Centrum Housing Finance Limited

7th Annual Report 2021-22

Capitalising on Opportunities

Corporate Information

Board of Directors

Mr. Sridar Venkatesan
Chairman and Independent Director

Mr. Mohan Tanksale
Independent Director

Ms. Anjali Seth
Independent Director

Mr. Vivek Vig
Non-Executive Director

Mr. Rajendra Naik
Non-Executive Director

Mr. Arjun Saigal
Nominee Director

Mr. Sanjay Shukla
Managing Director & CEO

Chief Financial Officer
Mr. Mehul Jatania

Company Secretary & Compliance Officer
Mr. Mayank jain

Registered & Corporate Office
Centrum Housing Finance Limited
Unit-801, Centrum House,
CST Road, Vidyanagari Marg,
Kalina, Santacruz (East),
Mumbai - 400 098
Tel: +91 22 4215 9100
Email: query.chfl@centrum.co.in
Website: www.chfl.co.in
(CIN No.: U65922MH2016PLC273826)

Statutory Auditors
Chaturvedi & Co., Chartered Accountants
81, Mittal Chambers,
228, Nariman Point,
Mumbai 400021
Maharashtra, India
Tel.: 022 2288 0465 / 66
mumbai@chaturvedica.in
Website: www.chaturvedica.in

Bankers
Allahabad Bank (Now Indian Bank)
Andhra Bank (Now Union Bank of India)
Bank of Baroda
Bank of Maharashtra
Canara Bank
DCB Bank Limited
Federal Bank Limited
Karur Vysya Bank
National Housing Bank
South Indian Bank
State Bank of India
Union Bank of India
Yes Bank Limited

Debenture Trustee
IDBI Trusteeship Services Limited
Asian Building, Ground Floor
17 R. Kamani Marg, Ballard Estate
Mumbai, Maharashtra – 400 001
Tel.:022 40807000, +91 7208822299,
+91 8591585821
Website: itsl@idbitrustee.com

REGISTRAR AND SHARE TRANSFER AGENTS
Link Intime India Private Limited
C–101 , 247 park L B Marg,
Vikhroli West, Mumbai 400 083
Tel. No. 022 – 4918 6000
Fax No.: 022 – 4918 6060
Website : www.linkintime.co.in

NSDL Database Management Limited
4th Floor, Trade World A Wing,
Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel,
Mumbai - 400 013
Tel No: 022 4914 2597
Website: www.nsdl.co.in
www.ndml-nsdl.co.in

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Group Chairman's Message

Dear Shareholders,

I hope you are all doing well.

FY2022 has been a challenging year. Two lockdowns, extended work from home along with a high infection rate, had a very significant impact on lives, livelihoods and businesses. The second wave of the pandemic, in particular brought untold misery on many. However, I am happy to share that the CHFL team worked hard, supported each other, took on additional responsibilities, serviced clients efficiently and has emerged stronger.

The first quarter of FY 2022 for Housing Finance Companies was marred by deterioration in asset quality and revenue, driven by restructuring and limited business growth. As the effect of the second wave receded, the sentiment turned optimistic and the sector witnessed a significant recovery as collections improved and delinquencies stabilized. The sector also got additional macro-economic support in the form of steady demand for affordable housing, stability in interest rates, along with a correction in real estate prices. All of these proved to be beneficial. Going forward, the sector should continue to grow well as multiple schemes outlined by the Government to boost manufacturing and employment, will have a multiplier effect on the housing sector. Moreover, an outlay of ₹48,000 crores under the Pradhan Mantri Awas Yojana, and construction of 80 lakh homes announced in the last budget addresses the supply side.

CHFL's performance during the year was in line with the macro economy. We got off to a slow start as most of our staff worked from home and we limited fresh disbursals. Our business strategy was reworked to focus on increasing collections, improving risk management practices, strengthening technology and diversifying our resource base to secure lines of credit from the National Housing Bank and other public & private sector banks, thereby reducing our cost of funds significantly. As the sentiment improved, we stepped up operations and ended the year on a positive note, demonstrating relative outperformance across all parameters. Our AUM grew at over 20% y-o-y to ₹584 crore.

CHFL opened it's first office in the state of Uttar Pradesh, taking our presence to seven states in India. The highlight of the year was the MoU signed with PSU Bank major – Bank of Baroda for sourcing and financing loans under the Co-Lending Model (CLM) mechanism. This tie-up opens up multiple opportunities for both institutions and we will be able to further grow our presence in tier 2 & tier 3 cities offering competitive rates.

Dear shareholders, our latest venture – Unity Small Finance Bank too has got off to a strong start. I am confident that both CHFL and Unity can leverage each other's competencies and branch network to grow further. We see a big opportunity in the low and middle income segment in tier 2 & 3 cities and will continue to grow without compromising on credit quality, keeping our agenda of financial inclusion at the forefront. We remain well capatalised and will focus on organic growth as well as pursue in-organic opportunities in the year ahead.

I congratulate the CHFL team on a successful year and thank all our Board Members, Regulators and stakeholders for their continued support.

With Best Wishes,

Jaspal Singh Bindra
Executive Chairman – Centrum Group

Chairman's Message

On behalf of the Board of Directors, it gives me immense pleasure to present the Annual Report and the financial statements of the Company for the year ended March 31, 2022.

The year FY22 had started on a difficult note, with the second wave of the pandemic overwhelming the country's healthcare infrastructure and leading to the reimposition of lockdowns which resulted in loss of business in Q1FY22. While the challenges were innumerable, the team displayed grit and resilience to get the business back on track. In March 2022, the Company recorded its highest ever monthly logins, sanctions, and disbursements and the disbursements surpassed the pre-Covid level. Your Company's AUM at the year-end stands at ₹ 584 crore a growth of over 20% growth compared to the previous year. Asset quality has also improved with disciplined collection efforts supported by revival of the economy.

During the year, we have diversified sources for our funding requirements and optimized the cost of borrowing through efficient treasury management. One of our primary considerations is maintaining a prudent Asset Liability match and to this end, we strictly do not borrow short-term funds. Strong governance is fundamental for a sustainable business. Transparency, accountability, and security are the pillars of a strong corporate governance framework which when combined, result in integrity and credibility. All three are critical in successfully running a company and forming solid professional relationships among its stakeholders which include board directors, managers, employees, and most importantly, shareholders. We continue to focus on streamlining our processes and optimize our resources to strive to achieve growth in line with these principles and persevere with integrity.

At a time when the world is emerging out of the throes of the pandemic, India demonstrated its resilience to the pandemic and was quick to recover, emerging as one of the fastest-growing economies in the world. With a young population and robust economic fundamentals, the country is poised for strong growth in the years to come and attain its much-aspired goal of being a US$ 5 trillion economy. Considering the anticipated improvements in the macroeconomic situation and pent-up demand, a large number of people are expected to enter the home purchase market leading to a strong growth after a few years of stagnation. We will continue to work on our mission to provide loans for affordable homes to our customers and we feel proud to enable home ownership for thousands of middle class Indian families.

Our success wouldn't be possible without the unwavering focus & effort of each one of our employees. I'm grateful to the entire team for holding fort during the tough times over the last 2 years in the face of great personal challenges. I would like to thank the National Housing Bank & Reserve Bank of India for guidance and support, the Directors on the Board for their valuable insights, Centrum group companies for their support, our customers for their business, and shareholders for the trust on us. We remain ever committed to grow the Company into a best in class institution and hope that our enthusiasm will be reciprocated with continued support from all the stakeholders in the future.

Sincerely,

V. Sridar
Chairman

Directors' Report

To The Members,

Your Directors are pleased to present before you the 7th Annual Report together with the Audited Financial Statements of the Company for the year ended March 31, 2022.

1. BACKGROUND

Centrum Housing Finance Limited ("Your Company" or "CHFL" or "Company") is a Housing Finance Company ("HFC") registered under Section 29A of the National Housing Bank Act, 1987 vide Certificate of Registration No. 11.0147.16. The Company primarily caters to 'middle class' India and provides financial inclusion to Lower and Middle Income (LMI) families by providing them access to hassle-free, long-term housing finance.

CHFL is a subsidiary of Centrum Capital Limited ("CCL") which is listed on BSE and NSE.

2. STATE OF COMPANY'S AFFAIRS

a) Financial Results

The financial performance of the Company for the financial year ended March 31, 2022 is as summarized below:

(₹ in lakh)

Particulars	***Year ended March 31, 2022**	***Year ended March 31, 2021**
Total Income	7,222.27	6,862.47
Total expenditure	5,398.94	5,336.17
Profit Before Tax	1,823.33	1,526.30
Less: Provision for Tax	369.83	338.11
Profit After Tax	1,453.50	1,188.19
Other Comprehensive income (OCI)	(10.75)	4.37
Total Comprehensive income for the year	1,442.75	1,192.56
Transfer to statutory reserve u/s 29C of the NHB Act, 1987	10.61	19.95
Transfer to special reserve u/s 36(1)(viii)of Income Tax Act, 1961 read with section 29C of the NHB Act, 1987	280.09	217.68
Balance carried to Balance Sheet	14,975.97	13,379.90

*The financial statements have been prepared in accordance with Ind AS, as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013 ("Act").

b) Financial Highlights

During the year, the Company has earned a total income of ₹7,222.27 lakh as compared to ₹6,862.47 lakh in the previous year, recording a growth of 5.24%. Total expenses, provisions and write offs during the year were ₹5,398.94 lakh as compared to ₹5,336.17 lakh in the previous year, an increase of 1.18%.

During the year, the Company has earned profit before tax of ₹1,823.33 lakh as compared to ₹1,526.30 lakh in the previous year, recording a growth of 19.46%. The net profit after tax for the year was ₹1,453.50 lakh as compared to ₹1,188.19 lakh in the previous year, a growth of 22.33%.

c) Nature of Business

There has been no change in the nature of business of your Company during the year under review.

d) Borrowings

As on March 31, 2022, the Company's outstanding term loans/CC from banks stood at ₹16,200.92 lakh as compared to ₹17,321.90 lakh in the previous year. The outstanding Non-convertible debentures (NCDs) as on March 31, 2022 was ₹3500.00 lakh. The Company's bank borrowings & NCDs enjoy a rating of CARE A-(Stable).

e) Listing

Non-Convertible Debenture issued by the Company are listed with BSE Limited. The annual Listing fees for FY 2022-23 have been paid by the Company.

f) NHB Refinance

During the year under review, your Company has been granted refinance sanction amounting to ₹4,791.36 lakh by the National Housing Bank (“NHB”)including ₹4,607.00 lakh under the various Refinance schemes.

g) Transfer to Reserves

Your Company has transferred an amount of ₹10.61 lakh to the statutory reserve as per the requirement of the Section 29C of National Housing Bank Act, 1987 and section 36(1)(viii) of the Income Tax Act, 1961.

h) Dividend

With a view to conserve the resources of the Company and building up its reserves, your Directors do not propose any dividend for the year under review.

i) Changes in Share Capital

During the Financial Year there was no changes in Authorised Equity Share Capital and paid up equity share capital. The Company has neither issued any shares with differential rights as to dividend, voting or otherwise nor any sweat equity shares during the financial year under review. None of the Directors of the Company hold convertible instruments of the Company.

j) ESOP

Pursuant to the approval of Nomination and Remuneration Committee of the Board, 26,68,501 options have been granted, under CHFL Employee Stock Option Scheme 2018 – Series I during the year.

As per the rule 12(9) of Companies (Share Capital and Debentures) Rules, 2014 details of options granted to key managerial personnel, any other employee who receives a grant of options in any one year of option amounting to five percent or more of options granted during that year and identified employees who were granted option, during any one year, equal to or exceeding one percent of the issued capital (excluding outstanding warrants and conversions) of the company at the time of grant are as below:

Name of the Employee	No of option Granted
Mr. Sanjay Shukla	26,68,501

The details of ESOP are shown in the note no. 43 of Notes to the Accounts, forming part of the Financial Statements.

k) Capital Adequacy Ratio

As per the Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021 prescribed by the Reserve Bank of India (“RBI”) for Housing Finance Companies, the Company, being a Housing Finance Company, was required to maintain a minimum Capital Adequacy Ratio (“CAR”) of 15% on or before March 31, 2022, on a stand-alone basis, of which the Tier- I capital, at any point of time, shall not be less than 10% and Tier-II capital, at any point of time, shall not exceed 100% of Tier-I capital.

Your Company’s total CRAR stood at 119.21% for the financial year ended March 31, 2022, of which the Tier- I capital stood at 40582.44 Lakh.

3. REGULATORY GUIDELINES

(i) The Company is registered as a Non- Deposit Taking Housing Finance Company under Section 29A of the National Housing Bank Act, 1987.

(ii) Regulatory Directions Applicable to the Housing Finance Companies (“HFCs”)

In August 2019, the Government of India conferred the authority of regulation of HFCs to the Reserve Bank of India (“RBI”) from National Housing Bank (“NHB”). However, the NHB continues to carry out supervision of HFCs.

In exercise of powers conferred under National Housing Bank Act, 1987, and Reserve Bank of India Act, 1934, the RBI, on February 17, 2021, issued revised regulatory framework and the Non-

Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021 ("RBI HFC Directions") for HFCs, repealing various instructions/ guidelines/ circulars issued by the NHB in the past.

Further, the RBI, vide a circular dated October 22, 2021, prescribed a revised regulatory framework for all NBFCs (including HFCs) based on a Scale Based Regulation (SBR) approach, which is effective from October 1, 2022. Under the SBR approach, regulatory structure for NBFCs shall comprise of four layers based on their size, activity, and perceived riskiness. NBFCs in the lowest layer shall be known as NBFC - Base Layer (NBFC-BL). NBFCs in middle layer and upper layer shall be known as NBFC-Middle Layer (NBFC-ML) and NBFC - Upper Layer (NBFC-UL) respectively. As per the RBI, the Top Layer is ideally expected to be empty and will be known as NBFC- Top Layer (NBFC-TL). The HFCs have been placed in the NBFC- Middle Layer at minimum, unless categorized in some higher layer as per the criteria prescribed by the RBI.

In the revised regulatory framework based on SBR approach, your Company shall be placed in the Middle Layer based on the prescribed criteria. Being in the Middle Layer, the Company shall be required to comply with the new regulations on Internal Capital Adequacy Assessment Process, Regulatory Restrictions on Loans, Additional Disclosures, requirement of Compliance Policy and the Chief Compliance Officer, Guidelines on Compensation of Key Managerial Personnel and Senior Management, Implementation of 'Core Financial Services Solution' etc. The Company is well poised to take requisite actions to ensure compliance with various applicable provisions of the revised regulatory framework based on SBR approach, as per the respective timelines prescribed.

The Company has been taking required/ adequate actions to comply with the applicable regulatory requirements/ directions and the regulatory/ supervisory instructions received, from time to time. Key regulatory requirements/ directions and regulatory/ supervisory instructions are also placed before the Board of Directors at regular intervals to update the board members on the requirements and status of the compliance of the same.

During the financial year, the Company has also complied with the Foreign Exchange Management Act, 1999 and the Rules and Regulations made thereunder to the extent of Foreign Direct Investment

Based on an inspection conducted by it for the FY 2019-20 and supervisory view taken by it, NHB has directed Company, vide its letter dated June 21, 2021, to pay penalty of ₹80,000/- (plus GST of ₹14,400/-) for non-compliance with the following provisions:

- ₹55,000/- for non-compliance of Para 2(1)(z)(c)(ii), 22(1), and 44(2)(ii) of the HFCs (NHB) Directions, 2010;
- ₹5,000/- on account of non-compliance of para 2 of Master Circular- Fair Practice Code;
- ₹10,000/-for non-compliance of para 3(I)(ii) & 7 of Master Circular- Housing Finance Companies - Corporate Governance (NHB) Directions, 2016;
- ₹10,000/- for non-compliance of para 3(i)(b)&(c) of Housing Finance Companies-Approval of Acquisition or transfer of Control (NHB) directions, 2016.

The Company has paid the penalty within stipulated time.

4. MANAGEMENT DISCUSSION AND ANALYSIS REPORT

a) Macroeconomic Outlook

The Covid-19 pandemic that broke out in early 2020 continued to inflict health and economic shocks across countries in FY 2022 with its resurgent waves. The Delta variant of CoVID-19 struck India in the beginning of 2022 marking the onset of the second wave. Unlike the first wave, the second wave was asynchronous in its onset across states and more intense in its spread, entering the rural hinterland. The second wave temporarily stalled the momentum of economic recovery that India has been witnessing since the second half of FY 2021, besides adding to health challenges. However, the economic impact of second wave was muted compared to that of the first wave. After the peaking of second wave in mid-May 2021, the economy swiftly rebounded in second quarter of FY 2022 as also reflected in revival of key high frequency indicators such as GST collections, power consumption, PMI Manufacturing and Services, rail freight and port activity. Aiding the swift recovery was India's rapid progress in vaccination starting January 2021 that helped contain the sequential decline in momentum due to second wave.

Based on the provisional estimated released by the National Statistical Office (NSO), the growth in India's GDP during FY 2022 is estimated at 8.7 percent as compared to a contraction of 6.6 percent in FY 2021. This works out to 1.5 per cent above the pre-pandemic level, i.e. FY 2020.

As per the latest RBI Monetary Policy Statement, there are indications of broadening of the recovery in economic activity. Urban demand is recovering, and rural demand is gradually improving. Merchandise exports posted robust double-digit growth for the fifteenth month in a row during May, 2022 while non-oil non-gold imports continued to expand at a healthy pace, pointing to recovery of domestic demand. The RBI is of the view that the recovery in domestic economic activity is gathering strength and rural consumption should benefit from the likely normal south-west monsoon and the expected improvement in agricultural prospects. The Policy Statement has indicated that a rebound in contact-intensive services is likely to bolster urban consumption, going forward. Further, investment activity is expected to be supported by improving capacity utilisation, the government's capex push, and strengthening bank credit. Growth of merchandise and services exports is set to sustain the recent buoyancy. However, spillovers from prolonged geopolitical tensions, elevated commodity prices, continued supply bottlenecks and tightening global financial conditions weigh on the outlook.

As per the World Economic Outlook ("WEO") released by the International Monetary Fund ("IMF") in April, 2022, Global growth is projected to slow from an estimated 6.1 percent in 2021 to 3.6 percent in 2022 and 2023.. War-induced commodity price increases and broadening price pressures have led to 2022 inflation projections of 5.7 percent in advanced economies and 8.7 percent in emerging market and developing economies. Multilateral efforts to respond to the humanitarian crisis, prevent further economic fragmentation, maintain global liquidity, manage debt distress, tackle climate change, and end the pandemic are essential.

The 2022 budget prioritises growth, with a 36% increase in allocation to capital expenditure to 2.9% of GDP for the fiscal year 2023, which the government hopes will crowd in private investment. The Union Budget for 2023 this year aims to strengthen the infrastructure with its focus on four priorities of:

- PM GatiShakti
- Inclusive Development
- Productivity Enhancement & Investment, Sunrise opportunities, Energy Transition, and Climate Action
- Financing of investments

b) Industry Structure and Developments

Housing Finance Companies ("HFCs"), along with Non-Banking Financial Companies ("NBFCs") and banks, are critical pillars for financial services in India. They play an important role in reaching out to a hitherto under/unserved and thereby broad basing the formal lending ecosystem, and at the same time, bringing the benefits of formalization of financial ecosystem to the 'Bharat' we know. HFCs play an important role in the Indian financial system by complementing and competing with banks, specializing in credit delivery to home buyers, provide an opportunity to those businesses which want to monetize their real estate assets and developers. They develop strong niches with their specialized credit delivery models that even larger players including banks have found hard to match.

The second wave of the pandemic impacted disbursements of Housing Finance Companies (HFCs) in Q1FY22, however, the same was followed by a sharp recovery in Q2FY22. The on-book portfolio of non-banking financial companies-housing finance companies (NBFC-HFC) in India is estimated at ₹11.6 lakh crore as on September 30, 2021 registering a Y-o-Y growth of 9% (7% adjusted) in H1FY22. Going forward the growth trend is expected to continue driven by healthy demand in the industry, increasing level of economic activity and increasing vaccination in the country. There would, however, be downside risk in case of significant disruptions caused by future waves if any. Further, the measures taken by the regulator to strengthen the structural, regulatory and supervisory framework for the NBFCs, especially the tighter non-performing advances (NPA) recognition/upgradation norms, could lead to increased focus on internal controls, which can, in turn can also impact sectoral growth.

As for the gross NPAs, the second wave of infections and the prolonged weakness in the operating environment challenged the recovery since Q3FY21, which led to a decline in collection efficiency (CE) and hence deterioration in the asset quality metrics in Q1FY22. Nevertheless, the industry saw a sharp recovery in CE in Q2FY22 and the gross NPAs (GNPAs) reduced by around 50 basis points (bps) in Q2FY22. The stress on cash flows of borrowers caused by the pandemic also renewed demand for restructuring and the industry's outstanding restructured portfolio increased to around 2.3% (adjusted for repeat restructuring, recoveries and slippages) of assets under management (AUM) as on September 30, 2021 from around 1.1% as on March 31, 2021. ICRA expects the restructured book to reduce slightly, driven by recoveries and slippages, to around 2.0-2.1% of the AUM by March 31, 2022.

From liquidity perspective, the HFCs have been maintaining healthy on-balance sheet liquidity for the last few quarters and have gradually reduced their reliance on short-term funding sources like CP, which has helped improved asset liability mismatches in the near-term buckets. They are expected to maintain healthy liquidity in the near-term given the challenging environment.

The loan books for affordable housing finance companies (AHFCs) are expected to grow by 17-20% in FY2023, driven by factors like largely underpenetrated market, favourable demographic profile, government trust on housing and a favourable regulatory/tax regime that support the growth outlook. As on December 31, 2021, the total loan book of AHFCs stood at ₹66,221 crore and constituted about 6% of the overall HFC loan book.

Covid 2.0 had also exerted pressure on the asset quality indicators for these players and delinquencies, especially in the softer buckets shot up significantly. However, with improvement in collection efficiency in Q2 and Q3FY22, the delinquencies in the softer buckets moderated. At the same time, the reported gross NPAs/Stage 3% increased as entities aligned their reporting with the clarification issued by the RBI on IRAC norms. To put this in perspective, the 30 days past due for some AHFCs declined from 9% as on June 30, 2021 to 6.8% as on December 31, 2021 while the reported GNPA/Stage 3% marginally increased from 4.2% as on June 30, 2021 to 4.3% as on December 31, 2021. With some improvement in operating environment and business outlook, ICRA expects that the reported gross NPA/stage 3% will moderate in FY2023, supported by book growth and controlled fresh slippages.

The liquidity profile of these entities is expected to remain comfortable supported by the sizeable on-balance sheet liquidity being maintained by these players and comfortable capitalisation levels. At the same time, the availability of funding lines would be imperative for growth. The banking channel and NHB will remain key sources of incremental funding. These AHFCs would need external capital for growth in case they were to return to high growth trajectory as internal capital generation remains modest. Improvement in the earnings profile of these AHFC in FY2022 was supported by better margins and moderation in the credit costs. While operating expenses witnessed an uptick with higher business volumes, the impact was offset by the reduction in the credit costs.

As per India Ratings and Research, HFCs could grow at 13% year on year in FY 2023 as against an 11% in FY 2022. In its outlook for the sector for 2022-23, the agency noted that low interest rates along with stable property prices and the low impact of the pandemic on job losses and wage growth in the salaried segment have led to improved affordability for borrowers. AHFCs could witness strong loan growth due to increasing geographic penetration and a possible increase in ticket size and lead to higher loan growth in 2022-23, it added.

As per the Reserve Bank of India (Priority Sector Lending- Targets and Classification) Directions, 2020

("PSL Directions"), the following types of housing loan exposures undertaken by the banks continue to be eligible for priority sector classification:

(i) Bank credit to Housing Finance Companies (HFCs), approved by NHB for their refinance, for on-lending for the purpose of purchase/ construction/ reconstruction of individual dwelling units or for slum clearance and rehabilitation of slum dwellers, subject to an aggregate loan limit of ₹20 lakh per borrower.

(ii) Investments by banks in 'securitised assets' or Assignment/outright purchase of pool of assets by banks representing the housing loans meeting the following requirements:

   (a) Loans to individuals up to ₹35 lakh in metropolitan centres (with population of ten lakh and above) and up to ₹25 lakh in other centres for purchase/construction of a dwelling unit per family provided the overall cost of the dwelling unit in the metropolitan centre and at other centres does not exceed ₹45 lakh and ₹30 lakh respectively. Existing individual housing loans of UCBs presently classified under PSL will continue as PSL till maturity or repayment.

   (b) Loans up to ₹10 lakh in metropolitan centres and up to ₹6 lakh in other centres for repairs to damaged dwelling units conforming to the overall cost of the dwelling unit as prescribed at (a) above.

   (c) Loans to any governmental agency for construction of dwelling units or for slum clearance and rehabilitation of slum dwellers subject to dwelling units with carpet area of not more than 60 sq.m.

   (d) Loans for affordable housing projects using at least 50% of FAR/FSI for dwelling units with carpet area of not more than 60 sq.m.

(iii) Considering the increased traction observed in delivery of credit by NBFCs to the underserved/ unserved segments of the economy, bank lending to registered NBFCs (other than MFIs) for on-lending to Agriculture, MSME and Housing was permitted to be classified as Priority Sector lending (PSL). This facility, which was available from August 13, 2019 till September 30, 2021 is being further extended for another six months up to March 31, 2022.

c) Opportunities and Threats

The Housing Finance sector in India registered steady growth for over a decade till 2019. However, challenging macroeconomic environment and Covid-19 induced disruptions have induced a slowdown in growth numbers in FY20 and FY21. Despite the challenges, rising disposable incomes, India's low mortgage penetration, urbanisation and demographic constitution promise an immense growth potential in the sector. HFCs have played an important role by providing funding to the unbanked sector, lower and middle income segments by catering to the financial needs of the customers with regard to housing and construction.

