



INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CENT BANK HOME FINANCE LIMITED

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of **CENT BANK HOME FINANCE LIMITED** ("the company") which comprises the balance sheet as at March 31, 2023, the statement of profit and loss and the statement of Cash Flows for the year then ended, and Notes to Standalone financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the company as at March 31, 2023, the statement of Profit and loss, and its cash flows for the year ended on that date.

Basis for Opinion

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

Material uncertainty related to Going Concern

We draw attention to Note 24(22) to the standalone financial statements, wherein it is stated that the Company's current liabilities exceed its current assets. However, considering the positive net worth with other favorable key financial indicators and for the reasons stated in the said note, the management believes that settlement of the company's obligations to its lenders will occur as and when they become due.

Although, this condition of excess of current liability over current asset if judged without considered other risk mitigating factors, may indicate that a material uncertainty exists that might cast significant doubt on the Company's ability to continue as a going concern. However, management further acknowledges that there is no uncertainty over its ability to meet these obligations in the foreseeable future.





Accordingly, read together with the reasons stated in the said Note(s), these financial statements of the Company have been prepared on a going concern basis which is considered appropriate by the management.

Our opinion is not modified in respect of this matter.

Emphasis of Matters

We draw attention to the following matters in the Notes to the Standalone financial statements:

- (a) Note 24 (14) in the Standalone financial statements which indicate that the company has maintained Deferred Tax Liability on Special Reserves to the tune of Rs. 1,532.98 Lakhs (Previous year Rs. 1,463.68 Lakhs) in pursuance with NHB guidelines NHB(ND)/DRS/Policy Circular 65/20 14-15 through P/L Appropriation.
- (b) We draw attention to Note 24(12)(d) to the standalone financial statements read with reasons mentioned therein, it is stated that the company has adjusted the provision for NPA (Non-performing Asset) against the amount of write-off accounts and accordingly the same has been claimed as deduction under the tax laws.

Our opinion is not modified in respect of these matters.

Key Audit Matters

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

| Sr. No. | Key Audit Matters | Auditors' Response |
|---------|--|--|
| 1. | Classification of Advances and Identification and provisioning for non-performing Advances in accordance with the NHB/RBI guidelines. Advances include loans repayable on demand and Term loans. (Refer Note-5,10,13,16, 24(12) and 24[35(7.4)] to the Standalone financial statement) | Our audit approach towards advances with reference to the IRAC Norms and other related circulars / directives issued by NHB and also internal policies and procedures of the Company includes the testing of the following: - The accuracy of the data input in the system for income recognition, classification into performing and non-performing Advances and provisioning in accordance with the IRAC Norms. |





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| <p>2. Advances governed by income recognition, asset classification and provisioning (IRAC) norms and other circulars and directives issued by the NHB/RBI from time to time which provides guidelines related to classification of Advances into performing and non- performing Advances (NPA). The Company classifies these Advances based on IRAC norms. The Company accounts for all the transactions related to Advances in its Information Technology System (IT System) viz. Core Banking Solutions (CBS) which also identifies whether the advances are performing or non-performing. However, after this, the company uses Excel Sheet to Change Classification and to apply Provisioning norms manually.</p> <p>The carrying value of these advances (net of provisions) may be materially misstated if, either individually or in aggregate, if the IRAC norms are not properly followed.</p> <p>In the event of any improper application of the prudential norms or consideration of the incorrect value of the security, as the valuation of the security involves high degree of estimation and judgment, the carrying value of the advances could be materially misstated either individually or collectively and in view of the significance of the number of advances in the Standalone financial statements i.e., the classification of the advances and provisioning thereon which is 94.00% of total assets has been considered as key audit matter in our audit.</p> <p>Considering the nature of the transactions, regulatory requirements, existing business environment, estimation/ judgment involved in valuation of securities, it is a matter of high importance for the intended users of the Standalone Financial Statements. Considering these aspects, we have determined this as a Key Audit Matter. Accordingly, our audit was focused on income recognition, asset classification</p> | <p>Existence and effectiveness of monitoring mechanisms such as Internal Audit, Management Audit and Audit by the Regulatory as per the policies and procedures of the Company; We have examined the efficiency of various internal controls over advances to determine the nature, timing and extent of the substantive procedures and compliance with the observations of the various audits conducted as per the monitoring mechanism of the Company and NHB Inspection.</p> <p>In carrying out substantive procedures, we have examined advances on sample basis, including review of valuation reports of independent valuer's provided by the Company's management.</p> <p>Reliance is also placed on Internal Audit Reports and concurrent audit report of the Branches to the extent received.</p> |
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| | and provisioning pertaining to advances due to the materiality of the balances. | |
| 3. | <p>Assessment of Provisions and Contingent liabilities in respect of certain litigations of Direct Taxes.:</p> <p>There is high level of judgment required in estimating the level of provisioning including provision for current tax. The Company's assessment is supported by the facts of matter, their own judgment, past experience, and advices from legal and independent tax consultants wherever considered necessary. Accordingly, unexpected adverse outcomes may significantly impact the Company's reported profit and the Balance Sheet.</p> <p>We determined the above area as a Key Audit Matter in view of associated uncertainty relating to the outcome of these matters which requires application of judgment in interpretation of law. Accordingly, our audit was focused on analyzing the facts of subject matter under consideration and judgments/ interpretation of law involved.</p> | <p>Our audit approach involved: -</p> <ol style="list-style-type: none"> Understanding the current status of the litigations/tax assessments and claim of tax benefits under the tax laws; Examining Consultants Opinion; Evaluating the merit of the subject matter under consideration with reference to the grounds presented therein and available independent legal / tax advice; and Review and analysis of evaluation of the contentions of the Company through discussions, collection of details of the subject matter under consideration, the likely outcome and consequent potential outflows on those issues. |
| 4. | <p>Management's assessment of appropriateness of Going Concern assumption (as described in Note 24(22) of the standalone financial statements)</p> <p>The Company has current liabilities of Rs. 55,652.64 Lakhs (Previous Year-Rs. 42,863.88 Lakhs) and current assets of Rs. 22,358.69 Lakhs (Previous Year-Rs. 20,429.00Lakhs) as at March 31, 2023. Current liabilities exceed current assets at the year end. Given the nature of its business i.e. accepting deposits and lending loans and advances leading to significant stability of cash flows and profitability, management is confident of refinancing and consider the liquidity risk as low and accordingly, the Company uses significant short term borrowings to meet the short term requirements of funds. Management has made an assessment of the Company's ability to continue as a Going Concern as required by AS 1 Disclosure of Accounting</p> | <p>Our procedures included the following:-</p> <ul style="list-style-type: none"> Obtained an understanding of the process and tested the internal controls associated with the management's assessment of Going Concern assumption. Discussed with management and assessed the assumptions, judgments and estimates used in developing business plan and cash flow projections having regards to past performance and current emerging business trends affecting the business and industry. Assessed the Company's ability to refinance its short-term obligation based on the past trends, credit ratings, analysis of solvency and liquidity ratios and ability to generate cash flows and access to capital. Assessed the adequacy of the disclosures in the standalone financial statements. |





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| <p>Policies considering all the available information and has concluded that the going concern basis of accounting is appropriate. Going Concern assessment has been identified as a key audit matter considering the significant judgments and estimates involved in the cash flow assessment and its dependence upon management's ability to maintain the ALM (Asset Liability Management), raising long term capital and / or successful refinancing of certain current financial obligations.</p> | |
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Information Other than the Standalone Financial Statements and Auditor's Report Thereon

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

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

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

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

Responsibility of Management and those charged with Governance for the Standalone Financial Statements

The company's Board of Directors is responsible for the matters stated in section 134(5) of the companies Act 2013 ("the Act") with respect to the preparation of these Standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the company in accordance with the accounting principles generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also include 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 implementation and maintenance of accounting policies ; making judgments and estimates that are reasonable and prudent; 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 presentations of the Standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.





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

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

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

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

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

- Identify and assess the risks of material misstatement of the standalone financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to standalone financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and Board of Directors.
- Conclude on the appropriateness of management's and Board of Directors' use of the going concern basis of accounting in preparation of standalone financial statements 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 auditors' report to the related disclosures in the standalone financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Company to cease to continue as a going concern.





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

We communicated 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Standalone financial statements.

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 the Housing Finance Companies- Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 vide RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 February 17, 2021, we give in the "Annexure -B" statement on the matters specified in Paragraphs 70 and 71.
3. (A) 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 and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.
 - c) The report on the accounts of the branch offices, as required by clause (c) of sub-section (8) of section 143 of the Act, is not applicable for the year under report, since Company has appointed us a Sole Statutory Auditor of the Company, to audit the company's books of account including the branch accounts, and accordingly requirement of dealing with the report of Branch Auditors, in preparing our report does not arise.
 - d) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account and with the returns received from the branches not visited by us.
 - e) In our opinion, the aforesaid standalone financial statements comply with





the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

f) The provisions of section 164(2) in respect of disqualifications of directors of the Companies Act, 2013 are not applicable to the Company being Government Company in the terms of notification no. G.S.R. 463(E) dated 05 June, 2015 issued by Ministry of Corporate Affairs.

g) With respect to the adequacy of the Internal Financial Controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure C". Our report expresses a unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

(B) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditor's report) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:

- a) The Company has disclosed the impact of pending litigations on its financial position in its standalone financial statements. Refer Note 24 (15) to the standalone financial statements;
- b) The Company has not entered into any long-term contract including derivative contract which may have any material foreseeable losses hence there is no need to create any provision, required under the applicable law or accounting standards, -Refer Note 24(29) to the standalone financial statements;
- c) The company was regular in depositing the amounts required to be transferred to the Investor Education and Protection Fund by the Company.
- d) (i) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in Note 24(8) to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(ii) The Management has represented that, to the best of its knowledge and belief, as disclosed in Note 24(8) to the accounts, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.





(iii) Based on the audit procedures, we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material mis- statement.

- e) As stated in Note 24(16)(a) to the standalone financial statements, the Board of Directors of the Company have not proposed dividend for the current financial year (Previous Year-Nil).

(C) With respect to the matter to be included in the Auditors' Report under section 197(16) of the Act as amended, we report that the reporting requirements are not applicable in terms of Notification No GSR 463(E) dated 05.06.2015 issued by Ministry of Corporate Affairs.

4. Our views on Directions under section 143(5) of the Companies Act 2013 by C & AG are enclosed as "Annexure "D1".

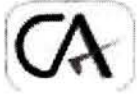
For **B R I S K A & ASSOCIATES**
CHARTERED ACCOUNTANTS
FRN: 000780C

S. Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270



Annexure A to the Independent Auditors' Report

The Annexure referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our Independent Auditor's Report to the members of the Company on the standalone financial statements for the year ended 31 March 2023, we report that:

(i)

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

(B) The Company does not have any Intangible assets hence no question of maintenance of proper records showing full particulars including quantitative details and situation of Intangible asset arises. However, during the year the company's intangible asset is in development stage and accordingly no reporting under clause 1(i)(a) of the order is required.

- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its property, plant and equipment by which all property, plant and equipment are verified in a phased manner. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

- c) The Company does not have any immovable properties. Accordingly, reporting under clause 3(i)(c) of the Order is not required.

- d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its property, plant and equipment during the year.

- e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988, as amended and rules made there under.

- (ii) (a) The Company is in the business of providing primarily Housing Finance Services and consequently, does not hold any inventory. Accordingly, reporting under clause 3(ii) of the Order in respect of Inventory is not applicable to the company.

(b) (i) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has been sanctioned working capital limits in excess of five crores rupees, in aggregate, from banks or financial institutions on the basis of the security of current assets at any point of time during the year.





- (ii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the periodical returns or statements filed by the company with such banks or financial institutions are in agreement with the books of accounts of the Company.
- (iii) According to the information and explanations given to us read with applicable norms (including exemptions or relaxations) of NHB/RBI and on the basis of our examination of the records of the Company, the company has made investments in, or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company has not provided any guarantee or security to companies, firms, Limited Liability Partnerships or any other parties during the year.

We further report that;

(a) The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and advances and consequently reporting of details under Clause 3 (iii) (a) (A) and Clause 3 (iii) (a) (B) of the order is not applicable.

(b) According to the information and explanations given to us read with applicable norms (including exemptions or relaxations) of NHB/RBI and based on the audit procedures conducted by us, in our opinion the terms and conditions of the grant of loans and advances in the nature of loans and the investments made during the year, are not prima facie, prejudicial to the interest of the Company.

(c) In respect of loans assets and advances in the nature of loans given, according to the information and explanations given to us and on the basis of our examination of the records of the Company read with applicable norms (including exemptions or relaxations) of NHB/RBI, the schedule of repayment of principal and payment of interest has been stipulated.

Further, except for loans and advances in the nature of loans given where there are delays or defaults in repayment of principal and / or payment of interest as at the balance sheet date, in respect of which the Company has disclosed the accounting policy(Note-1) in PointNo.3 and asset classification / staging in Note 24(12) and Note24(35)(7.1) to the Standalone Financial Statements in accordance with Accounting Standards and the guidelines issued by the regulators, the parties are repaying the principal amounts, as stipulated, and are also regular in payment of interest, as applicable. Having regard to the nature of the Company's business and the voluminous nature of loan transactions involved, it is not practicable to furnish entity-wise list of loan assets where delinquencies in the repayment of principal and interest have been identified.





(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company read with applicable norms (including exemptions or relaxations) of NHB/RBI, there is overdue amount of Rs. 5,036.38 lakhs (Previous Year -Rs.5,900.16 lakhs) [irregularities/overdue are detailed in the Note-13, Note-16, Note No-24(12), Note No-24(13) and Note 24(35)(7.1 & 7.4)] of the standalone financial statements] for more than ninety days in respect of loans and advances in the nature of loans given. The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and advance and consequently such overdue has been identified as per the applicable norms (including exemptions or relaxations) of NHB/RBI which are issued time to time. In such instances, in our opinion, reasonable steps have been taken by the company for recovery of the overdue amount of principal and interest as stated in the applicable Regulations and Loan agreements.

(e) The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and advances and consequently reporting of details under Clause 3 (iii) (e) of the order is not applicable.

(f) According to the information and explanations given to us read with applicable norms (including exemptions or relaxations) of NHB/RBI and on the basis of our examination of the records of the Company, the Company has not granted any loans or advances in the nature of loans either repayable on demand except demand loan against term deposits or without specifying any terms or period of repayment.

(iv) In According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has neither made any investments nor has it given loans or provided guarantee or security as specified under Section 185 of the Companies Act, 2013 ("the Act") and the Company has not provided any security as specified under Section 186 of the Act. Further, in our opinion, the Company has complied with the provisions of Section 186 of the Act in relation to loans given, guarantees provided and investments made. Therefore, reporting under clause 3(iv) of the Order is not required.

