC 459 |
| | EARC Trust SC 445 |
| | ECap Equities Limited |
| | Edelweiss Retail Finance Limited |
| | Zuno General Insurance Limited |
| | EdelGive Foundation |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| | |
|---|---|
| | Edel Investments Limited |
| | Edelweiss Life Insurance Company Limited (formerly known as Edelweiss Tokio Life Insurance Company Limited w.e.f May 28, 2024) |
| | Edelweiss Alternative Asset Advisors Limited |
| | Edel Finance Company Limited |
| Independent Director | Mr. Gautam Chatterjee |
| | Mr. Sunil Phatarphekar |
| | Mr.Vinod Juneja (w.e.f October 22, 2024) |
| | Mr. Biswamohan Mahapatra (Resigned w.e f August 09, 2024) |
| Key Management Personnel (with whom transactions have taken place) | Mr. Deepak Mittal (Resigned w.e.f January 30,2025) |
| | Ms. Shama Asnani |
| | Mr. Rajat Avasthi (MD & CEO) (w.e.f. September 23, 2020) |
| | Mr. Tushar Kotecha (Chief Finance Officer) (Resigned w.e f February 13, 2024) |
| | Mr. Girish Manik (Company Secretary) (Resigned w.e f February, 12, 2024) |
| | Ms Kiran Agarwal Todi (Chief Finance Officer) (w.e f March 21, 2024) |
| | Ms Archana Nadgouda (Company Secretary) (w.e f March 22, 2024) |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxxxii) (a) Composition of the Board

**As at March 31, 2025**

| SL No. | Name of Directors | Director Since | Capacity (i.e. Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | DIN | Number of Board Meetings | | No. of other Director Ships $ | Remuneration | | | No.of shares held in and convertible instruments held in the NBFC |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Held | Attended | | Salary and other Compensation | Sitting fee | Commission | |
| 1 | Mr. Rajat Avasthi | 23-09-2020 | MD&CEO | 07969623 | 7 | 7 | 0 | 34.22 | - | - | - |
| 2 | Mr. Gautam Chatterjee | 16-09-2021 | Independent Director-Chairperson | 02464197 | 7 | 7 | 0 | - | 1.40 | 1.00 | - |
| 3 | Mr. Biswamohan Mahapatra | 29-10-2020 | Independent Director-Chairperson | 06990345 | 4 | 3 | 0 | - | 0.60 | 1.00 | - |
| 4 | Mr. Sunil Phatarphekar | 13-04-2020 | Independent Director | 00005164 | 7 | 6 | 3 | - | 1.10 | 1.00 | - |
| 5 | Dr.Vinod Juneja | 22-10-2024 | Independent Director | 00044311 | 2 | 2 | 4 | - | 0.25 | - | - |
| 6 | Ms. Shama Asnani | 25-01-2023 | Non Executive Director | 09774021 | 7 | 7 | 1 | - | - | - | - |
| 7 | Mr. Deepak Mittal | 14-10-2019 | Non Executive Director | 00010337 | 7 | 7 | 0 | - | - | - | - |

$ Only Directorships of public limited companies incorporated in India have been considered and excludes private limited companies, section 8 companies and foreign companies