The Government of India, along with the governments of respective states, have taken several initiatives as follows which are expected to encourage the development in the sector.

A total of 115.4 lakh houses have been sanctioned under Pradhan Mantri Awas Yojana (Urban) [PMAY (U)], out of which around 95 lakh have been grounded for construction and around 56.3 lakh have been completed and delivered to the beneficiaries. The total investment under the mission is ₹7.56 lakh crore, with central assistance of ₹1.89 lakh crore. So far, central assistance amounting to ₹1.25 lakh crore has already been released.

However, risk factors for HFCs are as under:

(i) Limited liquidity with rising rate of interest could pose pressure on their borrowing costs for the HFCs and the ultimate borrowers.

(ii) Rising inflation is likely to increase cost of construction of houses leading to reduction in demand.

(iii) Significant delays in construction by developers.

(iv) Treatment of homebuyers as financial creditors under the Insolvency and Bankruptcy Code

(IBC). Any delay in handover of the property can be grounds for initiating corporate insolvency resolution proceeding under the IBC.

d) Segment–wise/ Product-wise Performance and Discussion on Financial Performance with respect to the Company's Operations

(i) Sanctions and Disbursement- During the year the Company has sanctioned total loans to the tune of ₹235.80 crore as against total sanction of ₹112.70 crore during previous year. Further, loans to the tune of ₹196.72 crore have been disbursed during the current year as against total loans of ₹101.74 crore during previous year.

(ii) Housing Loans and Non- Housing Loans- Housing loans outstanding as on March 31, 2022 are ₹467.05 crore as against ₹386.40 as on March 31, 2021. Non-housing loans outstanding as on March 31, 2022 are ₹113.49 crore as against ₹93.82 crore as on March 31, 2021.

(iii) Income, Expenditure and Profits- During the year, the Company has earned a total income of ₹7,222.27 lakh as compared to ₹6,862.47 lakh in the previous year, recording a growth of 5.24%. Total expenses, provisions and write offs during the year were ₹5,398.94 lakh as compared to ₹5,336.17 lakh in the previous year, a growth of 1.18%.

During the year, the Company has earned profit before tax of ₹1,823.33 lakh as compared to ₹1526.30 lakh in the previous year, recording a growth of 19.46%. The net profit after tax for the year was ₹1,453.50 lakh as compared to ₹1,188.19 lakh in the previous year, a growth of 22.33%.

(iv) Net Owned Fund and Capital Adequacy- Net owned fund of the Company stood at ₹405.82 crore as on March 31, 2022 (previous year ₹396.69 crore). The Company's total CRAR stood at 119.21 % for the financial year ended March 31, 2022 (previous year 150.32%).

(v) Income Recognition, Asset Classification and Provisioning- The Company has made provisions as per ECL model prescribed under Ind AS 109 for impairment on financial instruments. The Company has made a total provision of ₹9.60 crore during the year.

(vi) Borrowings including NHB Refinance- During the year under review, your Company has been granted refinance sanction amounting to ₹11,000 lakh by the National Housing Bank ('NHB') including ₹1,000 lakh under the Special Refinance Facility (ASRF) scheme. The total borrowing as at March 31, 2022 stood at ₹24,792.27 lakh.

(vii) Co-lending- During the year, the Company has entered into a co-lending agreement with Bank of Baroda.

e) Outlook

The Company, considering the following facts, is well- placed to grow at a robust pace:

(i) Well capitalised balance sheet with good equity support from its promoters and investors.

(ii) The Company has good mix of funding resources/ borrowings from multiple banks/ lenders. The Company also has un-availed approved bank credit lines available with it.

(iii) Well qualified and experienced professional management- the Company's management team has a strong execution track record with domain expertise in the Housing Finance business. The management team is young, well qualified and agile with high degree of professional competency.

(iv) The Company has adopted best practices, robust risk management framework, effective governance structure, requisite policies and processes under overall guidance of a highly qualified and experienced Board of Directors.

(v) The Company has invested in efficient technology.

f) Risks and Concerns

Risk management framework is an integral part of the Company's business. As a lending institution, the

Company is exposed to various risks that are related to its ending business and operating environment; like credit risk, liquidity risk, interest rate risk, operational risk (comprising of risks relating to technology, employees, reputation etc.), legal risk, compliance risk etc. To manage these risks, the Company has adopted a Risk Management Policy which defines various risks and also a framework to manage/ mitigate/ address each of such risks. Further, the Company has a framework of policies and processes for efficient functioning of its business.

The Company has a Risk Management Committee in place. The Risk Management Committee assists the Board in its oversight of various risks and review of compliance with risk policies, monitoring risk tolerance limits, reviewing and analysing risk exposures related to specific issues and provide oversight of risk across the organisation.

g) Corporate Governance, Internal Control Systems and their Adequacy

Your Company ensures good governance through the implementation of various effective policies and procedures, which is mandated and reviewed by the Board or the Committees constituted by the Board at regular intervals. The Company has adopted the 'Internal Guidelines on Corporate Governance', approved by the Board, in accordance with the 'Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021'. The said policy is available on website of the Company at the URL https://chfl.co.in/

The Company has put in place a robust internal control system commensurate with the size, business model and complexity of its operations. The internal controls framework is backed by well-defined organisational structure, proper documentation and requisite authority matrix and it has been put into the place to promote good governance, proper risk management and compliance with the applicable laws/ regulations, policies & procedures. The Company has proper management information system, escalation and review systems for various important aspects of the Company's business.

The Company has a proper system of checks and balances. It has Internal Audit framework with defined scope of audit. The Internal Auditors are required to assess the existing internal control framework at entity as well as process levels with an objective to achieve operational excellence. The Internal Auditors are required to report all major audit observations and follow-up actions thereon to the Audit Committee on periodical basis

h) Human Resource and Employee Relationship

Human resources are the most valuable assets of the Company. The Company has hired professionals at various positions based on relevant industry experience and qualification relating to various domains of the housing finance business. The Company is focused on continuously training and upgrading the work skills of its staff across the organization. During the Financial Year, new recruits participated in induction programs conducted by the Company.

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. The Company ensures prevention, prohibition and redressal of Sexual Harassment complaints at workplace, as per the policy and procedure with the approval of Board. During the year under review, the committee received no complaint. The Company had a total of 183 full time employees on its rolls, as on March 31, 2022.

The Company had organized a Covid vaccination camp at the Head Office and reimbursed the vaccination cost of all employees at branches.

While there was no loss of life of any of the employees of the Company due to Covid, there were family members of the employees who succumbed to Covid. The Company supported all such employees both emotionally and financially during such unfortunate circumstances.

During the year, the Company lost its Company Secretary, Mr. Alpesh Shah, who passed away at a young age. The Company & Centrum Group extended all support, including financial support, to his family.

5. DIRECTORS AND KEY MANAGERIAL PERSONNEL

Mr. Sanjay Shukla is the Managing Director and CEO of the Company, Mr. Mehul Jatania is the Chief Financial Officer and Mr. Mayank Jain is the Company Secretary of the Company.

Appointment and Cessation

Due to untimely and sad demise of Mr. Alpesh Shah, he ceased to be the Company Secretary and Compliance Officer of the Company with effect from October 12, 2021 and consequently, Mr. Mayank Jain was appointed as the Company Secretary and Compliance Officer of the Company and designated as KMP under the Act with effect from October 28, 2021.

Further, no Director was appointed nor any director resigned during the year under review.

Re-appointment of Director

In accordance with the provisions of the Companies Act, 2013 (hereinafter referred to as "the Act") and the Articles of Association of the Company Mr. Vivek Vig, Director of the Company, is liable to retire by rotation at the ensuing Annual General Meeting and being eligible, offers himself for re-appointment.

Ms. Anjali Karamnarayan Seth's (DIN: 05234352), first term as an independent Director of the Company, ends on August 20, 2022. Your Directors recommend the re-appointment of Ms. Anjali Karamnarayan Seth (DIN: 05234352) for a second term, as an Independent Director, at the ensuing Annual General Meeting, for a further period of 5 years from August 21, 2022 upto August 20, 2027. Ms. Anjali Karamnarayan Seth has consented to be re-appointed as an Independent Director of the Company and a declaration under Section 164 of the Companies Act, 2013 and other statutory disclosures/declarations has been given by her to the Company.

The necessary resolutions and the profile for re-appointment have been included in the notice and in the explanatory statement annexed to the notice convening the Annual General Meeting.

6. BOARD MEETINGS

The Board is chaired by Mr. Sridar Venkatesan, and comprises of other Directors who are experts from various fields like banking/ financial sector, corporate affairs etc. The Board met 8 (eight) times during the financial year. The Company held a minimum of one board meeting in every quarter with a gap not exceeding 120 days between two consecutive board meetings, the details of which are given as under:

Sl. No	Board Meeting date	Quarter	Number of days from previous Board meeting
1.	May 20, 2021	April- June	96
2.	June 25, 2021	April- June	35
3.	July 30, 2021	July-September	34
4.	October 28, 2021	October-December	89
5.	January 3, 2022	January-March	66
6.	January 28, 2022	January-March	24
7.	March 16, 2022	January-March	46
8.	March 26, 2022	January-March	9

Attendance of Directors at the Board Meetings are as under:

Sl. No	Name of Director	Board Meeting held in Directors tenure	Board Meeting attended
1.	Mr. Sridar Venkatesan (Chairman and Independent Director)	8	8
2.	Mr. Mohan Tanksale (Independent Director)	8	8
3.	Ms. Anjali Seth (Independent Director)	8	8
4.	Mr. Vivek Vig (Non-Executive Director)	8	8

5.	Mr. Rajendra Naik (Non-Executive Director)	8	7
6.	Mr. Sanjay Shukla (Managing Director and CEO)	8	8
7.	Mr. Arjun Saigal (Nominee Director)	8	7

The Company has paid sitting fees of ₹9 lakh to Mr. Sridar Venkatesan,₹9 lakh to Ms. Anjali Seth, and ₹9 lakh to Mr. Mohan Tanksale for the meetings attended by them during the financial year.

7. AUDIT COMMITTEE

Your company has duly constituted the Audit Committee in accordance with the provisions of Section 177 of the Companies Act, 2013 and as per the RBI HFC Directions. During the year under review, the Audit Committee met 5 times on May 20, 2021, July 23, 2021, July 30, 2021, October 27, 2021 and January 27, 2022. As on March, 2022 the Committee comprises Ms. Anjali Seth as the Chairperson, and Mr. Sridar Venkatesan, Mr. Mohan Tanksale, and Mr. Rajendra Naik as the other members. The details of attendance of the Members at the meetings are as follow:

Sl. No.	Name of Director	No. of Meeting(s) held in Directors tenure	No. of Meeting(s) attended
1.	Mr. Sridar Venkatesan	5	5
2.	Mr. Mohan Tanksale	5	5
3.	Ms. Anjali Seth	5	5
4.	Mr. Rajendra Naik	5	3

8. NOMINATION AND REMUNERATION COMMITTEE

During the year under review, the Committee met 4 times on May 20, 2021, June 25, 2021, October 28, 2021 and on January 27, 2022. As on March 31, 2022 the Committee comprises Mr. Mohan Tanksale as the Chairman, and Mr. Sridar Venkatesan, Ms. Anjali Seth, and Mr. Vivek Vig as the other members. The details of attendance of the Members at the meetings are as follows:

Sl. No.	Name of Director	No. of Meeting(s) held in Directors tenure	No. of Meeting(s) attended
1.	Mr. Mohan Tanksale	4	4
2.	Mr. Sridar Venkatesan	4	4
3.	Ms. Anjali Seth	4	4
4.	Mr. Vivek Vig	4	4

9. IT STRATEGY COMMITTEE

The role, terms of reference and power of the IT Strategy Committee are in conformity with the requirements of the Master Direction – Information Technology Framework for the NBFC Sector issued by the RBI. The IT Strategy Committee was constituted during the FY and met once in the financial year on January 27, 2022. The details of the Members are as follows:

Sl. No.	Name of Director	Designation
1.	Mr. Mohan Tanksale	Chairman
2.	Ms. Anjali Seth	Member
3.	Mr. Sridar Venkatesan	Member
4.	Mr. Vivek Vig	Member

10. ASSET LIABILITY MANAGEMENT COMMITTEE (ALCO)

The ALCO comprises of Mr. Sanjay Shukla Managing Director, Mr. Vivek Mannan Executive Director- Credit and Mr. Mehul Jatania CFO. The role, terms of reference and power of the ALCO are in conformity with the requirements of the provisions of RBI Master Direction. The ALCO met 4 times in the financial year April 15, 2021, July 15, 2021, October 16, 2021 and January, 11, 2022.

11. INDEPENDENT DIRECTORS

The Board of Directors of the Company comprises of three Independent Directors, namely are 1) Mr. Sridar Venkatesan, 2) Mr. Mohan Tanksale and 3) Ms. Anjali Seth. The Company has received intimations from all three Directors regarding their registration on the Independent Director's databank maintained by the Indian Institute of Corporate Affairs.

Pursuant to Schedule VII of the Companies Act, 2013, the independent directors of the company shall hold at least one meeting in a financial year, without the attendance of non-independent directors and members of management. The Independent Directors of the Company met once on March 16, 2022 pursuant to the provisions of the Act.

12. POLICY ON DIRECTORS' APPOINTMENT AND REMUNERATION

The Company follows a policy on remuneration of Directors, Key Managerial Personnel and Senior Management Employees. This Policy lays down the process of appointment of Directors, Key Managerial Personnel and Senior Management Employees and norms for determining qualifications, positive attributes and independence of a director and other matters. The policy is approved by the Nomination and Remuneration Committee and the Board and reviewed from time to time. Salient features of Nomination and Remuneration Policy is annexed as Annexure A and the said policy is available on website of the Company at the URL https://chfl.co.in/

13. BOARD EVALUATION

The Board, at its meeting held on May 21, 2022 carried out the annual evaluation of its own performance as well as the evaluation of the working of its Committees and individual directors, including the Chairperson of the Board for the financial year 2021-2022 and expressed its satisfaction as to their performance. This exercise was carried out through a structured questionnaire prepared separately for Board, Committees and individual Directors. The questionnaire for Board evaluation was prepared taking into consideration various aspects of the Board's functioning such as adequacy of the composition and role of the Board, Board meeting and reporting process, effectiveness of strategies, risk management systems, external relationships, ethics and governance framework. Performance of the Committees were evaluated on the basis of their composition, effectiveness in carrying out their mandates, relevance of their recommendations and allocation of adequate time to fulfil their mandates.

14. DISCLOSURE BY DIRECTORS

The Company has received notices under Section 184(1) and intimations under Section 164(2) from all the Directors, and the necessary declaration from each Independent Director under Section 149(7) of the Act that he/she meets the criteria of Independence laid down in Section 149(6) of the said Act.

The Managing Director of the Company does not receive any remuneration or commission from the Holding Company hence, provision of Section 197(14) of the Act is not applicable to the Company.

15. FIT AND PROPER CRITERIA

All the Directors meet the fit and proper criteria stipulated under the 'Non-Banking Financial Company (NBFC's)- Housing Finance Company (Reserve Bank) Directions, 2021'.

16. AUDITORS AND AUDITORS' REPORT

M/s. Haribhakti & Co LLP, Chartered Accountants, having firm registration number 103523W/W100048, were appointed as the Statutory Auditors of the Company for a term of 5 years commencing from the conclusion of the 1st Annual General Meeting till the conclusion of the 6th Annual General Meeting.

Further, the Guidelines for Appointment of Statutory Central Auditors (SCAs)/Statutory Auditors (SAs) of Commercial Banks (excluding RRBs), UCBs and NBFCs (including HFCs) issued by Reserve Bank of India dated April 27, 2021 has provided necessary instructions for appointment of SCAs/SAs, the number of auditors, their eligibility criteria, tenure and rotation as well as norms for ensuring the independence of auditors.

Further, RBI has issued FAQs dated June 11, 2021 which clarified that the limit of 8 NBFCs for an audit firm is applicable to NBFCs with asset size below Rs 1,000 crore also. Accordingly, M/s. Haribhakti & Co. LLP has conveyed to us their unwillingness for the reappointment as Statutory Auditor of the Company as they are presently undertaking Statutory Audit of NBFCs, more than the prescribed limits as per the aforesaid Guidelines.

Further, M/s. Chaturvedi & Co., Chartered Accountants, (Firm Registration No. 302137E) were appointed as statutory auditors of the Company to hold office from the conclusion of the 6th AGM of the Company till the conclusion of the 9th AGM. The Company has obtained a consent and eligibility certificate from M/s. Chaturvedi & Co., Chartered Accountants.

They have audited the financial statements for FY 2021-22 and their report enclosed to the financial statements, forms part of this report The Report of Statutory Auditors on annual accounts is enclosed along with Directors' Report.

All observations made in the Audit Report on Standalone Financial Statements are self-explanatory and do not call for any further comments under Section 134 of the Companies Act, 2013.

There are no qualification, reservations or adverse remarks/ observations made in the Auditors' Report.

17. SECRETARIAL AUDIT

Pursuant to the provisions of section 204 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, and Regulation 24A of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Company has appointed Mr. Umesh P Maskeri, Company Secretary in practice to conduct secretarial audit for the financial year ended March 31, 2022. The report of the Secretarial Auditor is provided as Annexure B to this report.

18. NON PERORMING ASSETS AND PROVISION FOR CONTINGENCY

Your Company has adhered to the Prudential Norms prescribed by the RBI for Income Recognition, Asset Classification and Provisioning ("IRACP") as per the 'Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021' and the notification dated March 13, 2020 on 'Implementation of Indian Accounting Standards' issued by the RBI. A comparison (as per the format prescribed by the RBI) between provisions required under IRACP and impairment allowances made under Ind AS 109 have been disclosed by the Company in the notes to their financial statements.

The amount of Gross Non- Performing Assets (NPAs) as at March 31, 2022 is ₹1,549.55 lakh which is equivalent to 2.67% of the loan portfolio of the Company, as against ₹1,394.98 lakh, i.e., 2.90% of the portfolio as at March 31, 2021. The Net NPA as at March 31, 2022 is ₹953.87 lakh, i.e.,1.66% of the NPA as against ₹981.96 lakh, i.e.,2.06% of the NPA as at March 31, 2021.The total cumulative provisions towards loan and other assets as at March 31, 2022 is ₹959.90 lakh as against ₹743.08 lakh in the previous year.

19. INTERNAL AUDITOR

Mr. Ganesh Nema is the Internal Auditor of the Company.

20. REPORTING OF FRAUDS BY AUDITORS

During the year under review, neither the statutory auditors nor the secretarial auditors have reported any instances of fraud against the Company by its officers or employees as laid down under Section 143(12) of the Act, details of which would need to be mentioned in the Board's report.

21. AUDITOR'S QUALIFICATION/RESERVATION / ADVERSE REMARK

Neither of the aforesaid auditors have expressed any adverse qualification/ reservation/ remark in their report for financial year 2021-2022 which requires any explanation or comments from the Board. The Notes on financial statements referred to in the Auditors' Report are self- explanatory and do not call for any further comments and explanations.

22. INTERNAL FINANCIAL CONTROL AND ADEQUACY

The Company has put in place adequate policies and procedures to ensure that the system of internal financial control commensurate with the size and nature of the Company's business. The Company also has Internal Audit mechanism with defined scope of audit. The Internal Auditors are required to assess the existing internal control framework at entity as well as process levels with an objective to achieve operational excellence. The Internal Auditors are required to report all major audit observations and follow-up actions thereon to the Audit Committee on periodical basis.

These systems provide a reasonable assurance in respect of providing financial and operational information, complying with applicable statutes, safeguarding of assets of the Company, prevention and detection of frauds, accuracy and completeness of accounting records and ensuring compliance with Company's policies.

23. RISK MANAGEMENT POLICY

Your Company is committed to manage its risk in a proactive manner and has adopted a structured and disciplined approach of risk management by developing and implementing a risk management framework. With a view to manage its risk effectively, the Company has in place a comprehensive Risk Management Framework.

As a lending institution, the Company is exposed to various risks that are related to its lending business and operating environment, i.e. credit risk, liquidity risk, interest rate risk, operational risk (comprising of risks relating to technology, employees, reputation etc.), legal risk, compliance risk etc. To manage these risks, the Company has adopted a Risk Management Policy which defines various risks and also a framework to manage/ mitigate/ address each of such risks. Further, the Company has a framework of various relevant policies and processes for efficient functioning of its business. Thus, the Company's Risk Management Framework provides the mechanism for risk assessment and mitigation. The Company has a Risk Management Committee in place. The Risk Management Committee assists the Board in its oversight of various risks and review of compliance with risk policies, monitoring risk tolerance limits, reviewing and analysing risk exposures related to specific issues and provide oversight of risk across the organisation.

24. VIGIL MECHANISM/WHISTLE BLOWER POLICY

Pursuant to Section 177(9) of the Act and Rule 7 of the Companies (Meetings of Board and its Powers) Rules, 2014, the Company has established a vigil mechanism and adopted a Whistle Blower Policy which provides a formal mechanism for all Directors and employees to approach the Chairperson of the Audit Committee and make protective disclosures about the actual or suspected fraud and other unethical events set out in Vigil Mechanism Policy.

During the year under review, the Company did not receive any complaints under Vigil Mechanism Policy.

25. CONTRACTS/ ARRANGEMENT WITH RELATED PARTY

In line with the requirements of the Act and the directions issued by the National Housing Bank, your Company has formulated a policy on Related Party Transactions, which describes the transactions requiring requisite approvals and requirements of appropriate reporting and disclosure of transaction between the Company and its related parties. The said policy has also been uploaded on the Company's website www.chfl.co.in

All Related Party Transactions (RPTs) that are entered into by the Company are placed before the Audit Committee for review and approval, before approval by Board, as per requirements of Section 188 of the Act. There was no materially significant related party transaction entered by the Company during the year under review as per the provisions of sub-section (1) of Section 188 of the Act. Accordingly, particulars of contracts or arrangements with related party referred to in Section 188(1) along with the justification for entering into such contract or arrangement in form AOC-2 does not form part of the report.

Apart from payment of sitting fees to Independent/ there is no pecuniary relationship or transactions of the Company with the Independent/ Non-Executive Directors.

Pursuant to the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the Related Party Transaction Policy of the Company forms part of this Directors' Report.

The RPT Policy is part of the Directors' Report and is provided as Annexure C to this report.

26. PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES

The Company had a total of 183 full time employees on its rolls, as on March 31, 2022. There are no employees whose remuneration exceed the limits prescribed in accordance with the provision of Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

27. DEPOSITS

The Company is a Non- Deposit Taking Housing Finance Company. Accordingly, it neither held any public deposits at the beginning of the year nor has it accepted any public deposits during the year under review. Accordingly, the disclosure required as per the Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021 is not applicable on the Company.

28. HOLDING, SUBSIDIARIES, JOINT VENTURE, AND ASSOCIATE COMPANIES

Centrum Capital Limited is the holding company. The Company does not have any subsidiary, joint venture or associate Company as on the date of end of the Financial Year, hence AOC-1 does not form part of the report.

29. DIRECTORS' RESPONSIBILITY STATEMENT

In accordance with the provisions of section 134(3)(c) of the Act and based on the information provided by the management, your directors state that:

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

(b) the Company has selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as on March 31, 2022 and of the profit and loss account for the Financial Year ended March 31, 2022;

(c) the Company has taken proper and sufficient care 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;

(d) the Company has prepared the annual accounts on a going concern basis;

(e) the Company has laid down internal financial controls which are adequate and operating effectively;

(f) the Company has devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

30. PARTICULARS OF LOANS GIVEN, INVESTMENT MADE, GUARANTEE GIVEN, AND SECURITIES PROVIDED

Details of loans, guarantees and investments have been disclosed in the Financial Statements forming part of the Annual Report.

31. CORPORATE SOCIAL RESPONSIBILITY INITIATIVES

The Company has formulated a Corporate Social Responsibility Policy (CSR Policy) in accordance with the requirements of the Act and containing details specified therein which is available on the website of the Company at www.chfl.co.in

During the year, the Company spent ₹15.20 lakh (around 2% of the average net profits of last three financial years) on CSR activities. The Annual Report on CSR activities is annexed herewith and marked as Annexure D to this Report.

The Company is not required to constitute the CSR Committee as the amount required to be spent on CSR activities has not exceeded ₹50 lakh and the functions of such committee have been performed by the Board of Directors of the Company.

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

A. CONSERVATION OF ENERGY

The Company's operations call for nominal energy consumption cost and there were no major areas where conservation measures could be applied on. However, the Company is making continuous efforts to conserve energy and optimize energy consumption practicable by economizing the use of power.

B. TECHNOLOGY ABSORPTION

The Company has always been using the latest technology available in the industry. Accordingly, efforts are made to maintain and develop the quality of the product to meet the expectations of the market.

C. FOREIGN EXCHANGE EARNINGS AND OUTFLOW

There were no foreign exchange earnings and outflow during the Financial Year under review.

33. ANNUAL RETURN

Pursuant to the provisions of Section 134(3)(a) of the Companies act, 2013, the Annual Return in form MGT-7 for the Company will be posted on the Company's website, i.e., www.chfl.co.in once it uploaded with Registrar of Companies (ROC).

34. COMPLIANCE WITH SECRETARIAL STANDARDS

The Company has complied with Secretarial Standards issued by the Institute of Company Secretaries of India on Meetings of Board of Directors (SS-1) and General Meetings (SS-2).

35. MATERIAL CHANGES AND COMMITMENTS

There were no material changes or commitments affecting the financial position of the Company between the end of financial year and date of the report.

36. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY'S OPERATIONS IN FUTURE

There have been no significant and material orders passed by the courts or regulators or tribunals impacting the ongoing concern status and the Company's operations. However, members' attention is drawn to the statement on contingent liabilities in the notes forming part of the Financial Statements.