(v) The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and/or advance and/or also accepting deposits as per the terms and conditions of the license issued to the company. Accordingly, the Company has accepted deposits from public in accordance with the directives issued by the National Housing Bank under the Housing Finance Companies (NHB) Directions, 2010 (as Amended as per Direction 2021 issued by RBI) with regard to deposits accepted from the public and the rules framed there under; and the provision of Section 73 to 76 and other relevant provision of the Companies Act, 2013, and the rules framed there under.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that no order has been passed by the Company Law Board or the National Company Law Tribunal or Reserve Bank of India or by any other court or tribunal with regard to such deposits.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not accepted any





deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

(vi) According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under sub section (1) of Section 148 of the Companies Act, 2013, in respect of the business of the Company. Thus, reporting under clause 3(vi) of the order is not applicable to the Company.

(vii) (a) The Company does not have liability in respect of Service tax, excise duty, Sales tax and Value added tax, since effective 1 July 2017, these statutory dues has been subsumed into Goods and Services Tax ("GST").

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues have been regularly deposited by the Company with the appropriate authorities;

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues were in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no statutory dues relating to GST, Provident Fund, Employees State Insurance, Income-Tax, Sales Tax, Service Tax, Duty of Customs, Value Added Tax or Cess or other statutory dues which have not been deposited on account of any dispute, except as mentioned below:

Name of the Statute: Income Tax Act, 1961

| S. No. | Period to which the amount relates (Financial Year) | Amount in dispute (Rs. In Lakh) | Forum where dispute is pending |
|--------|---|---------------------------------|---------------------------------------|
| 1. | 2002-2003 | 0.17 | AO under the Income Tax Act |
| 2. | 2005-2006 | 86.72 | AO under the Income Tax Act |
| 3. | 2009-2010 | 36.27 | AO under the Income Tax Act |
| 4. | 2013-2014 | 159.41 | CIT (Appeal) under the Income Tax Act |
| 5. | 2015-2016 | 431.70 | CIT (Appeal) under the Income Tax Act |
| 6. | 2015-2016 | 176.31 | CIT (Appeal) under the Income Tax Act |
| 7. | 2016-2017 | 2.37 | CIT (Appeal) under the Income Tax Act |
| 8. | 2019-2020 | 275.00 | CIT (Appeal) under the Income Tax Act |





- (viii) According to the information and explanation given to us and based on examination of the records, there were no transactions which have not been recorded in the books of account, have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961). Therefore, reporting under clause 3(viii) of the Order is not required.
- (ix)
- a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that the company has not defaulted in repayment of dues to financial institutions, banks and Government or debenture holders.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that the Company has not been declared willful defaulter by any bank or financial institution or government or any government authority during the year.
- c) According to the information and explanations given to us and based on examination of the records, the term loans raised during the year were applied for the purposes for which the loans were raised other than temporary deployment pending application of proceeds.
- d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the standalone financial statements of the Company, we report that funds raised on short-term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- e) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that the Company does not hold any investment in any subsidiary, associate or joint venture (as defined in the Act) during the year ended 31 March 2023. Accordingly, reporting under clause 3(ix)(e) of the Order is not required.
- f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries. Accordingly, reporting under clause 3(ix)(f) of the Order is not required.
- (x)
- a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments). Accordingly, reporting under clause 3(x)(a) of the Order is not required.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, we report that the Company has not made any preferential allotment or private placement of shares or fully or partly or optionally convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not required.





- (xi)
- a) Based upon the audit procedures performed considering the principles of materiality outlined in the Standards on Auditing for the purpose of reporting the true and fair view of the Standalone Financial Statements and according to the information and explanations given to us, we have neither come across any instance of fraud by the Company or on the Company noticed or reported during the year nor have we been informed of any such case by the management.
- b) According to the information and explanation given to us and to the best of our knowledge, no report under sub-section (12) of section 143 of the 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) As represented to us by the management, there were no whistle blower complaints received by the Company during the year. Therefore, reporting under clause 3(xi)(c) of the Order is not required.
- (xii) In our opinion and according to the information and explanation given to us, the company is not a Nidhi Company and hence, the reporting of clause 3(xii) of the order is not required.
- (xiii) In our opinion and according to the information and explanation given to us, transactions during the year with related parties were approved by the Audit Committee and are in compliance with Section 177 of the Companies Act, 2013 where applicable and since the said transactions were in the ordinary course of business of the Company and were at arm length basis, the provisions of Section 188 are not applicable, and the requisite details have been disclosed in the standalone Financial Statements, as required by the applicable Accounting Standards.
- (xiv) Subject to our comment mentioned in the Opinion Paragraphs of Annexure-C "Report on the Internal Financial Controls over Financial Reporting under clause (i) of sub section 3 of section 143 of Companies Act, 2013", we report that
- a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- b) We have considered the internal audit reports for the year under audit to the extent received by us, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- (xv) According to the information and explanations given to us, in our opinion the Company has not entered into any non-cash transactions with its directors or persons connected with them during the year hence provision of section 192 of the Act are not applicable to the Company. Therefore, reporting under clause 3(xv) of the Order is not required.





- (xvi)
- a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clauses 3(xvi)(a) of the Order are not applicable.
 - b) The Company being a Housing Finance Company, is registered with National Housing Bank vide Registration No. 01.0004.02 by which NHB has granted status of Housing Finance Company (HFC) to the Company on 31.07.2001.
 - c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
 - d) According to the representations given by the management, there is no CIC as part of the Group. Therefore, the provisions of clause 3(xvi)(d) of the Order are not applicable to the Company.
- (xvii) According to the information and explanations given to us and on an overall examination of the standalone financial statements of the Company, we report that, the Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year. Therefore, reporting under clause 3(xvii) of the Order is not required.
- (xviii) According to the information and explanations given to us, there has been no resignation of statutory auditor in the company during the period of audit. Hence reporting under 3(xviii) of the order is not required.
- (xix) Subject to our comment on the matter mentioned in the Paragraph "**Material uncertainty related to Going Concern**", we further state that on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the standalone financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.
- We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.
- (xx) The Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the Act special account in compliance with the provision of section 135(6) of the Act. Therefore, reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not required for the year.





B R I S K A & Associates
Chartered Accountants

Continuation Sheet

(xxi) The reporting under clause (xxi) of this order is not applicable in respect of audit of standalone financial statements of the company.

For B R I S K A & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 000780C

S. Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270



Annexure B to the Independent Auditors' Report

(Referred to in paragraph 2 under "Report on Other Legal and Regulatory Requirements" of our Audit Report of even date with reference to Directions notified vide RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 February 17, 2021 hereinafter referred as "the directions" in this annexure and be read with NHB Directions 2016 to the extent applicable).

This is issued in pursuant to the paragraph 70 and 71 of the Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 ('Master Directions') issued by the Reserve Bank of India ('the RBI') and amended from time to time.

Based on our audit of the standalone financial statements for the year ended 31 March 2023 and examination as above, evidences obtained and the information and explanations, along with the representations provided by the management, we report that;

Matters referred in Para 70.1 of the directions

- i. The company is registered with NHB vide registration certification No.01.0004.02 dated 31.07.2001. Further, we hereby certify that the Company is meets the Principal Business criteria requirement as laid down under Paragraphs 4.1.17 of the directions;
- ii. The Company is meeting the required Net Owned Fund (NOF) requirement as prescribed under section 29 A of National Housing Bank Act, 1987. The company does not have paid up preference shares which are compulsorily convertible into equity that are required to be included in the calculation of NOF;
- iii. The company has complied with the provisions of Section 29C of National Housing Bank Act, 1987 with regard to the requirement of the "Reserve fund";
- iv. The total borrowings of the company i.e., deposits inclusive of public deposits and borrowings, the aggregate amount of which together with the amounts, if any, held by it which are referred in clauses (iii) to(vii) of sub-section (bb) of Section 45 I of the Reserve Bank of India Act, 1934 as also loans or other assistance from the NHB, are within the limits prescribed in the said direction at Para No 27.2.
- v. The company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit/investments as specified in these directions.
- vi. The capital adequacy ratio as disclosed in the half-yearly statutory return, submitted to the NHB, as per the directions issued by NHB in this regard, has been correctly determined and such ratio is in compliance with the prescribed minimum capital to risk weighted asset ratio (CRAR);
- vii. The company has furnished the half-yearly statutory return to the NHB, as specified in the directions issued by NHB, within the stipulated period.





- viii. The Company has furnished the quarterly statutory returns on Statutory Liquid Assets to the NHB, as specified in the directions issued by NHB, within the stipulated period;
- ix. During the financial year the company has opened following branch offices and SPOKE offices:

| Location | Branch Office/ SPOKE Office | Effective Date | Books of accounts and other records maintained with Following Branches |
|-----------|--------------------------------|-------------------|--|
| Chennai | Branch Office | 19-12-2022 | Bangalore |
| Vijaywada | Branch Office | 19-12-2022 | Bangalore |
| Kalyan | Branch Office | 06-12-2022 | Mumbai |
| Jodhpur | Branch Office | 21-11-2022 | Jaipur |
| Ratlam | Branch Office | 10-11-2022 | Indore |
| Noida | SPOKE Office | 09-11-2022 | Delhi |
| Itarsi | SPOKE Office | 16-08-2022 | Bhopal |
| Akurdi | SPOKE Office | 18-04-2022 | Pune |

Further, according to the explanation and information provided to us by the company, the company has maintained the books of accounts of the newly opened branch offices/offices with the books of accounts of the branches as mentioned above.

No Branch offices/offices have been closed during the year.

The requirements contained in the directions with regard to the opening and closing of offices /branches are complied with;

- x. The Company has not granted any loans against security of shares or security of single product - gold jewellery in terms of paragraph 3.1.3 and 3.1.4 of the Master Directions for the year ended 31 March 2023. The Company has not granted any loan against its own shares in terms of paragraph 18 of the Master Directions for the year ended 31 March 2023;
- xi. The Board of Directors of the company has not passed a resolution for non-acceptance of any public deposits;
- xii. The company has accepted public deposits (including renewal of existing public deposits) during the relevant period/ year;

Matters referred in Para 70.2 of the directions

- i. The public deposits accepted by the company together with other borrowings are indicated below viz.
- from public by issue of unsecured non-convertible debentures/bonds;
 - from its shareholders; and
 - which are not excluded from the definition of 'public deposit; as per Paragraph 4.1.30 of these directions, are within the limits admissible to the company as per the provisions of these directions.





- ii. The public deposits held by the company are not in excess of the quantum of such deposits permissible to it under the provisions of these directions which are required to be regularized in the manner provided in the said Directions. Therefore, the provisions contained in these directions relating to the regularization of excess deposit are not applicable to the company.
- iii. Before accepting/holding "Public Deposits", the company has obtained minimum investment grade credit rating for deposits i.e., 'IND A-' /Stable(Previous Year "FA- "with Outlook STABLE) which has been assigned by the approved credit rating agency i.e., India Ratings & Research (Previous Year- CRISIL).
- iv. With reference to the preceding Para, we Further report that;
 - (a) The company has not obtained said credit rating for each fixed deposit scheme(s) separately. However, said credit rating has been obtained for fixed deposit in totality for all schemes and such credit rating was valid during the year.
 - (b) According to the information and explanation given to us, the credit rating agency (India Ratings & Research) has evaluated the total fixed deposit programme of the company. Accordingly, the aggregate number of outstanding deposits during the year under different fixed deposit schemes has not exceeded the limit total amount evaluated by such credit rating agency.
- v. The company has not defaulted during the year in paying to its depositor the interest and/or principal amounts of deposits after such interest and/or principal became due.
- vi. The company has complied with the liquid assets requirement as prescribed by the National Housing Bank in exercise of powers under section 29B of the National Housing Bank Act, 1987 and the requirements as specified in paragraphs 40 and 42 of these directions.
- vii. The company has not violated any provisions contained under restriction on acceptance of public deposits, period of public deposits, Joint public deposit, particulars to be specified in application form soliciting public deposits, ceiling on the rate of interest and brokerage and interest on overdue public deposits, renewal of public deposits before maturity as provided in these directions.

For B R I S K A & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 000780C

Sanjeev Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270



Annexure C to the Independent Auditors' Report

(Referred to in paragraph 3(A)(g) under "Report on Other Legal and Regulatory Requirements" section of our Audit Report of even date)

Report on the Internal Financial Controls over Financial Reporting under clause (i) of sub section 3 of section 143 of Companies Act, 2013

We have audited the internal financial controls over financial reporting of **CENT BANK HOME FINANCE LIMITED**, as at **31" March 2023** in conjunction with our audit of standalone financial statements of the Company for the year ended on that date.

Management's Responsibility for the Standalone Financial Statements

Management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the company considering the essential components of internal control stated in the Guidance Note on Audit of internal Financial Controls over Financial Reporting issued by the Institute of Chartered Accountants of India ("ICAI"). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, And the timely preparation of reliable financial information, as required under the Companies Act, 2013.

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit.

We have conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the Institute of Chartered Accountants of India and Standards on Auditing specified under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of Internal Financial Controls. Those Standards and the Guidance Notes 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 aspects.

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 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 procedure selected depends upon the auditor's judgment, including the assessment of the risk of material misstatement of the standalone financial statements, whether due to fraud or error.





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

Meaning of Internal Financial Controls over Financial Reporting

A company's internal financial controls over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of standalone financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial controls 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 standalone 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 standalone 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 may not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has maintained, 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, 2023, 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.

We have considered the certain aspects identified and reported below in determining the nature, timing, and extent of audit tests applied in our audit of the March 31st, 2023 standalone financial statements of the Company which requires improvement and continuous monitoring and supervision, and these aspects do not affect our opinion on the standalone financial statements of the Company.





Basis of Opinion

In our opinion and according to the information and explanations given to us and based on our audit, the following aspects have been identified as at 31st March, 2023:

- i. (a) The Internal audit policy provides that the internal auditor is required to visit once in every 12 months (for Low/Medium Risk Branches as categorized in the policy) and in every 6 months (for High-Risk Branches as categorized in the policy). Although audits have been conducted as per policy, however, we observed that the visits by the Internal Auditors could cover only part of the financial year i.e. half of the total months of the financial year have been audited by internal auditors.

(b) The Concurrent audit policy provides that the branches identified under concurrent audits are required to visit once in every month and submission of the report is done quarterly to the Head Office accordingly. Although audits have been conducted as per policy, however, we observed that the visits by the Concurrent Auditor could report only part of the financial year till December, 2022 i.e., three fourth of the total months of the financial year has been audited by concurrent auditors.