# Commission for FY 2023-24 was paid in current financial year

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**As at March 31, 2024**

| SL No. | Name of Directors | Director Since | Capacity (i.e. Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | DIN | Number of Board Meetings | | No. of other Director Ships $ | Remuneration | | | No.of shares held in and convertible instruments held in the NBFC |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Held | Attended | | Salary and other Compensation | Sitting fee | Commission | |
| 1 | Mr. Rajat Avasthi | 23-09-2020 | MD&CEO | 07969623 | 6 | 6 | Nil | 28.15 | - | - | - |
| 2 | Mr. Sunil Phatarphekar | 13-04-2020 | Independent Director | 00005164 | 6 | 6 | 5 | - | 0.90 | - | - |
| 3 | Mr. Biswamohan Mahapatra | 29-10-2020 | Independent Director | 06990345 | 6 | 6 | 2 | - | 1.00 | - | - |
| 4 | Mr. Gautam Chatterjee | 16-09-2021 | Independent Director | 02464197 | 6 | 6 | 1 | - | 0.90 | - | - |
| 5 | Mr. Deepak Mittal | 14-10-2019 | Non Executive Director | 00010337 | 6 | 5 | 1 | - | - | - | - |
| 6 | Ms. Shama Asnani | 25-01-2023 | Non Executive Director | 09774021 | 6 | 6 | 1 | - | - | - | - |

**(a) i Change in composition of the Board.**

| As at March 31, 2025 | | | | | As at March 31, 2024 | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SL No. | Name of Director | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Nature of change (resignation, appointment) | Effective Date | SL No. | Name of Director | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Nature of change (resignation, appointment) | Effective Date |
| 1 | Mr. Biswamohan Mahapatra | Independent Director-Chairperson | Resignation | 09-08-2024 | 1 | - | - | - | - |
| 2 | Dr.Vinod Juneja | Independent Director | Appointment | 22-10-2024 | 2 | - | - | - | - |
| 3 | Mr. Deepak Mittal | Non Executive Director | Resignation | 30-01-2025 | 3 | - | - | - | - |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### b) Committees of the Board and their composition

#### 1. Audit Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Biswamohan Mahapatra^ | 12-02-2021 | Independent Director-Chairperson | 3 | 2 | NIL |
| 2 | Mr. Gautam Chatterjee^^ | 28-01-2022 | Independent Director-Chairperson | 5 | 5 | NIL |
| 3 | Mr. Sunil Phatarphekar | 13-04-2020 | Independent Director | 5 | 5 | NIL |
| 4 | Dr.Vinod Juneja | 23-10-2024 | Independent Director | 1 | 1 | NIL |
| 5 | Mr. Deepak Mittal* | 13-02-2020 | Non Executive Director | 4 | 4 | NIL |

^Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be member of committee

^^Mr. Gautam Chatterjee was elected as the Chairperson of the Committee w.e.f October 23, 2024.

* Mr. Deepak Mittal ceased to be a member of Audit Committee w.e.f October 23, 2024.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

#### 2. Corporate Social Responsibility (CSR) Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Gautam Chatterjee | 27-10-2021 | Independent Director-Chairperson | 2 | 2 | NIL |
| 2 | Mr. Sunil Phatarphekar | 02-06-2020 | Independent Director | 2 | 2 | NIL |
| 3 | Dr.Vinod Juneja | 23-10-2024 | Independent Director | 1 | 1 | NIL |
| 4 | Mr. Deepak Mittal^ | 03-01-2020 | Non Executive Director | 1 | 1 | NIL |
| 5 | Mr. Rajat Avasthi | 04-08-2021 | MD&CEO | 2 | 2 | NIL |

^Mr. Deepak Mittal ceased to be a member of Committee w.e.f October 23, 2024.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

#### 3. Nomination and Remuneration Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Sunil Phatarphekar | 13-04-2020 | Independent Director-Chairperson | 4 | 4 | NIL |
| 2 | Mr. Biswamohan Mahapatra^ | 12-02-2021 | Independent Director | 2 | 2 | NIL |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 3 | Mr. Gautam Chatterjee | 26-09-2024 | Independent Director | 2 | 2 | NIL |
| 4 | Mr. Deepak Mittal^^ | 13-02-2020 | Non Executive Director | 4 | 4 | NIL |

^Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be member of the committee

^^ Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of committee w.e.f January 30, 2025.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