37. GENERAL

Your Directors state that no disclosure or reporting is required in respect of the following items as there were no transaction on these items during the Financial Year under review.

(i) Details relating to Deposits covered under Chapter V of the Act.

(ii) There was no instance of non-exercising of voting rights in respect of shares purchased directly by the employees under a scheme pursuant to section 67(3) of the Act read with Rule 16(4) of Companies (Share Capital and Debenture) Rules, 2014 and hence no information has been furnished.

(iii) Maintenance of cost records as specified by the Central Government under sub-section (1) of section 148 of the Act, is not required by the Company and accordingly such accounts and records are not made and maintained.

(iv) There was no transfer of unpaid or unclaimed amount to Investor Education and Protection Fund.

ACKNOWLEDGEMENT

Your Directors would like to express their sincere appreciation of the co-operation and assistance received from customers, shareholders, business partners, all bankers, and National Housing Bank and Reserve Bank of India.

Your Directors also wish to place on record their deep sense of appreciation for the commitment, hard work and dedication displayed by all executives, officers and employees of the Company during the financial year. Your Directors look forward to the continued support of all stakeholders in the future.

By order of the Board
For Centrum Housing Finance Limited

Mr. Sridar Venkatesan
DIN: 02241339
Chairman

Place: Mumbai
Date: May 21, 2022

Annexure - A to the Directors Report

SALIENT FEATURES OF NOMINATION AND REMUNERATION POLICY

REMUNERATION POLICY

The remuneration package of the Company ensures that:

- the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate the person to ensure the quality required to run the Company successfully

- the balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the company and its goal

- the relationship of remuneration to performance is clear and meets appropriate performance benchmarks

POLICY FOR REMUNERATION TO DIRECTORS/KMP/SENIOR MANAGEMENT PERSONNEL

1. Remuneration to Managing Director/whole Time Directors:

a) The Remuneration/Commission etc. to be paid to Managing Director/Whole-time Directors etc. shall be governed as per provisions of the Companies Act, 2013 and rules made there under or any enactment for the time being in force and the approvals obtained from the Members of the Company.

b) The Nomination and Remuneration Committee shall make such recommendation to the Board of Directors as it may consider appropriate with regards to remuneration to Managing Director/Whole Time Directors.

2. Remuneration to Non-Executive/Independent Directors:

a) The Non-Executive /Independent Directors may receive sitting fees and such other remuneration as permissible under the provisions of the Companies Act, 2013 and rules made there under or any other enactment for the time being in force. The amount of such remuneration shall be such as may be recommended by the Nomination and Remuneration Committee and approved by the Board of Directors.

b) All the remuneration of the Non- Executive/Independent Directors (excluding remuneration for attending meetings as prescribed under Section 197 (5) of the Companies Act, 2013) shall be subject to ceiling/ limits as provided under Companies Act, 2013 and rules made there under or any other enactment for the time being in force. The amount of such remuneration shall be such as may be recommended by the Nomination and Remuneration Committee and approved by the Board of Directors or shareholders, as the case may be.

c) An Independent Director shall not be eligible to get Stock Options and also shall not be eligible to participate in any share based payment schemes of the Company.

d) Any remuneration paid to Non- Executive/Independent Directors for services rendered which are of professional in nature shall not be considered as part of the remuneration for the purposes of clause (b) above if the following conditions are satisfied:

(i) The Services are rendered by such Director in his capacity as the professional; and

(ii) In the opinion of the Committee, the director possesses the requisite qualification for the practice of that profession.

e) The Compensation Committee of the Company, constituted for the purpose of administering the Employee Stock Option/Purchase Schemes, shall determine the stock options and other share-based payments to be made to Directors (other than Independent Directors).

3. Remuneration to Key Managerial Personnel and Senior Management:

a) The remuneration to Key Managerial Personnel and Senior Management shall consist of fixed pay and incentive pay, in compliance with the provisions of the Companies Act, 2013 and in accordance with the Company's Policy.

b) The Compensation Committee of the Company, constituted for the purpose of administering the Employee Stock Option/Purchase Schemes, shall determine the stock options and other share-based payments to be made to Key Managerial Personnel and Senior Management.

c) The Fixed pay shall include monthly remuneration, employer's contribution to Provident Fund, contribution to pension fund, pension schemes, etc. as decided from to time.

d) The Incentive pay shall be decided based on the balance between performance of the Company and performance of the Key Managerial Personnel and Senior Management, to be decided annually or at such intervals as may be considered appropriate.

IMPLEMENTATION

- The Committee may issue guidelines, procedures, formats, reporting mechanism and manuals in supplement and for better implementation of this policy as considered appropriate.
- The Committee may Delegate any of its powers to one or more of its members.

By order of the Board
For Centrum Housing Finance Limited

Mr. Sridar Venkatesan
Chairman
DIN: 02241339

Place: Mumbai
Date: May 21, 2022

Annexure - B to the Directors Report

FORM NO. MR-3

SECRETARIAL AUDIT REPORT

For the Financial Year ended March 31, 2022

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,
Centrum Housing Finance Limited
Registered Office, Unit 801, Centrum House, CST Road
Vidyanagari Marg, Kalina, Santacruz (East)
Mumbai - 400098

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Centrum Housing Finance Limited (hereinafter called "the Company") incorporated on March 3, 2016, having CIN U65922MH2016PLC273826 and Registered Office at Unit 801, Centrum House, CST Road, Vidyanagari Marg, Kalina, Santacruz (East), Mumbai- 400098 for the financial year ended on March 31, 2022. Secretarial Audit was conducted in a manner that provided me a reasonable basis for evaluating the corporate conducts/ statutory compliances and expressing my opinion thereon.

Based on my verification of the 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, I hereby report that in my opinion, the Company has, during the audit period covering the financial year ended on March 31, 2022 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:

I 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, 2022 according to the provisions of:

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

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

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

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;

(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, 1992;

(c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2009;

(d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

(e) The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;

(f) The Securities and Exchange Board of India (Registrars to 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;

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;

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

I have relied on the representation made by the Company and its officers for the systems and the mechanism formed by the Company for the compliances under the applicable Acts/laws and regulations to the Company. The list of major head/groups of Acts/laws and regulations specifically applicable to the Company is furnished below :

I have relied on the representation made by the Company and its officers for the systems and the mechanism formed by the Company for the compliances under the applicable Acts/laws and regulations to the Company. The list of major head/groups of Acts/laws and regulations specifically applicable to the Company is furnished below :

i) The National Housing Bank Act, 1987

ii) The Housing Finance Companies (NHB) Directions, 2010

iii) Guidelines prescribed by the National Housing Bank for Housing Finance Companies

iv) The Reserve Bank of India Act, 1934

v) Regulatory framework for Housing Finance Companies prescribed by the Reserve Bank of India

vi) Guidelines issued by the Reserve Bank of India for Housing Finance Companies including Master Directions

vii) Master Directions- Non Banking Financial Company (Reserve Bank) Directions, 2021

viii) Credit Information Companies (Regulation) Act, 2015 and Rules made thereunder

ix) The Prevention of Money Laundering Act, 2002 and the Prevention of Money Laundering (Maintenance of Records) Rules, 2005

x) SEBI (Prohibition of Fraudulent and Unfair Trade Practices relating to Securities Market) Regulations, 2003

xi) Master Directions- External Commercial Borrowings, Trade Credits and Structured Obligations issued by the Reserve Bank of India

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

(i) Secretarial Standards issued by The Institute of Company Secretaries of India: Applicable with effect from July 1, 2015

(ii) The Listing Agreement entered into by the Company with BSE Limited and the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 – Not applicable-

During the year under review, the Shareholders of the Company, approved the following matters at the General Meetings held by Video Conferencing/ Other Audio Visual Means, on the following dates :

(1) At the Annual General Meeting held on August 18, 2021 :

1) **Ordinary Resolution :**

Appointment of M/s Chaturvedi & Co, Chartered Accountants, as auditors for a period of 3 years and fixed their remuneration

2) **Special Resolution:**

Modification of the terms of re-appointment of Mr. Sanjay Shukla, Managing Director and Chief Executive Officer for a period of 5 years from December 07, 2021 to December 06, 2024

3) **Special Resolution :**

Re-appointment of Mr. Sridar Venkatesan DIN 02241339, as an independent director for a second term of 3 years from December 07, 2021 to December 06, 2024

(2) At the Extra Ordinary General Meeting held on January 31, 2022 :

by a special resolution, approved the payment of Performance bonus to Mr. Sanjay Shukla, Managing Director and CEO of the company amount of ₹25 lakh, for the financial year 2020-21

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

I further report that:

The Board of Directors of the Company is duly constituted with proper balance of Non-Executive Directors and Independent Directors including the woman director, except as mentioned above. 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 in advance as per the requirement of the regulations,

and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Majority decisions are carried through /recorded as part of the minutes. All the resolutions were passed unanimously.

I further report that based on review of compliance mechanism established by the Company, I am of the opinion that the Company has adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

UMESH PARAMESHWAR MASKERI
PRACTICING COMPANY SECRETARY
COP No. 12704 FCS No 4831
Peer Review Certificate No 653/2020
ICSI UDIN F004831D000358723

Place : Mumbai
Date : May 21, 2022

Note: This report is to be read with our letter of even date which is annexed as **ANNEXURE I** and forms an integral part of this report.

Annexure - I

To
The Members,
Centrum Housing Finance Limited
Registered Office, Unit 801, Centrum House, CST Road
Vidyanagari Marg, Kalina, Santacruz (East)
Mumbai - 400098

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

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

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

3. I have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

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

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

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

UMESH P MASKERI
PRACTICING COMPANY SECRETARY
FCS No 4831 COP No. 12704
Peer Review Certificate No. 653/2020

Place: Mumbai
Date : May 21, 2022

Annexure - C to the Directors Report

Policy on Related Party Transaction

1. Introduction & Purpose:

The Board of Directors (the "Board") of Centrum Housing Finance Limited (the "Company") has adopted the following policy and procedures ("Policy") with regard to Related Party Transactions (RPTs) w.e.f. September 1, 2017 (duly approved by the Board at its meeting held on August 28, 2017). This policy is framed as per requirement of the National Housing Bank (NHB) Notification No. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated 9th February, 2017. The objective of this policy and procedure is to ensure that transactions between the Company and its related parties are based on principles of transparency and arm's length pricing as provided under the section 188 of the Companies Act 2013. Likewise, this policy aims at preventing and providing guidance in situations of potential conflict of interests in the implementation of transactions involving such related parties.

As the Audit Committee of the Board is entrusted with the task of reviewing and approving transaction with Related Parties or any subsequent modifications thereof, the Audit Committee shall be the reviewing authority with respect to this Policy at such intervals as it may deem necessary and shall recommend amendments thereof for approval of the Board.

The Executive Management of the Company comprising Managing Director & CEO/Whole Time Director and Executive Director(s) shall have the authority, to issue such guidance and clarifications as may be deemed necessary for the implementation of this Policy. They are also authorized to delegate such powers as may be considered necessary and appropriate for effective administration and enforcement of this Policy to any officer(s) of the Company

This policy may be amended by the Company from time to time and is subject to all laws and regulations applicable to the Company from time to time.

2. Definitions

"Annual Consolidated Turnover" or "Turnover" is defined as Total Income (i.e. Interest earned plus Other Income) of the last audited Consolidated Financial Statements of the Company

"Audit Committee" means Committee of Board of Directors of the Company constituted under Section 177 of the Companies Act, 2013

"Board" means the board of directors of the Company

"Key Managerial Personnel" or "KMP" shall have the same meaning as in Companies Act, 2013 "Material Related Party Transaction" means such Related Party Transactions where the aggregate value of transactions entered, or likely to be entered into, with a related party during the current financial year, is likely to exceed 10% of the annual consolidated turnover of the Company as per the last audited financial statements of the Company.

"Ordinary Course of Business" means transactions that are necessary, normal and incidental to the business, the objects of the Company permit such activity, there is a historical practice and pattern of

frequency (not an isolated transaction), has connection with the normal business carried on by the Company.

"Related Party" means, an entity is:

(i) a related party under Section 2(76) of the Companies Act, 2013; or

(ii) a related party under the applicable accounting standards

"Related Party Transaction" or "RPT" means any transfer of resources, services orobligations between the Company and a Related Party, regardless of whether a price is charged.

"Relative" means relative as defined under the Companies Act, 2013.

3. General Guidelines

All Related Party Transactions must be reported to the Audit Committee and referred by the Audit Committee to the Board for approval in accordance with this Policy.

All Material Related Party Transactions shall require approval of the shareholders vide an ordinary resolution and all the Related Parties of the Company shall abstain from voting on such resolutions irrespective of whether they are interested in that particular Material Related Party Transaction.

Provided however that the transactions entered into between the Company and a wholly owned subsidiary of the Company where

(i) the accounts of the subsidiary are consolidated with the Company; and

(ii) approved by the shareholders at a general meeting

shall not require approval of either Audit Committee or the shareholders.

4. Identification of RPTs

4.1. Each Director and "KMP" and other Related Party shall promptly notify the Audit Committee of any material interest that such person or relative of such person had, has or may have in a RPT, by providing notice to the Board or Audit Committee of any potential RPT involving him or her or his or her Relative together with Committee reasonably request.

4.2. The Company prefers that notice of any RPT is given well in advance, so that the Audit Committee/the Board has adequate time to obtain and review information about the proposed RPT.

4.3. The Board / Audit Committee shall determine whether a transaction does, in fact, constitute a RPT requiring compliance with the Policy.

4.4. A Related Party will be brought to the attention of the Management and the Board/Audit Committee's attention by the Secretarial Department at least on an annual basis, as on 1st April every year. The Secretarial Department needs to inform any change in the Related Party List to functional teams of the Company to identify the Related Party Transactions.

5. Review & Approval of RPTs

All Related Party Transactions will be subject to following approval matrix, as may be applicable.

5.1. Transactions in the ordinary course of business and on arm's length basis

Ceiling on Amount	Approval Required		
	Audit Committee	Board of Directors	Shareholders (Ordinary resolution)
less than 10% of the annual turnover of the company	√	-	-
In excess of the above limits	√	√	√ (all related parties to abstain from voting)*

5.2. Transactions either not in the ordinary course of business or on arm's length basis

Ceiling on Amount	Approval Required		
	Audit Committee	Board of Directors	Shareholders (Ordinary resolution)
Sale, purchase or supply of any goods or materials, directly or through appointment of agent.	√	√	10% or more of the turnover Note: Related Parties that are parties to the contract shall abstain from voting.*
Selling or otherwise disposing of or buying property of any kind, directly or through appointment of agent.	√	√	10% or more of the net worth Note: Related Parties that are parties to the contract shall abstain from voting.*
Leasing of property of any kind.	√	√	10% or more of the turnover Note: Related Parties that are parties to the contract shall abstain from voting.*
Availing or rendering of any services, directly or through appointment of agent.	√	√	Exceeding 10% of the turnover Note: Related Parties that are parties to the contract shall abstain from voting. *
Appointment of any related party to any office or place of profit in the Company, its subsidiary company or associate company.	√	√	Monthly remuneration exceeding two and half lakh rupees. * Note: Related Parties that are parties to the contract shall abstain from voting*
Underwriting the subscription of any securities or derivatives thereof, of the Company.	√	√	Remuneration exceeding 1% of net worth Note: Related Parties that are parties to the contract shall abstain from voting.*
Any other transaction with related parties, other than those covered above, resulting in transfer of resources, obligations or services	√	√	Exceeding 10% of the turnover or Rs. 100 crore, whichever is lower Note: Related Parties that are parties to the contract shall abstain from voting. *

* However, related parties can vote if ninety per cent or more members, in numbers, are relatives of promoters or are related parties.

Note: Limits specified shall apply for transaction to be entered into either individually or taken together with the previous transaction during a financial year.

6. Criteria for approving RPTs

In determining whether to approve a RPT, the Audit Committee shall consider the following factors, among others subject to the threshold limits specified in this Policy, to the extent relevant to the RPT:

6.1. Whether the terms of the RPT are fair and on 'arm's length basis' to the Company and would apply on the same basis if the transaction did not involve a Related Party;

6.2. Whether there are any compelling business reasons for the Company to enter into the RPT and the nature of alternative transactions, if any;

6.3. Whether the RPT would affect the independence of an independent director;

6.4. Whether the proposed RPT includes any potential reputational risk issues that may arise as a result of or in connection with the proposed RPT;

6.5. Whether subsequent ratification of the proposed RPT is allowed and would be detrimental to the Company; and

6.6. Whether the RPT would present an improper conflict of interest for any director or KMP of the Company, taking into account the size of the transaction, the overall financial position of the director, KMP or other Related Party, the direct or indirect nature of director's, KMP's or other Related Party's interest in the transaction and the ongoing nature of any proposed relationship and any other factors the Audit Committee deems relevant;

6.7. If the Audit Committee determines that a RPT should be brought before the Board, or if the Board in any case elects to review any matter or it is mandatory under any law for the Board to approve the RPT, then the considerations set forth above shall apply to the Board's review and approval of the matter, with such modifications as may be necessary or appropriate under the circumstances.

7. RPTs that do not require prior Audit Committee review

7.1. The Audit Committee shall also be entitled to grant omnibus approval ("Omnibus Approval") for a class of transactions which are repetitive in nature as per the procedure specified for approving RPTs in this Policy.

7.2. In addition to the criteria specified in paragraph 7.1 above, the Audit Committee shall be required to specify in the Omnibus Approval:

(i) Name(s) of the Related Party, nature, period of transaction and maximum amount of the proposed RPT;

(ii) the indicative base price/current contracted price and the formula for variation in the price if any;

(iii) and such other conditions as the Audit Committee may deem fit;

(iv) in the event the need for a class of RPTs cannot be foreseen or the details specified in (i) to

(iii) above are not available, the Audit Committee may grant Omnibus Approval for such RPTs provided each transaction does not exceed INR 1,00,00,000 (Rupees one crore).

7.3. Maximum value of transactions in aggregate in a year which can be allowed under Omnibus route is Rs. 1 (One)Crores.

7.4. Transactions mentioned in Para 5.2 cannot be approved under omnibus mode.

7.5. Audit Committee shall review, the details of the actual RPTs entered into by the Company pursuant to each of the Omnibus Approvals on a quarterly basis.

7.6. The Omnibus Approvals shall be valid for a period not exceeding one year and shall require fresh approvals from the Audit Committee after the expiry of 1 (one) year from the grant of each approval.

7.7. Any transaction that involves the providing of compensation to a director or KMP in connection with his or her duties to the Company or any of its subsidiaries or associates including the reimbursement of reasonable business and travel expenses incurred in the Ordinary Course of Business.

7.8. Any transaction that involves the Related Party's interest arises solely from ownership of securities issued by the Company and all holders of such securities receive the same benefits pro rata as the Related Party.

7.9. Any transaction arising out of Compromises, Arrangements, and Amalgamations dealt with under specific provisions of the Companies Act, 1956/Companies Act, 2013.

7.10. Reimbursement of pre-incorporation expenses incurred by a Related Party as approved by the Board of Directors.

7.11. Any other exception which is consistent with the Applicable Laws, including any rulesor regulations made thereunder.

7.12. Any transaction that involves providing corporate guarantee to Banks/Financial Institution, from Centrum Group Companies , for credit facilities availed by the Company from Banks/Financial Institutions.

8. RPTs not approved under this Policy

8.1. In the event the Company becomes aware of a RPT with a Related Party that has not been approved under this Policy by the Audit Committee, prior to its consummation, it shall report such transaction to the Audit Committee which shall follow the procedure laid down in thisPolicy. Provided also that in case any transaction involving any amount not exceeding one crore rupees is entered into by a director or officer of the company without obtaining the approval of the Audit Committee and it is not ratified by the Audit Committee within three months from the date of the transaction, such transaction shall be voidable at the option of the Audit Committee and if the transaction is with the related party to any director or is authorised by any other director, the director concerned shall indemnify the company against any loss incurred by it.

8.2. In any case, save as otherwise provided in the Policy, where the Audit Committee determines not to ratify a RPT that has been commenced without its prior approval, the Audit Committee, as appropriate, may direct additional actions including, but not limited to, immediate discontinuation or rescission or revision of the transaction.

Annexure - D to the Directors Report

ANNUAL REPORT ON CSR ACTIVITIES

1. **Brief Outline on CSR Policy of the Company**

   The Corporate Social Responsibility (CSR) Policy of Centrum Housing Finance Limited ('CHFL' or 'Company') has been developed in accordance with section 135 of the Companies Act 2013 and the Companies (Corporate Social Responsibility) Rules, 2014, notified by Ministry of Corporate Affairs, Government of India. It is available on the website of the Company at www.chfl.co.in.

   The Company believes in engaging and giving back to the community in line with the Company's commitment to philanthropy. It intends to undertake the CSR activities strategically, systematically and more thoughtfully and to move from institutional building to community development through its various CSR programs and projects.

   At CHFL, we intend to make a positive difference to society and contribute our share towards the social cause of betterment of society. We believe in benefitting the underprivileged and those who have been deprived of even the basics in life. Helping, caring and sharing in whatever way possible is the approach, we follow when it comes to registering our presence beyond the realm of just business.

2. **Composition of CSR Committee:**

   The Company is not required to constitute CSR Committee as the amount required to be spent on CSR does not exceed ₹50 lakh and the functions of such committee would be performed by the board of directors of the company.

3. **Provide the web-link where Composition of CSR Committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company.**
   www.chfl.co.in
4. **Provide the details of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable (attach the report).**

   Pursuant to Rule 8 (3) of the Companies (Corporate Social Responsibility Policy) Rules, 2014 the Company is not required to appoint an Independent Agency for carrying out Impact Assessment for its CSR Projects for FY 2021-22.

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 ₹)	Amount required to be set-off for the financial year, if any (in ₹)
	-	NIL	NIL

6. **Average net profit of the company as per section 135(5):** ₹75,835,593

7. **(a) Two percent of average net profit of the company as per section 135(5):** ₹1,516,712

   (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): ₹1,516,712

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

	Amount Unspent (in ₹)				
Total Amount Spent for the Financial Year. (in ₹)	**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
15,20,000	NIL	N.A.	N.A.	N.A.	N.A.

(b) Details of CSR amount spent against ongoing projects for the financial year: Not Applicable:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	
S. 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 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.
1	-	-	-	-	-	-	-	-	-	-	-
	Total										

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

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
Sr. No.	**Name of the Project**	**Item from the list of activities in Schedule VII to the Act.**	**Local area**	**Location of the project.**		**Amount spent for the**	**Mode of Implementation**	**Mode of Implementation - Through Implementing Agency**	
		Item from the list of activities in Schedule VII to the Act.	area (Yes/ No).			project (in ₹).	Mode of Implementation - Direct (Yes/No).	Implementing Agency	
				State	District			Name	CSR Registration number.