In our opinion, considering the requirement of reporting on compliance in pursuance to clause 3(xiv) of Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, said element of Internal Financial Control i.e. Internal Audit and Concurrent Audit System requires change with regard to the periodicity of audit in such a manner that audit coverage in said audits could be synchronized with the accounting year i.e. April to March.

- ii. Insurance of property mortgaged has been implemented w. e. f. 17-04-2018. That is, up until, 16-04-2018 there was no policy of the company as regards to insurance. In our opinion, considering the principle of safeguarding the assets of the company, the Company may endeavor to obtain consent of the borrower for insurance of the mortgaged property sanctioned and disbursed prior to 17-04-2018.
- iii. We draw attention to the Note no 24(23)(iv) of the standalone financial statements, which indicates that management of the company is determining and compiling various information on manual basis by way of use of excel/spreadsheets without implementation of advanced techniques of data protection. In view of the instructions issued by RBI (Reserve Bank of India) and/or NHB (National Housing bank) for automation of IRAC norms involving no or minimal manual intervention, the existing practice of extensive use of excel sheets/spreadsheets is required to be minimized or abolished. However, we have been explained by the company that new software is expected to resolve said issues related to the manual intervention which will be implemented from the financial year 2023-2024 onwards.
- iv. Although, as per the NHB, the company is not covered under mandatory guidelines to appoint a Chief Risk Officer (CRO). However, as per the Risk Management Policy of the company, it is mandatory to appoint Chief Risk Officer (CRO). It is observed that post of CRO is vacant since 14th May 2022. It has been explained by the company that they have taken appropriate efforts to fill the vacancy and accordingly certain relaxations in existing norms for selection of post of CRO has been obtained from the management.





- v. In order to strengthened the existing system and control, in our opinion periodical rotational transfer of officials holding sensitive posts must be followed. However, it is observed that rotation of certain posts has been made recently to implement the said aspect.

For B R I S K A & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 000780C

S. Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270



Annexure D to the Independent Auditors' Report

Statement on the directions/sub-directions issued by the Comptroller & Auditor General of India under sub-section 5 of section 143 of the Companies Act, 2013, examined by the statutory Auditors during the course of audit of Annual Accounts of CENT BANK HOME FINANCE LIMITED for the year ending 31st March 2023

Compliance Certificate

We have conducted the audit of the accounts of Cent Bank Home Finance Limited, for the year ended March 31, 2023 in accordance with the directions/sub-directions issued by the C&AG of India under Section 143(5) of the Companies Act, 2013 and certify that we have complied with all the Directions/Sub-directions issued to us. Directions indicating the areas to be examined by the Statutory Auditors during the course of audit of annual accounts of the company are as per "Annexure- D(1)"

For B R I S K A & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 000780C

S. Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270



Annexure D1 to the Independent Auditors' Report

(Annexure referred to in paragraph "4" under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of Cent Bank Home Finance Limited [CBHFL] on the standalone Financial Statements for the year ended 31st March, 2023)

Directions (i.e., Annexure-I) indicating the areas to be examined by the Statutory Auditors during the course of audit of annual accounts of Cent Bank Home Finance Limited [CBHFL] for the year 2022-2023 issued by the Comptroller and Auditor General of India under section 143(5) of the Companies Act, 2013.

| Sr. No. | AREAS TO BE EXAMINED | REPLY FOR THE AREAS EXAMINED |
|---------|---|--|
| 1. | Whether the Company has system in place to process all the accounting transactions through IT system? If, yes, the implications of processing of accounting transactions outside IT system on the integrity of the accounts along with the financial implications, if any, may be stated. | <p>The Company has the system in place to process all the accounting transactions through IT systems with some exceptions as mentioned below which is maintained and controlled through Excel Sheets for calculation etc.:</p> <ol style="list-style-type: none">1. Interest on Borrowings/debentures and Interest Income On investments.2. Depreciation on Fixed Assets and Amortization on Investments.3. Calculation of Provisioning on NPAs [Non-Performing Assets] and on Standard Assets including Identification of Additional NPAs.4. Consolidation of Trial balance of Branches and head-Office and Preparation of standalone Financial Statements.5. Quantification of amount of Compromise, Waiver and OTS amount.6. Quantification of Monthly deductions from salary of Employees viz Interest on Advances etc.7. Interest accrual on Non-Cumulative Fixed Deposits as on 31.03.2023.8. Amortization of DSA on fore-closure loans & advances and brokerage of pre-maturity of Fixed Deposits.9. As per notification no. RBI/2021-2022/158 DOR.STR.REC.85/21.04.048/2021-22 dated 15.02.2022, Paragraph 10 of the Circular stipulates that loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower. NBFCs shall have time till September 30, 2022 to put in place the necessary systems to implement this provision. The company has opted for exemption from implication of this direction of RBI till 30.09.2022. Hence, up gradation from Non-Performing Assets to Performing Assets, if any has been made as per existing practice till 30.09.2022. <p>Further as per the information and explanation provided to us, the company has not upgraded its existing IT system for this provision in which loan accounts classified as NPAs can be automatically upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower.</p> |





| | | |
|----|---|---|
| | | <p>Furthermore, as per the information and explanation provided to us, the company is undergoing a new IT system implementation and existing IT system is not capable of any further upgradation. Hence, it is explained to us that implementation of new norms as per said notification is monitored and supervised manually for the time being.</p> <p>10. Loan to value ratio is calculated manually.</p> <p>Once the calculations are finalized then final vouchers are passed through IT Systems.</p> <p>Apart from above, Loan documentation including various input details of Borrower master is entered in LOS [Loan Origination System] which is Integrated to CBS Software. During the course of verification on test check basis of these excel sheet, we have not come across any major calculation mistakes or mistakes identified were rectified.</p> <p>As informed to us company's Vendor [M/s Intellect Design Arena] is using cloud- b a s e d AMAZON WEB SERVER for maintaining the CBS in which accounting entries/ vouchers are routed through.</p> |
| 2. | Whether there is any restructuring of an existing loan or cases of waiver/write off of debts/ loans/ interest etc. made by a lender to the company's inability to repay the loan? If yes, the financial impact may be stated. | During the Financial Year 2022-2023, no cases of restructuring of an existing loan or cases of waiver/write off of debts/ loans/interest etc. made by a lender to the company has been observed. |
| 3. | Whether funds received/ receivable for specific schemes from Central/State agencies were properly accounted for/ utilized as per its term and conditions? List the cases of deviation. | On the basis of selective audit procedures, we have observed that the funds received/ receivable for specific schemes [PMAY/NHB refinance Schemes] from Central/State agencies were properly accounted for /utilized as per its term and conditions. |
| 4. | Whether the security controls for digital payment products and services are in compliance with the directions of RBI for Digital Payment Security Controls Dated 18 February 2021. | On the basis of our verification, explanation and information given to us, the company is not providing any digital products or services. Hence this direction is not applicable. |





| | | |
|----|--|--|
| 5. | RBI provided a window (vide circular dated 6 august 2020) under the prudential framework to implement a resolution plan to borrowers having stress on account of Covid 19, as per which existing loans can be restructured without downgrading the asset classification. Are there any cases of restructuring involving the new provision and if so, are they in compliance with the RBI circular? | According to the information and explanations given to us and on the basis of our examination of the records of the Company, during the year no restructuring has been made in respect of the loan accounts with reference to said Circular dated 06-08-2020. Hence, this direction is not applicable. However, during the year 321 no of borrower loan cases having outstanding of Rs. 5,764.07 Lakhs had been restructured in terms of RBI Circular DOR.STR.REC.11/21.04.048/2021-22 dated May5, 2021on which additional provision of Rs. 475.54 Lakhs (Net of reversal of provision made during the year)in accordance with the said Circular had been made. Prescribed disclosure has been mentioned in the Point No 24(35)(7.1)of the Notes to the accounts. |
|----|--|--|

For B R I S K A & ASSOCIATES
CHARTERED ACCOUNTANTS
FRN: 000780C

Sanjeev Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270



AUDITORS CERTIFICATE

(As per section 116 of chapter XV of NBFC - HFC (Reserve Bank) Directions, 2021)

In respect of the standalone Financial Statement for the financial year 2022-23 of the **Cent Bank Home Finance Limited** (Corporate Identification No. U65922MP1991PLC006427 having its registered office address at Central Bank Of India Building, 9 Arera Hills, Mother Teresa Road, Bhopal- 462011 hereinafter referred as "the Company"), we certify that

- (i) The full amount of liabilities to the depositors of the company including interest payable thereon are properly reflected in the balance sheet and
- (ii) The company is in a position to meet the amount of such liabilities to the depositors.

The above certificate is to be read together with our observations/comments in the Independent Auditors auditor's report dated 12-05-2023. Further, in order to certify the ability of the position of the company to meet the liabilities (depositors of the company including interest payable), we have relied upon the certificate and the explanation issued by the management of the company.

This certificate has been issued on the basis of examination of the relevant documents, certificates and declarations given to us by the management of the company on which we have relied upon.

For **B R I S K A & ASSOCIATES**
CHARTERED ACCOUNTANTS
FRN: 000780C

f. Chanodia

CA SANJEEV CHANODIA
(Partner)
M.No:078896



Date: 12-05-2023
Place: Bhopal
UDIN: 23078896BGWQQW6270

CENT BANK HOME FINANCE LIMITED
(CIN: U65922MP1991PLC006427)
Balance Sheet as at 31st March, 2023

| Particulars | Note No. | As at 31.03.2023 Rs. In Lakhs | As at 31.03.2022 Rs. In Lakhs |
|--|----------|----------------------------------|----------------------------------|
| A EQUITY AND LIABILITIES | | | |
| 1 Shareholders' funds | | | |
| (a) Share capital | 2 | 2,500.00 | 2,500.00 |
| (b) Reserves and surplus | 3 | 16,383.71 | 13,707.64 |
| | | 18,883.71 | 16,207.64 |
| 2 Non-current liabilities | | | |
| (a) Long-term borrowings | 4 | 72,559.34 | 57,880.22 |
| (b) Deferred tax liabilities | 3a | 1,075.45 | 607.40 |
| (c) Long-term provisions | 5 | 2,244.39 | 3,656.34 |
| | | 75,879.18 | 62,143.96 |
| 3 Current liabilities | | | |
| (a) Short-term borrowings | 6 | 41,453.93 | 31,100.86 |
| (b) Trade payables | | | |
| (i) total outstanding dues of MSME | 7 | - | - |
| (ii) total outstanding dues of creditors other than MSME | 7 | 239.47 | 107.04 |
| (c) Current maturities of long term borrowings | 8 | 12,995.22 | 11,052.33 |
| (d) Other current liabilities | 9 | 745.90 | 404.41 |
| (e) Short-term provisions | 10 | 218.12 | 199.24 |
| | | 55,652.64 | 42,863.88 |
| TOTAL | | 1,50,415.53 | 1,21,215.48 |
| B ASSETS | | | |
| 1 Non-current assets | | | |
| (a) Property, Plant & Equipment and Intangible assets | | | |
| (i) Property, Plant & Equipment | 11 | 37.69 | 30.60 |
| (ii) Intangible Assets under Development | 11b | 209.27 | - |
| (b) Non-current investments | 12 | 4,837.13 | 3,173.77 |
| (c) Long-term loans and advances | 13 | 1,21,995.79 | 97,251.31 |
| (d) Other Non-current assets | 14 | 976.96 | 330.80 |
| | | 1,28,056.84 | 1,00,786.48 |
| 2 Current assets | | | |
| (a) Cash and cash equivalents | 15 | 2,222.55 | 1,325.75 |
| (b) Short-term loans and advances | 16 | 19,564.67 | 18,717.16 |
| (c) Other current assets | 17 | 571.47 | 386.09 |
| | | 22,358.69 | 20,429.00 |
| TOTAL | | 1,50,415.53 | 1,21,215.48 |
| Significant Accounting Policies | 1 | | |
| Notes to accounts and disclosure as per NHB/RBI | 24 | | |

As per our report of even date.

For **B R I S K A & Associates**

Chartered Accountants

FRN: 000780C

S. Chanodia

CA Sanjeev Chanodia

Partner M. No.: 078896

Place : Bhopal

Date : 12.05.2023

UDIN : 23078896BGWQQW6270



For Cent Bank Home Finance Limited

Kushal Pal
Kushal Pal
Managing Director
DIN: 09225722

S. C. Mehta
S. C. Mehta
Chief Financial Officer

Rajeev Puri
Rajeev Puri
Chairman
DIN: 07330989

Ashish Kumar Shrivastava
Ashish Kumar Shrivastava
Company Secretary



CENT BANK HOME FINANCE LIMITED
(CIN: U65922MP1991PLC006427)

Statement of Profit and Loss for the year ended 31st March, 2023

| | Particulars | Note No. | For the year ended | For the year ended |
|--|---|----------|--------------------|--------------------|
| | | | 31.03.2023 | 31.03.2022 |
| | | | Rs. In Lakhs | Rs. In Lakhs |
| A | INCOME | | | |
| 1 | Revenue from operations | 18 | 14,092.92 | 12,300.01 |
| 2 | Other income | | - | - |
| 3 | Total Income (1+2) | | 14,092.92 | 12,300.01 |
| B | Expenses | | | |
| 4 | (a) Employee benefits expense | 19 | 1,132.45 | 943.58 |
| 5 | (b) Finance costs | 20 | 7,625.33 | 6,892.50 |
| 6 | (c) Depreciation and amortisation expense | 11a | 11.56 | 13.50 |
| 7 | (d) Other expenses | 21 | 1,135.35 | 870.67 |
| 8 | (e) Contingent Provision for Standard Assets (including Covid19 Restructuring Scheme Provision - refer Note No 5) | 22 | 11.11 | 491.78 |
| 9 | (f) Provisions for Non-Performing & Doubtful Debts | | 607.02 | 302.27 |
| 10 | Total expenses (4+5+6+7+8+9) | | 10,522.82 | 9,514.30 |
| C | Profit before tax and extraordinary items (3-10) | | 3,570.10 | 2,785.71 |
| D | Extraordinary items | | | |
| | Add:- Extraordinary Item | 23 | - | - |
| | Less/(Add):-Prior period Adjustments-Expenses/(Income) | | (14.63) | (6.15) |
| E | Profit / (Loss) before tax (C-D) | | 3,584.73 | 2,791.86 |
| F | Tax expense: | | | |
| | (a) Current year tax expense | | 442.40 | 770.97 |
| | (b) Provision/(Reversal) for tax of previous years | | (1.78) | 44.05 |
| | (c) Deferred tax Liabilities/ (Assets) of current year other than d above | | 398.75 | (181.71) |
| | (d) Deferred tax liability on special reserves of current Year | | 69.30 | 147.63 |
| | | | 908.67 | 780.94 |
| G | Profit from continuing operations (E-F) | | 2,676.06 | 2,010.92 |
| H | Profit for the year | | 2,676.06 | 2,010.92 |
| (Statement of Profit and Loss without stating EBITDA) | | | | |
| I | Earnings per share (of Rs.10/- each): | | | |
| | (a) Basic | | 10.70 | 8.04 |
| | (b) Diluted | | 10.70 | 8.04 |
| J | Notes to accounts and disclosure as per NHB/RBI | 24 | | |