### 4. Risk Management Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Gautam Chatterjee | 26-09-2024 | Independent Director-Chairperson | 2 | 2 | NIL |
| 2 | Mr. Sunil Phatarphekar | 26-09-2024 | Independent Director | 2 | 2 | NIL |
| 3 | Mr. Deepak Mittal^^ | 11-11-2019 | Non Executive Director - Chairperson | 5 | 5 | NIL |
| 4 | Mr. Biswamohan Mahapatra* | 12-02-2021 | Independent Director | 3 | 2 | NIL |
| 5 | Mr. Rajat Avasthi | 02-05-2018 | MD&CEO | 5 | 5 | NIL |
| 6 | Mr. Umesh Wadhwa^ | 19-01-2016 | Executive | 3 | 2 | NIL |
| 7 | Ms. Kiran Agarwal Todi^^^ | 21-03-2024 | Executive | 3 | 3 | NIL |

*Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be member of the committee.

^ Mr. Umesh Wadhwa ceased to be member of committee w.e.f September 26, 2024.

^^ Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of committee w.e.f January 30, 2025.

^^^Ms. Kiran Agarwal Todi ceased to be member of committee w.e.f September 26, 2024.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

### 5. Stakeholders Relationship Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Sunil Phatarphekar | 04-08-2021 | Independent Director-Chairperson | 2 | 2 | NIL |
| 2 | Mr. Gautam Chatterjee | 27-10-2021 | Independent Director | 2 | 2 | NIL |
| 3 | Mr. Deepak Mittal^ | 03-01-2020 | Non Executive Director | 1 | 1 | NIL |
| 4 | Ms. Shama Asnani | 26-09-2024 | Non Executive Director | 1 | 1 | NIL |
| 5 | Mr. Rajat Avasthi | 04-06-2021 | MD&CEO | 2 | 2 | NIL |

^Mr. Deepak Mittal ceased to be member of committee w.e.f September 26, 2024.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### 6. IT Strategy Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr.Biswamohan Mahapatra* | 04-08-2021 | Independent Director | 2 | 2 | NIL |
| 2 | Mr. Gautam Chatterjee** | 27-10-2021 | Independent Director | 4 | 4 | NIL |
| 3 | Mr. Deepak Mittal*** | 11-11-2019 | Non-Executive Director | 4 | 3 | NIL |
| 4 | Mr. Rajat Avasthi | 02-06-2020 | Managing Director & CEO | 4 | 4 | NIL |
| 5 | Mr. Ajeet Lodha^ | 02-06-2020 | Executive | 2 | 2 | NIL |
| 6 | Mr. Vivek Agarwal^^ | 06-05-2022 | Executive | 2 | 2 | NIL |
| 7 | Mr. Vikram Kacker ^^^ | 25-07-2023 | Executive | 2 | 1 | NIL |
| 8 | Mr. Dinesh Singh ^^^^ | 25-07-2023 | Executive | 2 | 2 | NIL |
| 9 | Dr. Vinod Juneja | 23-10-2024 | Independent Director | 1 | 1 | NIL |

*Mr. Biswamohan Mahapatra resigned as an Independent Director of the Company w.e.f August 9, 2024 and ceased to be member of the Committee.

**Mr. Gautam Chatterjee was appointed as Chairperson of the Committee w.e.f September 26, 2024.

***Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of committee w.e.f January 30, 2025.

^Mr. Ajeet Lodha ceased to be member of the Committee w.e.f September 26, 2024.

^^ Mr. Vivek Agarwal ceased to be member of the Committee w.e.f September 26, 2024.

^^^Mr. Vikram Kacker ceased to be member of the Committee w.e.f September 26, 2024.