1	Feed the needy	Item i) Eradicating hunger, poverty and malnutrition	Yes	Maha-rastra	Mumbai Sub-urban & Raigad	15,20,000	No	Centrum Foun-dation	CSR00001436
	Total					**15,20,000**			

(d) Amount spent in Administrative overheads: NIL

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

(f) Total amount spent for the Financial Year (8b+8c+8d+8e): ₹15,20,000

(g) Excess amount for set off, if any

Sl. No.	Particular	Amount (in ₹)
(i)	Two percent of average net profit of the company as per section 135(5)	1,516,712
(ii)	Total amount spent for the Financial Year	15,20,000
(iii)	Excess amount spent for the financial year [(ii)-(i)]	3,288
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	-
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	-

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

S.No.	Preceding Financial Year.	Amount transferred to Unspent CSR Account under section 135 (6) (in ₹)	Amount spent in the reporting Financial Year (in ₹).	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 ₹)
				Name of the Fund	Amount (in Rs).	Date of transfer.	
-	-	-	-	-	-	-	-

(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 ₹).**	**Cumulative amount spent at the end of reporting Financial Year. (in ₹)**	**Status of the project Completed /Ongoing.**
-	-	-	-	-	-	-	-	-

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

(a) Date of creation or acquisition of the capital asset(s): None

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

(c) Details of the entity or public authority or beneficiary under whose name such capital asset is registered, their address etc: Not Applicable

(d) Provide details of the capital asset(s) created or acquired (including complete address and location of the capital asset): Not Applicable

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

Sd/- **Managing Director & CEO**	**NA** **(Chairman CSR Committee)**

By order of the Board
For Centrum Housing Finance Limited

Mr. Sridar Venkatesan
DIN: 02241339
Chairman

Place: Mumbai
Date: May 21, 2022

Independent Auditor’s Report

To the Members of Centrum Housing Finance Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Centrum Housing Finance Limited (“the Company”), which comprise the Balance Sheet as at March 31, 2022, 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 on that date, and notes to the financial statements, including a summary of the significant accounting policies and other explanatory information (hereinafter referred to as “financial statements”).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 (“the Act”) in the manner so required and give a true and fair view in conformity with Indian Accounting Standard (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 31st March 2022, the profit and other comprehensive income, statement of changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (“SAs”) specified under Section 143 (10) of the Act. Our responsibilities under those SAs 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 (“the 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 Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion

Key audit matter

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

<table>
<tr><th>Key audit matters</th><th>How the matter was addressed in our audit</th></tr>
<tr><td colspan="2">Impairment of loans and advances to customers
(Refer to the accounting policies in "Note no. 3.6 to the Ind AS financial statements)</td></tr>
<tr><td>Under Ind AS 109, Financial Instruments, allowance for loan losses are determined using expected credit loss (ECL) estimation model. The estimation of ECL on financial instruments involves significant judgement and estimates. The critical areas where we identified greater levels of management judgement and therefore enhanced levels of audit focus in the Company's estimation of ECLs are:
• Data inputs - The application of ECL model requires several data inputs. This increases the risk of completeness and accuracy of the data that has been used to create assumptions in the model.
• Model estimations – Inherently judgmental models are used to estimate ECL which involves determining Probabilities of Default ("PD"), Loss Given Default ("LGD"), and Exposures at Default ("EAD"). The PD and the LGD are the key drivers of estimation complexity in the ECL and as a result are considered the most significant judgmental aspect of the Company's modelling approach.
• Economic scenarios – Ind AS 109 requires the Company to measure ECLs on an unbiased forward-looking basis reflecting a range of future economic conditions. Significant management judgement is applied in determining the economic scenarios used and the probability weights applied to them especially when considering the current uncertain economic environment arising from COVID-19.
• Restructuring – the Company has restructured loans in the current year on account of COVID-19 related regulatory measures. This has resulted in increased management estimation over determination of losses for such restructured loans.
• Qualitative adjustments – Adjustments to the model-driven ECL results are recorded by management to address known impairment model limitations or emerging trends as well as risks not captured by models. These adjustments are inherently uncertain and significant management judgement is involved in estimating these amounts especially in relation to economic uncertainty as a result of COVID-19.
The effect of these matters is that, as part of our risk assessment, we determined that the impairment of loans and advances to customers has a high degree of estimation uncertainty, with a potential range of reasonable outcomes greater than our materiality for the financial statements as a whole, and possibly many times that amount. The credit risk sections of the financial statements (refer note no. 41.1) disclose the sensitivities estimated by the Company.</td>
<td>Our key audit procedures included:
Design / controls
We performed end to end process walkthroughs to identify the key systems, applications and controls used in the ECL process. We tested the relevant manual (including spreadsheet controls), general IT and application controls over key systems used in the ECL process.
Key aspects of our controls testing involved the following:
• Testing the design and operating effectiveness of the key controls over the completeness and accuracy of the key inputs, data and assumptions into the Ind AS 109 impairment models.
• Testing the 'Governance Framework' controls over validation, implementation and model monitoring in line with the RBI guidance.
• Testing the design and operating effectiveness of the key controls over the application of the staging criteria.
• Testing management's controls over authorisation and calculation of post model adjustments and management overlays.
• Testing management's controls on compliance with Ind AS 109 disclosures related to ECL.
• Testing key controls operating over information technology in relation to loan impairment management systems, including system access and system change management, program development and computer operations.
We also performed the following important tests
• Evaluating the appropriateness of the Company's Ind AS 109 impairment methodologies and reasonableness of assumptions used (including management overlays).
• For models which were changed or updated during the year, evaluating whether the changes were appropriate by assessing the updated model methodology.
• The reasonableness of the Company's considerations of the impact of the current economic environment due to COVID-19 on the ECL determination.
Test of details
Key aspects of our testing included:
• Sample testing over key inputs, data and assumptions impacting ECL calculations to assess the completeness, accuracy and relevance of data and reasonableness of economic forecasts, weights, and the model assumptions applied.</td></tr>
</table>

Disclosures The disclosures regarding the Company's application of Ind AS 109 are vital to explaining the key judgements and material inputs to the Ind AS 109 ECL results. Further, disclosures to be provided as per RBI circulars with regards to non-performing assets and provisions are an area of focus, particularly as they are related to an area of significant estimate.	• Test of details of post model adjustments, considering the size and complexity of management overlays with a focus on COVID-19 related overlays, in order to assess the reasonableness of the adjustments by challenging key assumptions, inspecting the calculation methodology and tracing a sample of the data used back to source data. • Assessing disclosures - We assessed whether the disclosures appropriately disclose and address the uncertainty which exists when determining the ECL. As part of this activity, we assessed the sensitivity analysis that is disclosed. In addition, we assessed whether the disclosure of the key judgements and assumptions made was appropriately and sufficiently clear.

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

The Company's management and Board of Directors are responsible for the preparation of the other information. The other information obtained at the date of this auditor's report is the Director's report but does not include financial statements and our auditor's report thereon.

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained 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.

Board of Directors and Management's responsibility for the financial statements

The Company's Board of Directors and Management are responsible for the matter stated in Section 134(5) of the Act with respect to preparation of these financial statements that give a true and fair view of the state of affairs, profit and other comprehensive income, changes in equity and cash flows of the Company in accordance with Ind AS prescribed under section 133 of the Act and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding 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, management and the Board of Directors are responsible for assessing the ability of the Company 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.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

1. 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;

2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls system with reference to the financial statements in place and the operating effectiveness of such controls.

3. Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures in the financial statements made by management.

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

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

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

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143 (11) of the Act, we give in 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, the Statement of Changes in Equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account;

   d. In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards specified under Section 133 of the Act read with Rules made thereunder.

   e. On the basis of the written representations received from the directors as on March 31, 2022 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2022 from being appointed as a director in terms of Section 164(2) of the Act.

   f. With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report given in 'Annexure B'. Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting;

   g. With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of 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, as amended, in our opinion and to the best of my information and according to the explanations given to us:

      i. The Company has disclosed the impact of pending litigations as at 31st March 2022 on its financial position in its financial statements - Refer note no. 67 to the financial statements;

      ii. The Company did not have any long-term contracts including derivative contracts. Hence, the question of any material foreseeable losses does not arise.;

      iii. There are no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company. Refer note no. 54 to the financial statements;

iv. (a) The management has represented that no funds have been advanced or loaned or invested by the company to or in any other person(s) or entities, including foreign entities ("lntermediaries"), with the understanding that the lntermediary shall whether directly or indirectly lend or invest in other persons or entities identified in any manner by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of ultimate beneficiaries.

(b) The Management has represented that no funds have been received by the company from any person(s) or entities including foreign entities ("Funding Parties") with the understanding that such 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 guarantee, security or the like on behalf of the Ultimate beneficiaries.

Based on the audit procedures performed, we report that nothing has come to our notice that has caused us to believe that the representations given by management under the above sub-clauses contain any material mis-statement.

v. As the Company has not declared/ paid any dividend in the current year, the provisions of Section 123 do not apply. Accordingly, we do not report on matters specified in sub-clause (iii) of Rule 11 (e).

Other Matter

The figures for the year ended March 31, 2021 are based on the annual financial statements that were audited by the erstwhile auditors whose report dated May 20, 2021, expressed an unmodified opinion. Our opinion is not modified in respect of this matter.

For Chaturvedi & Co.
Chartered Accountants
Firm Registration: 302137E

Tushar Kandoi
Partner
Membership No. 136229

UDIN: 22136229AJIULF3762

Place: Mumbai
Date: May 21, 2022

Annexure - 'A' to the Independent Auditor's Report for the year ended March 31, 2022

[Referred to in para 1 of the heading 'Report on other legal and regulatory requirements' of our report]

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

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

(b) The Company has a regular programme of physical verification of its Property, Plant and Equipment by which all Property, Plant and Equipment are verified every year. In accordance with this programme, all the Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies have been noticed on such verification. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets.

(c) The Company does not have any immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee). Accordingly, para 3(i)(c) of the Order is not applicable to the Company.

(d) The Company has not revalued its Property, Plant and Equipment (Including Right-of use of assets) or intangible assets or both during the year. Hence, para 3(i)(d) of the Order is not applicable to the Company.

(e) In our opinion and according to the information and explanations given to us, there are no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

(ii) (a) The Company is in the business of providing financial services and does not have any inventory. Accordingly, clause 3(ii)(a) of the order is not applicable to the Company.

(b) In our opinion and according to the information and explanations given to us, the Company has not been sanctioned working capital limits in excess of five crore rupees at any point of time of the year in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, the requirement to report on para 3(ii)(b) of the Order is not applicable to the Company.

(iii) (a) In our opinion and according to the information and explanations given to us, the Company has not provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties other than in the normal course of its business of providing housing finance to individuals. Accordingly, the requirement to report on para 3(iii)(a) of the Order is not applicable to the Company.

(b) In our opinion and according to the information and explanations given to us, Company has not made any investments or provided any guarantees or security which is prejudicial to the interest of the Company. Accordingly, the requirement to report on para 3(iii)(b) of the Order is not applicable to the Company.

(c) In our opinion and according to the information and explanations given to us, the Company has given loans and advances in the nature of loans under its normal course of business as per the registration obtained with RBI and has issued schedule of repayment of principal and interest. Also, Company has disclosed the defaults in receipts of repayments of such loans. Refer note no 52.1.13 of the financials statements;

(d) According to the information and explanations given to us and based on our verification, Company has amounts overdue for more than ninety days. Details of the same are given below.

No. of Cases	Principal Amount Overdue	Interest Overdue	Total Overdue	Remarks (if any)
120	1,278.80	270.75	1,549.55	Refer note no 52.1.13 of the financials statements

(e) In our opinion and according to the information and explanations given to us, Company has not given any loan or advance in the nature of loan granted which has fallen due during the year and has been renewed or extended or has granted fresh loans to settle the overdues of existing loans given to the same parties, other than as mandated by RBI/ NHB Regulations. Accordingly, the requirement to report on para 3(iii)(e) of the Order is not applicable to the Company.

(f) In our opinion and according to the information and explanations given to us, Company has not, granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment to Promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013. Accordingly, the requirement to report on para 3(iii)(f) of the Order is not applicable to the Company.

(iv) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not provided any loans, investments, guarantees, and security during the year under Section 185 and 186 of the Act. Thus paragraph 3(iv) of the Order is not applicable.

(v) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not accepted any deposits from the public during the year to which the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 of the Companies Act, 2013 or any other relevant provisions of the Act and the rules framed thereunder apply. Thus paragraph 3(v) of the Order is not applicable to the Company.

(vi) The Central Government has not prescribed the maintenance of cost records under sub section (1) of section 148 of the Act for any of the services rendered by the Company. Thus paragraph 3(vi) of the Order is not applicable.

(vii) (a) According to the information and explanations given to us and on the basis of our examination of records of the Company, in respect of amounts deducted / accrued in the books of account, the Company is regular in depositing undisputed statutory dues, including Provident Fund, Income Tax, Goods and Services Tax (GST), and other material statutory dues, as applicable to the Company, during the year with the appropriate authorities. There are no material undisputed statutory dues payable in respect of above statues outstanding as at March 31, 2022 for a period of more than six months from the date they became payable.

(b) According to information and explanations given to us and on the basis of our examination of the records of the Company, there are no disputed dues that have not been deposited in respect of Income Tax, Service Tax, Provident Fund, GST and other material statutory dues as at March 31, 2022.

(viii) The Company has not surrendered or disclosed any transaction, previously unrecorded in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year. Accordingly, the requirement to report on para 3(viii) of the Order is not applicable to the Company.

(ix) (a) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not defaulted in the repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not been declared willful defaulter by any bank or financial institution or other lender.

(c) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has raised monies by way of term loans during the year and has utilized the proceeds of the same for the purpose the loans were availed.

(d) According to the information and explanations given to us and based on the audit procedures performed by us, 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 paragraph 3(ix)(e) and (f) of the Order are not applicable to the Company.

(x) (a) According to the information and explanation given to us and based on the audit procedures performed by us, the Company has not raised monies by way debt instruments during the year. Also, the Company has not raised any money by way of initial public offer or further public offer.

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures during the year. Hence reporting under paragraph 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) According to the information and explanation given to us and based on the audit procedures performed by us, we report that no fraud by the Company or no material fraud on the Company has been noticed or reported during the year.

(b) No report under sub-section (12) of section 143 of the Companies Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and up to the date of this report.

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

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

(xiii) According to the information and explanation given to us and based on the audit procedures performed by us, transactions with the related parties are in compliance with section 177 and 188 of the Act where applicable and the details have been disclosed in the financial statements, as required by the applicable accounting standards. (Refer to Note no. 40 in the Notes to Accounts)

(xiv) (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) We have considered the internal audit reports for the year under audit.

(xv) According to the information and explanation given to us and based on the audit procedures performed by us, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with them and hence provisions of section 192 of the Act are not applicable.

(xvi) (a) The Company has obtained registration under Section 29A of the National Housing Bank ("NHB") Act, 1987.

(b) According to the information and explanation given to us and based on the audit procedures performed by us, the Company has not conducted any Housing Finance activities without a valid Certificate of Registration (COR) from the NHB as per the NHB Act, 1987. Hence reporting under paragraph 3(xvi)(b) of the Order is not applicable.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Hence reporting under paragraph 3(xvi)(c) of the Order is not applicable.

(d) According to the information and explanation given to us, none of the group companies are CIC and hence reporting under paragraph 3(xvi)(d) of the Order is not applicable.

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

(xviii) There has been no resignation of the statutory auditors during the year and accordingly requirement to report on paragraph 3(xviii) of the Order is not applicable.

(xix) On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of the audit report of the Company's capability 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) In respect of other than ongoing projects in connection with Corporate Social Responsibility (CSR) obligations, there are no unspent amounts that are required to be transferred to a fund as specified in Schedule VII of the Act, in compliance with second proviso to sub section 5 of section 135 of the Act. This matter has been disclosed in note no. 33.2 to the financial statements.

(b) 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 no. 33.2 to the financial statements.

(xxi) The preparation of consolidated financial statements is not applicable to the Company. Hence reporting under paragraph (xxi) of the Order is not applicable to the Company.

For Chaturvedi & Co.
Chartered Accountants
Firm Registration: 302137E

Tushar Kandoi
Partner
Membership No. 136229
UDIN: 22136229AJIULF3762

Place: Mumbai
Date: May 21, 2022

Annexure B to the Independent Auditor's Report

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

[Referred to in para 2(f) of the heading 'Report on other legal and regulatory requirements' of our report]

Opinion

We have audited the internal financial controls over financial reporting of Centrum Housing Finance Limited ('the Company') as of March 31, 2022 in conjunction with our audit of the financial statements of the Company for the year then ended.

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 2022, 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 (the "Guidance Note").

Management's and Board of Directors' Responsibility for Internal Financial Controls

The Company's management and Board of Directors are 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. These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting 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') and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Act, to the extent applicable to an audit of internal financial controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

Inherent Limitations of Internal Financial Controls Over Financial Reporting

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

For Chaturvedi & Co.
Chartered Accountants
Firm Registration: 302137E

Tushar Kandoi
Partner
Membership No. 136229

UDIN: 22136229AJIULF3762

Place: Mumbai
Date: May 21, 2022

Balance Sheet as at March 31, 2022

	Particulars	Note No.	As at March 31, 2022 ₹ in lakh	As at March 31, 2021 ₹ in lakh
	ASSETS			
(1)	**Financial assets**			
(a)	Cash and cash equivalents	5	1,193.32	5,039.12
(b)	Bank balance other than (a) above	6	6,809.67	12,648.42
(c)	Loans	7	56,592.31	47,279.49
(d)	Investments	8	2,894.89	1,032.55
(e)	Other financial assets	9	667.15	217.88
(2)	**Non-financial assets**			
(a)	Current tax assets (net)	10	121.04	-
(b)	Deferred tax assets (net)	11	307.83	225.30
(c)	Property, plant and equipment	13	209.57	179.05
(d)	Capital work in progress		-	7.94
(e)	Right of use of assets	14	48.82	72.88
(f)	Other intangible assets		-	18.39
(f)	Other non-financial assets	12	433.39	339.21
(g)	Assets held for sale	12.2	318.50	-
	Total assets		**69,596.49**	**67,060.23**
	LIABILITIES AND EQUITY			
	LIABILITIES			
(1)	**Financial liabilities**			
(a)	Payables			
	Trade payables			
	(i) total outstanding dues of micro enterprises and small enterprises		-	-
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	15	35.64	38.16
(b)	Debt securities	16	3,500.00	3,500.00
(c)	Borrowings (other than debt securities)	17	21,292.28	21,928.90
(d)	Lease liabilities	21	53.64	80.77
(e)	Other financial liabilities	20	2,956.17	1,322.63
(2)	**Non-financial Liabilities**			
(a)	Current tax liabilities (net)	22	-	26.60
(b)	Other non-financial liabilities	23	44.89	54.08
(c)	Provisions	24	51.06	42.36
(3)	**Equity**			
(a)	Equity share capital	25	26,686.84	26,686.84
(a)	Other equity	25.1	14,975.97	13,379.90
	Total equity		**41,662.81**	**40,066.74**
	Total liabilities and equity		**69,596.49**	**67,060.23**

See accompanying notes forming part of the financial statement
As per our attached report of even date

For Chaturvedi & Co.
Chartered Accountants
ICAI Firm Registration No. 302137E

For and on behalf of the Board of Centrum Housing Finance Limited

Tushar Kandoi
Partner
Membership No 136229

Sridar Venkatesan
Chairman
DIN 02241339

Sanjay Shukla
Managing Director & CEO
DIN 06577462

Place: Mumbai
Date : May 21, 2022

Mehul Jatania
Chief Financial Officer

Mayank Jain
Company Secretary
Membership No: A31435

Profit and Loss Statement for the year ended March 31, 2022

₹ in lakh

	Particulars	Note No.	For the Year Ended March 31, 2022 (Audited)	For the Year Ended March 31, 2021 (Audited)
(1)	Revenue from operations			
(a)	Interest income	26	6,899.27	6,699.05
(b)	Fees income	27	99.91	67.73
(c)	Net gain on fair value changes	28	100.44	32.55
(d)	Gain on de-recognition of financial instruments under amortised cost category		0.23	-
	Total revenue from operations (a)+(b)+(c)+(d)		**7,099.85**	**6,799.33**
(2)	Other income	29	122.42	63.14
(3)	**Total income (3) = (1) + (2)**		**7,222.27**	**6,862.47**
(4)	**Expenses**			
(a)	Finance costs	30	2,054.11	2,216.24
(b)	Impairment on financial instruments	31	268.56	411.52
(c)	Employee benefits expenses	32	1,456.30	1,295.96
(d)	Depreciation, amortisation and impairment	13-14	119.76	141.05
(e)	Other expenses	33	1,500.21	1,271.40
	Total expenses (a)+(b)+(c)+(d)+(e)		**5,398.94**	**5,336.17**
(5)	**Profit before exceptional Items and tax (3)-(4)**		**1,823.33**	**1,526.30**
(6)	Exceptional Items		-	-
(7)	Profit before tax (5)-(6)		1,823.33	1,526.30
(8)	Income tax expense:			
(a)	- Current tax		450.86	465.51
(b)	- Tax expense for earlier years		(2.12)	-
(c)	- Deferred tax		(78.91)	(127.40)
	Total tax expense (a)+(b)		**369.83**	**338.11**
(9)	**Profit after tax (7)-(8)**		**1,453.50**	**1,188.19**
(10)	**Other comprehensive income**			
(a)	Items that will not be reclassified to profit or loss			
	- Re-measurements gain/(loss) on defined benefit plans		(14.37)	5.84
	- Income tax relating to these items		3.62	(1.47)
(b)	Items that will be reclassified to profit or loss		-	-
	Other comprehensive income (a)+(b)		**(10.75)**	**4.37**
(11)	**Total comprehensive income (9)+(10)**		**1,442.75**	**1,192.56**
(12)	**Earnings per equity share (face value Rs 10 each)**			
	Basic (₹)		0.545	0.445
	Diluted (₹)		0.526	0.434

See accompanying notes forming part of the financial statement

As per our attached report of even date

For Chaturvedi & Co.
Chartered Accountants
ICAI Firm Registration No. 302137E

Tushar Kandoi
Partner
Membership No 136229

Place: Mumbai
Date : May 21, 2022

For and on behalf of the Board of Centrum Housing Finance Limited

Sridar Venkatesan
Chairman
DIN 02241339

Sanjay Shukla
Managing Director & CEO
DIN 06577462

Mehul Jatania
Chief Financial Officer

Mayank Jain
Company Secretary
Membership No: A31435

Cash Flow Statement for the year ended March 31, 2022

₹ in lakh

Particulars	For the Year Ended March 31, 2022 (Audited)	For the Year Ended March 31, 2021 (Audited)
A.CASH FLOW FROM OPERATING ACTIVITIES		
Profit before tax	1,823.33	1,526.30
Adjustments for :		
Depreciation and amortisation	119.76	141.05
Loss/(profit) on sale of investments	(51.26)	-
Net gain on fair value changes	(49.18)	(32.55)
Impairment on financials instruments (ECL)	268.56	411.52
Employee stock option scheme	132.18	106.57
	420.06	**626.59**
Adjustments for :		
(Increase) / decrease in financial asset	(3,742.62)	(2,187.28)
(Increase) / decrease in other financial asset	(449.26)	(168.39)
(Increase) / decrease in assets held for sale	(318.50)	-
(Increase) / decrease in non-financial asset	(93.48)	(104.63)
Increase in trade payables	(2.52)	27.68
Increase /(decrease) in other financial liabilities	1,639.94	(1,136.11)
Increase / (decrease) in provisions	(5.68)	9.89
Increase /(decrease) in non-financial liabilities	(9.19)	(57.41)
Cash used in operations	(2,981.30)	(3,616.25)
Taxes paid (net off refunds)	(596.38)	(418.29)
Net cash used in operating activities (A)	**(1,334.30)**	**(1,881.65)**
B. CASH FLOW FROM INVESTING ACTIVITIES		
Purchase of property, plant & equipment (including capital work in progress and capital advance)	(61.59)	(58.98)
Interest received from ICDs	-	239.77
Purchase of mutual fund units	(6,850.00)	(1,000.00)
Sale proceeds from mutual fund units	5,088.10	-
Net cash used in investing activities (B)	**(1,823.49)**	**(819.21)**

₹ in lakh

Particulars	For the Year Ended March 31, 2022 (Audited)	For the Year Ended March 31, 2021 (Audited)
C. CASH FLOW FROM FINANCING ACTIVITIES		
Lease payments	(72.53)	(96.27)
Proceeds from borrowings	10,500.00	8,400.00
Repayment of borrowings	(11,115.48)	(6,983.51)
Proceeds from debt securities	-	3,500.00
Net cash generated from financing activities (C)	**(688.01)**	**4,820.22**
Net increase / (decrease) in cash and cash equivalents (A+B+C)	(3,845.80)	2,119.36
Cash and cash equivalents as at the beginning of the year	5,039.12	2,919.77
Cash and cash equivalents as at the end of the year	**1,193.32**	**5,039.12**

Note-1 For disclosure relating to changes in liability arising from financing activity - Refer note no. 18
Note-2 The above cash flow statements have been prepared under the indirect method set out in in Ind AS 7 on 'Statement of Cash Flows'.

As per our attached report of even date

For Chaturvedi & Co.
Chartered Accountants
ICAI Firm Registration No. 302137E

For and on behalf of the Board of
Centrum Housing Finance Limited

Tushar Kandoi
Partner
Membership No 136229

Sridar Venkatesan
Chairman
DIN 02241339

Sanjay Shukla
Managing Director & CEO
DIN 06577462

Place: Mumbai
Date : May 21, 2022

Mehul Jatania
Chief Financial Officer

Mayank Jain
Company Secretary
Membership No: A31435

Statement of changes in equity

(a) Equity Share Capital

₹ in lakh

Particulars	Outstanding as on March 31, 2020	Issued during the year	Outstanding as on March 31, 2021	Issued during the year	Outstanding as on March 31, 2022
Issued, Subscribed and paid up (Equity shares of ₹ 10 each)	26,686.84	-	26,686.84	-	26,686.84
Total	**26,686.84**	**-**	**26,686.84**	**-**	**26,686.84**

(b) Other equity

₹ in lakh

Particulars	Reserves and surplus				Employee stock option reserve	Deemed capital contri-bution	Total other equity
	Statutory reserve created under section 29C of the National Housing Bank Act, 1987	Special reserve created under of section 36(1)(viii) of the Income tax Act, 1961 read with section 29C of National Housing Bank Act, 1987	Security premium	Retained earnings			
As at March 31, 2020	**9.37**	**61.42**	**11,827.63**	**1.86**	**105.16**	**66.58**	**12,072.02**
Profit for the year	-	-	-	1,188.19	-	-	1,188.19
Employee stock option	-	-	-	-	106.57	-	106.57
Financial guarantee	-	-	-	-	-	8.77	8.77
Other comprehensive income	-	-	-	4.37	-	-	4.37
Total comprehensive income for the year	**-**	**-**	**-**	**1,192.56**	**106.57**	**8.76**	**1,307.90**
Transfer to statutory Reserve	19.95	-	-	(19.95)	-	-	-
Transfer to special Reserve	-	217.68	-	(217.68)	-	-	-
As at March 31,2021	**29.32**	**279.1**	**11,827.63**	**956.78**	**211.73**	**75.34**	**13,379.90**
Profit for the year	-	-	-	1,453.50	-	-	1,453.50
Dividends	-	-	-	-	-	-	-
Employee stock option	-	-	-	-	132.18	-	132.18
Financial guarantee	-	-	-	-	-	21.14	21.14
Other comprehensive income	-	-	-	(10.75)	-	-	(10.75)
Issue of equity instrument	-	-	-	-	-	-	-

(b) Other equity

₹ in lakh

Particulars	Reserves and surplus				Employee stock option reserve	Deemed capital contri-bution	Total other equity
	Statutory reserve created under section 29C of the National Housing Bank Act, 1987	Special reserve created under of section 36(1)(viii) of the Income tax Act, 1961 read with section 29C of National Housing Bank Act, 1987	Security premium	Retained earnings			
Less-share issue expenses	-	-	-	-	-	-	-
Total comprehensive income for the period	**-**	**-**	**-**	**1,442.75**	**132.18**	**21.14**	**1,596.07**
Transfer to statutory Reserve	10.61	-	-	(10.61)	-	-	-
Transfer to special Reserve	-	280.09	-	(280.09)	-	-	-
As at March 31, 2022	**39.93**	**559.19**	**11,827.63**	**2,108.83**	**343.91**	**96.48**	**14,975.97**

See accompanying notes forming part of the financial statement
Note: There are no prior period changes that effect in share capital

As per our report of even date attached

For Chaturvedi & Co.
Chartered Accountants
ICAI Firm Registration No. 302137E

Tushar Kandoi
Partner
Membership No 136229

Place: Mumbai
Date : May 21, 2022

For and on behalf of the Board of
Centrum Housing Finance Limited

Sridar Venkatesan
Chairman
DIN 02241339

Sanjay Shukla
Managing Director & CEO
DIN 06577462

Mehul Jatania
Chief Financial Officer

Mayank Jain
Company Secretary
Membership No: A31435

Notes forming part of the Financial Statements for the year ended March 31, 2022

CORPORATE INFORMATION

1. Corporate information:

Centrum Housing Finance Limited ("the Company") was incorporated on March 03, 2016 under the provisions of Companies Act 2013. The Company has received certificate of registration, under Section 29A of the National Housing Bank (NHB) Act, 1987 from the NHB on November 10, 2016 to carry on the business of a housing finance institution without accepting public deposits. The Company is a subsidiary of Centrum Capital Limited.