As per our report of even date.
For B R I S K A & Associates
Chartered Accountants
FRN: 000780C

CA Sanjeev Chanodia
Partner M. No.: 078896
Place : Bhopal
Date : 12.05.2023
UDIN : 23078896BGWQQW6270



For Cent Bank Home Finance Limited

Kushal Pal
Managing Director
DIN: 09225722

S. C. Mehta
Chief Financial Officer

Rajeev Puri
Chairman
DIN: 07330989

Ashish Kumar Shrivastava
Company Secretary



Cent Bank Home Finance Limited
Cash Flow Statement for the year ended 31st March, 2023

| Particulars | | For the year ended 31.03.2023 | | For the year ended 31.03.2022 | |
|--|------------|----------------------------------|--------------------|----------------------------------|-----------------|
| | | Rs. In Lakhs | | Rs. In Lakhs | |
| A. Cash flow from operating activities | | | | | |
| Net Profit / (Loss) before extraordinary items and tax | | | 3,570.10 | | 2,785.71 |
| <u>Adjustments for:</u> | | | | | |
| Depreciation and amortisation | (+) 11.56 | | | 13.50 | |
| Provision for NPA and other | (+) 607.02 | | | 302.27 | |
| Provision for Standard Asset | (+) 11.11 | | | 491.78 | |
| Bad debts written off | (+) - | | | | |
| Loss on sale of fixed assets | (+) - | | | 3.61 | |
| Loss on redemption of Investment | (+) - | | | | |
| Prior period Adj. | (+) 14.63 | | | 6.15 | |
| Operating profit / (loss) before working capital changes | | | 4,214.42 | | 3,603.02 |
| <u>Changes in working capital:</u> | | | | | |
| <i>Adjustments for (increase) / decrease in operating assets:</i> | | | | | |
| Inventories | | | | | |
| Short-term loans and advances | | (858.62) | | (8,761.47) | |
| Long-term loans and advances | | (25,351.50) | | 5,063.08 | |
| Other current assets | | (185.38) | | (24.56) | |
| Other non-current assets | | (646.15) | | (34.17) | |
| <i>Adjustments for increase / (decrease) in operating liabilities:</i> | | | | | |
| Deferred Tax Liabilities | | 468.05 | | (34.07) | |
| Other current liabilities | | 473.92 | | (133.64) | |
| Short-term provisions | | 18.88 | | 138.87 | |
| Long-term provisions | | (1,411.95) | | 611.27 | |
| Cash flow from extraordinary items | | | (27,492.75) | | (3,174.69) |
| Cash generated from operations | | | - | | - |
| Net income tax (paid) | | | (23,278.33) | | 428.33 |
| | | | (908.67) | | (780.95) |
| Net cash flow from / (used in) operating activities (A) | | | (24,187.00) | | (352.62) |



Cash Flow Statement for the year ended 31st March, 2023 (Contd.)
Cent Bank Home Finance Limited

| Particulars | For the year ended 31.03.2023 | | For the year ended 31.03.2022 | |
|---|----------------------------------|----------------|----------------------------------|---------------|
| | Rs. In Lakhs | | Rs. In Lakhs | |
| | | | | |
| B. Cash flow from investing activities | | | | |
| Capital expenditure on fixed assets, including capital advances | -227.92 | | -6.62 | |
| Proceeds from sale of fixed assets | - | | 1.21 | |
| Inter-corporate deposits (net) | | | | |
| Bank balances not considered as Cash and cash equivalents | | | | |
| - Placed | 1,090.00 | | -590.00 | |
| - Matured | | | | |
| Current investments not considered as Cash and cash equivalents | | | | |
| - Purchased | | | | |
| - Proceeds from sale | -1,663.36 | | 1,050.42 | |
| Net cash flow from / (used in) investing activities (B) | | -801.28 | | 455.01 |



Cash Flow Statement for the year ended 31st March, 2023 (Contd.)
Cent Bank Home Finance Limited

| Particulars | For the year ended 31.03.2023 | | For the year ended 31.03.2022 | |
|--|----------------------------------|------------------|----------------------------------|---------------|
| | Rs. In Lakhs | | Rs. In Lakhs | |
| C. Cash flow from financing activities | | | | |
| Payment of CSR fund | | | | |
| Appropriation of DTL on Special reserves from Reserves and Provision of Income Tax of previous years | - | | - | |
| Proceeds (+)/Repayment (-) of long-term borrowings | 16,622.01 | | -469.72 | |
| Proceeds from other short-term borrowings | 10,353.07 | | 413.89 | |
| Repayment of other short-term borrowings | - | | | |
| Dividends paid | - | | | |
| Tax on dividend | - | | | |
| Net cash flow from/ (used in) financing activities (C) | | 26,975.08 | | -55.83 |
| Net increase/ (decrease) in Cash and cash equivalents (A+B+C) | | 1,986.80 | | 46.56 |
| Cash and cash equivalents at the beginning of the year | | 235.75 | | 189.19 |
| Cash and cash equivalents at the end of the year | | 2,222.55 | | 235.75 |
| See accompanying notes forming part of the financial statements | 24 | | | |

As per our report of even date.

For B R I S K A & Associates
Chartered Accountants
FRN: 000780C

Sanjeev Chanodia

CA Sanjeev Chanodia
Partner M. No.: 078896
Place : Bhopal
Date : 12.05.2023
UDIN : 23078896BGWQQW6270



For Cent Bank Home Finance Limited

Kushal Pal

Kushal Pal
Managing Director
DIN: 09225722

Rajeev Puri

Rajeev Puri
Chairman
DIN: 07330989



S. C. Mehta

S. C. Mehta
Chief Financial Officer

Ashish Kumar Shrivastava

Ashish Kumar Shrivastava
Company Secretary



Significant Accounting Policies forming part of the Financial Statements:

Note 1

CORPORATE INFORMATION

The Company was incorporated on May 07, 1991 as “Apna Ghar Vitta Nigam Limited” and subsequently changed its name as “Cent Bank Home Finance Limited” and obtained its fresh certificate of incorporation on 19th June, 1992. Company commenced its business on June 18, 1991 and obtained the certificate of registration from the National Housing Bank (NHB) as required under Section 29A of the NHB Act, 1987 on July 31, 2001. The Company is a Subsidiary of Central Bank of India jointly promoted by National Housing Bank, HUDCO and SUUTI. The main objects of the Company, inter alia are to carry out the business of providing long term finance to individuals, companies, corporations, societies or associations of persons for purchase/construction/repair and renovation of new/ existing flats/ houses for residential purposes and provide loans against property and loan for purchase of Commercial property. The Company is currently operating with 24 branches and 6 representative offices. However, books of accounts of 5 branches were merged with existing branches.

1. General system and method of accounting:

The Financial Statements of the Company have been prepared and presented as per the Generally Accepted Accounting Principles in India (GAAP) under the historical cost convention on accrual basis. The Company has prepared its Financial Statements to comply with the all material aspects of the Accounting Standards notified under section 133 of the Companies Act 2013, The National Housing Bank Act, 1987 and the Housing Finance Companies (NHB) Directions, 2010,

Accounting policies adopted in preparation of financial statements are consistent with those followed in previous year.

Amounts in the financial statements are presented in “Rs Lakhs” except as otherwise stated.

2. Use of Estimates

The preparation of the financial statements require the management of the Company to make estimates and assumptions that affect the reported balances of assets and liabilities and disclosures relating to the contingent liabilities as at the date of the financial statements and reported amounts of income and expenses for the reporting period. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ from these estimates. Any revision to accounting estimates is recognized prospectively in the current and future periods. Example of such estimates includes provision for non-performing loans, provision for employee benefit plans and provision for income taxes.





3. Revenue Recognition

Revenue has been recognized as per the prudential norms laid down by National Housing Bank(NHB).

- Interest on Loans including Penal Interest and ECS bounce charges -Interest income including Penal Interest and ECS bounce charges is recognized on accrual basis except in case of Non- Performing Assets (NPA) where interest is accounted on realization. In loans, the repayment is received by way of Equated Monthly Installments (EMIs) comprising of principal and interest. Interest is calculated on the outstanding balance at the beginning of the month. EMI commences once the moratorium is completed. Pending commencement of EMI, pre-EMI monthly interest is recovered. Recovery in case of NPA is appropriated first towards interest portion of overdue EMIs and thereafter towards principal portion of overdue EMIs.
- Fees and Other Charges –Income from fee and other charges, viz. log in fee, Pre-payment charges, legal expenses related to recovery of NPA/overdue account, etc., are recognized on receipt basis.
- Income from Investment - Interest on Bank Deposits/ Bonds/ Govt. Securities are accounted on accrual basis. Dividend Income is accounted for in the year in which it is received.
- Other Income – Interest on tax refunds and other income are accounted for on receipt basis.

4. AS-10 Property, Plant and Equipment:

Fixed Assets are stated at cost of acquisition less accumulated depreciation. Costs include all expenses incidental to the acquisition of the fixed assets.

5. AS-26 Intangible Assets and Amortization:

Intangible assets which are within the control of the company are recognized when the assets are identifiable, when the assets are available for use, it is probable that the future economic benefits that are attributable to the asset will flow to the Company and cost of the asset can be reliably measured. Intangible assets representing software/ERP are initially recorded at their acquisition price and are amortized over its estimated useful life / period of contractual rights on a straight-line basis, commencing from the date the assets are available for its use. The useful life of intangible assets is reviewed by the management at each Balance Sheet date.

6. Depreciation

Depreciation is calculated on the basis of the useful life of the asset as prescribed under Schedule II of the Companies Act, 2013. Company is using Straight Line Method to provided depreciation on its Fixed Assets.

7. Investments

According to the Accounting Standard (AS-13) on "Accounting on Investment" issued by the Institute of Chartered Accountants of India and the guidelines issued by the National Housing Bank, Investments are either classified as Current and Non-Current Investments. Current Investment is carried at lower of cost and market value and long-term investments





are carried at cost.

The gain/loss on account of discount/premium on Long Term Investments made in debentures/bonds and government securities are recognized over the life of the security on a pro-rata basis.

8. Employee Benefits

As per Accounting Standard- 15 "Employee Benefits", Gratuity amount has been set aside on actuarial basis and invested in Group Gratuity Scheme administered by the Life Insurance Corporation of India. Company's contribution in respect of Employees' Provident Fund is made to Employees' Provident Fund Scheme of EPFO and is charged to the Statement of Profit & Loss.

As per HR Policy, an Employee is entitled to encash 100% leaves till date and therefore, the same is determined on the basis of un-availed leave at the rate of the last drawn salary (Basic + HRA + Special Allowance). Therefore, the Leave Encashment liability is treated as Short-term Liability under the head "Current Liabilities" and provided for on Accrual basis as per said formula.

9. AS -19 "Leases": Operating Lease

The Company has agreement with Polaris Financial Technology limited (service provider) for centralized solution on application service provider model. The service provider provides software & license to use. The contract is for 5 years and cancelable with 90 days notice period. Yearly charges debited to profit and loss account as per consistent Policy followed over the years.

Apart from above, Office premises taken are renewable at the option of company. Monthly charges are debited to profit and loss account as per consistent Policy followed over theyears.

10. AS 20 "Earnings Per Share"

The Basic and Diluted Earnings per Share have been calculated by dividing the net profit attributable to the equity shareholders for the period by the weighted average number of equity shares outstanding during the reporting period.

11. Income Tax

Income taxes are accounted for in accordance with Accounting Standard (AS-22) – "Accounting for taxes on income", notified under the Companies (Accounting Standards)

Amendment Rules, 2011. Income Tax comprises of both of current and deferred tax.

Current Tax is measured on the basis of estimated taxable income and tax credits computed in accordance with the provisions of Income Tax Act, 1961.

The Tax effect of the timing differences that result between taxable income and accounting





income and are capable of reversal in one or more subsequent periods are recorded as a deferred tax asset or deferred tax liability. They are measured using substantially enacted tax rates and tax regulations as of the Balance Sheet date.

Company makes the Provision for Standard, Sub Standard, Doubtful & Loss Assets as per Prevailing guidelines of RBI/NHB. However, Company Claims Account Written off only as deduction while calculating income Tax as per consistent Policy followed over the years and subsequent recoveries from write-off accounts (if any) are shown as income in the year in which such recoveries are made.

The Company has proven track record of Profits and creates the deferred tax asset on provision for Standard, Sub standard, Doubtful and Loss Assets account as per consistent Practice followed over the period. The same shall be reversed in the year of collection/written off of accounts.

12. AS 29 -Provisions, Contingent Liabilities and Contingent

Assets: Provisions for Contingencies

Provision on loans has been arrived at in accordance with National Housing Bank guidelines and directives. Advances to borrowers are classified into Performing and Non Performing based on overdue of Principal/Interest. Non Performing Assets (NPAs) are further categorized as Sub-Standard, Doubtful and Loss Assets.

Contingent Liability policy

The Company estimates the probability of any loss that might be incurred on outcome of contingencies on the basis of information available upto the date on which the financial statements are prepared. A provision is recognized when a company has a present obligation as a result of a past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimates can be made. Provisions are determined based on management estimates of amounts required to settle the obligation at the balance sheet date and adjusted to reflect the current management estimates.

In cases where the available information indicates that the loss on the contingency is reasonably possible but the amount of loss cannot be reasonably estimated, a disclosure to this effect is made in the financial statements as contingent liability.

In Case of remote possibility, neither provision nor disclosure is made in the financial statements. The Company does not account for or disclose contingent assets, if any. The Following table describes the nature of contingent liabilities of the Company:





| S. No | Contingent Liability | Brief Description |
|-------|--|---|
| 1 | Claims against the Company, not acknowledged as debt | This item represents certain demands made in certain tax and legal matters against the Company in the normal course of business. In Accordance with the Company Accounting Policy and Accounting Standard 29, the Company has reviewed and classified these items as possible obligations based on legal opinion /judicial precedents/ assessment by the Company. |
| 2 | Other Contingent Liabilities | Other items for which the Company is contingently liable primarily include the estimate amount of contracts remaining to be executed on Capital Account and not provided for. |

13. Loan Origination/Acquisition Cost and Brokerage of Deposit mobilization

All Direct Cost incurred for the loan origination (Direct selling agent's commission) are amortized in 5 years, and in 3 years in case of Brokerage paid for fixed deposit mobilization. From financial year 2022-2023 onwards, in case of foreclosure of Loans & Advances or prematurity of Fixed Deposits, the balance unamortized cost in respect to those cases are charged to P&L in that financial year itself.