^^^^ Mr. Dinesh Singh ceased to be member of the Committee w.e.f September 26, 2024.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

### 7. Asset Liability Management Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Rajat Avasthi | 25-10-2018 | MD&CEO | 4 | 4 | NIL |
| 2 | Mr. Deepak Mittal* | 11-11-2019 | Non Executive Director | 4 | 3 | NIL |
| 3 | Mr. Gautam Chatterjee | 26-09-2024 | Independent Director | 2 | 2 | NIL |
| 4 | Mr. Ajeet Lodha | 02-06-2020 | Executive | 4 | 4 | NIL |
| 5 | Ms. Kiran Agrawal Todi | 21-03-2024 | Executive | 4 | 4 | NIL |

*Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of committee w.e.f January 30, 2025.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### 8. Lending Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Gautam Chatterjee | 19-01-2023 | Independent Director | 0 | 0 | NIL |
| 2 | Mr. Rajat Avasthi | 19-01-2023 | Managing Director & CEO | 0 | 0 | NIL |
| 3 | Ms. Shama Asnani | 25-01-2023 | Non-Executive Director | 0 | 0 | NIL |

The resolutions passed by Circulation on November 11, 2024 and February 14, 2025 by the Lending Committee were reported to the Board at the next meeting.

# No of meetings held during the tenure of the Member in the Committee in FY 2024-25.

### 9. Securities Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Deepak Mittal^ | 12-02-2021 | Non Executive Director | 1 | 1 | NIL |
| 2 | Mr. Rajat Avasthi | 12-02-2021 | MD&CEO | 4 | 4 | NIL |
| 3 | Ms. Shama Asnani | 25-01-2023 | Non Executive Director | 4 | 4 | NIL |
| 4 | Ms. Manisha Khadye | 19-01-2023 | Executive | 4 | 4 | NIL |

^ Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of committee w.e.f January 30, 2025.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

### 10. Wilful Defaulter Review Committee

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) | Number of Meetings of the Committee # | | No. of shares held in the NBFC |
|---|---|---|---|---|---|---|
| | | | | Held | Attended | |
| 1 | Mr. Rajat Avasthi | 25-10-2018 | MD&CEO - Chairperson | 1 | 1 | NIL |
| 2 | Mr. Gautam Chatterjee | 26-09-2024 | Independent Director | 1 | 1 | NIL |
| 3 | Mr. Deepak Mittal^ | 14-08-2020 | Non Executive Director | 1 | 1 | NIL |

^ Mr. Deepak Mittal resigned as a Non-Executive Director of the Company and ceased to be a member of Committee w.e.f January 30, 2025.

# Number of meetings held during the tenure of the Member in the Committee in FY 2024-25.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### c) General Body Meetings

Para 7.3 of Annex-IV, RBI HFC Master Direction- Details for Special Resolution Passed

Details of the date, place and special resolutions passed at the General Body Meetings.

| SL No. | Name of Director | Member of Committee since | Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent) |
|---|---|---|---|
| 1 | Annual General Meeting | 26.06.2024, Mumbai | i) Amendments to the overall borrowing limits of the Company.<br>ii) Modification/ creation of charge on assets of the Company as security towards borrowing.<br>iii) Issue of Non-Convertible Debentures on private placement basis.<br>iv) Re-appointment of Mr. Gautam Chatterjee as Independent Director of the Company.<br>v) Re-appointment of Mr. Sunil Phatarphekar as Independent Director of the Company.<br>vi) Payment of Commission to Independent Director of the Company. |
| 2 | Extra-Ordinary General Meeting | 16.01.2025, Mumbai | 1. Appointment of Dr.Vinod Juneja as Independent Director.<br>2. Continuation of Dr.Vinod Juneja as Independent Director. |

**(xxxxiii)** The HFC has NIL (Previous Year Nil) cases of non-compliance with requirements of Companies Act, 2013 including with respect to compliance with accounting and secretarial standards.

### (xxxxiv) Breach of covenant

HFCs has not breached any covenant of loan availed or debt securities issued during the Year (Previous Year Nil).