The main objects of the Company, inter alia, are to carry on the business of making loans and advances, providing financial and consultancy services to manage, invest in, acquire, and hold, sale, buy, or otherwise to deal in houses, apartments, flats, real estate and building of all descriptions.

2. Basis of preparation:

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015. These financial statements have been prepared in accordance with Ind AS as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013 (the "Act").

These financial statements have been prepared on a historical cost basis, except for certain financial instruments which have been measured at fair value at the end of each reporting period as explained in the accounting policies below. The financial statements are presented in Indian Rupees (INR) and all values are rounded to the nearest rupee except when otherwise indicated.

The financial statements are prepared and presented on going concern basis and the relevant provisions of the Act and the guidelines and directives issued by the Reserve Bank of India (RBI) and National Housing Bank ("NHB") to the extent applicable.

2.1 Presentation of financial statements:

The Company presents its balance sheet in order of liquidity in compliance with Division III of the Schedule III to the Act. An analysis regarding recovery or settlement within 12 months after the reporting date (current) and more than 12 months after the reporting date (non-current) is presented in 'Note No. 38 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

3. Significant accounting policies:

3.1 Recognition of Interest income and Fees 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 net 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 cures and is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

Default Interest income on delayed EMI / pre EMI is recognised on receipt basis.

3.1.3 Fees income:

Fees income, i.e., login fee, pre-payment / other charges etc. (other than for those items to which Ind AS 109 - Financial Instruments are applicable) is measured at fair value of the consideration received or receivable when the Company satisfies the performance obligation.

3.2 Financial instruments:

3.2.1 Date of recognition:

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

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 assets' contractual terms, measured at either:

- Amortised cost
- Fair value through other comprehensive income (FVTOCI)
- Fair value through profit or loss (FVTPL)

The Company measures debt financial assets that meet the following conditions at amortised cost:

- 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 FVOCI (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 are recognised in profit and loss account.

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 are 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 is 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 are 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 their 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 recoganised 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 Financial guarantee:

Financial guarantees are contract that requires the Company to make specified payments to reimburse to holder for loss that it incurs because a specified debtor fails to make payment when it is due in accordance with the terms of a debt instrument.

Financial guarantee issued or commitments to provide a loan at below market interest rate are initially measured at fair value and the initial fair value is amortised over the life of the guarantee or the commitment. Subsequently they are measured at higher of this amortised amount and the amount of loss allowance.

3.3.4 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. Undrawn loan commitments (Loan sanctioned and partially disbursed) 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 didn’t reclassify 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.

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 asset, but has transferred control of the asset.

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

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 in the statement of profit and 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 together with 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 EIR. Because 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 receivables.

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 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 (EAD). The assessment of the probability of default (PD) and loss given default (LGD) is based on historical data adjusted by forward-looking information. As for the 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 customers, and other relevant forward-looking information.

The Company categories its financial assets as follows:

Stage 1:

Stage 1 assets include financial instruments that have not had 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 allowances are recognised.

Stage 2:

Stage 2 assets include financial instruments that have had a significant increase in credit risk since initial recognition. For these assets lifetime ECL allowances are recognised.

Stage 3:

Stage 3 assets are considered credit-impaired and the Company recognises the lifetime ECL allowances for these loans. The method is similar to that for Stage 2 assets, with the PD set at 100%.

The 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 ECL on the loan commitment are recognised together with the loss allowance for the financial asset.

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 ECLs. It is generally assessed, at a minimum, at inception and re- assessed on a periodic 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 repossession/asset held for sale:

To mitigate the credit risk on financial assets, the Company seeks to use collateral, where possible as per the powers conferred on the HFC under SARFAESI act. In its normal course of business, the Company does not physically repossess properties or other assets in its retail portfolio, but generally initiates action to recover the funds at auctions 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 and are treated as assets held for sale at (i) fair value or(ii) principal outstanding, whichever is less, at the repossession date

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. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to Statement of profit and loss account. The Company has a Board approved Recovery policy having write-off policy and one time settlements of loan.

3.10 Determination of fair value:

The Company measures financial instruments 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 points 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.

Level 3 financial instruments:

Those that include one or more unobservable inputs that are 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.

3.11 Leases:

The Company as a lessee:

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (1) the contract involves the use of an identified asset (2) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (3) the Company has the right to direct the use of the asset.

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less (short-term leases) and low value leases. For these short-term and low value leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease.

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

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

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

The lease liability is initially measured at amortized cost at the present value of the future lease payments. The lease payments are discounted using the interest rate implicit in the lease or, if not readily determinable, using the incremental borrowing rates in the country of domicile of the leases. Lease liabilities are remeasured with a corresponding adjustment to the related right of use asset if the Company changes its assessment of whether it will exercise an extension or a termination option.

Lease liability and ROU asset have been separately presented in the balance sheet and lease payments have been classified as financing cash flows.

The Company as a lessor:

Leases for which the Company is a lessor is classified as a finance or operating lease. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sublease separately. The sublease is classified as a finance or operating lease by reference to the right-of-use asset arising from the head lease.

For operating leases, rental income is recognized on a straight line basis over the term of the relevant lease.

3.12 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.

3.13 Retirement and other employee benefits:

3.12.1 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.

3.12.2 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 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.

Remeasurements are not reclassified to profit or loss in subsequent periods.

3.12.3 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.

3.12.4 Share-based payment arrangements:

Equity-settled share-based payments to employees that are granted by the Company are measured by reference to the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share-based payments is expensed over the vesting period, based on the Company's estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in profit or loss such that the cumulative expense reflects the revised estimate, with a corresponding adjustment to the equity-settled employee benefits reserve.

3.13 Property, plant and equipment:

Property plant and equipment is stated at cost, 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 less their residual values over their useful lives. Depreciation is provided on a straight line method 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 up to 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 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 account.

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.

3.14 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 years based on its estimated useful life.

3.15 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 asset is reflected at the recoverable amount subject to a maximum of the depreciable historical cost.

3.16 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 assessment of the time value of money and, where appropriate, the risk 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.

3.17 Cash and cash equivalents:

Cash and cash equivalents in the balance sheet comprise cash at banks and on hand and short-term deposits with an original maturity of three months or less.

3.18 Income tax expenses:

Income tax expense represents the sum of the tax currently payable and deferred tax.

3.18.1 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.

3.18.2 Deferred tax:

Deferred tax is recognised on temporary differences 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 that it is no longer probable 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.

3.18.3 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.

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 amounts 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.

4.2 Significant increase in credit risk:

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.

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 contractual 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 behavior 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 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.

The Company's expected credit loss (ECL) calculations are output of model with number of underlying assumptions regarding choice of variable inputs and their interdependencies Elements of the ECL model 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 Life Time ECL basis and the qualitative assessment.
- 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 is the Company's policy to regularly review its models in the context of actual loss experience and adjust when necessary.

4.7 Impairment of non-financial assets:

The Company assesses at each reporting date whether there is an indication that an asset may be impaired. If any indications exist, the Company estimates the asset's recoverable amount. An asset's recoverable amount is higher of an asset's fair value less cost of disposal and its value in use. Where the carrying amount exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount.

4.8 Provisions and contingent liabilities:

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

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

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

4.9 Provisions for income taxes:

Significant judgments are involved in determining the provision for income taxes including judgment on whether tax positions are probable of being sustained in tax assessments. A tax assessment can involve complex issues, which can only be resolved over extended time periods.

Estimates and judgments are continually evaluated. They are based on historical experience and other factors, including expectation of future events that may have a financial impact on the Company and that are believed to be reasonable under the circumstances.

4.10 Standards issued but not effective:

There are no standards that are issued but not yet effective on March 31, 2022

5. Cash and cash equivalents

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Cash on hand	32.18	36.55
Balances with banks:		
In current accounts	509.12	1,256.45
In Deposit Accounts with original maturity less than 3 months (including interest accrued)	652.02	2,056.12
Cheques on hand	-	1,690.00
Total	**1,193.32**	**5,039.12**

6. Bank balance other than cash and cash equivalents

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Balances with banks:		
In earmarked accounts		
- unclaimed dividend	-	-
In deposit accounts		
Fixed deposits with Banks (including interest accrued)	6,809.67	12,648.42
Total	**6,809.67**	**12,648.42**

7. Loans

₹ in lakh

Particulars	As at March 31, 2022						March 31, 2021					
	Amortised cost	At Fair Value			Sub-total	Total	Amortised cost	At Fair Value			Sub-total	Total
		FVTOCI	FVTPL	Designated at fair value through profit or loss				FVTOCI	FVTPL	Designated at fair value through profit or loss		
At amortised cost												
Term loans (secured)												
Housing Loans	46,277.51	-	-	-	-	46,277.51	38,640.99	-	-	-	-	38,640.99
Non Housing Loans	11,274.70	-	-	-	-	11,274.70	9,381.58	-	-	-	-	9,381.58
Total (A) – Gross	57,552.21	-	-	-	-	57,552.21	48,022.58	-	-	-	-	48,022.58
(Less): Impairment loss allowance (expected credit loss)	(959.90)	-	-	-	-	(959.90)	(743.08)	-	-	-	-	(743.08)
Total (A) – Net	56,592.31	-	-	-	-	56,592.31	47,279.49	-	-	-	-	47,279.49
Secured by property, plant and equipments	57,552.21	-	-	-	-	57,552.21	48,022.58	-	-	-	-	48,022.58
Secured by intangible assets	-	-	-	-	-	-	-	-	-	-	-	-
Covered by bank/ government guarantees	-	-	-	-	-	-	-	-	-	-	-	-
Unsecured	-	-	-	-	-	-	-	-	-	-	-	-
Total (B) – Gross	**57,552.21**	**-**	**-**	**-**	**-**	**57,552.21**	**48,022.58**	**-**	**-**	**-**	**-**	**48,022.58**
(Less): Impairment loss allowance	(959.90)	-	-	-	-	(959.90)	(743.08)	-	-	-	-	(743.08)
Total (B) – Net	56,592.31	-	-	-	-	56,592.31	47,279.49	-	-	-	-	47,279.49
(I) Loans in India					-	-					-	-
- Public sector	-	-	-	-	-	-	-	-	-	-	-	-
- Others	57,552.21	-	-	-	-	57,552.21	48,022.58	-	-	-	-	48,022.58
Total (C) (I) – Gross	57,552.21	-	-	-	-	57,552.21	48,022.58	-	-	-	-	48,022.58

Particulars	As at March 31, 2022						March 31, 2021					
	Amortised cost	At Fair Value			Sub-total	Total	Amortised cost	At Fair Value			Sub-total	Total
		FVTOCI	FVTPL	Designated at fair value through profit or loss				FVTOCI	FVTPL	Designated at fair value through profit or loss		
(Less): Impairment loss allowance	(959.90)	-	-	-	-	(959.90)	(743.08)	-	-	-	-	(743.08)
Total (C) (I) – Net	56,592.31	-	-	-	-	56,592.31	47,279.49	-	-	-	-	47,279.49
(II) Loans outside India	-	-	-	-	-	-	-	-	-	-	-	-
(Less): Impairment loss allowance	-	-	-	-	-	-	-	-	-	-	-	-
Total (C) (II) – Net	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total (C) (I) and (II)	**56,592.31**	**-**	**-**	**-**	**-**	**56,592.31**	**47,279.49**	**-**	**-**	**-**	**-**	**47,279.49**

Notes- No loans or advances in the nature of loans are outstanding to promoters, directors, key managerial personnel (KMPs) and related parties (as defined under Companies Act,2013) either severally or jointly with any other person.

7.1 The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system and policies on whether ECL allowances are calculated on an individual or collective basis are disclosed in table 7.2

₹ in lakh

Particulars	As at March 31, 2022			Total
	Stage 1	Stage 2	Stage 3	
Gross carrying amount as at April 1, 2021	41,445.58	5,182.01	1,394.98	48,022.57
New assets originated or purchased	19,633.19	36.78	1.70	19,671.67
Assets derecognised or repaid	(8,768.59)	(3,843.54)	(626.14)	(13,238.27)
Transfers from stage 1	(1,054.79)	1,169.87	261.58	376.66
Transfers from stage 2	2,525.05	(2.33)	489.63	3,012.35
Transfers from stage 3	83.88	97.63	79.53	261.04
Amounts written off	-	-	(51.74)	(51.74)
Gross carrying amount as at March 31, 2022	**53,864.32**	**2,640.42**	**1,549.54**	**58,054.28**

During the year 2021-22, company has written-off Doubtful & Bad Debts amounting ₹51.74 lacs.

₹ in lakh

Particulars	As at March 31, 2021			Total
	Stage 1	Stage 2	Stage 3	
Gross carrying amount as at April 1, 2020	40,088.28	2,893.63	645.07	43,626.98
New assets originated or purchased	9,350.27	-	-	9,350.27
Assets derecognised or repaid	(8,606.32)	(1,229.96)	(15.74)	(9,852.02)
Transfers from stage 1	(91.95)	3,529.88	333.05	3,770.98
Transfers from stage 2	705.30	(64.87)	476.71	1,117.14
Transfers from stage 3	-	53.33	(42.42)	10.91
Amounts written off	-	-	(1.69)	(1.69)
Gross carrying amount as at March 31, 2021	**41,445.58**	**5,182.01**	**1,394.98**	**48,022.57**

7.2 The table below shows the ECL charges on financial instruments for the year recorded in the profit and loss based on evaluation stage:

₹ in lakh

Particulars	As at March 31, 2022			Total
	Stage 1	Stage 2	Stage 3	
ECL allowance as at April 01, 2021	218.65	111.41	413.02	743.09
New assets originated or purchased	64.47	0.60	-	65.07
Assets derecognised or repaid	(32.47)	(86.23)	(162.36)	(281.06)
Transfers from stage 1	(4.11)	28.68	67.83	92.40
Transfers from stage 2	46.89	13.07	130.14	190.10

Transfers from stage 3	0.27	2.97	183.28	186.52
Amounts written off			(36.21)	(36.21)
ECL allowance as at March 31, 2022	**293.70**	**70.50**	**595.70**	**959.90**

₹ in lakh

Particulars	As at March 31, 2021			Total
	Stage 1	Stage 2	Stage 3	
ECL allowance as at April 01, 2020	117.03	54.95	161.27	333.25
New assets originated or purchased	26.47	-	-	26.47
Assets derecognised or repaid	(16.55)	(23.98)	37.38	(3.15)
Transfers from stage 1	89.57	63.63	72.41	225.61
Transfers from stage 2	2.13	16.12	103.09	121.34
Transfers from stage 3	-	0.69	39.29	39.98
Amounts written off	-	-	(0.42)	(0.42)
ECL allowance as at March 31, 2021	**218.65**	**111.41**	**413.02**	**743.08**

8. Investments

₹ in lakh

Particulars	As at March 31, 2022						March 31, 2021					
	Amortised cost	At Fair Value			Sub-total	Total	Amortised cost	At Fair Value			Sub-total	Total
		FVTOCI	FVTPL	Designated at fair value through profit or loss				FVTOCI	FVTPL	Designated at fair value through profit or loss		
Investment in ICICI Mutual fund	-		18.09	-	18.09	18.09	-		-	-	-	-
Investment in SBI Mutual fund	-			-	-	-	-		515.45	-	515.45	515.45
Investment in Aditya Birla Sun Life Mutual Fund	-		626.12	-	626.12	626.12	-		517.10	-	517.10	517.10
Investment in HDFC Mutual fund	-		1,440.49	-	1,440.49	1,440.49	-		-	-	-	-
Investment in UTI Mutual Fund	-		810.19	-	810.19	810.19	-		-	-	-	-
Total (A) – Gross	-	-	2,894.89	-	2,894.89	2,894.89	-	-	1,032.55	-	1,032.55	1,032.55
Investments outside India	-	-	-	-	-	-	-	-	-	-	-	-
Investments in India	-	-	2,894.89	-	2,894.89	2,894.89	-	-	1,032.55	-	1,032.55	1,032.55
Total (B) – Gross	**-**	**-**	**2,894.89**	**-**	**2,894.89**	**2,894.89**	**-**	**-**	**1,032.55**	**-**	**1,032.55**	**1,032.55**

9. Other financial assets

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Ex-gratia receivable	-	67.29
Security deposits	164.85	150.59
EIS receivable	0.23	-
Interest accrued but not due on loans	502.07	-
Total	**667.15**	**217.88**

10. Current tax assets (net)

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Advance tax (Net of Provision)	121.04	-
Total	**121.04**	**-**

11. Deferred tax (net)

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Deferred tax liabilities		
Depreciation on PPE	7.56	16.00
Unamortised Loan origination cost- EIR on lending	63.48	53.40
Fair value of investments	20.57	8.19
Total deferred tax liabilities (A)	**91.61**	**77.60**
Deferred tax assets		
Provision for employee benefits	9.24	10.66
Expected credit loss	250.49	187.02
Fair valuation of financial instruments - Net	0.02	0.03
Lease	1.21	2.27
Unamortised Processing Fees- EIR on lending	138.48	102.91
Total deferred tax assets (B)	**399.44**	**302.90**
Opening DTL/(DTA)	**(225.30)**	**(99.37)**
Closing DTL/(DTA)	**(307.83)**	**(225.30)**
Charged to PL	**82.53**	**125.93**

12. Other non-financial assets

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Capital advances	-	10.53
Unamortised expenses : Loan acquisition cost	59.14	81.45

Prepaid expenses	9.10	-
Other Advance (Refer note- 12.1)	113.28	62.37
Balance with Government Authorities	249.28	184.08
Insurance advance	2.59	0.78
Assets held for sale (Refer note- 12.2)	318.50	
Total	**751.89**	**339.21**

12.1 Note

₹ in lakh

Other advance	As at March 31, 2022	As at March 31, 2021
Receivables considered good - secured	-	-
Receivables considered good - unsecured	113.28	62.37
Receivables which have significant increase in Credit Risk	-	-
Receivables - credit impaired	-	-
Total	**113.28**	**62.37**

₹ in lakh

As at March 31, 2022	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
Other advance	113.29	-	-	-	-	113.29

₹ in lakh

As at March 31, 2021	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
Other advance	62.37	-	-	-	-	62.37

12.2 Note

₹ in lakh

Assets held for sale	As at March 31, 2022	As at March 31, 2021
Gross amount	353.89	-
Less: Impairment loss allowance (unrealized)	35.39	-
Net amount	**318.50**	**-**

13. Property, plant and equipment

₹ in lakh

Particulars	Office Equipment	Computer	Furniture & Fixtures	Vehicles	Total
Gross carrying amount					
Gross carrying amount as at April 01, 2020	2.41	70.15	82.02	124.03	278.61
Additions	0.86	20.45	8.66	10.54	40.51

Disposals and transfers	-	-	-	-	-
Gross carrying amount as at March 31, 2021	**3.27**	**90.60**	**90.68**	**134.57**	**319.13**
Accumulated depreciation as at April 01, 2020	**0.81**	**41.17**	**23.30**	**24.35**	**89.63**
Depreciation charged	0.45	19.33	15.82	14.84	50.44
Disposals and transfers	-	-	-	-	-
Accumulated depreciation as at March 31, 2021	**1.26**	**60.51**	**39.12**	**39.19**	**140.07**
Net carrying amount as at March 31, 2021	**2.01**	**30.09**	**51.56**	**95.38**	**179.05**
Gross carrying amount as at April 01, 2021	**3.27**	**90.60**	**90.68**	**134.57**	**319.13**
Additions	3.09	27.46	28.45	10.53	69.53
Disposals and transfers	-	-	-	-	-
Gross carrying amount as at March 31, 2022	**6.36**	**118.06**	**119.13**	**145.10**	**388.66**
Accumulated depreciation as at April 01, 2021	**1.26**	**60.51**	**39.12**	**39.19**	**140.07**
Depreciation charged	1.12	14.95	6.03	16.92	39.02
Disposals and transfers	-	-	-	-	-
Accumulated depreciation	**2.38**	**75.45**	**45.15**	**56.11**	**179.09**
Accumulated depreciation as at March 31, 2022	**3.98**	**42.61**	**73.99**	**88.99**	**209.57**

14. Right to use

₹ in lakh

Gross carrying amount	Office premises	Total
Deemed cost as at April 1, 2020	262.18	262.18
Additions	42.04	42.04
Disposals and transfers	-	-
Closing gross carrying amount	**304.22**	**304.22**
Accumulated depreciation	**146.12**	**146.12**
Depreciation charged	85.12	85.12
Disposals and transfers	-	-
Closing accumulated depreciation	**231.34**	**231.34**
Net carrying amount as at March 31, 2021	**72.88**	**72.88**
Gross carrying amount		
Deemed cost as at April 1, 2021	304.22	304.22
Additions	38.29	38.29
Disposals and transfers	-	-
Closing gross carrying amount	**342.51**	**342.51**
Accumulated depreciation	**231.34**	**231.34**
Depreciation charged	62.36	62.36

Disposals and transfers	-	-
Closing accumulated depreciation	**293.70**	**293.70**
Net carrying amount as at March 31, 2022	**48.82**	**48.82**

The aggregate depreciation expense on ROU assets is included under depreciation and amortization in the statement of profit and loss.

The rate considered for calculation of lease liability is 10%

15. Trade payables

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
- Total outstanding dues of micro enterprises and small enterprises	-	-
- Total outstanding dues of creditors other than micro enterprises and small enterprises (Refer Note 15.1)	35.64	38.16
Total	**35.64**	**38.16**

15.1.

₹ in lakh

As at March 31, 2022	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
Trade Payable	-	35.64	-	-	-	35.64

₹ in lakh

As at March 31, 2021	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
Trade Payable	38.16	-	-	-	-	38.16

16. Debt securities

₹ in lakh

Particulars	As at March 31, 2022				As at March 31, 2021			
	Amortised cost	FVTPL	Designated at fair value through profit or loss	Total	Amortised cost	FVTPL	Designated at fair value through profit or loss	Total
Non-Convertible Debentures (Secured)	3,500.00	-	-	3,500.00	3,500.00	-	-	3,500.00
Total (A)	**3,500.00**	**-**	**-**	**3,500.00**	**3,500.00**	**-**	**-**	**3,500.00**
Debt securities in India	3,500.00	-	-	3,500.00	3,500.00	-	-	3,500.00
Debt securities outside India	-	-	-	-	-	-	-	-
Total (B)	**3,500.00**	**-**	**-**	**3,500.00**	**3,500.00**	**-**	**-**	**3,500.00**

17. Borrowings (other than debt securities)

₹ in lakh

Particulars	As at March 31, 2022				March 31, 2021			
	Amortised cost	FVTPL	Designated at fair value through profit or loss	Total	Amortised cost	FVTPL	Designated at fair value through profit or loss	Total
Term loan (secured)								
- From banks	16,200.92	-	-	16,200.92	17,021.90	-	-	17,021.90
- From NHB	4,791.36	-	-	4,791.36	4,607.00	-	-	4,607.00
Cash credit from Banks	300.00	-	-	300.00	300.00	-	-	300.00
Total (A)	**21,292.28**	**-**	**-**	**21,292.28**	**21,928.90**	**-**	**-**	**21,928.90**
Borrrowings in India	21,292.28	-	-	21,292.28	21,928.90	-	-	21,928.90
Borrowings outside India	-	-	-	-	-	-	-	-
Total (B)	**21,292.28**	**-**	**-**	**21,292.28**	**21,928.90**	**-**	**-**	**21,928.90**

18. Cash flow disclosure

Change in liabilities arising from financing activities:

₹ in lakh

Particulars	As at March 31, 2021	Cash flows	Other	As at March 31, 2022
Debt securities including accrued interest thereon	3,594.38	-	-	3,594.38
Borrowings other than debt securities including accrued interest thereon	21,984.78	10,500.00	(11,152.46)	21,332.32
Total liabilities from financing activities	**25,579.16**	**10,500.00**	**(11,152.46)**	**24,926.70**

19. Details of 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

a. From Banks- Term loans from banks –secured:

₹ in lakh

Tenure	Rate of Interest	Repayment Details	As at March 31, 2022	As at March 31, 2021
Long term borrowing				
Above 60 Months	8% to 10%	Monthly and Quarterly	25.00	-
48-60 months	8% to 10%	Monthly and Quarterly	1,174.93	-
36-48 months	8% to 10%	Monthly and Quarterly	1,125.00	1,547.56
24-36 months	8% to 10%	Monthly and Quarterly	2,375.40	3,601.58
12-24 months	8% to 10%	Monthly and Quarterly	4,824.50	5,775.49
Short term borrowing				
upto 12 months	8% to 10%	Monthly and Quarterly	6,892.00	6,309.80
Total			**16,416.83**	**17,234.43**
Less: Effective interest rate amortisation			215.91	212.54
Total			**16,200.92**	**17,021.89**

b. From National Housing Bank- Refinance from NHB –secured:

₹ in lakh

Tenure	Rate of Interest	Repayment Details	As at March 31, 2022	As at March 31, 2021
Long term borrowing				
60-84 months	3% to 7%	Quarterly	487.64	425.00
48-60 months	3% to 7%	Quarterly	510.80	300.00
36-48 months	3% to 7%	Quarterly	510.80	710.00
24-36 months	3% to 7%	Quarterly	920.80	724.00

12-24 months	3% to 7%	Quarterly	934.80	724.00
Short term borrowing				
upto 12 months	3% to 7%	Quarterly	1,434.80	1,724.00
Total			**4,799.64**	**4,607.00**
Less: Effective interest rate amortisation			8.28	-
Total			**4,791.36**	**4,607.00**

c. Others:

₹ in lakh

Nature	Rate of Interest	Repayment Details	As at March 31, 2022	As at March 31, 2021
Cash credit	8% to 11%	Repayable on demand	300.00	300.00
Total			**300.00**	**300.00**

The company has not been sanctioned working capital limit in excess of ₹ 500 lakh during the year.