14. Unclaimed Deposits

Deposits, which have become due but not been presented for payment or renewal, are transferred to unclaimed deposits. Interest for the period from last maturity date till the date of renewal of unclaimed deposits was previously accounted for during the year of its renewal. However, from financial year 2022-2023 onwards accrued interest on such unclaimed deposits from the date of their maturity till the end of the financial year is recognised as per Deposit Policy.

15. Floating Provision

Company will create floating provision only against Bad & Doubtful Debts and amount of provision will be approved by the Board from time to time.

16. Cash Flow Statement

Cash flows are reported using the indirect method as prescribed under AS-3, whereby profit/loss before extraordinary items and tax is adjusted for the effects of transaction of noncash nature or deferrals or accruals of past and future cash receipts and payments. The cash flows from operating, investing and financing activities for the Company are segregated based on the available information.

17. Prior Period Adjustments

As per AS-5 "Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies" the company is following the practice of making adjustments for prior period items





through expenses/ income of previous year in the current year except few minor items.

18. Related Party Disclosure

As required by Accounting Standard (AS)-18 "Related party disclosure" the manner of disclosures required by paragraphs 23 and 26 of AS 18 The company has disclosed in financial statements of transactions with certain categories of related parties. In particular, attention is focused on transactions with the directors or similar key management personnel of an enterprise, especially their remuneration and borrowings, because of the fiduciary nature of their relationship with the enterprise.

19. Segment Reporting

As per AS 17 "Segment Reporting", A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments. Factors that should be considered in identifying geographical segments include:

- similarity of economic and political conditions;
- relationships between operations in different geographical areas;
- proximity of operations;
- special risks associated with operations in a particular area;
- exchange control regulations; and
- the underlying currency risks.

As per our report of even date
For BRISKA & Associates
Chartered Accountants
FRN 000780C

S. Chanodia



CA Sanjeev Chanodia
Partner
M. No. 078896
Place: Bhopal
Date: 12.05.2023
UDIN: 23078896BGWQQW6270

For Cent Bank Home Finance Limited

Kushal Pal

Kushal Pal
Managing Director
DIN: 09225722

S. C. Mehta

S. C. Mehta
Chief Financial Officer

Rajeev Puri

Rajeev Puri
Chairman
DIN: 07330989

Ashish Kumar Shrivastava

Ashish Kumar Shrivastava
Company Secretary



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 2 Share capital

| Particulars | As at 31.03.2023 | | As at 31.03.2022 | |
|---|--------------------|--------------|--------------------|--------------|
| | Number of shares | Rs. In Lakhs | Number of shares | Rs. In Lakhs |
| (a) Authorised | | | | |
| Equity shares of Rs.10/- each | 5,00,00,000 | 5,000 | 5,00,00,000 | 5,000 |
| (b) Issued | | | | |
| Equity shares of Rs.10/- each | 2,50,00,000 | 2,500 | 2,50,00,000 | 2,500 |
| (c) Subscribed and fully paid up | | | | |
| Equity shares of Rs.10/- each | 2,50,00,000 | 2,500 | 2,50,00,000 | 2,500 |
| Total | 2,50,00,000 | 2,500 | 2,50,00,000 | 2,500 |

Notes:

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

| Particulars | Opening Balance | Fresh issue | Bonus | ESOP | Conversion | Buy back | Other changes (give details) | Closing Balance |
|-----------------------------|-----------------|-------------|-------|------|------------|----------|------------------------------|-----------------|
| Equity shares | | | | | | | | |
| Year ended 31 March, 2023 | | | | | | | | |
| - Number of shares | 2,50,00,000 | - | - | - | - | - | - | 2,50,00,000 |
| - Amount (in Rs.)- In Lakhs | 2,500 | - | - | - | - | - | - | 2,500 |
| Year ended 31 March, 2022 | | | | | | | | |
| - Number of shares | 2,50,00,000 | - | - | - | - | - | - | 2,50,00,000 |
| - Amount (in Rs.)- In Lakhs | 2,500 | - | - | - | - | - | - | 2,500 |

Details of shares held by the holding company, the ultimate holding company, their subsidiaries and associates:



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 2 Share capital (contd.)

| Particulars | Equity shares | Equity shares with differential voting rights | Compulsorily convertible preference shares | Optionally convertible preference shares | Redeemable preference shares |
|--|------------------|---|--|--|------------------------------|
| | Number of shares | | | | |
| As at 31 March, 2023 | Nos. | | | | |
| Central Bank of India, the holding company | 1,61,00,000.00 | - | - | - | - |
| the ultimate holding company | - | - | - | - | - |
| Subsidiaries of the holding company | - | - | - | - | - |
| Associates of the holding company | - | - | - | - | - |
| Subsidiaries of the ultimate holding company | - | - | - | - | - |
| Associates of the ultimate holding company | - | - | - | - | - |
| As at 31 March, 2022 | | | | | |
| Central Bank of India, the holding company | 1,61,00,000.00 | - | - | - | - |
| the ultimate holding company | | | | | |
| Subsidiaries of the holding company | | | | | |
| Associates of the holding company | | | | | |
| Subsidiaries of the ultimate holding company | | | | | |
| Associates of the ultimate holding company | | | | | |

* Shares held by the ultimate holding company, their subsidiaries and associates, except the holding company "CBI" are NIL.

(iv) Details of shares held by each shareholder holding more than 5% shares:

| Class of shares / Name of shareholder | As at 31 March, 2023 | | | As at 31 March, 2022 | | |
|--|-----------------------|-------------------------------------|--------------------------|-----------------------|-------------------------------------|--------------------------|
| | Number of shares held | % holding in that class of shares * | % change during the year | Number of shares held | % holding in that class of shares * | % change during the year |
| Equity shares | | | | | | |
| Central Bank Of India | 1,61,00,000 | 64.40% | - | 1,61,00,000 | 64.40% | - |
| National Housing Bank | 40,00,000 | 16.00% | - | 40,00,000 | 16.00% | - |
| Specified undertaking of Unit Trust of India (SUUTI) | 32,00,000 | 12.80% | - | 32,00,000 | 12.80% | - |
| Housing & Urban Development Corporation | 17,00,000 | 6.80% | - | 17,00,000 | 6.80% | - |

Note: Company received vide letter no. CO:ITB:2022-23:474 from Central Bank of India regarding approval for enhancement in existing equity stake by Central Bank of India to make CBHFL wholly owned subsidiary and filing of application to RBI.
The Board of CBHFL in its 145th Board meeting dated 25.01.2023 confirmed the Resolution passed by Circulation no. 1/2022-23/10.02.2023 for the proposal for enhancement in existing equity stake by Central Bank of India to make CBHFL wholly owned subsidiary and filing of application to RBI. Company has sent a letter no. CBHFL/CO/2022-23/288 dated 15.02.2023 to RBI in this regard.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 3 Reserves and surplus

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|--|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Securities Premium | 690.00 | 690.00 |
| Closing balance | 690.00 | 690.00 |
| (b) General reserve | | |
| Opening balance | 1,252.80 | 1,073.72 |
| Add: Transferred from Statement of Profit and Loss | 101.65 | 179.08 |
| Less: Transferred to Statement of Profit and Loss | -0.34 | - |
| Closing balance | 1,354.11 | 1,252.80 |
| (c) Special Reserve (Special Reserve created in terms of Section 36(1)(viii) of IT Act, 1961 and as per Section 29 C of NHB Act.) | | |
| Opening balance | 5,815.17 | 5,296.62 |
| Add: Transferred from Statement of Profit and Loss | 275.35 | 518.55 |
| Less: Transferred to Statement of Profit and Loss | -0.98 | - |
| Closing balance | 6,089.54 | 5,815.17 |
| (d) Additional Reserve (Created under section 29C of NHB Act 1987) | | |
| Opening balance | 300.00 | 300.00 |
| Add: Additions / transfers during the year | - | - |
| Closing balance | 300.00 | 300.00 |
| (e) Surplus in Statement of Profit and Loss | | |
| Opening balance | 5,649.67 | 4,336.38 |
| Add: Profit for the year | 2,676.06 | 2,010.92 |
| Amounts transferred from: | | |
| General reserve | 0.34 | - |
| Other reserves (give details) | 0.98 | - |
| Less: Appropriations | | |
| a) Proposed Dividend | - | - |
| b) Tax on dividend | - | - |
| c) Provision for Income Tax of previous years | - | - |
| d) Appropriation of DTL on Specials Reserves as per NHB guidelines | - | - |
| e) Amount spent on CSR activity | - | - |
| Transferred to: | | |
| General reserve | 101.64 | 179.08 |
| Special Reserve | 275.35 | 518.55 |
| Additional reserve u/s 29C of NHB Act | - | - |
| Closing balance | 7,950.06 | 5,649.67 |
| Closing Balance | Total | Total |
| | 16,383.71 | 13,707.64 |
| Note: Transfer from Reserve relates to the adjustments related to previous year due to change in the amount of Taxable Profit determined at the time of filing of Return of Income. | | |
| Dividend per share (of Rs.10/- each): | (Rs) | (Rs) |
| Dividend per Share | - | - |



Cent Bank Home Finance Limited
 Notes forming part of the financial statements

Note 3a Deferred Tax Liabilities

| Particulars | As at 31.03.2023 | | As at 31.03.2022 | |
|---|------------------|-----------------|------------------|---------------|
| | Rs. In Lakhs | | Rs. In Lakhs | |
| Deferred Tax Asset (A) | Amount | | Amount | |
| Provision for NPA & Standard Assets | 596.84 | | 957.71 | |
| Leave Encashment | 14.21 | | 9.51 | |
| Bonus/Incentive | 8.76 | | - | |
| Depreciation | 0.98 | 620.79 | 0.86 | 968.08 |
| Deferred Tax Liability (Net) (B) | | | | |
| Special Reserve | 1,532.98 | | 1,463.68 | |
| Unamortized Cost | 163.26 | | 111.80 | |
| Depreciation | - | 1,696.24 | - | 1,575.48 |
| (A)-(B)= DTL | | 1,075.45 | | 607.40 |

Note: Deferred Tax Liability created as per NHB guidelines vide circular no.NHB(ND)/DRS/Policy Circular No. 65/2014-15 dated August 22, 2014.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 4 Long-term borrowings

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|-----------------------|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Term loans | | |
| From banks | | |
| Secured (Note 1) | 42,887.86 | 29,782.90 |
| Unsecured | - | - |
| (b) Deposits (Note 2) | | |
| Secured | - | - |
| Unsecured (Note 3) | 29,671.48 | 28,097.32 |
| Total | 72,559.34 | 57,880.22 |

Note 1:- These are secured by assigning book debts as security against these loans

Note 2:- With respect to Deposits, the company has created a floating charge as per the directions of NHB on the assets invested by the company under section (1) & (2) of Section 29B of the NHB Act, 1987.

Note 3:- The FD Maturities of next 12 months are considered as current maturities



(i) Details of terms of repayment for the other long-term borrowings and security provided in respect of the secured other long-term borrowings:

| Particulars | Particulars | | | | | | |
|--|-------------------------|---------------------------|-----------------------------------|---------------------------|------------------|--------------------|-----------------|
| | As at 31.03.2023 | | As at 31.03.2022 | | | | |
| | Secured Rs. In Lakhs | Unsecured Rs. In Lakhs | Secured Rs. In Lakhs | Unsecured Rs. In Lakhs | | | |
| Term loans from banks: | | | | | | | |
| Refinance from National Housing Bank | 14,100.09 | - | 11,569.17 | - | | | |
| Central Bank of India | 26,162.77 | - | 14,713.73 | - | | | |
| HDFC Bank | 2,625.00 | - | 3,500.00 | - | | | |
| Total - Term loans from banks | 42,887.86 | - | 29,782.90 | - | | | |
| Deposits: | | | | | | | |
| Public Deposits | - | 21,353.76 | - | 20,704.22 | | | |
| Inter-corporate deposits | - | 8,317.72 | - | 7,393.10 | | | |
| Total - Deposits | - | 29,671.48 | - | 28,097.32 | | | |
| Below are the details of all loans/Refinance outstanding. | | | | | | | |
| Name of Institution /(Security for loan) | Facility No. | Amt sanctioned | Amt. outstanding as on 31.03.2023 | Current | Non-Current | Rate of interest % | Repayment terms |
| NHB Refinance | | | | | | | |
| Specific Charge over book debts of company | | | | | | | |
| 26-06-2015 | 100004317 | 598.00 | 98.50 | 62.00 | 36.50 | 6.87% | 40 Qtly Inst |
| 26-06-2015 | 100004318 | 2,391.00 | 469.00 | 248.00 | 221.00 | 6.87% | 40 Qtly Inst |
| 30-11-2015 | 100004373 | 150.00 | 25.15 | 15.40 | 9.75 | 6.87% | 40 Qtly Inst |
| 30-11-2015 | 100004374 | 2,850.00 | 730.10 | 292.40 | 437.70 | 6.87% | 40 Qtly Inst |
| 07-06-2016 | 100004485 | 1,729.00 | 176.50 | 176.50 | - | 6.12% | 28 Qtly Inst |
| 19-06-2017 | 100004613 | 3,500.00 | 1,342.60 | 359.20 | 983.40 | 5.11% | 60 Qtly Inst |
| 11-01-2019 | 100004819 | 3,010.00 | 1,623.95 | 204.08 | 1,419.87 | 8.00% | 60 Qtly Inst |
| 11-01-2019 | 100004821 | 1,300.00 | 813.79 | 88.16 | 725.63 | 8.00% | 60 Qtly Inst |
| 11-01-2019 | 100004822 | 800.00 | 358.52 | 54.24 | 304.28 | 8.00% | 60 Qtly Inst |
| 11-01-2019 | 100004823 | 1,000.00 | 645.44 | 67.84 | 577.60 | 8.10% | 60 Qtly Inst |
| 11-01-2019 | 100004825 | 5,040.00 | 1,686.28 | 746.68 | 939.60 | 4.93% | 28 Qtly Inst |
| 11-01-2019 | 100004837 | 950.00 | 386.96 | 140.76 | 246.20 | 4.93% | 28 Qtly Inst |
| 29-03-2022 | 100005497 | 700.00 | 628.00 | 116.09 | 511.91 | 6.55% | 40 Qtly Inst |
| 29-03-2022 | 100005499 | 1,800.00 | 1,532.00 | 317.50 | 1,214.50 | 2.94% | 28 Qtly Inst |
| 20-02-2023 | 100005736 | 23.50 | 23.50 | 3.48 | 20.02 | 4.90% | 28 Qtly Inst |
| 20-02-2023 | 100005737 | 5,601.50 | 5,601.50 | 832.00 | 4,769.50 | 5.25% | 28 Qtly Inst |
| 20-02-2023 | 100005738 | 776.00 | 776.00 | 79.60 | 696.40 | 8.10% | 40 Qtly Inst |
| 20-02-2023 | 100005739 | 335.00 | 335.00 | 34.36 | 300.64 | 7.85% | 40 Qtly Inst |
| 20-02-2023 | 100005740 | 605.00 | 605.00 | 62.08 | 542.92 | 7.85% | 40 Qtly Inst |
| 20-02-2023 | 100005741 | 159.00 | 159.00 | 16.32 | 142.68 | 7.80% | 40 Qtly Inst |
| | | 33,318.00 | 18,016.79 | 3,916.69 | 14,100.10 | | |
| Central Bank of India | | | | | | | |
| Specific Charge over book debts of company | | | | | | | |
| 31-03-2016 | 3529989467 | 10,000.00 | 351.61 | 352.41 | -0.80 | 7.50% | 28 Qtly Inst |
| 02-01-2017 | 3586418826 | 10,000.00 | 1,304.60 | 1,305.21 | -0.61 | 7.50% | 60 Mthly Inst |
| 05-08-2017 | 3669628762 | 10,000.00 | 2,695.15 | 1,428.00 | 1,267.15 | 7.50% | 60 Mthly Inst |
| 06-11-2018 | 3715277776 | 10,000.00 | 4,172.05 | 1,428.00 | 2,744.05 | 7.50% | 60 Mthly Inst |
| 30-03-2020 | 3803428580 | 10,000.00 | 6,200.20 | 1,428.00 | 4,772.20 | 8.00% | 60 Mthly Inst |
| 29-08-2022 | 5282264782 | 15,000.00 | 14,642.68 | 2,142.86 | 12,499.82 | 7.50% | 84 Mthly Inst |
| 28-02-2023 | 5360382538 | 30,000.00 | 5,000.00 | 119.05 | 4,880.95 | 8.15% | 84 Mthly Inst |
| | | 95,000.00 | 34,366.29 | 8,203.53 | 26,162.76 | | |
| HDFC Bank | | | | | | | |
| Specific Charge over book debts of company | | | | | | | |
| 16.03.2021 | 240LN06210750001 | 2,000.00 | 666.67 | 333.33 | 333.34 | 7.25% | 72 Mthly Inst |
| 16.03.2021 | 240LN06210750002 | 1,000.00 | 1,500.00 | 166.67 | 1,333.33 | 7.25% | 72 Mthly Inst |
| 16.03.2021 | 240LN06213210005 | 2,000.00 | 1,333.33 | 375.00 | 958.33 | 7.25% | 72 Mthly Inst |
| | | 5,000.00 | 3,500.00 | 875.00 | 2,625.00 | | |
| Grand Total | | | 55,883.08 | | | | |
| Less: Current liabilities (repayment in next 12 months) | | | 12,995.22 | | | | |
| Refinance from National Housing Bank | | | 3,916.69 | | | | |
| Central Bank of India | | | 8,203.53 | | | | |
| HDFC Bank | | | 875.00 | | | | |
| Total Non Current liabilities | | | 42,887.86 | | | | |

Note: Company has not defaulted in repayment of term loan installments and payment of deposits.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 5 Long-term provisions

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|---|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Provision for Bad & Doubtful Debts (NPA) | 1,486.14 | 2,930.97 |
| (b) Contingent Provisions against Standard Assets | 758.25 | 725.37 |
| (c) 5% Provision on Standard assets (Overdue accounts on which moratorium period permitted) | - | - |
| Total | 2,244.39 | 3,656.34 |

a) Provision for Bad & Doubtful debts has been done as per the prudential norms prescribed under RBI Master Directions-NBFC-HFC(Reserve Bank) Directions, 2021, No. RBI/2020-21/73/DOR.FIN.HFC.CC.No. 120/03.10.136/2020-21. Provision is netted off with the amount of Provision on accounts which has been written-off during the period.

b) Provision on standard assets has been made as per RBI Master Directions-NBFC-HFC (Reserve Bank) Directions, 2021, No. RBI/2020-21/73/DOR.FIN.HFC.CC.No. 120/03.10.136/2020-21: Provision on Accounts Prior to August 2017 will be done @ 0.40%, From August 2017, it will be 0.25% & for Non Housing Sector: LAP- 0.40%, Commercial Property- 1% and Project Loan- 0.75%

c) Additional provision of 10% is made on restructured accounts under "Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Business" in Pursuance to RBI Circular DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021. Further, there is a reversal of provision regarding restructured accounts, as per above mentioned RBI Circular.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 6 Short-term borrowings

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|-------------------------------|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Loans repayable on demand | | |
| From banks | | |
| Secured (Note 1) | 16,299.14 | 7,223.00 |
| (b) Deposits (Note 2) | | |
| Unsecured | 25,154.79 | 23,877.86 |
| Total | 41,453.93 | 31,100.86 |

Notes:

(i) Details of security for the secured short-term borrowings:

| Particulars | Nature of security | As at 31.03.2023 | As at 31.03.2022 |
|----------------------------------|---------------------|------------------|------------------|
| | | In Rs. | In Rs. |
| <u>Loans repayable on demand</u> | | | |
| <u>from banks:(Note No. 1)</u> | | | |
| Central Bank of India | Book Debts assigned | 20,022.00 | 7,351.00 |
| Total - from banks | | | |

Note 1:- Short term borrowings is overdraft facility (Limit of Rs.200 crores bearing ROI @base rate granted by Central Bank of India).

Note 2:- With respect to Deposits, the company has created a floating charge as per the directions of NHB on the assets invested by the company under section (1) & (2) of Section 29B of the NHB Act, 1987. (Current Maturities of Deposits due in next 12 Months considered as Current Liability)



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 7 Trade Payables

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|--|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (i) total outstanding dues of MSME | - | - |
| (ii) total outstanding dues of creditors other than MSME | 239.47 | 107.04 |
| Total | 239.47 | 107.04 |

Note :- Dues to micro, small and medium enterprises and other than micro, small and medium enterprises have been determined to the extent such parties have been identified on the basis of information collected by the Management .



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 8 Other current maturities of long term borrowings

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|---|-------------------------|-------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Current maturities of long-term debt (Refer Note 1 below) | 12,995.22 | 11,052.33 |
| Total | 12,995.22 | 11,052.33 |
| Note: | As at 31.03.2023 | As at 31.03.2022 |
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Term loans | | |
| From banks | | |
| Secured | 12,995.22 | 11,052.33 |
| Unsecured | - | - |
| Total | 12,995.22 | 11,052.33 |

Note 1:- Current maturities of long term debt relates to long term loans mentioned in "Note 4 Long Term Borrowing". Details of security & guarantee is mentioned in aforesaid loan.



Cent Bank Home Finance Limited

Notes forming part of the financial statements

Note 9 Other current liabilities

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|--|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Unpaid matured deposits, Advance received for deposits pending documentation and interest accrued thereon including Interest accrued on other fixed deposits | 521.65 | 109.06 |
| (b) Other payables | | |
| (i) Contractually reimbursable expenses | - | - |
| (ii) Advances from customers | - | - |
| (iii) Bank balance | - | - |
| (iv) Others | 224.25 | 295.35 |
| (includes sundry creditors, provision for salary, CERSAI payable, Earnest money deposits, other misc payables.) | | |
| Total | 745.90 | 404.41 |



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 10 Short-term provisions

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|---|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Provision - Others: | | |
| (i) Provision for proposed equity dividend | - | - |
| (ii) Provision for tax on proposed dividends | - | - |
| (iii) Contingent Provision on Standard asset as per NHB norms | 126.84 | 148.62 |
| (iv) Provision for diminution in Investments | - | - |
| (v) Provision for other employee benefits (Refer Note 1) | 91.28 | 50.62 |
| (vi) CSR expenses provided for | - | - |
| Total | 218.12 | 199.24 |

Note 1:- Leave encashment for employee's had been calculated on the basis of leave entitlement during the year.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 11 Property, Plant & Equipments

| Tangible assets | Gross block | | | | Accumulated depreciation and impairment | | | | | | |
|----------------------------|-----------------------------|--------------|--------------|--------------------------------|---|-------------------|--|----------------------------------|--------------------------------|--|--|
| | Balance as at 1 April, 2022 | Additions | Disposals | Balance as at 31st March, 2023 | Balance as at 1 April, 2022 | Depreciation Rate | Depreciation / amortisation expense for the year | Eliminated on disposal of assets | Balance as at 31st March, 2023 | Balance as at 31st March, 2023 (Net Block) | Balance as at 31 March, 2022 (Net Block) |
| | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | % | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs |
| (a) Furniture and Fixtures | 89.73 | 0.74 | - | 90.47 | 77.19 | 9.50% | 2.67 | - | 79.86 | 10.61 | 12.54 |
| (b) Vehicles | 11.64 | - | - | 11.64 | 9.87 | 11.88% | 0.19 | - | 10.06 | 1.58 | 1.77 |
| (c) Office Equipments | 37.03 | 1.45 | - | 38.48 | 27.96 | 19.00% | 3.53 | - | 31.49 | 6.99 | 9.07 |
| (d) Computer | 124.99 | 16.46 | - | 141.45 | 117.77 | 31.67% | 5.17 | - | 122.94 | 18.51 | 7.22 |
| Total | 263.39 | 18.65 | - | 282.04 | 232.79 | | 11.56 | - | 244.35 | 37.69 | 30.60 |
| Previous year 21-22 | 288.11 | 6.62 | 31.34 | 263.39 | 245.82 | | 13.50 | 26.54 | 232.78 | 30.60 | 42.29 |





सेन्ट बँक होम फायनेन्स लिमिटेड
Cent Bank Home Finance Limited

सेन्ट बँक ऑफ इण्डिया की अनुषंगी Subsidiary of Central Bank of India

Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 11a Property, Plant & Equipments (Contd.)

| B. | Particulars | For the year ended | For the year ended |
|----|---|--------------------|--------------------|
| | | 31.03.2023 | 31.03.2022 |
| | | Rs. In Lakhs | Rs. In Lakhs |
| | Depreciation and amortisation for the year on tangible assets as per Note 9 | 11.56 | 13.50 |
| | Depreciation and amortisation relating to continuing operations | 11.56 | 13.50 |



Cent Bank Home Finance Limited
Notes forming part of the financial statements
Note 11b Intangible Assets Under Development

| Tangible assets | Gross block | | | | Amortization | | | | | |
|---|-----------------------------|--------------|--------------|--------------------------------|-----------------------------|---------------------------------|--|----------------------------------|--------------------------------|--|
| | Balance as at 1 April, 2022 | Additions | Disposals | Balance as at 31st March, 2023 | Balance as at 1 April, 2022 | Amortization/ Depreciation Rate | Depreciation / amortisation expense for the year | Eliminated on disposal of assets | Balance as at 31st March, 2023 | Balance as at 31 March, 2022 (Net Block) |
| | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | % | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs |
| (a) Computer Software under Development | - | 209.27 | - | 209.27 | - | 20.00% | - | - | 209.27 | - |
| Total | - | 209.27 | - | 209.27 | - | | - | - | 209.27 | - |
| Previous year 21-22 | - | - | - | - | - | | - | - | - | - |

Capital commitment regarding Intangible Assets under development for the year ended March, 2023 are as under:-

| Particulars | Amount CWIP for a period of | | | TOTAL |
|-------------------------------------|-----------------------------|-----------|--------------------|--------|
| | < 1year | 1-2 years | 2-3 years >3 years | |
| (i) Projects in progress | 312.22 | - | - | 312.22 |
| (ii) Projects temporarily suspended | - | - | - | - |

CBHFHL has started working in the new system - Azenzio One Software from 01.04.2023. Out of all the modules, LM, GL and FD Modules are getting fine tuned on the go.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 12 Non-current investments

| Particulars | As at 31.03.2023 | | | As at 31.03.2022 | | |
|--|------------------|--------------|--------------|------------------|--------------|--------------|
| | Quoted | Unquoted | Total | Quoted | Unquoted | Total |
| | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs |
| (a) (i) of subsidiaries (ii) of associates | - | - | - | - | - | - |
| Total - Trade (A) | - | - | - | - | - | - |
| Particulars | As at 31.03.2023 | | | As at 31.03.2022 | | |
| | Quoted | Unquoted | Total | Quoted | Unquoted | Total |
| | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs |
| (b) Investment in government or trust securities (i) government securities (ii) trust securities | 3,827.13 | - | 3,827.13 | 2,923.77 | - | 2,923.77 |
| Particulars | As at 31.03.2023 | | | As at 31.03.2022 | | |
| | Quoted | Unquoted | Total | Quoted | Unquoted | Total |
| | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs | Rs. In Lakhs |
| (c) Other non-current investments (specify nature)-Note-1 Aggregate amount of quoted investments | - | 1,010.00 | 1,010.00 | - | 250.00 | 250.00 |
| | 3,827.13 | - | 3,827.13 | 2,923.77 | - | 2,923.77 |
| | 3,827.13 | 1,010.00 | 4,837.13 | 2,923.77 | 250.00 | 3,173.77 |

Note 1: Bank Deposits which are maturing after 12 months are considered as Non-Current Investment

| Particulars | As on | As on |
|-------------------------------------|-----------------|---------------|
| | 31.03.2023 | 31.03.2022 |
| | Rs. In Lakhs | Rs. In Lakhs |
| Deposits With Central Bank Of India | 1,010.00 | 250.00 |
| Total | 1,010.00 | 250.00 |

Note 2: Investments are in the nature of long term investments, in Government securities and Bonds of Central Bank of India and are stated at cost. There is no Diminution in value of investment.