### (xxxxv) Divergence in Asset Classification and Provisioning

There are no additional provisioning requirements assessed by RBI or NHB which exceeds 5 percent of the reported profits before tax and impairment loss on financial instruments and also the there is no additional Gross NPAs identified by RBI/NHB which exceeds 5 per cent of the reported Gross NPAs for FY 2024-25.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxxxvi) Sectoral exposure

| Sectors | Current Year | | | Previous Year | | |
|---|---|---|---|---|---|---|
| | Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ milion) | Gross NPAs (₹ milion) | Percentage of Gross NPAs to total exposure in that sector | Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ milion) | Gross NPAs (₹ milion) | Percentage of Gross NPAs to total exposure in that sector |
| **1. Agriculture and Allied Activities** | | | | | | |
| **2. Industry** | | | | | | |
| i.... | - | - | - | - | - | - |
| ii.... | - | - | - | - | - | - |
| Other | - | - | - | - | - | - |
| **Total of Industry (i+ii+...+Others)** | - | - | - | - | - | - |
| **3. Services** | | | | | | |
| i... | - | - | - | - | - | - |
| ii... | - | | | - | - | - |
| Other | - | | | - | - | - |
| **Total of Services (i+ii+...+Others)** | - | - | - | - | - | - |
| **4. Personal Loans** | | | | | | |
| i. Housing Loan | 28,154.92 | 523.05 | 1.86% | 25,334.24 | 347.37 | 1.37% |
| ii. Non Housing Loan | 8,036.07 | 182.42 | 2.27% | 7,161.70 | 105.39 | 1.47% |
| Other | - | - | - | - | - | - |
| **Total of Personal Loans (i+ii+Others)** | 36,190.99 | 705.47 | 1.95% | 32,495.94 | 452.76 | 1.39% |
| **5. Others, if any (please specify)** | - | - | - | - | - | - |

### (xxxxvii) Intra-group exposures

| Particulars | As on March 31, 2025 | As on March 31, 2024 |
|---|---|---|
| i) Total amount of intra-group exposures | 22.60 | 42.21 |
| ii) Total amount of top 20 intra-group exposures | 22.60 | 42.21 |
| iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers | 0.06% | 0.13% |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxxxviii) Related Party Disclosure

| 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 |
| **Transaction During the year (Maximum amount)** | | | | | | | | | | | | | | |
| Short term loans givens | 5,000.00 | 4,550.00 | - | - | - | - | - | - | - | - | 6,050.00 | 7,300.00 | 11,050.00 | 11,850.00 |
| Short term loan Repaid | 5,000.00 | 4,550.00 | - | - | - | - | - | - | - | - | 6,050.00 | 7,900.00 | 11,050.00 | 12,450.00 |
| Loans given (Maximum during the year) | 2,300.00 | 1,000.00 | - | - | - | - | - | - | - | - | 2,600.00 | 2,800.00 | 4,900.00 | 3,800.00 |
| Short term loans taken from | - | - | - | - | - | - | - | - | - | - | 1,000.00 | - | 1,000.00 | - |
| Short term loans repaid | - | | - | - | - | - | - | - | - | - | 1,000.00 | - | 1,000.00 | - |
| Non Funded Commitment issued | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Non Funded Commitment issued (Maximum during the year) | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Loan Portfolio under Direct assignment | - | - | - | - | - | - | - | - | - | - | - | 420.00 | - | 420.00 |
| Interest Income on loan to | 56.26 | 99.05 | - | - | - | - | - | - | - | - | 192.71 | 235.22 | 248.97 | 334.27 |
| Maximum investment | - | - | - | - | - | - | - | - | - | - | 141.86 | 319.90 | 141.86 | 319.90 |
| Sale of Security Receipts | - | - | - | - | - | - | - | - | - | - | - | 679.38 | - | 679.38 |
| Corporate Gaurantee availed | - | - | - | - | - | - | - | - | - | - | - | 500.00 | - | 500.00 |
| Others: Income/Assets | 62.84 | 0.00 | - | - | - | - | - | - | - | - | 567.85 | 142.81 | 630.70 | 142.82 |
| Others : Expense/ Liablities | 142.03 | 53.02 | - | - | - | - | 52.60 | 45.22 | - | - | 92.92 | 319.60 | 287.55 | 417.84 |