20. Other financial liabilitie

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Interest accrued and due on borrowings*	36.86	54.87
Interest accrued but not due on borrowings	97.57	95.39
Leave travel allowances	-	28.97
Book Overdraft	2,209.37	1,106.88
Others	612.37	36.52
Total	**2,956.17**	**1,322.63**

*Amount funded but not debited by bank.

21. Lease

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Balance as at beginning	**80.77**	**122.44**
Additions	38.99	43.44
Finance cost accrued during the year	6.39	11.17
Deletions	-	-
Payment of lease liabilities	(72.51)	(96.27)
Balance as at end	**53.64**	**80.77**

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

Maturity pattern of lease

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Less than one year	48.12	58.86
One to five years	9.03	28.87
More than five years	-	-
Total	**57.15**	**87.73**

Rental expenses recorded for short term lease (less than one year) was Rs. 48.12 lakh and Rs. 58.86 lakh for the year ended March 31, 2022 and March 31, 2021 respectively.

22. Current tax liability (net)

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Income tax payable	-	26.60
Total	**-**	**26.60**

23. Other non-financial liabilities

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Statutory dues payable	44.89	54.08
Total	**44.89**	**54.08**

24. Provisions

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Provision for Employee benefits		
- Provision for gratuity	25.52	27.38
- Provision for compensated absences	25.54	14.99
Total	**51.06**	**42.36**

25. Equity share capital

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	₹ in lakh	Number	₹ in lakh
Authorised Capital				
Equity shares of ₹10 each	30,00,00,000	30,000.00	30,00,00,000	30,000.00
Issued, subscribed & paid-up Capital				
Issued and subscribed equity shares of ₹10 each	26,68,68,399	26,686.84	26,68,68,399	26,686.84
26,68,68,399 (as at March 31, 2021: 26,68,68,399) Equity share of ₹10 each fully paid up	26,68,68,399	26,686.84	26,68,68,399	26,686.84
Total	**26,68,68,399**	**26,686.84**	**26,68,68,399**	**26,686.84**

Reconciliation of the number of equity shares outstanding at the beginning and at the end of the year.

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	₹ in lakh	Number	₹ in lakh
Outstanding at the beginning of the year	26,68,68,399	26,686.84	26,68,68,399	26,686.84
Addition during the period	-	-	-	-
Shares allotted pursuant to issue of shares under Conversion of Compulsory convertible debentures into equity shares	-	-	-	-
Outstanding at the end of the period	26,68,68,399	26,686.84	26,68,68,399	26,686.84
Total	**26,68,68,399**	**26,686.84**	**26,68,68,399**	**26,686.84**

Aggregate number of bonus shares issued and shares bought back during the period of three years immediately preceding the reporting date: NIL

Terms and rights attached to equity shares:

The Company has only one class of equity shares having a par value of ₹10 each. Each holder of equity share is entitled to one vote per share.

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 the preferential amounts. The distribution will be in proportion to the number of equity shares held by the Shareholders.

Shares of the Company held by the holding/ultimate holding company

Particulars	As at March 31, 2022		As at March 31, 2021	
	Number	%	Number	%
Centrum Capital Limited	15,04,79,980	56.39%	15,04,79,980	56.39%

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

Equity shareholders	As at March 31, 2022		As at March 31, 2021	
	Number	%	Number	%
Centrum Capital Limited	15,04,79,980	56.39%	15,04,79,980	56.39%
NHPEA Kamet Holding BV	6,66,90,413	24.99%	6,66,90,413	24.99%
B.G. Advisory Services LLP	4,67,94,387	17.53%	4,67,94,387	17.53%

For the period of five years immediately preceding the date at which the Balance Sheet is prepared:

- Aggregate number and class of shares allotted as fully paid up pursuant to contract without payment being received in cash: Nil
- Aggregate number and class of shares allotted as fully paid up by way of bonus shares: Nil
- Aggregate number and class of shares bought back: Nil

Change in shareholding of promoters

Shares held by promoters at the end of the year				% Change during the year
S. No	Promoter name	No. of Shares	% of total shares	%
1	Centrum Capital Limited	15,04,79,980	56.39%	Nil

25.1 Other equity

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Statutory reserve	39.93	29.32
Special reserve	559.19	279.10
Security premium	11,827.63	11,827.63
Retained earnings	2,108.83	956.78
Employee stock option reserve	343.91	211.73
Deemed capital contribution	96.48	75.34
Total	**14,975.97**	**13,379.90**

Nature and purpose of reserve

Reserve under section 29C of 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.

Special reserve

Special reserve has been created over the years in terms of section 36(1)(viii) of the Income-tax Act, 1961 out of the distributable profits of the Company.

Securities premium

Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act,2013.

Retained earnings

Retained earnings comprises of the Company's undistributed earnings after taxes.

Employee stock option reserve

This Reserve relates to stock options granted by the Company to employees under various ESOP Schemes. This Reserve is transferred to Securities Premium Account on exercise of vested options.

Deemed capital contribution- equity

This reserve relates to corporate guarantee issued by the parent company.

26. Interest income

₹ in lakh

Particulars	For the year ended March 31, 2022			For the year ended March 31, 2021		
	On Financial Assets measured at FVTOCI	On Financial Assets measured at Amortised Cost	Interest Income on Financial Assets classified at FVTPL	On Financial Assets measured at FVTOCI	On Financial Assets measured at Amortised Cost	Interest Income on Financial Assets classified at FVTPL
Interest on loans	-	6,321.50	-	-	5,574.83	-
Interest on inter corporate deposits/ Short term loans	-	129.57	-	-	239.77	-
Interest on deposits with banks	-	448.20	-	-	884.45	-
Total	-	6,899.27	-	-	6,699.05	-

27. Fees income

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Fees income	99.91	67.72
Total	**99.91**	**67.72**

28. Net gain on fair value changes

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Net gain /(loss) on financial instruments		
On trading portfolio		
- Investment	100.44	32.55
Total (A)	**100.44**	**32.55**
Fair Value changes:		
Realised	51.26	-
Unrealised	49.18	32.55
Total (B)	**100.44**	**32.55**

29. Other income

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Unwinding of interest on security deposits	1.85	2.29
Other income	120.57	60.86
Total	**122.42**	**63.14**

30. Finance cost

₹ in lakh

Particulars	For the year ended March 31, 2022		For the year ended March 31, 2021	
	On Financial Assets measured at FVTOCI	On Financial Assets measured at Amortised Cost	On Financial Assets measured at FVTOCI	On Financial Assets measured at Amortised Cost
Interest on borrowings	-	1,651.42	-	1,919.49
Other Interest expense (Including bank charges)	-	48.90	-	17.03
Interest expense - leases	-	6.39	-	11.17
Interest debt securities	-	347.40	-	268.56
Total	**-**	**2,054.11**	**-**	**2,216.24**

31. Impairment on financial instruments

₹ in lakh

Particulars	For the year ended March 31, 2022		For the year ended March 31, 2021	
	On Financial Assets measured at FVTOCI	On Financial Assets measured at Amortised Cost	On Financial Assets measured at FVTOCI	On Financial Assets measured at Amortised Cost
Loans	-	216.82	-	409.83
Write-off	-	51.74	-	1.69
Total	**-**	**268.56**	**-**	**411.52**

32. Employee benefits expenses

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Salaries and wages	1,207.21	1,107.25
Expense on Employee stock option scheme (ESOP)	132.18	106.57
Gratuity expense	13.78	12.93
Contribution to provident and other funds	85.54	60.92
Others	17.59	8.29
Total	**1,456.30**	**1,295.96**

a. Defined contribution plans:

The Company has recognised the following amounts in the statement of profit and loss towards contribution to defined contribution plans which are included under contribution to provident and other funds:

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Provident fund	85.54	60.92

b. Defined benefit plan:

In accordance with the Accounting Standard (IND AS 19), actuarial valuation was performed by independent actuaries in respect of the aforesaid defined benefit plan based on the following assumptions:

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Expected return on plan assets	6.90%	6.57%
Rate of discounting	6.90%	6.56%
Rate of salary increase	8.00%	0.00% p.a. for the next 1 years, 6.26% p.a. for the next 1 years, starting from the 2nd year & 5.00% p.a. thereafter, starting from the 3rd year
Rate of employee turnover	10.00%	10.00%

i. Table showing change in the present value of projected benefit obligation:

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Present value of benefit obligation at the beginning of the year	33.25	25.77
Interest cost	2.18	1.69
Current service cost	11.98	11.60
Past service cost	-	-
Liability transferred In/ acquisitions	-	-
Liability transferred out/ divestments	-	-
(Gains)/ losses on curtailment	-	-
Liabilities extinguished on settlement	-	-
Benefit paid directly by the employer	-	-
Benefit paid from the fund	-	-
The Effect of changes in foreign exchange rates actuarial (gains)/ losses on obligations - due to change in demographic assumptions	(0.02)	-
Actuarial (gains)/losses on obligations - due to change in financial assumptions	8.86	(0.02)
Actuarial (gains)/losses on obligations - due to experience	5.60	(5.79)
Present value of benefit obligation at the end of the year	**61.85**	**33.25**

ii. Table showing change in the fair value of plan assets:

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Fair value of plan assets at the beginning of the year	**5.88**	**5.49**
Interest income	0.39	0.36
Contributions by the employer	30.00	-

Expected contributions by the employees	-	-
Assets transferred in/acquisitions	-	-
Assets transferred out/ divestments	-	-
Benefit paid from the fund	-	-
Assets distributed on settlements	-	-
Expenses and tax for managing the benefit	-	-
Obligations- paid from the fund	-	-
Effects of asset ceiling	-	-
The Effect of changes in foreign exchange rates	-	-
Return on plan assets, excluding interest income	0.07	0.03
Fair value of plan assets at the end of the year	**36.33**	**5.88**

iii. Amount recognized in the balance sheet:

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
(Present value of benefit obligation at the end of the year)	(61.85)	(33.25)
Fair value of plan assets at the end of the year	36.33	5.88
Funded status (surplus/ (deficit))	(25.52)	(27.38)
Net (liability)/asset recognized in the balance sheet	(25.52)	(27.38)

iv. Net interest cost:

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Present value of benefit obligation at the beginning of the year	33.25	25.78
Fair value of plan assets at the beginning of the year	(5.88)	(5.49)
Net liability/(asset) at the beginning	27.38	20.29
Interest cost	2.18	1.69
Interest income	(0.39)	(0.36)
Net interest cost for current year	1.80	1.33

v. Expenses recognized in the statement of profit or loss:

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Current service cost	11.98	11.60
Net interest cost	1.80	1.33
Past service cost	-	-
(Expected contributions by the employees)	-	-
(Gains)/losses on curtailments and settlements	-	-
Net effect of changes in foreign exchange rates	-	-
Expenses recognized	13.78	12.93

vi. Expenses recognized in the other comprehensive income (OCI):

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Actuarial (gains)/losses on obligation for the year	14.44	(5.82)
Return on plan assets, excluding interest income	(0.07)	(0.03)
Change in asset ceiling	-	-
Net (Income)/expense for the period recognized in OCI	14.37	(5.85)

vii. Balance sheet reconciliation:

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Opening net liability	27.38	20.29
Expenses recognized in statement of profit or loss	13.78	12.93
Expenses recognized in OCI	14.37	(5.84)
Net liability/(asset) Transfer In	-	-
Net (liability)/asset Transfer Out	-	-
Benefit paid directly by the employer	-	-
Employer's contribution	(30.00)	-
Net Liability/(Asset) recognized in the balance sheet	25.52	27.38

viii. Maturity analysis of the benefit payments from the fund:

₹ in lakh

Projected benefits payable in future years from the date of reporting	As at March 31, 2022	As at March 31, 2021
1st Following Year	5.61	0.78
2nd Following Year	5.13	3.22
3rd Following Year	5.22	3.50
4th Following Year	5.19	3.48
5th Following Year	5.52	3.45
Sum of Years 6 To 10	33.35	20.02
Sum of Years 11 and above	50.14	21.88

ix. Sensitivity analysis

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Projected benefit obligation on current assumptions	61.85	33.25
Delta effect of +1% change in rate of discounting	(3.94)	(2.12)
Delta effect of -1% change in rate of discounting	4.46	2.38
Delta effect of +1% change in rate of salary increase	4.12	2.40
Delta effect of -1% change in rate of salary increase	(3.76)	(1.87)
Delta effect of +1% change in rate of employee turnover	(0.54)	(0.21)
Delta effect of -1% change in rate of employee turnover	0.57	0.19

The sensitivity analysis has been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant. The sensitivity analysis presented above may not be representative of the actual change in the projected benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognized in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

c. Compensated absences:

During the year the Company has provided ₹10.55 lakh (PY ₹ -3.03 lakh) as liability towards compensated absences based on Actuarial Report.

33. Other expenses

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Advertisement	0.55	0.15
Audit fees (Refer note- 33.1)	17.91	15.75
Communication cost	15.30	12.37
CSR Expenditure (Refer note- 33.2)	15.20	-
Director sitting fees	27.00	20.70
Filing fees	4.00	10.70
Impairment on assets held for sale	35.39	-
Insurance Charges	27.91	7.70
Legal and professional fees	69.42	104.77
Loan origination costs	38.38	40.72
Manpower outsourcing	266.83	102.51
Office expenses	65.05	43.09
Printing & stationery	21.22	12.71
Rating Fees	10.60	10.03
Rent, rates and taxes	228.68	142.96
Repairs and maintenance	12.72	13.26
Shared support cost	327.00	534.10
Software subscription/ IT related expenses	107.07	66.92
Travelling and conveyance	59.15	36.53
Travelling expenses for Director	10.07	8.82
Underwriting expenses	133.17	92.25
Miscellaneous expenses	7.59	(4.64)
Total	**1,500.21**	**1,271.40**

33.1 Audit fees

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
	(Audited)	**(Audited)**
Statutory Audit	9.00	6.50
Limited Review	4.25	4.50
Certification Fees	4.60	4.75
Out of Pocket Expenses	0.06	-
Total	**17.91**	**15.75**

Note: Audit Fees above is excluding Goods and Service Tax.

33.2 Operating expenses include ₹15.20 lakh for the year ended March 31, 2022 towards Corporate Social Responsibility (CSR) in accordance with Companies Act, 2013.

Details of amount spent during the respective year towards CSR are as under:

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
(a) Construction/acquisition of any asset	-	-
(b) On purposes other than (a) above	15.20	-

Note: CSR was not applicable for year ended March 31, 2021.

₹ in lakh

Particulars	For the year ended March 31, 2022			For the year ended March 31, 2021		
	Amount Spent	yet to be paid	Total	Amount Spent	yet to be paid	Total
Centrum Foundation	15.20	-	15.20	-	-	-

Details of CSR:

Name of the Project	List of Activities	Location of the Project	Implementing Agency
Feed the Needy	Eradicating hunger, poverty and malnutrition.	Mumbai Suburban & Raigad	Centrum Foundation

34. Tax expenses

i. The components of income tax expenses:

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Current tax	450.86	465.51
Adjustment in respect of prior years	(2.12)	-
Deferred tax relating to origination and reversal of temporary differences	(78.91)	(127.40)
Total tax charge	369.83	338.11
Current tax	450.86	465.51
Deferred tax	(78.91)	(127.40)
Income tax recognized in other comprehensive income (OCI)	3.62	(1.47)

ii. Reconciliation of total tax charge:

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Profit before tax as per financial statements	1,823.33	1,526.30
Tax rate (in percentage)	25.17%	25.17%
Income tax expense	458.90	384.14
Adjustment in respect of prior years	-	-
Effect of non-deductible expenses:		
Financial guarantee	13.03	20.62
ROC filing expenses for increase in authorized capital	-	-
Transfer to special reserve	**280.09**	**217.68**
Revised Profit before tax	1,556.27	1,329.24
Tax charge for the year recorded in P&L	369.83	336.64
Effective tax rate	23.76%	25.33%

35. Earnings per Share (EPS): Basic

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Profit after tax attributable to equity holders	1,453.50	1,188.19
Weighted average number of equity shares used in computing basic	2,668.68	2,668.68
Face value of equity shares (in ₹)	10/-	10/-
Earnings per share- Basic	**0.545**	**0.445**

36. Earnings per Share (EPS): Diluted

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Profit after tax attributable to equity holders	1,453.50	1,188.19
Weighted average number of Equity shares used in computing Diluted EPS	2,765.87	2,739.18
Face value of equity shares (in ₹)	10/-	10/-
Earnings per share- Diluted	**0.526**	**0.434**

37. Contingent liability and Commitments:

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
a. Contingent Liability	-	-
b. Commitment	-	-
Estimated amount of contracts remaining to be executed on capital account (net of advance)	-	0.92
Loans sanctioned pending disbursements	2,957.37	1,548.80

38. Maturity analysis of assets and liabilities:

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled.

₹ in lakh

Particulars	As at March 31, 2022			As at March 31, 2021		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
ASSETS						
Financial assets						
Cash and cash equivalents	1,193.32	-	1,193.32	5,039.12	-	5,039.12
Bank balance other than (a) above	5,790.94	1,018.74	6,809.67	12,648.42	-	12,648.42
Loans	2,203.84	54,338.47	56,592.31	2,385.74	44,893.75	47,279.49
Investments	2,894.89	-	2,894.89	1,032.55	-	1,032.55
Other financial assets	502.30	164.85	667.15	67.29	150.59	217.88
Non-financial assets	**-**	**-**	**-**	**-**	**-**	**-**
Current tax assets (Net)	121.04	-	121.04	-	-	-
Deferred tax assets (Net)	-	307.83	307.83	-	225.30	225.30
Property, plant and equipment	-	209.57	209.57	-	179.05	179.05
Right of use of assets	-	48.82	48.82	-	72.88	72.88
Capital Work in Progress	-	-	-	7.94	-	7.94
Other intangible assets	-	-	-	-	18.39	18.39
Other non-financial assets	124.98	308.42	433.39	73.68	265.52	339.20

Assets held for sale	318.50	-	318.50	-	-	-
Total assets	**13,149.81**	**56,446.68**	**69,596.49**	**21,254.74**	**45,805.48**	**67,060.22**

₹ in lakh

Particulars	As at March 31, 2022			As at March 31, 2021		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
LIABILITIES						
Financial liabilities						
Trade payables						
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	35.64	-	35.64	38.16		38.16
Debt securities	-	3,500.00	3,500.00	-	3,500.00	3,500.00
Borrowings (other than debt securities)	8,626.80	12,665.48	21,292.27	8,333.80	13,595.10	21,928.90
Lease liabilities	48.12	5.51	53.63	58.86	21.91	80.77
Other financial liabilities	2,956.17	-	2,956.17	1,322.63	-	1,322.63
Non-financial Liabilities	**-**	**-**				
Provisions	25.52	25.54	51.06	27.38	14.99	42.37
Other non-financial liabilities	44.89	-	44.89	54.08	-	54.08
Current tax liability (net)	-	-	-	26.59	-	26.59
Total liabilities	**11,737.14**	**16,196.53**	**27,933.67**	**9,861.50**	**17,132.00**	**26,993.50**
Net	**1,412.67**	**40,250.15**	**41,662.81**	**11,393.24**	**28,673.48**	**40,066.72**

39. Segment information:

The Company’s main business is to provide loans against/for purchase, construction, repairs & renovations of houses/Flats etc. All other activities of the Company revolve around the main business. 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.

40. Related party transactions:

In terms of Indian Accounting Standard (Ind AS 24) ‘Related party disclosures’, notified in the Companies (Accounting Standards) Rules, 2014, the disclosures of transactions with the related parties as defined in IND AS 24 are given below:

(a) Holding Company	Centrum Capital Limited
(b) Fellow subsidiaries:	Centrum Retail Services Limited
	Unity Small Finance Bank Limited
(c) Enterprise that exercises significant influence	BG Advisory Services LLP

(d) Entities with substantial interest in the Company	NHPEA Kamet Holding B.V.
(e) Key Managerial Personnel	(i) Mr. Sanjay Shukla, Managing Director & CEO
	(ii) Mr. Mehul Jatania, Chief Financial Officer
	(iii) Mr. Mayank Jain, Company Secretary
(f) Board of directors	(i) Mr. Sridar Venkatesan, Independent Director
	(ii) Mr. Mohan Tanksale, Independent Director
	(iii) Ms. Anjali Seth, Independent Director
	(iv) Mr. Vivek Vig, Non-Executive Director
	(v) Mr. Rajendra Naik, Non-Executive Director
	(vi) Mr. Arjun Saigal, Nominee Director
	(vii) Mr. Sanjay Shukla, Managing Director & CEO

Transactions carried out with the related parties

₹ in lakh

Nature of related party	Nature of Transactions	For the year ended March 31, 2022	For the year ended March 31, 2021
Holding Company			
Centrum Capital Limited	Expenses	10.90	11.80
	Interest income on short term loan	53.35	-
	Interest income on ICD	-	64.22
	Short term loan given	700.00	-
	Short term loan repaid	700.00	-
	ICD given	-	-
	ICD repaid	-	500.00
Fellow subsidiaries:			
Centrum Retail Services Limited	Expenses	376.98	561.48
	Security deposit	86.73	86.73
	Interest income on short term loan	76.22	175.55
	Interest income on ICD	-	-
	Short term loan given	1,000.00	-
	Short term loan repaid	1,000.00	-
	ICD given	-	-
	ICD repaid	-	1,500.00
Unity Small Finance Bank Limited	Rent income	2.19	-
	Expenses	0.02	-
Key Managerial Personnel			
Mr. Sanjay Shukla (Managing Director & CEO)	Managerial remuneration	123.75	170.01
Mr. Mehul Jatania (Chief Financial Officer)	Managerial remuneration	75.37	79.74
Mr. Mayank Jain (Company Secretary)	Managerial remuneration	18.58	-

Board of directors			
Ms. Anjali Seth	Sitting Fees	9.00	6.90
Mr. Mohan Tanksale	Sitting Fees	9.00	6.90
Mr. Sridar Venkatesan	Sitting Fees	9.00	6.90

Compensation to key managerial personnel

The following table sets forth, for the periods indicated, the details of compensation paid by the Company to the key managerial personnel of the Company.

₹ in lakh

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Short-term employee benefits (including salaries)*	217.70	249.75
Post-employment benefits	-	-
Other long-term benefits	-	-
Total	**217.70**	**249.75**

*The remuneration to the key managerial personnel does not include the provision made for gratuity and leave benefits, as they are determined on an actuarial basis.

Closing Balance of related party transactions as below:

₹ in lakh

Nature of related party	Nature of Transactions	As at March 31, 2022	As at March 31, 2021
Holding Company	Expenses payable	-	11.80

Fellow subsidiaries:

Centrum Retail Services Limited	Expenses payable	0.38	0.24
	Security Deposit	86.73	86.73

41. Risk management:

a. Risk management framework:

The Company's overall objective is to manage its businesses, and the associated risks, in a manner that balances serving the interests of all its stakeholders and at the same time minimise potential adverse effects on its financial performance. The Company places emphasis on risk management practices to ensure an appropriate balance between risks and returns.

The Board of Directors of the Company along with the management are primarily responsible for the risk management. The Board's oversight of risk includes review of and approval of key strategies and policies. These are monitored and governed through the Risk Management Committee (RMC). Audit Committee (AC) ensures that an independent assurance is provided to the Board. AC is assisted in its assurance 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 AC.

The Company's risks are generally categorized in the following risk types:

Risk	Exposure arising from	Management
Credit risk	Cash equivalents, financial assets measured at amortised cost.	RMC is actively involved in the following: (a) Oversight of the implementation of credit policies (b) Review of the overall portfolio credit performance and establishing guardrails (c) Review of product programs
Liquidity risk	Financial liabilities	The Board is responsible for setting the strategic direction of the Company including establishing liquidity risk appetite and tolerance limits. Liquidity risk is managed by the Asset Liability Management Committee (ALCO) based on the Company's ALM policy which is approved by the RMC. ALCO not only ensures that the Company has adequate liquidity on an on- going basis but also examines how liquidity requirements are likely to evolve under different assumptions.
Market risk - Interest rate risk - Price risk - Foreign exchange risk	Investments in mutual fund, bonds etc.	RMC is involved in the formulation of policies for monitoring market risk. The risk is managed through close identification, supervision and monitoring of risks arising from movements in market rates such as interest rates, foreign exchange rates, traded prices and credit spreads, which may result in a loss of earnings and capital.

41.1 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, financial assets measured at amortised cost. The Company has a policy of dealing with creditworthy counterparties and obtains sufficient collateral, as 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.

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.

The Board has delegated credit approval authority to the Company's officials under the Company's credit policy. The Company's credit officials evaluate credit proposals on the basis of credit underwriting policies and procedures approved by the management. The criteria typically include factors such as the customer eligibility, income and debt obligation assessment, nature of product, credit bureau scores wherever applicable, historical experience, type of collateral provided and demographic parameters. Any deviations need to be approved at the designated levels. External agencies such as field investigation agencies facilitate a due diligence process including visits to offices and residences, risk containment agencies for document frauds, legal & valuation agencies for property evaluation. The branch credit team/operations team monitors compliance with the terms and conditions of credit facilities prior to disbursement. It also reviews the completeness of documentation and creation of security by the borrower. The central operations team verifies adherence to the terms of the credit approval prior to the disbursement of credit facilities.