| S.No. | Particulars | As at | As at | As at |
|--------------------|--|------------------------------|------------------------------|--------------------------------|
| | | 31/03/2023 | 31/03/2022 | 31/03/2023 |
| | | Rs. In Lakhs (Book Value) | Rs. In Lakhs (Book Value) | Rs. In Lakhs (Market Value) |
| 1 | 8.28% GS 2027 @ Rs. 100/- each (ISIN: IN0020070069) | 118.51 | 118.51 | 132.14 |
| 2 | 8.28% GS 2027 @ Rs. 100/- each (ISIN: IN0020070069) | 194.83 | 194.83 | 208.10 |
| 3 | 8.30% GS 2042 @ Rs. 100/- each (ISIN: IN0020120062) | 246.28 | 246.28 | 257.13 |
| 4 | 8.28% GS 2027 @ Rs. 100/- each (ISIN: IN0020070069) | 505.25 | 505.25 | 520.26 |
| 5 | 8.15% GS 2026 @ Rs. 100/- each (ISIN: IN0020140060) | 100.20 | 100.20 | 103.10 |
| 6 | 8.24% GS 2033 @ Rs. 100/- each (ISIN: IN0020140052) | 505.95 | 505.95 | 533.19 |
| 7 | 8.24% GS 2033 @ Rs. 100/- each (ISIN: IN0020140052) | 253.10 | 253.10 | 266.59 |
| 8 | 7.88% GS 2030 @ Rs. 100/- each (ISIN: IN0020150028) | 500.88 | 500.88 | 515.57 |
| 9 | 7.88% GS 2030 @ Rs. 100/- each (ISIN: IN0020150028) | 200.35 | 200.35 | 206.23 |
| 10 | 7.61% GS 2030 @ Rs. 100/- each (ISIN: IN0020160019) | 100.14 | 100.14 | 102.09 |
| 11 | 6.82% MAHARASHTRA SDL GS 2032 @ Rs. 100/- each (ISIN: IN2220210016) | 200.00 | 200.00 | 189.19 |
| 12 | 7.69% GUJARAT SDL GS 2027 @ Rs. 100/- each (ISIN: IN1520170144) | 50.18 | - | 50.67 |
| 13 | 7.67% WEST BENGAL SGS 2039 @ Rs. 100/- each (ISIN: IN3420220193) | 95.65 | - | 94.45 |
| 14 | 7.69% ANDHRA PRADESH GS 2035 @ Rs. 100/- each (ISIN: IN1020220639) | 257.46 | - | 257.65 |
| 15 | 7.69% UTTAR PRADESH GS 2035 @ Rs. 100/- each (ISIN: IN3320220079) | 500.70 | - | 499.50 |
| | Less: Amortization on Premium on Government Securities | (2.35) | (1.72) | - |
| Grand Total | | 3,827.13 | 2,923.77 | 3,935.86 |

Note: The investment which are maturing within 12 months are considered as Current Investment



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 13 Long-term loans and advances

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|---|--------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Other (Sarfaesi charges recoverable) | - | - |
| (b) HOUSING LOANS & NON-HOUSING LOANS | | |
| Secured by tangible assets, considered good | 1,16,959.40 | 91,351.15 |
| Substandard | 2,498.70 | 1,023.97 |
| Doubtful & Loss | 2,537.69 | 4,876.19 |
| Total (b) | 1,21,995.79 | 97,251.31 |
| Less: Provision for loans and advances including Contingent provision (Refer Note-5) | 2,244.40 | 3,656.34 |
| Total (c) | 1,19,751.39 | 93,594.97 |
| Total (a+b) | 1,21,995.79 | 97,251.31 |

Long Term loans and advances includes Housing loan, Top-up loan, Mortgage loan, Loan Against property, Project loan & loan for purchase of commercial property given to the borrowers and which includes the principal amount as well as interest charged reduced by EMI paid to the date. EMI Amount receivable within 12 months from the date has been classified in short term loans and advances.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 14 Other non-current assets

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|---|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Unamortised expenses: Loan acquisition cost | | |
| (i) Unamortized Loan acquisition cost | 279.08 | 275.39 |
| Add: Expenses during the year | 413.68 | 132.66 |
| Less: Amortized during the year including | 147.46 | 128.97 |
| Closing Balance | 545.30 | 279.08 |
| Less: To be Amortized during next year, (Current Portion) | 159.26 | 97.80 |
| Balance Non Current | 386.04 | 181.28 |
| (b) Unamortised expenses: Brokerage on borrowings | | |
| (i) Unamortized Brokerage on borrowings | 165.11 | 85.70 |
| Add: Expenses during the year | 99.12 | 144.37 |
| Less: Amortized during the year | 160.89 | 64.96 |
| Closing Balance | 103.34 | 165.11 |
| Less: To be Amortized during next year (Current Portion) | 93.28 | 76.68 |
| Balance Non Current | 10.06 | 88.43 |
| (c) Security Deposits | 66.19 | 51.54 |
| (d) Refund due from Revenue Authorities | 514.67 | 9.55 |
| TOTAL [a+b+c+d] | 976.96 | 330.80 |



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 15 Cash and cash equivalents

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|---|-------------------------|-------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Cash on hand | 11.71 | 13.10 |
| (b) Cheques in Hand | | |
| (c) Balances with banks | | |
| (i) In current accounts | 2,210.84 | 222.65 |
| (ii) In deposit accounts (Refer (i) & (ii)below) | - | 1,090.00 |
| Total | 2,222.55 | 1,325.75 |
| (i) The whole amount denotes cash & cash equivalents as per AS-3 cash flow statements | - | - |
| | As at 31.03.2023 | As at 31.03.2022 |
| (ii) Bank deposit classification | In Rs. | In Rs. |
| Maturity Period | | |
| With in 3 Months | - | - |
| Less than 12 Months | - | 1,090.00 |
| Total | - | 1,090.00 |

Note:- The Bank Deposit includes deposits made for SLR requirement.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 17 Other current assets

| Particulars | As at 31.03.2023 | As at 31.03.2022 |
|--|------------------|------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Accruals | | |
| (i) Interest accrued on deposits | 17.97 | 14.35 |
| (ii) Interest accrued on investments | 58.88 | 44.31 |
| (b) Others | | |
| (i) Unamortized loan acquisition cost | 159.26 | 97.80 |
| (ii) Unamortized Brokerage on Borrowings | 93.28 | 76.68 |
| (iii) Others (Includes SARFAESI Charges Recoverable, CERSAI charges recoverable & misc receivable also) | 162.46 | 125.30 |
| (iv) Prepaid expenses - Unsecured, considered good (For e.g. Insurance premium, Annual maintenance contracts, Advance rent etc.) | 79.62 | 27.65 |
| Total | 571.47 | 386.09 |
| Grand Total | 571.47 | 386.09 |



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 18 Revenue from operations

| | Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
|--|---|----------------------------------|----------------------------------|
| | | Rs. In Lakhs | Rs. In Lakhs |
| (a) | Interest income on individual loans & project loans | 12,776.06 | 11,476.94 |
| (b) | Interest on Bank deposits and Investment | 330.59 | 329.40 |
| (c) | Other operating revenues | | |
| | Interest on demand loan, vehicle loans, personal loan, fees & other charges | 986.27 | 493.67 |
| | | 14,092.92 | 12,300.01 |
| | Total | 14,092.92 | 12,300.01 |
| # Details of revenue from operations: | | | |
| | Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
| | | Rs. In Lakhs | Rs. In Lakhs |
| (i) | Interest Income comprises: | | |
| | Individual Loans | 12,776.06 | 11,476.94 |
| | Corporate bodies/builders | - | - |
| | Total | 12,776.06 | 11,476.94 |
| (ii) | Other operating revenues comprise: | | |
| | Processing, Administration fees and other charges | 807.57 | 472.44 |
| | Interest on demand loan against fixed deposit | 9.65 | 3.24 |
| | Interest on personal loan | 0.04 | - |
| | Insurance Commission Income from Bajaj Allianz | 8.43 | - |
| | Other Income including recovery in Write-off * | 160.58 | 17.99 |
| | Total - Other operating revenues | 986.27 | 493.67 |

* Recovery in Write -off has been re-classified from Other Income to Revenue from Operations to show correct presentation as same is integral part of operating activities.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 19 Employee benefit expense

| Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
|--|----------------------------------|----------------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| Salaries and wages * | 1,051.83 | 887.99 |
| Contributions to provident and other funds | 41.20 | 39.33 |
| Staff welfare expenses | 39.42 | 16.26 |
| Total | 1,132.45 | 943.58 |

* Salary & wages includes salaries of Cent Bank as well as Central Bank employees on deputation to the company.

* Staff welfare includes Reimbursement of House Rent to Employees and Premium of Group Mediclaim Scheme of Employees



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 20 Finance Costs

| Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
|--|----------------------------------|----------------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| (a) Interest expense on Borrowings* | 7,593.54 | 6,887.32 |
| (b) Other borrowing costs (Bank Charges) | 31.79 | 5.18 |
| (c) Net (gain) / loss on foreign currency transactions and translation (considered as finance cost) | - | - |
| Total | 7,625.33 | 6,892.50 |

* Interest expenses includes interest on term loan from Central Bank of India, HDFC Bank, NHB Refinance & Interest on deposits. For FY 2022, Interest on Debentures were also there.



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 21 Other expenses

| Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
|---|----------------------------------|----------------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| Power and fuel/electricity expenses | 17.51 | 18.53 |
| Rent including lease rentals | 177.51 | 156.68 |
| Repairs and maintenance - Buildings | 3.95 | 1.80 |
| Repairs and maintenance - Others | 12.38 | 13.74 |
| Insurance | 0.23 | 0.40 |
| Communication | 16.38 | 17.31 |
| Travelling and conveyance | 48.28 | 43.31 |
| Printing and stationery | 15.58 | 10.63 |
| Office Expenses | 36.63 | 30.50 |
| Penalty on Statutory Payments | 1.08 | 0.13 |
| Advertisement & Publicity | 11.60 | 20.87 |
| Legal and professional | 194.00 | 108.99 |
| Payments to auditors (Refer Note (i) below) | 14.40 | 9.16 |
| Internal audit expenses/stock audit fees | 3.55 | 2.45 |
| CSR Expenditure | 57.71 | 50.51 |
| CSS Implementation and support charges | 120.25 | 108.00 |
| RCU/FI verification Expenses | 20.96 | 8.41 |
| Credit Rating Expenses | 4.63 | 14.75 |
| Directors Sitting fees | 13.95 | 13.08 |
| Recovery & Legal Charges | 33.58 | 29.44 |
| Loss on sale of Fixed Assets | - | 3.61 |
| Miscellaneous expenses | 22.84 | 14.25 |
| Brokerage | 160.89 | 65.15 |
| DSA Commission (amount amortized) | 147.46 | 128.97 |
| Sub -Total | 1,135.35 | 870.67 |
| | | |
| Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
| | In Rs. | In Rs. |
| (i) Payments to the Auditors comprises :- | | |
| (A) Fees to Statutory Auditor | | |
| For Statutory Audit | 6.75 | 4.36 |
| For Certification | 6.01 | 3.16 |
| Total (A) | 12.76 | 7.52 |
| (B) Fees to Other Auditors | | |
| For Tax Audit | 1.64 | 1.64 |
| Total (B) | 1.64 | 1.64 |
| Grand Total (A) + (B) | 14.40 | 9.16 |



Cent Bank Home Finance Limited
Notes forming part of the financial statements

Note 22 Contingent Provision for Standard Assets

| Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
|--|----------------------------------|----------------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| Contingent Provision on standard assets as per NHB norms | 11.11 | 491.78 |
| Reversal of provision for NPA | - | - |
| Total | 11.11 | 491.78 |

- (a) In the Year 2022-23 Provision/Reversal of Provision on Standard Assets has been made as per the NHB/RBI Norms
- (b) Housing Sector: Provision for Accounts Prior to August 2017 will be done @0.40%, form August 2017, it will be 0.25%
- (c) Non Housing Sector: LAP-40%, Commercial Property-1% and Project Loan- 0.75%

Note 23 Extra Ordinary Items

| Particulars | For the year ended 31.03.2023 | For the year ended 31.03.2022 |
|--------------|----------------------------------|----------------------------------|
| | Rs. In Lakhs | Rs. In Lakhs |
| | - | - |
| | - | - |
| Total | - | - |



Note 24: Notes to Accounts & Disclosures as per NHB:

- 1) Amount relating to Intangible Assets, Capital work-in-progress, inventory and trade receivable are Rs. **NIL** in the current financial year (Previous Year- Nil). Therefore, same are not disclosed in the Financial Statement & Note of Accounts for the current financial year.
- 2) The company is not declared wilful defaulter by any bank or financial institution or other lender during the current Financial Year (Previous Year- Nil).
- 3) No transaction has been carried out with Companies struck off under section 248 of Companies Act 2013 (Previous Year- Nil).
- 4) **No charge** is pending to be registered with Registrar of Companies (ROC).
- 5) **ADDITIONAL REGULATORY INFORMATION :**

Ratios for the Financial Year 2022-23

| Sr. No. | Ratios | Numerator | Denominator | FY 22-23 (A) | FY 21-22 (B) | % Variance ((A-B)/B) |
|---------|--|--|---|--------------|--------------|----------------------|
| a. | Current Ratio (in times) | Current assets | Current liabilities | 0.40 | 0.48 | -17% |
| b. | Debt- Equity Ratio (in times) | Debt (borrowings) | Shareholders' equity | 6.73 | 6.17 | 9% |
| c. | Debt Service Coverage Ratio (DSCR) (in times) * | Earnings for Debt Service (Profit after tax + Depreciation + Finance Cost + Profit on sale of Property, Plant and Equipment) | Debt Service (Interest and lease payments + Principal repayments) | 0.51 | 0.32 | 59% |
| d. | Return on Equity Ratio (in %) | Net Profit for the year | Average shareholder's equity | 15.25% | 13.23% | 15% |
| e. | Net capital turnover ratio (in %) | Revenue from Operations | Working Capital (current assets - current liabilities) | -42% | -55% | 24% |
| f. | Net profit ratio (in %) | Net Profit for the year | Revenue from operations | 18.99% | 16.37% | 16% |
| g. | Return on capital employed (in %) | Profit Before Tax and Finance Costs | Capital Employed (Net worth + borrowings + lease liabilities) | 7.68% | 8.33% | -8% |
| h. | Return on investment (in %) | Income generated from Treasury Investments | Average invested funds in treasury investments | 7.97% | 8.25% | -3% |



| | | | | |
|----|--|----------------|----|----|
| i. | Inventory Turnover Ratio | Not Applicable | NA | NA |
| j. | Trade Receivable Turnover Ratio | Not Applicable | NA | NA |
| k. | Trade payables turnover Ratio | Not Applicable | NA | NA |

* Principal repayment of deposit has not been taken into calculation of DSCR.