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| 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 |
| **Balances with related party** | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Non convertible debentures held by (Face value) | - | - | - | - | - | - | - | - | - | - | 382.65 | 478.51 | 382.65 | 478.51 |
| Interest Income accrued on loan to | 11.30 | 19.75 | - | - | - | - | - | - | - | - | 11.30 | 22.46 | 22.60 | 42.21 |
| Security Deposit Placed (Rental) | - | - | - | - | - | - | - | - | - | - | 27.82 | 19.91 | 27.82 | 19.91 |
| Investment in Security Receipts issued by (Book Value) | - | - | - | - | - | - | - | - | - | - | 946.30 | 968.84 | 946.30 | 968.84 |
| Corporate Guarantee taken from | 1,603.13 | 826.23 | - | - | - | - | - | - | - | - | 339.92 | 1,311.24 | 1,943.05 | 2,137.47 |
| Risk & Rewards sharing arrangement | 1,211.20 | - | - | - | - | - | - | - | - | - | - | 1,249.75 | 1,211.20 | 1,249.75 |
| Others: Assets/Inflow | 532.77 | 0.00 | - | - | - | - | - | - | - | - | 211.47 | 208.35 | 744.23 | 208.35 |
| Others: Liablities/Outflow | 14.39 | 9.20 | | | | - | - | - | - | - | 20.61 | 23.18 | 35.00 | 32.38 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### (xxxxix) (a) Loans to Directors

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| Directors and their relatives | - | - |
| Entities associated with directors and their relatives | - | - |
| Senior Officers and their relatives | - | - |

### (b) Loans to Relatives of Directors

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| Directors and their relatives | - | - |
| Entities associated with directors and their relatives | - | - |
| Senior Officers and their relatives | - | - |

### (c) Loans to Senior Officers

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| Directors and their relatives | - | - |
| Entities associated with directors and their relatives | - | - |
| Senior Officers and their relatives | - | - |

### (d) Loans to Relative of Senior Officers

| Particulars | For the year ended March 31, 2025 | For the year ended March 31, 2024 |
|---|---|---|
| Directors and their relatives | - | - |
| Entities associated with directors and their relatives | - | - |
| Senior Officers and their relatives | - | - |

**(e)** Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:

(a) repayable on demand or

(b) without specifying any terms or period of repayment

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

### A. As on March 31, 2025

| Type of Borrower | Amount of loan or advance in the nature of loan outstanding | Percentage to the total Loans and Advances in the nature of loans |
|---|---|---|
| Promoters | - | - |
| Directors | - | - |
| KMPs | - | - |
| Related Parties | - | - |

### B. As on March 31, 2024

| Type of Borrower | Amount of loan or advance in the nature of loan outstanding | Percentage to the total Loans and Advances in the nature of loans |
|---|---|---|
| Promoters | | - |
| Directors | | - |
| KMPs | | - |
| Related Parties | | - |

**(xxxxx)** Principal Business Criteria for the Company to be classified as "Housing Finance Company" as per the Paragraph 4.1.17 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21, dated February 17, 2021 (updated as on February 27, 2025) is given below.

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Percentage of total assets towards housing finance | 61.07% | 62.20% |
| Percentage of total assets towards housing finance for individuals | 50.41% | 52.03% |

*Minimum regulatory percentage to be complied from March 31, 2025 onwards for housing finance to individual is 50% and towards housing finance is 60%.

(a) It is an NBFC whose financial assets, in the business of providing finance for housing, constitute at least 60% of its total assets (netted of by intangible assets).

(b) Out of the total assets (netted off by intangible assets), not less than 50% should be by way of housing finance for individual.

**(xxxxxi)** Company does not have any exposure to group companies engaged in real estate business during the current and previous year.