The Company additionally takes the following measures:

- Credit team is tasked with monitoring of borrowers and to facilitate proactive action wherever required.
- Enhanced monitoring of portfolio through periodic reviews.
- Periodic trainings of its credit/operations officials

a. Impairment risk

The Company applies the expected credit loss methodology based on historically available information and projection of macroeconomic indicators in order to determine the impairment allowance required.

Description	**Stages**
Outstanding between 0 to 30 days	Stage 1
Outstanding between 31 to 90 days	Stage 2
Outstanding for more than 90 days	Stage 3

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 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-imparted) for ECL calculations, in all cases when the borrower becomes 90 days past due. 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 affect 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.

e. **Loss given default (LGD):**

The Loss Given Default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due (net of recovery cost) and those that the lender would expect to receive. They are calculated on a discounted cash flow basis using the effective interest rate as the discounting factor. It is usually expressed as a percentage of the EAD. The Company collects list of all the defaulters and trackes from the first time they become Stage 3 assets. The Company calculates the LGD based on the present value of month on month recovery post default for Stage 1 and 2 and takes into account the Stage 3 recovery and present value of the actual Stage 3. In absence of adequate historical data, the Company uses industry proxy data of peer companies as sourced from external agencies

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

The inputs and models used for calculating ECLs may not always capture all characteristics of the market at the date of the financial statements. To reflect this, qualitative adjustments or overlays are occasionally made as temporary adjustments when such differences are significantly material.

Risk concentration:

The following table shows the risk concentration by industry for the components of the balance sheet. Since the Company provides only retail loans, there is not significant concentration risk at the borrower / counterparty level. 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 lakh

As at March 31, 2022	Housing loan	Non housing loan	Total
Loans	46,704.74	11,349.54	58,054.28
Loan commitments	2,877.56	79.80	2,957.37
Total	**49,582.30**	**11,429.34**	**61,011.65**

Note- Loan assets figure of ₹58,054.28 lakh and its classification / bifurcation where ever disclosed in notes is net of EIR.

₹ in lakh

As at March 31, 2021	Housing loan	Non housing loan	Total
Loans	38,640.99	9,381.58	48,022.58
Loan commitments	1,519.17	29.63	1,548.80
Total	**40,160.16**	**9,411.21**	**49,571.38**

Note- The Loan assets figure of ₹ 48,022.58 lakh and its classification / bifurcation where ever disclosed in notes is net of EIR.

g. 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):

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021	Principle type of collateral
Housing loan	46,704.74	38,640.99	Property
Non housing loan	11,349.54	9,381.58	Property
Total (A)	**58,054.28**	**48,022.57**	
Loan commitments	2,957.37	1,548.80	Property
Total (B)	**2,957.37**	**1,548.80**	
Total (A+B)	**61,011.64**	**49,571.37**	

b. Financial assets that are Stage 3 and related collateral held in order to mitigate potential losses are given below:

₹ in lakh

As at March 31, 2022	Maximum exposure to credit risk (carrying amount before ECL)	Associated ECL	Carrying amount	Fair value of collateral
Housing loan	1,079.02	378.65	700.37	1922.55
Non housing loan	470.52	217.05	253.47	569.53
Total (A)	**1,549.54**	**595.69**	**953.84**	**2492.08**
Loan commitments	-	-	-	-
Total (B)	**-**	**-**	**-**	**-**
Total (A+B)	**1,549.54**	**595.69**	**953.84**	**2492.08**

₹ in lakh

As at March 31, 2021	Maximum exposure to credit risk (carrying amount before ECL)	Associated ECL	Carrying amount	Fair value of collateral
Housing loan	975.01	283.99	691.02	1,540.39
Non housing loan	419.98	129.04	290.94	1,010.81
Total (A)	**1,394.98**	**413.02**	**981.96**	**2,551.20**
Loan commitments	-	-	-	-
Total (B)	**-**	**-**	**-**	**-**
Total (A+B)	**1,394.98**	**413.02**	**981.96**	**2,551.20**

41.2 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.

Liquidity risk management involves estimating and managing the liquidity requirements of the Company within acceptable structural boundaries and in a cost-efficient manner, and involves the Board and senior management’s development and oversight of a comprehensive process that identifies, measures, monitors and controls the Company’s liquidity risk exposure. The Company maintains a reliable management information system designed to provide the senior management with timely and forward-looking information on the liquidity position of the Company.

The Company has financing arrangement from banks/ financial institutions in form of committed credit lines.

41.2.1 Analysis of non-derivative financial assets and liabilities by remaining contractual maturities:

₹ in lakh

As at March 31, 2022	Carrying amount	Gross nominal inflow/ (outflow)	upto 3 months	3 to 6 months	6 to 12 months	1 year to 3 year	Over 3 year
Non-derivative financial liabilities							
Trade payables	35.64	35.64	-	-	35.64	-	-
Borrowings (other than debt securities)	21,292.27	21,516.47	2,642.50	2,036.85	3,947.45	9,055.50	3,834.18
Debt securities	3,500.00	3,500.00	-	-	-	3,500.00	-
Lease liabilities	53.63	57.16	14.00	13.36	20.77	9.03	-

Other financial liabilities	2,956.17	2,956.17	2,879.62	9.00	67.56	-	-
Total	**27,837.72**	**28,065.44**	**5,571.76**	**2,059.21**	**4,035.77**	**12,564.53**	**3,834.18**
Non-derivative financial assets							
Cash and cash equivalents	1,193.32	1,193.32	1,193.32	-	-	-	-
Bank balance other than cash and cash equivalents above	6,809.67	6,809.67	4,569.30	1,032.69	201.93	-	1,005.75
Loans	56,592.31	57,839.34	5,04.43	525.90	1,173.52	6,114.78	49,520.72
Investments	2,894.89	2,894.89	2,894.89	-	-	-	-
Other financial assets	667.15	667.15	502.30	-	-	164.85	-
Total	**68,157.34**	**69,404.36**	**9,664.23**	**1,558.59**	**1,375.45**	**6,279.63**	**50,526.47**

₹ in lakh

As at March 31, 2021	Carrying amount	Gross nominal inflow/ (outflow)	upto 3 months	3 to 6 months	6 to 12 months	1 year to 3 year	Over 3 year
Non-derivative financial liabilities							
Trade payables	38.16	38.16	38.16	-	-	-	-
Borrowings (other than debt securities)	21,928.90	22,092.24	2,306.82	1,758.45	4,516.90	10,825.07	2,685.00
Debt securities	3,500.00	3,500.00	-	-	-	3,500.00	-
Lease liabilities	80.77	87.73	18.11	16.59	24.16	28.87	-
Other financial liabilities	1,322.63	1,322.63	1,257.14	19.00	46.49	-	-
Total	**26,870.46**	**27,040.76**	**3,620.23**	**1,794.04**	**4,587.55**	**14,353.94**	**2,685.00**

Non-derivative financial assets							
Cash and cash equivalents	5,039.12	5,039.12	5,039.12	-	-	-	-
Bank balance other than cash and cash equivalents above	12,648.42	12,648.42	-	12,648.42	-	-	-
Loans	47,279.49	48,431.46	488.72	586.90	1,310.12	6,273.48	39,772.24
Investments	1,032.55	1,032.55	1,032.55	-	-	-	-
Other financial assets	217.88	217.88	67.29	-	-	150.59	-
Total	**66,217.46**	**67,369.43**	**6,627.68**	**13,235.32**	**1,310.12**	**6,424.07**	**39,772.24**

41.3 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. Exposure to this risk primarily results from timing spread in the re-pricing of both on and off-balance sheet assets and liabilities as they mature (fixed rate instruments) or contractual re-pricing (floating rate instruments).

Interest rate risk is managed principally through monitoring interest rate gaps and by having pre-approved limits for re-pricing bands

41.3.1 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.

41.3.2 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

Particulars	As At March 31, 2022	As At March 31, 2021
Impact on profit before tax for 25 bps increase in interest rate	-50.06	-47.84
Impact on profit before tax for 25 bps decrease in interest rate	50.06	47.84

42. 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 categorized.

₹ in lakh

As at March 31, 2022	Total Carrying Amount	Total Fair Value	Level 1	Level 2	Level 3
Financial Assets	**-**	**-**	**-**	**-**	**-**
Cash and cash equivalent	1,193.32	1,193.32	1,193.32	-	-
Bank balances other than cash and cash equivalent	6,809.67	6,809.67	6,809.67	-	-
Loans	56,592.31	56,592.31	-	-	56,592.31
Other financial assets	667.15	667.15	-	-	667.15
TOTAL	**65262.45**	**65262.45**	**8002.99**	**-**	**57259.46**
Financial Liabilities					
Lease liabilities	53.63	53.63	-	-	53.63
Borrowing (other than debt securities)	21,292.27	21,292.27	-	-	21,292.27
Debt securities	3,500.00	3014.50	-	3,014.50	-
Trade payables	35.64	35.64	-	-	35.64
Other financial liabilities	2,956.17	2,956.17	-	-	2,956.17
TOTAL	**27,837.72**	**27,352.21**	**-**	**3014.50**	**24,337.72**

₹ in lakh

As at March 31, 2021	Total Carrying Amount	Total Fair Value	Level 1	Level 2	Level 3
Financial Assets	**-**	**-**	**-**	**-**	**-**
Cash and cash equivalent	5,039.12	5,039.12	5,039.12	-	-
Bank balances other than cash and cash equivalent	12,648.42	12,648.42	12,648.42	-	-

Loans	47,279.49	47,279.49	-	-	47,279.49
Other financial assets	217.88	217.88	-	-	217.88
TOTAL	**65184.91**	**65184.91**	**17687.54**	**-**	**47497.37**
Financial Liabilities					
Lease liabilities	80.77	80.77	-	-	80.77
Borrowing (other than debt securities)	21,928.90	21,928.90	-	-	21,928.90
Debt securities	3,500.00	2,645.24	-	2,645.24	-
Trade payables	38.16	38.16	-	-	38.16
Other financial liabilities	1,322.63	1,322.63	-	-	1,322.63
TOTAL	**26,870.46**	**26,015.70**	**-**	**2645.24**	**23,370.46**

Level 1: The fair value of financial instruments traded in active markets (such as publicly traded derivatives, and equity securities) is based on quoted market prices at the end of the reporting period. The quoted market price used for financial assets held by the Company is the current bid price. These instruments are included in level 1.

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

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

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-tern maturity (less than twelve months), the carrying amounts are a reasonable approximation of their fair value. Such instruments include: balances other than cash and cash equivalents, trade payables and contract liability without a specific maturity. Such amount has been classified as Level 2 on the basis that no adjustments have been made to the balances in the balance sheet.

Financial assets at amortized cost:

The fair values financial assets measured at amortized cost are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields.

Transfer of financial assets- assignment deal:

During the year ended March 31, 2022, the Company has sold loan and advance measured at amortized cost as per assignment deal. As per the terms of this deal, since substantial risk and rewards related to these assets were transferred to the buyer, the assets have been derecognized from the Company's balance sheet. The management has evaluated the impact of assignment transaction done during the year for its business model. The table below summarises the carrying amount of the derecognized financial assets measured at amortization cost and gain on derecognition:

Particulars	As At March 31, 2022	As At March 31, 2021
Carrying amount of derecognized financial assets	5.81	-
Gain from de-recognition	0.23	-

Issued debt:

The fair value of issued debt is estimated by a discounted cash flow model incorporating the Company's own credit risk.

43. The CHFL Employees stock option plan 2018 (ESOP 2018) provides for grant of stock options to eligible employees of the Company. The stock options are granted at an exercise price of ₹10 per share under various schemes of ESOP 2018.

Particulars	ESOP Series I				ESOP Series II
Tranches	Tranche-I	Tranche-II	Tranche-III	Tranche-IV	Tranche-I
No. of options approved	30,45,000	19,99,999	20,00,000	26,68,501	7,30,000
Date of grant	01-04-2019	07-05-2019	31-08-2019	21-02-2022	01-04-2019
No. of options granted	30,45,000	19,99,999	20,00,000	26,68,501	7,30,000
Exercise price per option	10.00	10.00	10.00	10.00	10.00
Method of settlement	Equity	Equity	Equity	Equity	Equity
Vesting year and conditions	Options to vest as per stipulated vesting schedule ("Fixed Vesting")				
Exercise period (years)	5	5	5	5	4

(B) Computation of fair value of options granted during the year ended March 31, 2022:

Particulars	ESOP Series I- Tranche-IV
No. of option granted	26,68,501
Vesting date	21-02-2025
Fair value per option	23.63
Life of the option (in year)	5
Risk free interest rate	5.85%
Volatility	8.51%
Dividend yield	0.00%

(C) Reconciliation of options

Particulars	ESOP Series I				ESOP Series II
Tranches	Tranche-I	Tranche-II	Tranche-III	Tranche-IV	Tranche-I
Options outstanding at April 1, 2021	28,30,000.00	19,99,999.00	20,00,000.00	-	2,20,000.00
Granted during the year	-	-	-	26,68,501.00	-
Forfeited during the year	-	-	-	-	-

Exercised during the year	-	-	-	-	-
Expired / lapsed during the year	-	-	-	-	-
Outstanding at March 31, 2022	28,30,000	19,99,999	20,00,000	26,68,501	2,20,000
Exercisable at March 31, 2022	28,30,000	-	-	-	-
Weighted average remaining contractual life (in years)	5	5.10	5.42	7.90	5.00

Particulars	**ESOP Series I**				**ESOP Series II**
Tranches	**Tranche-I**	**Tranche-II**	**Tranche-III**	**Tranche-IV**	**Tranche-I**
Options outstanding at April 1, 2020	-	-	-	-	-
Granted during the year	28,90,000.00	19,99,999.00	20,00,000.00	-	4,55,000.00
Forfeited during the year	-	-	-	-	-
Exercised during the year	-	-	-	-	-
Expired / lapsed during the year	(60,000.00)	-	-	-	(2,35,000.00)
Outstanding at March 31, 2021	28,30,000.00	19,99,999.00	20,00,000.00	-	2,20,000.00
Exercisable at March 31, 2021	-	-	-	-	-
Weighted average remaining contractual life (in years)	6.00	6.09	6.41	0	6.00

44. Capital management

The Company complies with externally imposed capital requirements from its regulators and maintains healthy capital ratios in order to support its business. Further the company maintains diversity of sources of financing and spreading the maturity across tenure buckets in order to minimize liquidity risk.

45. Detail of Redeemable Non-Convertible Debentures (inclusive of Interest accrued on debentures): The Secured Listed Non-Convertible Debentures issued by the Company are fully secured by way of first ranking exclusive and continuing charge over certain identified receivables of the Company.

S r No.	ISIN No.	Date of allotment	Date of redem-ption	Nominal value per debent-ure	Total number of debent-ures	Rate of Interest p.a.	As at March 31, 2022	As at March 31, 2021	Secu-red/ Unsec-ured	Terms of rede mption
1	INE575U07018	16-06-2020	16-06-2023	10	100	9.99%	1,029.29	1,029.29	Secured	Rede-emable at par
2	INE575U07026	26-06-2020	26-06-2023	10	250	9.90%	2,565.10	2,565.10	Secured	Rede-emable at par

46. The above financial results have been audited by the Statutory Auditors of the Company and have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on May 20, 2022 and May 21, 2022 pursuant to Regulation 52 of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The financial results for the quarter and year ended March 31, 2021 were audited by erstwhile statutory auditors.

47. The spread of Covid-19 across the globe and India has caused significant upheaval in economic activity and financial markets. The Indian Government announced lockdown in March 2020 which was lifted subsequently but regional lockdowns continued to be implemented in various areas from time to time. RBI took various regulatory measures like moratorium on payment of dues, reliefs towards 'interest on interest' charged during March-August 2020 and allowing one-time restructuring (OTR) to eligible borrowers.

Further, the second wave of Covid-19 pandemic in April-May 2021 led to re-imposition of localised/ regional lockdowns in various parts of the country, which led to a substantial impact on the economic activities. The second wave has started to subside from June onwards and there has been gradual lifting of lock downs and increase in economic activities. The impact of the third wave of Covid-19 which started in Q3FY22 was subdued and its effects had substantially subsided during Q4FY22. However, this led to imposition of certain local/regional restrictive measures across the country which were subsequently relaxed. Accordingly, the Company's results remain uncertain and dependent on future developments and the actuals may differ from the estimates used in the preparation of the financial statement on the reporting date.

48. Disclosure pursuant to RBI notification – RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020 and RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated 5 May 2021: Resolution of Covid-19 related stress of Individual and Small Businesses.

(₹ in lakh)

Type of borrower	**(A) Exposure to accounts classified as standard consequent to implementation of resolution plan at September, 30 2021**	**(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 borrower during the half-year**	**(E) Exposure to accounts classified as standard consequent to implementation of resolution plan at March 31, 2022**
Personal loans	1188.75	-	-	73.11	1174.18
Corporate persons	-	-	-	-	-
of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**1188.75**	**-**	**-**	**73.11**	**1174.18**

49. Disclosure pursuant to RBI Notification – RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021

The following table sets forth details of loans not in default acquired/ transferred through Direct Assignment during the year ended March 31, 2022

Particulars	Acquired	Transferred
Number of loans	824	1
Aggregate amount (INR in lakh)	4,205.96	5.81
Purchase/ Sale consideration (INR in lakh)	4,205.96	5.81
Weighted average remaining maturity (in months)	97.88	96
Weighted average holding period after origination (in months)	NA	NA
Retention of beneficial economic interest (average)	NA	30%
Coverage of tangible security coverage	100%	100%
Rating wise distribution of rated loans	Unrated	Unrated

50. RBI vide circular dated November 12, 2021 - "Prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP) pertaining to Advances - Clarifications" has clarified / harmonized certain aspects of extant regulatory guidelines with a view to ensuring uniformity in the implementation of IRACP norms across all lending institutions. The Company has implemented the requirements of the circular and is taking necessary steps to comply with Para 10 of the circular with effect from October 01, 2022 as clarified by RBI vide circular dated February 15, 2022.

51. The Indian Parliament has approved the Code on Social Security, 2020 which subsumes the Provident Fund and the Gratuity Act and rules there under. The Ministry of Labour and Employment has also released draft rules thereunder on 13 November 2020, and has invited suggestions from stakeholders which are under active consideration by the Ministry. The Company will evaluate the rules, assess the impact, if any, and account for the same once the rules are notified and become effective.

52. Regulatory disclosures:

Additional information required in terms of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17,2021 have been prepared on the basis of previous IGAAP pursuant to the RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 is given in Annexure I, which have been presented solely based on the information compiled by the Management.

1.1 Capital:

The below regulatory capital is computed in accordance with the Non- Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021 (RBI HFC Directions) issued by the Reserve Bank of India.

Particulars	As at March 31, 2022	As at March 31, 2021
(i) CRAR (%)	119.21%	150.32%
(ii) CRAR - Tier I capital (%)	119.21%	150.32%

(iii) CRAR - Tier II capital (%)	-	-
(iv) Amount of subordinated debt raised as Tier-II Capital	-	-
(v) Amount raised by issue of perpetual debt Instruments	-	-

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

₹ in lakh

Statement as per NHB circular No. NHB(ND)/DRS/Pol.circular.61/2013 14 Dt. April 2014		
Particulars	**As at March 31, 2022**	**As at March 31, 2021**
Balance at the beginning of the year	308.42	70.79
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	29.32	9.37
b) Amount of Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	279.10	61.42
c) Total	**308.42**	**70.79**
Addition/Appropriation/ Withdrawal during the year	-	-
Add: a) Amount transferred u/s 29C of the NHB Act, 1987	10.61	19.95
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	280.09	217.68
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	**599.12**	**308.42**
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	39.93	29.32
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	559.19	279.10
c) Total	**599.12**	**308.42**

1.3 Investments:

₹ in lakh

Particulars	**As at March 31, 2022**	**As at March 31, 2021**
Value of Investments		
(i) Gross value of investments	2,894.89	1,032.55
(a) In India	2,894.89	1,032.55
(b) Outside India	-	-
(ii) Provisions for Depreciation	-	-

(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments	2,894.89	1,032.55
(a) In India	2,894.89	1,032.55
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(iv) Closing balance	2,894.89	1,032.55

1.4 Derivatives:

1.4.1 Forward rate agreement (FRA) / Interest rate swap (IRS)

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
(i) The Notional Principal of the Swap agreements	-	-
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	-
(iii) Collateral required by the HFC upon entering into swaps	-	-
(iv) Concentration of credit risk arising from the swap $	-	-
(v)The fair value of the swap book @	-	-
Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.		
$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies.		
@ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.		

1.4.2 Forward rate agreement (FRA) / Interest rate swap (IRS)

₹ in lakh

Particulars	As at March 31, 2021	As at March 31, 2020
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument- wise)	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March, 2021 (instrument-wise)	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-

1.4.3 Disclosures on risk exposure in derivatives:

(A) Qualitative disclosure:

The Company doesn't deal in Derivatives

(B) Quantitative disclosure::

₹ in lakh

Particulars	As at 31 March 2022	As at 31 March 2021
(i) Derivatives (Notional Principal Amount)	-	-
(ii) Marked to Market Positions	-	-
(a) Assets (+)	-	-
(b) Liability (-)	-	-
(iii) Credit Exposure	-	-
(iv) Unhedged Exposures	-	-

1.5 Securitisation:

1.5.1 Details of securitization:

₹ in lakh

Particulars	As at 31 March 2022	As at 31 March 2021
1. No of SPVs Sponsored by the HFC for securitisation transactions	-	-
2. Total amount of Securitisation assets as per the book of the SPVs sponsored	-	-
3. Total amount of exposures retained by the HFC towards the MRR as on the date of balance sheet (i) Off-balance sheet exposures toward credit enhancements (ii) On-balance sheet exposures toward credit enhancements	-	-
4. Amount of exposures to securitisation transactions other than MRR (i) Off-balance sheet exposures towards Credit Enhancements (a) Exposure to own securitizations (b) Exposure to third party securitisations (ii) On balance sheet exposure towards credit enhancements (a) exposure to own securitisation (b) exposure to third party securitisations	-	-
*Only the SPVs relating to outstanding securitization transactions may be reported here		

1.5.2 Details of financial assets sold to securitisation/ reconstruction company for asset reconstruction

₹ in lakh

Particulars	As at 31 March 2022	As at 31 March 2021
(i) No. of accounts	-	-
(ii) Aggregate value (net of provisions) of accounts sold to SC / RC	-	-
(iii) Aggregate consideration	-	-

(iv) Additional consideration realized in respect of accounts transferred in earlier year	-	-
(v) Aggregate gain / loss over net book value	-	-

1.5.3 Details of Assignment transactions undertaken by HFCs

₹ in lakh

Particulars	As at 31 March 2022	As at 31 March 2021
(i) No. of accounts	-	-
(ii) Aggregate value (net of provisions) of accounts assigned	-	-
(iii) Aggregate consideration	-	-
(iv) Additional consideration realized in respect of accounts transferred in earlier years	-	-
(v) Aggregate gain / Loss over net book value	-	-

1.5.4 Details of non-performing financial assets purchased / sold

(A) Details of non-performing financial assets purchased:

₹ in lakh

Particulars	As at 31 March 2022	As at 31 March 2021
1. (a) No. of accounts purchased during the year (b) Aggregate outstanding	-	-
2. (a) Of these, number of accounts restructured during the year (b) Aggregate outstanding	-	-

(B) Details of non-performing financial assets sold:

₹ in lakh

Particulars	As at 31 March 2022	As at 31 March 2021
1. No. of accounts sold	-	-
2. Aggregate outstanding	-	-
3. Aggregate consideration received	-	-

1.6 Assets liability management (maturity pattern of certain items of assets and liabilities)

₹ in lakh

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month upto 2 months	Over 2 month upto 3 months	Over 3 month upto 6 months	Over 6 month upto 1 year	Over 1 year upto 3 year	Over 3 year upto 5 year	Over 5 year	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Banks	378.33	50.00	299.40	697.87	1,216.89	2,036.85	3,947.45	9,055.50	3,321.54	512.64	21,516.47
Market Borrowings	-	-	-	-	-	-	-	3,500.00	-	-	3,500.00
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	-	165.96	-	168.42	170.05	525.90	1173.52	6114.78	7280.82	42239.90	57839.34
Investments	-	-	-	-	2,894.89	-	-	-	-	-	2,894.89
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

1.7 Exposure

1.7.1 Exposure to real estate sector

₹ in lakh

S.No	Category	As at March 31, 2022	As at March 31, 2021
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	57,372.21	47,299.32
ii)	**Commercial Real Estate:**	-	-
	Lending secured by mortgages on commercial real estate (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse spaces, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits		
iii)	**Investments in Mortgage Backed Securities (MBS) and other securitised exposures –**	**-**	**-**
	a) Residential		
	b) Commercial Real Estate		
B	**Indirect Exposure**		
	Fund based and non-fund based exposures on NHB and Housing Finance Companies	-	-
	Total Exposure to Real Estate Sector	**57,372.21**	**47,299.32**

1.7.2 Exposure to capital market

₹ in lakh

S.No	Particulars	As at March 31, 2022	As at March 31, 2021
i)	Direct investment in equity shares, convertible bonds, convertible debentures and units of equity oriented mutual funds the corpus of which is not exclusively invested in corporate debt	-	-
ii)	Advances against shares/bonds/debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures and units of equity-oriented mutual funds	-	-
iii)	Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual are taken as primary security	-	-
iv)	Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds, i.e, where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances	-	-

v)	Secured and unsecured advances to stock brokers and guarantees issued on behalf of stockbrokers and market makers	-	-
vi)	Loans sanctioned to corporates against the security of shares/ bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	-	-
vii)	Bridge loans to companies against expected equity flows / issues	-	-
viii)	All exposures to Venture Capital Funds (both registered and unregistered)	-	-
	Total Exposure to Capital Markets	**-**	**-**

1.7.3 Details of financing of parent company products

There is no financing of parent company products

1.7.4 Details of single borrower limit (SGL)/ group borrower limit (GBL) exceeded by the HFC

The company has not exceeded the Single Borrower Limit and Group Borrower Limit as prescribed by NHB/RBI during the financial year.