**(xxxxxii)** Company does not outsource any activity performed from outside of India as per Master Direction on Outsourcing of Information Technology

services dated April 10, 2023.

**(xxxxxiii)** The auditors have not given any modified opinion on financial statement for the current year and previous year.

**(xxxxxiv)** There are no items of income and expenditure of exceptional nature in current year and previous year.

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

**(xxxxxv)** Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated 24 September 2021, updated as on 28th December 2023 and RBI/DOR/2021-22/85 DOR.STR.REC.53/21.04.177/2021-22 dated 24 September 2021, updated as on 05th December 2022.

(a). (i) Details of loans transfer through assignment in respect of loans not in default

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Count of Loan accounts Assigned | 736 | - |
| Amount of Loan account Assigned (₹ in Million) | 1,758.61 | - |
| Retention of beneficial economic interest (MRR) (%) | 10%,0% | - |
| Weighted Average Maturity (Residual Maturity) (in years) | 13.66 | - |
| Weighted Average Holding Period (in years) | 0.98 | - |
| Coverage of tangible security | 100% | - |
| Rating-wise distribution or rated loans | Unrated | - |

(a). (ii) Details of loans acquired through assignment in respect of loans not in default

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Aggregate principal outstanding of loans acquired (in million) | 387.68 | 774.60 |
| Aggregate consideration paid (in million) | 387.68 | 739.10 |
| Weighted average residual tenor of loans acquired (year) | 7.23 | 12.92 |

(a). (iii) Details of loans replaced / repurchased not in default which were transferred earlier

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Count or Loan accounts replaced | Nil | Nil |
| Amount of Loan account replaced (in million) | Nil | Nil |
| Damages paid | Nil | Nil |

(b) Details of loans transfer through PTC in respect of loans not in defaults

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Count or Loan accounts Assigned | 1107 | 2875 |
| Amount of Loan account Assigned (₹ in Million) | 2,473.94 | 5,747.60 |
| Retention of beneficial economic interest (MRR) (%) | 10% | 10%,20%,5% |
| Weighted Average Maturity (Residual Maturity) (in years) | 16.40 | 13.74 |
| Weighted Average Holding Period (in years) | 1.31 | 2.96 |
| Coverage of tangible security coverage | 100% | 100% |
| Rating-wise distribution of rated loans | AAA(SO),A(SO) | A+(SO), Unrated, AAA(SO),A(SO) |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

(c) Details of loans transfer through Co-lending in respect of loans not in default

| Particulars | As at March 31, 2025 | As at March 31, 2024 |
|---|---|---|
| Count or Loan accounts Assigned | 520 | 209 |
| Amount of Loan account Assigned (₹ in Million) | 2,342.71 | 1,162.90 |
| Retention of beneficial economic interest (MRR) (%) | 20% | 20% |
| Weighted Average Maturity (Residual Maturity) (in years) | 13.93 | 13.64 |
| Weighted Average Holding Period (in years) | 0.30 | 0.32 |
| Coverage of tangible security coverage | 100% | 100% |
| Rating-wise distribution of rated loans | Unrated | Unrated |

(d) Details of stressed loans transferred

| Particulars | To ARCs | |
|---|---|---|
| | As at March 31, 2025 | As at March 31, 2024 |
| No. of accounts | - | 204 |
| Aggregate exposure of loans transferred (₹ in Million) | - | 489.78 |
| Weighted average residual tenor of the loans transferred (In years) | - | 10.43 |
| Net book value of loans transferred (at the time of transfer) (₹ in Million) | - | 389.18 |
| Aggregate consideration (₹ in Million) | - | 391.03 |
| Additional consideration realized in respect of accounts transferred in earlier years (₹ in Million) | - | - |

(e) The Company has not acquired any stressed loan during the Current year and Previous year.

**(xxxxxvi)** Security Receipts (SRs) rating for the transactions during the year:

| Particulars | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Rating Agency | Rating | Rating Agency | Rating |
| EARC Trust SC 401 | India Ratings & Research Private Limited | RR2 | India Ratings & Research Private Limited | RR2 |
| EARC Trust SC 418 | India Ratings & Research Private Limited | RR2 | India Ratings & Research Private Limited | RR2 |
| EARC Trust SC 447 | India Ratings & Research Private Limited | RR3 | India Ratings & Research Private Limited | RR3 |
| EARC Trust SC 451 | India Ratings & Research Private Limited | RR3 | India Ratings & Research Private Limited | RR3 |
| EARC Trust SC 459 | India Ratings & Research Private Limited | RR3 | India Ratings & Research Private Limited | RR3 |

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

## 54. Regulatory disclosures (Contd..)

| Particulars | As at March 31, 2025 | | As at March 31, 2024 | |
|---|---|---|---|---|
| | Rating Agency | Rating | Rating Agency | Rating |
| Omkara PS33/2020-21 Trust | Infomerics Valuation & Rating Pvt. Ltd. | RR4 | Infomerics Valuation & Rating Pvt. Ltd. | RR4 |
| CFMARC Trust - 112 | India Ratings & Research Private Limited | RR2 | India Ratings & Research Private Limited | RR2 |
| CFMARC Trust - 117 | Infomerics Valuation & Rating Pvt. Ltd. | RR2 | Infomerics Valuation & Rating Pvt. Ltd. | RR3 |
| ACRE-80-Trust | Crisil Ltd. | RR3 | Crisil Ltd. | RR3 |
| Prudent Trust 94 24 | Infomerics Valuation & Rating Pvt. Ltd. | RR1 | NA | NA |

### (xxxxxvii) Management Discussion & Analysis

The Details of the Management Discussion & Analysis forms part of the Annual Report.

### (xxxxxviii) Loans against security of shares

The company is not granting any loans against security of shares as collateral.

### (xxxxxix) Debenture subscription by KMP- Nil

### (xxxxxx) Related Party Disclosure

1. Disclosures in complaince with the Accounting Standards on "Related Party Disclosures"

| Sr. No. | In the accounts of | Loans and Advances | | Investments | |
|---|---|---|---|---|---|
| | | Rating Agency | Rating | Rating Agency | Rating |
| | **Holding Company: Edelweiss Rural & Corporrate Services Limited** | | | | |
| a | Maximum during the year | (2,300.00) | (1,650.00) | - | - |
| | Outstanding | - | - | - | - |
| | **Subsidiary: Nido Home Finance Limited** | | | | |
| b | Maximum during the year | 2300.00 | 1650.00 | - | - |
| | Outstanding | - | - | - | - |

**(xxxxxxi)** The policy on dealing with related party transaction- form part of Board's report

# Notes to the Financial Statements

for the year ended March 31, 2025

(Currency : Indian rupees in millions)

**55.** Figures of the previous year have been regrouped / reclassified wherever necessary to conform to current year presentation.

As per our report of even date attached.

For **MGB & Co. LLP**
Chartered Accountants
ICAI Firm Registration Number:
101169W/W-100035

**Diwaker Sudesh Bansal**
Partner
Membership No. 409797

Place : Mumbai
Date : April 29, 2025

**For and on behalf of the Board of Directors**
**Nido Home Finance Limited**
(Formerly Known as Edelweiss Housing Finance Limited)

**Rajat Avasthi**
MD & CEO
DIN: 07969623

**Kiran Agarwal Todi**
Chief Financial Officer

**Gautam Chatterjee**
Director
DIN: 02464197

**Archana Nadgouda**
Company Secretary
Membership No.A17140

HOME FINANCE

**Nido Home Finance Limited**

(Formerly known as
Edelweiss Housing Finance Limited)
Corporate Identity Number:
U65922MH2008PLC182906
Financial Statement for
the year ended March 31, 2025

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