1.7.5 Unsecured advances

The company has not financed any unsecured advances against intangible securities such as rights, licenses, authority etc. as collateral security.

1.7.6 Exposure to group companies engaged in real estate business (refer to Paragraph 21 of these directions)

Description	Amount (₹ in lakh)	% of owned fund
(1) Exposure to any single entity in a group engaged in real estate business	-	0.00%
(2) Exposure to all entities in a group engaged in real estate business	-	0.00%

1.8 Miscellaneous

1.8.1 Registration obtained from other financial sector regulators

There is no registration obtained from other financial sector regulators

1.8.2 Disclosure of Penalties imposed by NHB/ RBI and other regulators

During FY 2021-22, National Housing Bank (NHB) imposed a penalty of ₹94,400/- (including GST). Accordingly, the same has been paid to NHB on 02/07/2021 and 04/08/2021.

1.8.3 Related party transactions

Details of all material transactions with related parties are disclosed in Note 40.

1.8.4 Group Structure: Diagrammatic representation of group structure given below:

Holding Company:	Centrum Capital Limited
Subsidiaries	
	Centrum Alternatives LLP (100%)
	Centrum Capital International Limited (100%)
	Centrum Capital Advisory Limited (100%)
	Centrum International Services PTE Ltd (86.56%)
	Centrum Retail Services Ltd (100%)
	Centrum Broking Limited (51.01%)
	Centrum Alternative Investment Managers Limited (100%)
	Centrum Housing Finance Limited (56.39%)
	Centrum Microcredit Limited (100%)
	Centrum Financial Services Limited (100%)
	Ignis Capital Advisors Limited (100%)
Centrum Capital International Limited	
Subsidiaries	CCIL Investment Management Limited (100%)
Centrum Retail Services Ltd	
Subsidiaries	Centrum Wealth Limited (68.63%)
	Centrum Insurance Brokers Limited (100%)
	Acorn Fund Consultants Private Limited (49%)
Centrum Wealth Limited	
Subsidiaries	Centrum Investment Advisory Limited (51%)
Centrum Financial Services Limited	
Subsidiaries	Unity Small Finance Bank Limited (51%)

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

Particulars	Rating	As at March 31, 2022	As at March 31, 2021
Bank Borrowings	CARE	Care A- stable	Care A- credit watch
NCD	CARE	Care A- stable	Care A- credit watch

1.8.6 Remuneration of directors

Please refer note no. 40 of Related party transaction

1.8.7 Management

Please refer note no. 40 of Related party transaction

1.8.8 Net profit or loss for the period, prior period items and changes in accounting policies

There are no prior period items that have impact on the current year's profit and loss and also there is no change in the accounting policies during the year.

1.8.9 Revenue recognition

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

1.8.10 Consolidated financial statements (CFS)

The Company has no subsidiary/associates/joint venture hence; requirement of consolidated financial statement is not applicable to the Company.

1.9 Additional disclosures

1.9.1 Provisions and contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	As at 31 March 2022	As at 31 March 2021
Provisions for depreciation on Investment	-	-
Provision towards NPA	195.88	251.75
Provision made towards Income tax	450.85	465.51
Other Provision and Contingencies (with details)	-	-
Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)	20.93	158.08

1.10 Assets are classified in term of the Non Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 (RBI HFC Direction) issued by Reserve Bank of India.

Break up of Loans & Advances & Provisions thereon	Housing		Non-Housing	
	As at 31 March 2022	As at 31 March 2021	As at 31 March 2022	As at 31 March 2021
Standard Assets				
a) Total Outstanding Amount	45,625.72	37,665.99	10,879.02	8,961.61
b) Provisions made	252.87	236.67	111.33	93.38
Sub- Standard Assets				
a) Total Outstanding Amount	651.19	618.21	133.81	191.55
b) Provisions made	172.32	161.54	35.34	52.13
Doubtful Assets – Category I				
a) Total Outstanding Amount	245.63	79.24	128.71	70.03
b) Provisions made	98.91	19.07	53.03	17.28
Doubtful Assets – Category II				
a) Total Outstanding Amount	182.20	277.56	208.00	158.39
b) Provisions made	107.42	103.38	128.68	59.62
Doubtful Assets – Category III				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Total				
a) Total Outstanding Amount	46,704.74	38,641.00	11,349.54	9,381.58

b) Provisions made	631.53	520.66	328.38	222.41

1.11 Draw down from reserves

During FY 2021-22, there were no draw down from Reserves.

1.12 Concentration of public deposits, advances, exposures and NPAs

1.12.1 Concentration of public deposits (for public deposit taking/ holding HFCs)

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Total deposits of twenty largest depositors	NA	NA
Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	NA	NA

1.12.2 Concentration of loans & advances

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Total loans & advances to twenty largest borrowers	1,103.19	938.25
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC	1.90%	1.95%

1.12.3 Concentration of all exposure (including off-balance sheet exposure)

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Total exposure to twenty largest borrowers/ customers	1,139.54	942.75
Percentage of exposures to twenty largest borrowers/ customers to total exposure of the HFC on borrowers/ customers	1.87%	1.90%

1.12.4 Concentration of NPAs

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Total exposure to top ten NPA accounts	391.27	321.76

1.12.5 Sector-wise NPAs

Sector	Percentage of NPAs to Total Advances in that sector
A. Housing Loans	
1. Individuals	2.31%
2. Builders/Project loans	0.00%
3. Corporates	0.00%
4. Others (specify)	0.00%
B. Non- Housing Loans	

1. Individuals	4.15%
2. Builders/Project loans	0.00%
3. Corporates	0.00%
4. Others (specify)	0.00%

1.13 Movement of NPAs

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
(i) Net NPAs to Net Advances (%)	1.66%	2.06%
(ii) Movement of NPAs (Gross)		
(a) Opening balance	1,394.97	645.07
(b) Additions during the year	752.91	809.76
(c) Reductions during the year	(598.34)	(59.86)
(d) Closing balance	1,549.55	1,394.97
(iii) Movement of Net NPAs		
(a) Opening balance	981.96	483.81
(b) Additions during the year	554.95	634.26
(c) Reductions during the year	(583.07)	(136.11)
(d) Closing balance	953.84	981.96
(iv) Movement of provisions for NPAs (excluding provisions on standard assets)		
(a) Opening balance	413.02	161.27
(b) Provisions made during the year	218.89	252.17
(c) Write-off / write-back of excess provisions	(36.21)	(0.42)
(d) Closing balance	595.70	413.02

1.14 Overseas assets

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
Overseas assets	-	-

1.15 Off-balance sheet SPVs sponsored

Name of the SPV sponsored	
Domestic	**Overseas**
The Company does not have any off balance sheet Special Purpose Vehicle (SPV) which are required to be consolidated as per accounting norms.	

1.16 Disclosure of complaints

1.16.1 Customer complaints

₹ in lakh

Particulars	As at March 31, 2022	As at March 31, 2021
(a) No. of complaints pending at the beginning of the year	4	2
(b) No. of complaints received during the year	32	17
(c) No. of complaints redressed during the year	35	15
(d) No. of complaints pending at the end of the year	1	4

1.17 The following disclosures have been given in terms of Notification no. RBI/2019-20/170 DOR (NBFC). CC.PD. No.109/22. 10.106/2019-20 dated March 13, 2020 issued by the RBI on Implementation of Indian Accounting Standards

₹ in lakh

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	53,864.32	289.44	53,574.88	256.97	32.47
	Stage 2	2,640.42	70.16	2,570.26	16.24	53.92
Subtotal		56,504.74	359.60	56,145.14	273.21	86.39
Non-Performing Assets (NPA)						
Substandard	Stage 3	785.00	207.66	577.34	109.28	98.38
Doubtful - up to 1 year	Stage 3	374.34	151.94	222.40	74.92	77.02
1 to 3 years	Stage 3	390.20	236.10	154.10	104.32	131.78
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful						
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		1,549.54	595.70	953.84	288.52	307.18
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	2,921.94	4.26	2,917.68	-	4.26

	Stage 2	35.42	0.34	35.08	-	0.34
	Stage 3	-	-	-	-	-
Subtotal		**61,011.64**	**959.90**	**60,051.74**	**561.73**	**398.17**

Annex III Schedule to the balance sheet of an HFC

₹ in lakh

Particulars			
Liabilities side		**Amount outstanding**	**Amount overdue**
(1)	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**		
	(a) Debentures : Secured	3,500.00	-
	: Unsecured	-	-
	(other than falling within the meaning of public deposits*)	-	-
	(b) Deferred Credits	-	-
	(c) Term Loans	16,500.92	-
	(d) Inter-corporate loans and borrowing	-	-
	(e) Commercial Paper	-	-
	(f) Public Deposits*	-	-
	(g) Other Loans -Refinance from NHB	4,791.36	-
	* Please see Note 1 below		
(2)	**Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):**		
	(a) In the form of Unsecured debentures		-
	(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security		-
	(c) Other public deposits		-
	* Please see Note 1 below		
Assets side		**Amount outstanding**	
(3)	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**		
	(a) Secured	58,054.28	
	(b) Unsecured	-	
(4)	**Break up of leased assets and stock on hire and other assets counting towards asset financing activities**		
	(i) Lease assets including lease rentals under sundry debtors	-	
	(a) Financial lease	-	
	(b) Operating lease	-	
	(ii) Stock on hire including hire charges under sundry debtors	-	
	(a) Assets on hire	-	
	(b) Repossessed Assets	-	
	(iii) Other loans counting towards asset financing activities	-	
	(a) Loans where assets have been repossessed	-	
	(b) Loans other than (a) above	-	

(5)	**Break-up of Investments**	-
	Current Investments	-
	1. Quoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	2,894.89
	(iv) Government Securities	-
	(v) Others (please specify)	-
	2. Unquoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (please specify)	-
Long Term investments		
	1. Quoted	
	(i) Share	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (please specify)	-
	2. Unquoted	
	(i) Shares	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of mutual funds	-
	(iv) Government Securities	-
	(v) Others (please specify)	-

(6)	**Borrower group-wise classification of assets financed as in (3) and (4) above: (Please see Note 2 below)**			
	Category	**Amount net of provisions**		
		Secured	**Unsecured**	**Total**
	1. Related Parties **			
	(a) Subsidiaries	-	-	-
	(b) Companies in the same group	-	-	-
	(c) Other related parties	-	-	-
	2. Other than related parties	58,054.28	-	58,054.28
	Total			

(7)	**Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) : (Please see Note 3 below)**		
	Category	**Market Value / Break up or fair value or NAV**	**Book Value (Net of Provisions)**
	1. Related Parties **		
	(a) Subsidiaries	-	-
	(b) Companies in the same group	-	-
	(c) Other related parties	-	-
	2. Other than related parties	2,894.89	2,845.71
	Total	2,894.89	2,845.71
	** As per notified Accounting Standard (Please see Note 3)		
	Other information		
	Particulars	**Amount**	
	(i) Gross Non-Performing Assets		
	(a) Related parties		
	(b) Other than related parties	1,549.54	
	(ii) Net Non-Performing Assets		
	(a) Related parties		
	(b) Other than related parties	953.84	
	(iii) Assets acquired in satisfaction of debt		

Notes:

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

53. Disclosure as per the guideline on Liquidity Risk Management (LRM) framework prescribed by the RBI-

(i) Funding Concentration based on significant counterparty for borrowings

₹ in lakh

Particulars	**As at 31st March 2022**
Number of Significant Counterparties*	12
Amount	24,792.27
Percentage of funding concentration to total deposits	0.00%
Percentage of funding concentration to total liabilities	100%

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

(ii) Top 20 large deposits (Rs. lakh and % of total deposits)- NIL

(iii) Top 10 borrowings (Rs. lakh and % of total borrowings-

₹ in lakh

Particulars	**As at 31 March 2022**
Total amount of top 10 borrowings	20,451
Percentage of amount of top 10 borrowings to total borrowings	97.46%

(iv) Funding Concentration based on significant instrument/product.

₹ in lakh

Particulars	**As at 31 March 2022**	**Percentage of total liabilities**
Non-Convertible Debenture	3,500.00	12.53%
Loan from Bank	16,500.92	59.07%
Refinance from National Housing Bank	4,791.36	17.15%

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

(v) Stock Ratios

Particulars	**As at 31st March 2021**
Commercial paper as a percentage of total public funds*	-
Commercial paper as a percentage of total liabilities	-
Commercial paper as a percentage of total assets	-
Non-convertible debentures as a percentage of total public funds*	14.12%
Non-convertible debentures as a percentage of total liabilities	12.53%
Non-convertible debentures as a percentage of total assets	5.03%
Other short term liabilities as a percentage of total public funds*#	66.22%
Other short term liabilities as a percentage of total liabilities#	58.77%
Other short term liabilities as a percentage of total assets#	23.59%

Total liabilities are excluding equity share capital and other equity

*Public funds is as defined in Master Direction - Non-Banking Financial Company - Systemically Important Non-Deposit taking Company and Deposit taking Company (Reserve Bank) Direction, 2016

#Other short term liabilities are excluding Commercial paper & short term non-convertible debentures

Particulars	
Percentage of Total Assets of the Company towards Housing Finance for Individuals	
NHB Registration No.	11.0147.16
Company Identification no. (CIN) :	U65922MH2016PLC273826

54. There are no amount due and outstanding to be credited to Investor Education and Protection Fund as at March 31, 2022 and as at March 31, 2021

55. Details on Principal Business Criteria as disclosed below:

Percentage of Total Assets of the Company towards Housing Finance	**Percentage of Total Assets of the Company towards Housing Finance for Individuals**
67.73%	67.73%

56. There were no loans given against the collateral of gold jewellery and hence the percentage of such loans to total outstanding assets is NIL. (Previous year: NIL)

57. The Company has not undertaken insurance broking/ agency business. Accordingly, during the FY 2021-22, the Company did not receive any fee/ brokerage on account of the same.

58. **Fraud Reporting:** As required by NHB through its guideline dated February 5, 2019 and RBI through its Master Directions dated September 29, 2016 on reporting and monitoring of frauds, the Company has reported a fraud amounting Rs 21.85 lakh during year ended March 31, 2022. (March 2021- Nil)

59. **Foreign Exchange Transaction and un-hedged foreign currency risk:** The Company has not undertaken any foreign currency transaction during the year ended March 31, 2022 (Previous year: ₹ Nil). Also the Company does not have any un-hedged foreign currency exposure as at March 31, 2022 (Previous year ₹ Nil)

60. **Details of dues to micro enterprise and small enterprise:** Trade Payables include ₹ Nil (Previous year: ₹ Nil) payable to "Suppliers" registered under the Micro, Small and Medium Enterprises Development Act, 2006. No interest has been paid / is payable 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.

61. The Company does not have any transactions with the companies struck off under section 248 of Companies Act, 2013 during the year ended March 31, 2022 and March 31, 2021.

62. The Company is not a declared wilful defaulter by any bank or financial Institution or other lender, in accordance with the guidelines on wilful defaulters issued by the Reserve Bank of India, during the year ended March 31, 2022 and March 31, 2021.

63. During the year no complaints were received under the whistle blower mechanism of the Company.

64. No non accounted income has been disclosed during the tax assessments during the year.

65. The Company does not have any benami property. Further, no proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder, as at March 31, 2022 and March 31, 2021.

66. The financial statements have been audited by the Statutory Auditors of the Company and have been reviewed by the Audit Committee and approved by the Board of Directors at their meetings held on May 20, 2022 and May 21, 2022 respectively. The financial statements for the year ended March 31, 2021 were audited by erstwhile statutory auditors.

67. There are no litigations pending against the Company.

68. Figures for the previous periods have been regrouped wherever necessary, in order to make them comparable.

As per our attached report of even date

For Chaturvedi & Co.
Chartered Accountants
ICAI Firm Registration No. 302137E

For and on behalf of the Board of
Centrum Housing Finance Limited

Tushar Kandoi
Partner
Membership No 136229

Sridar Venkatesan
Chairman
DIN: 02241339

Sanjay Shukla
Managing Director & CEO
DIN: 06577462

Date: Mumbai
Place: May 21, 2022

Mehul Jatania
Chief Financial Officer

Mayank Jain
Company Secretary
Membership No: A31435

LIST OF BRANCHES

Agra Unit No. S-11, 2nd Floor, Sector 12 A, Awas Vikas, Sikandra Yojna, Agra - 282007, Uttar Pradesh	**Ahmedabad** 45 Viva - III,1st Floor, Shirmali Society, Opposite Vadilal House, Near Mithakali Six Road, Navrangpurat, Ahmedabad - 380009, Gujarat	**Amravati** Office No. 6, B Wing, Ground Floor, Vimaco Tower, Bus stand Road, Amravati - 444601, Maharashtra
Anand Office No. 209, 2nd Floor, Radha Swami Sumit Complex, Gopi Cinema Road, Anand - 388001, Gujarat	**Aurangabad** Plot No. 8, 1st Floor, Kushal Nagar, Jalna Road, Aurangabad – 431005, Maharashtra	**Ayodhya** Raibareli Road, Near Gurunanak Girls Degree College, Usru, Ayodhya - 224001, Uttar Pradesh
Azamgarh House No. 434, 1st Floor, Aadhitya Complex, Narauli Taxi Stand, Azamgarh - 276001, Uttar Pradesh	**Banswara** Office No. 130, 1st Floor, Mohan Colony, Udaipur Road, Banswara - 321007, Rajasthan	**Bharuch** Office No. 220/221, Aditya Complex, Kasak Circle, Kasak, Bharuch - 392001, Gujarat
Bhilwara Shop No. 225, 2nd Floor, Govindam Tower, Near Sandeep Bajaj, Old RTO Road, Bhilwara - 311001, Rajasthan	**Bhopal** Office No. 4, Plot No. 7, Shree Naath Ji Complex, UGF, Zone-1, MP Nagar, Bhopal - 462011, Madhya Pradesh	**Bikaner** Plot No. C-61, 2nd Floor, Riddhi Siddhi, Punchsati Circle, Sadul Ganj, Bikaner - 334001, Rajasthan
Bilaspur Office No. G-10, B. R. Gwalani Chambers, Vyapar Vihar, Bilaspur - 495001, Chhattisgarh	**Chhatarpur** 1st Floor, Near Shahnai Garden, Jawahar Road, Chhatarpur - 487001, Madhya Pradesh	**Chhindwara** 1st Floor, Paras Arcade, Parasia Road, Near Surya Hotel, Chhindwara - 480001, Madhya Pradesh
Chhitorgarh Plot No. A, Gokul Shoping Center, Behind Roadways Bus Stand, Chittorgarh - 312001, Rajasthan	**Dabra** Geeta Talkies, Complex, Geeta Talkies, Subhash Ganj, Dabra - 475110, Madhya Pradesh	**Deesa** Shop No 19, 1st Floor, Milestone Shopping Centre, Near Jalaram Temple, Ranpur Road, Deesa - 385535, Gujarat
Dewas Pracosth No. 204, 205 and 206, Plot No. 5, Matoshri Star Complex, Narayan Nagar, A B Road, Dewas - 455001, Madhya Pradesh	**Dungarpur** Opposite Nikuj Plaza, Hospital Road, Dungarpur - 314001, Rajasthan	**Durg** 1st Floor, 36/5, Nehru Nagar East Bhilai, Durg - 490020, Chhattisgarh
Godhra Unit No. F-11 and F-12, 1st Floor Guru Krupa Complex above HDFC Bank, LIC Road, Godhra - 389001, Gujarat	**Gorakhpur** 2nd Floor, Galaxy Complex, Near Vishnu Mandir, Medical Road, Gorakhpur - 273004, Uttar Pradesh	**Gwalior** Plot No. C-8, Ground Floor, Alaknanda Tower 2, Opposite Aditya College, Patel Nagar, City Centre, Gwalior - 474011, Madhya Pradesh
Himmatnagar Office No. 108, 1st Floor, Maple Crystal, Sahkari Jin Mill Road, Motipura, Himmatnagar - 383001, Gujarat	**Indore** 3rd Floor, Prime House, Opposite Sayaji Hotel, Vijay Nagar, Indore - 452010, Madhya Pradesh	**Jabalpur** Plot No. 849C, Manas Nandini Tower, 1st Floor, Opposite Manas Bhawan, Wright Town, Jabalpur - 482002, Madhya Pradesh
Jaipur Office No. 302 and 312, 3rd Floor, Sangam Tower, Jaipur – 302001, Rajasthan	**Jamnagar** Office No. 315, 3rd floor, Madhav Plaza, Opposite SBI Bank, Lal Bunglow Jamnagar - 361001, Gujarat	**Jaunpur** Dulari Complex, 478 Civil Court Road, Miyapur, Jaunpur - 222002, Uttar Pradesh
Jhansi 372/44, Goswami Bhavan, Near Andhra Bank, Jeevan shah Choraha, Gwalior Road, Jhansi - 208001	**Kanpur** Flat No. 102, First Floor, 15/70(3) Civil Line, Kanpur - 284001, Uttar Pradesh	**Kolhapur** Office No. 3, 2nd Floor, Abhishek Plaza, Sykes Extension, Kolhapur - 416001, Maharashtra
Lucknow D – 2 /23, 24, 25, Ground Floor, Vishwasheel Complex, Vibhuti Khand, Gomti Nagar, Lucknow - 226010, Uttar Pradesh	**Meerut** 177/1, P.P. Plaza, Mangal Pandey Nagar, University Road, Meerut - 250004, Uttar Pradesh	**Mehsana** Office No. F-10, Orbit Business Hub, Near Dena Bank, Randhanpur Road, Mehsana - 384002, Gujarat
Nagaur 1st Floor, J.K. Complex, Sainik Basti, Above Axis Bank, Nagaur - 341001, Rajasthant	**Nagda** 2nd Floor, Upon Jana, Near HDFC Bank, Kota Phatak Road, Nagda - 456335, Madhya Pradesh	**Nagpur** Office No. 302, Third Floor, Vitthal Rukmani Palace, Laxmi Nagar, Nagpur - 440022, Maharashtra
Narsinghpur 1st Floor, Kathal Building, Subhash Park Chauraha, Narsinghpur – 487001, Madhya Pradesh	**Nashik** Plot No 118, Part of 1st Floor, D'souza Colony, College Road, Above Dominos Pizza, Nashik – 422005, Maharashtra	**Navi Mumbai** Office No. 404, 4th floor, Zion, Plot No - 273, Sector - 10, Kharghar , Navi Mumbai - 410210, Maharashtra
Neem Ka Thana 1st Floor, T.V.S. Showroom, Shapura Road, Near Utsav Marriage Garden, Neem Ka thana - 332713, Rajasthan	**Neemuch** 1st Floor, Bhagwati Plaza, Near Firoz Shah Petrol Pump,above ICICI Bank, Opposite Dassera Maidan, Neemuch - 458441, Madhya Pradesh	**New Delhi** 39, Basant Lok, Vasant Vihar, New Delhi - 110057, Delhi
Palanpur Office No. 89, 3rd Floor, Shilp Arcade, Opposite Bihari Baug, Abu Highway, Palanpur -385001, Gujarat	**Prayagraj** 54E/23/SN /SF, 17-18-PD Tandan Road, Civil line, Prayagraj - 211002, Uttar Pradesh	**Pune** Office No. 401, Amit Shriphal, Ghole Road, Pune - 411005, Maharashtra
Raipur 1st Floor, Sky park, Plot No. 3/10, Ward No. 3, Opposite Banthiya Nursing Home, Rajatalab, Raipur - 492001, Chhattisgarh	**Rajkot** Office No. 406, The Imperial Heights, Wing - C, 150 Ft Ring Road, Opposite Big Bazaar, Rajkot – 360005, Gujarat	**Ratlam** Office No. 202, 2nd Floor, My Dear Building, 22-Dr. Rajendra Prasad Marg, Near Govt Girls College, Ratlam - 457001, Madhya Pradesh
Rewa 2nd Floor, Ashok Villa, Near First Cry, Ward No 16, Ravindra Nagar, Rewa - 486001, Madhya Pradesh	**Sagar** 2nd Floor, Above HDFC Bank, Jabalpur Road, Makroniya, Sagar - 470004, Madhya Pradesh	**Surat** Office No. 305, 4th Floor, Shlok Business Centre, Udhana Darwaja, Surat - 395002, Gujarat
Udaipur 3rd Floor, M.P. enclave, Near Shobhagpura Circle, Opposite Govt School, 100 Ft Road, Shobhagpura, Udaipur - 313011, Rajasthan	**Ujjain** Office No. 204, Gangotri Apartment, Plot No. 90, Tatyatope Marg, Freegunj, Ujjain - 456010, Madhya Pradesh	**Vadodara** Office No. 410-411, Emerald Developers, The Emerald, Race Course Road, Vadodara - 390007, Gujarat
Vapi Unit No. 247, 2nd Floor, Girnar Khushbu Plaza, GIDC, Vapi - 396195, Gujarat	**Varanasi** D-59/103,D-1, Ramsa Centre, KHA Sigra, Varanasi - 221010, Uttar Pradesh	**Vidisha** 11/a, Madilya Complex, Near SBI Azad Path, Vidisha - 464001, Madhya Pradesh
	Virar Office No - 312 & 313, Pushp Plaza, Above Snehanjali Electronics, Manvelpada, Virar (East), Palghar - 401305, Maharashtra	

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