OTHERS:-

Other than in the normal and ordinary course of business there are no funds that have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company; or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

There have been no funds that have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Party or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

- 6) No scheme of arrangement has been approved by competent authority in terms of section 232 to 237 of Companies Act 2013.
- 7) The Company has utilised the money raised by way of term loan for the purpose for which they were raised.
- 8) The company has **not** received or lent any funds from foreign entity during the current financial year (Previous Year- Nil).
- 9) There were no transactions relating to previously unrecorded income that have been disclosed or surrendered as income during the year in the tax assessment under the Income Tax Act 1961 (Previous Year- Nil).
- 10) Company has not traded or invested in Crypto Currency or virtual currency during the current Financial Year (Previous Year- Nil).
- 11) Loans and instalments due from borrowers shown under Loans and Advances are secured wholly by Equitable Mortgage of Property or Registered Mortgage or NOI (Notice of Intimation to SRO) as the case may be, Pledge of shares, other Securities, assignment of Life Insurance Policies, undertaking to create security, Bank guarantee/ corporate guarantees/ personal guarantees. There



exist certain loans and advances where the creation of security /charge, obtainment of insurance policies, and obtainment/execution of prescribed documents are pending with the competent authority/officer. The management of company is making vigorous efforts to comply with the prescribed requirements in accordance with the applicable norms.

- 12) Advances are classified as performing and non-performing assets in accordance with guidelines on prudential norms issued by National Housing Bank (NHB). Provisions on standard assets, sub-standard assets, doubtful assets and loss assets have been made as per NHB Directions 2010 as amended from time to time.

Rs. in Lakhs

| | For the year ended 31-03-2023 | | For the year ended 31-03-2022 | |
|------------------------------|----------------------------------|-----------------|----------------------------------|-----------------|
| | Outstanding | Provision | Outstanding | Provision |
| HOUSING LOAN: | | | | |
| To Individuals | | | | |
| Standard Assets | 91,927.10 | 547.22 | 79,473.00 | 560.07 |
| Sub-Standard Assets | 1,965.23 | 294.78 | 826.29 | 123.94 |
| Doubtful Assets | 1,802.98 | 717.45 | 3,328.73 | 1,746.78 |
| Loss Assets | 169.17 | 169.17 | 323.38 | 323.38 |
| To Non-Individuals | | | | |
| Standard Assets | - | - | - | - |
| Sub-Standard Assets | - | - | - | - |
| Doubtful Assets | - | - | - | - |
| Loss Assets | - | - | - | - |
| Floating provision | - | - | - | - |
| Total (A) | 95,864.48 | 1,728.62 | 83,951.40 | 2,754.17 |
| Technical Write off Doubtful | 1,135.74 | 1,135.74 | - | - |
| Regular Write off Loss | 321.77 | 321.77 | - | - |
| NON-HOUSING LOAN: | | | | |
| To Individuals | | | | |
| Standard Assets | 44,509.98 | 337.52 | 30,479.01 | 313.45 |
| Sub-Standard Assets | 533.47 | 80.02 | 197.68 | 29.65 |
| Doubtful Assets | 565.53 | 224.71 | 1,212.13 | 695.27 |
| Loss Assets | 0.01 | 0.01 | 11.95 | 11.95 |
| Demand Loan(Standard) | 86.99 | 0.35 | 116.30 | 0.47 |
| To Non-Individuals | | | | |
| Standard Assets | - | - | - | - |
| Sub-Standard Assets | - | - | - | - |
| Doubtful Assets | - | - | - | - |
| Loss Assets | - | - | - | - |
| Floating provision | - | - | - | - |
| Total (B) | 45,695.98 | 642.61 | 32,017.07 | 1,050.80 |
| TOTAL (A+B) | 1,41,560.46 | 2371.23 | 1,15,968.47 | 3,804.96 |
| Technical Write off Doubtful | 523.04 | 523.04 | - | - |
| Regular Write off Loss | 71.30 | 71.30 | - | - |

Note: 1609 accounts appearing in Balance Book with zero balance are yet to be removed from CBS.

- a) The above NPA Balances are net of unrealized interest of Rs. 685.15Lakhs (P.Y: Rs. 512.95Lakhs).



- b) The Above provision for Standard Assets includes provision on restructured Loans and advances (Net of Reversal made during the year) of Rs. 4,75,53,933/- (PY: Rs. 5,48,83,608/-) under "Resolution Framework – 2.0: Resolution of COVID-19 related stress of Individuals and Small Business" in Pursuance to RBI Circular DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021.
- c) Further, in accordance with the RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 May 5, 2021, the company has reversed the provision on account of Restructured account, if the total credit summation (actual credit received) i.e. payments received from borrower during the period from 01-07-2021 to 31-03-2023 has crossed the prescribed percentage of residual debts (i.e. outstanding as on 30-06-2021). Accordingly, reversal of provision on restructured account under respective Resolution Framework 2.0 has been made.
- d) As part of prudent accounting measure, capital optimization & to reduce the level of Gross NPA, the management has identified certain loan accounts for technical write-off where there are chances of recovery by virtue of suits & adequate tangible securities are available for realization. However, 100% provision has already been provided for in previous years. Company will write-off its advances against such provisions at corporate consolidated level only & individual advances will remain outstanding in borrower's account ledger.

A few accounts have been identified by the management for regular write-off having 100% provisions as per regulatory norms where they are satisfied that there are no more chances of any recovery in those accounts and all possible efforts have been exhausted. In these categories, most of the accounts are those accounts where property has been sold by the company and/or no security is available, a balance of Rs. 100/- is to be retained in those accounts for proper reporting to Credit Information Company (CIC) and proper follow up in future.

In respect of the above cases, write-off amount has been adjusted / debited against the provision amount and the same has been claimed as deduction under the tax laws as per the decisions relied upon and subject matter expert opinion in this matter.

Till FY 2017, Company followed the practice of writing off bad debts (against which full provision already exists) and reversal of provision thereof through Profit & Loss account. From FY 2023, in order to follow uniform accounting policy and practice of parent/holding company for like transactions and events, the aforesaid practice has been adopted and followed.

Accordingly, appropriate treatment for URI (Unrealized Interest) portion which is included in the outstanding balance has been made.

- 13) Interest on Non-Performing Assets is recognized on realization basis as per the NHB/RBI Guidelines. Accordingly, the total interest de-recognized as at the Balance Sheet date is summarized asunder: -

(Rs. in Lakhs)

| | As at 31-03-2023 | As at 31-03-2022 |
|--|------------------|------------------|
| Cumulative Derecognised Interest at the beginning of the year | 512.95 | 496.93 |
| Add: Interest Derecognised during the year (Net of Recovery): | - | - |
| - Sub Standard Assets (Net) | 278.51 | (164.80) |
| - Doubtful/Loss Assets | (106.31) | 180.82 |
| Total Interest Derecognized | 685.15 | 512.95 |



14) During the current year company has continued to create Deferred Tax liability on Special Reserves maintained by Housing Finance Companies under Section 36(1)(viii) of the Income Tax Act towards compliance of the guidelines issued by NHB vide circular no.NHB(ND)/DRS/Policy Circular 65/2014-15 dated August 22, 2014. As per the circular and DTA/DTL on other items we have appropriated as follows:

(Rs. in Lakhs)

| | | As at 31 st March 2023 | | As at 31 st March 2022 | |
|---|-------------------------------------|-----------------------------------|-----------------|-----------------------------------|-----------------|
| A | Deferred Tax Asset [DTA] | Amount | Amount | Amount | Amount |
| | Provision on Standard Assets & NPAs | 596.84 | | 957.71 | |
| | Others | 22.97 | | 9.51 | |
| | Depreciation | 0.98 | | 0.86 | |
| | Total (A) | | 620.79 | | 968.08 |
| B | Deferred Tax Liability [DTL] | | | | |
| | Special Reserve | | | | |
| | • Opening Amount | 1463.68 | | 1316.05 | |
| | Transfer during the year | | | | |
| | • From Surplus | - | | - | |
| | • From P&L | 69.30 | 1,532.98 | 147.63 | 1,463.68 |
| | Others | | 163.26 | | 111.80 |
| | Total (B) | | 1,696.24 | | 1,575.48 |
| C | (B)-(A) | | 1,075.45 | | 607.40 |

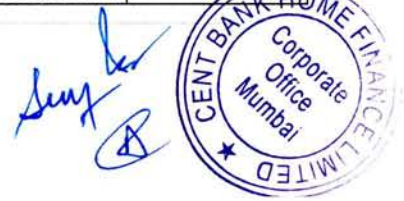
Note: The Taxation Laws (Amendment) Ordinance, 2019 contain substantial amendments in the Income Tax Act 1961 and the Finance (No.2) Act, 2019 to provide an option to domestic companies to pay income tax at a concessional rate. The Company has elected to apply the concessional tax rate and has recognized the provision for income tax and re-measured the net deferred tax assets/liabilities at concessional rate.

15) Contingent Liabilities and Commitments

*Detail provided below

The proceeding against these demands is pending with Income Tax authorities, and hence these are not provided in the books of account:

| S. No. | A.Y. | Under Section | Amount Outstanding (Rs. In Lakhs) | Remark/Reason as per Company management and/or Lawyer's Confirmation | Case Pending with Authority |
|--------|---------|---------------|-----------------------------------|--|-----------------------------|
| 1. | 2003-04 | 143(1) | 0.17 | This amount was not appearing in the portal. Need to check from the department. | Assessing Officer |
| 2. | 2006-07 | 143(1) | 86.72 | Refund of Rs. 35,61,456/- determined by AO after Asstt. u/s 143(3) on 02.12.2008 was shown to have been already refunded in the tax computation sheet with Asstt. Order u/s 143(3), through intimation u/s 143(1) dtd. 15.06.2007. | Assessing Officer |





सेन्ट बँक होम फायनेन्स लिमिटेड
Cent Bank Home Finance Limited

सेन्ट्रल बँक ऑफ इण्डिया की अनुबंधी Subsidiary of Central Bank of India

| | | | | | |
|----|---------|-------------------------------------|-----------------|---|-------------------|
| | | | | <p>Need to be verified whether any such refund was given to Cent Bank. Since assessment has been done u/s 143(3), the demand of Rs. 71,45,415 shown in earlier intimation dtd. 20.09.2007 need also to be verified from Deptt. We have disagreed with the demand on 26.03.2018 but no update has been received from the deptt. We have again reminded to the Deptt. in April, 2023. Hence, no provision need to be made and may be shown as contingent liability.</p> | |
| 3. | 2010-11 | 154 | 36.27 | <p>The demand is incorrect and it comes under the classification of apparent error from the department. Rectification has been filed. But no response has been received in this matter. However, no provision need to be made and can be shown as contingent liability.</p> | Assessing Officer |
| 4. | 2014-15 | 143(3) r.w.s 263 | 159.41 | <p>Addition was made on account of recovery out of Provision for Bad and Doubtful debts. Addition is incorrect as company have not been reportedly claiming Provision for Bad and Doubtful debts in earlier years. Appeal filed before CIT(A), case already fixed for hearing. Reply filed. Company has fairly good chances of succeeding in appeal. Hence no provision is needed in our view.</p> | CIT (Appeal) |
| 5. | 2016-17 | 147 | 431.70 | <p>The addition made by the Income Tax Deptt. is not correct as it was made unlawfully and in arbitrary manner ignoring evidences filed by the company. Appeal filed before CIT(A), case already fixed for hearing. Reply filed. Company has fairly good chances of succeeding in appeal. Hence, no provision is needed in our view.</p> | CIT (Appeal) |
| 6. | 2016-17 | 115 O | 176.31 | <p>Total Demand is incorrect as DDT of Rs. 76,34,118/- has already been paid on 14.09.2016 as per Challan shared with us. Appeal filed before CIT(A), case already fixed for hearing. Reply filed. Company has fairly good chances of succeeding in appeal. Hence no provision is needed in our view.</p> | CIT (Appeal) |
| 7. | 2017-18 | 270A | 2.37 | <p>Penalty was levied for excess claim of Special Reserve. Mistake was human error. Company has filed appeal against the order. We have fairly good chances of succeeding in appeal. Hence, no provision is needed in our view.</p> | CIT (Appeal) |
| 8. | 2020-21 | 143 (1) | 275.00 | <p>All the additions made u/s. 143(1) are incorrect. Company has filed before CIT(A) against the order. We have fairly good chances of succeeding in appeal. Hence no provision is needed in our view.</p> | CIT (Appeal) |
| | | Total (Demand +Interest) | 1,167.95 | | |



16) Reporting Under Accounting Standard AS-18- Related Party Disclosures

Details of Related Party:

- (a) Holding Company: Central Bank of India

The related Party Transaction with holding company is furnished below: (Rs. in Lakhs)

| Description | 2022-23 | 2021-22 |
|--|-----------|-----------|
| Interest on Overdraft | 496.66 | 135.22 |
| Interest on Term Loan (Refer Note 1 below) | 1,912.67 | 1,896.35 |
| Term Loan balance | 34,366.29 | 21,941.19 |
| Overdraft Sanctioned | 20,000.00 | 10,000.00 |
| Dividend (Refer Note 2 below) | 00.00 | 00.00 |
| Repair and Maintenance (Rent) | 30.59 | 33.46 |
| Salary of staff on Deputation | 59.95 | 48.84 |

Note 1: Term Loan balance includes outstanding balance out of sanctioned term loans of Rs. 950 Crs.

Note 2: No Dividend has been declared in the FY 2022-2023 & FY 2021-22.

Key Managerial Personnel

- (i) Shri Kushal Pal, Managing Director
 (ii) Shri Sachin Sudhakar, General Manager
 (iii) Shri Suyogya Chandra Mehta, Chief Financial Officer
 (iv) Shri Ashish Shrivastava, Company Secretary

The related Party Transaction with Key Managerial Personnel is furnished below: (Rs. in Lakhs)

| Description | 2022-23 | 2021-22 |
|--|---------|---------|
| Salary and Allowances, cont. to PF etc of Key Managerial Personnel | 87.02 | 57.49 |

17) Reporting Under Accounting Standard AS-20- Earning Per share (EPS).

The Basic and diluted Earnings per share have been calculated based on the profit after tax and the average number of shares during the year. Information in respect of Earning per Share (EPS), pursuant to AS-20 is as under:

| | As on 31-03-2023 | As on 31-03-2022 |
|---|------------------|------------------|
| a) Profit/Loss after Tax (Rs. in Lakhs) | 2,676.06 | 2010.92 |
| b) No. of shares (In Nos.) | 2,50,00,000 | 2,50,00,000 |
| c) Weighted Average number of equity shares for Basic EPS | 2,50,00,000 | 2,50,00,000 |
| d) Basic EPS Per Share (Rs.) | 10.70 | 8.04 |
| e) Diluted Per Share (Rs.) | 10.70 | 8.04 |

18) Reporting Under Accounting Standard AS-17 Segment Reporting:

The Company's main business is to provide loans for the purchase or construction of residential houses. Hence, there are no separate reportable segments as per Accounting Standard on Segment Reporting (AS-17) issued by the Institute of Chartered Accountants of India and notified under Companies (Accounting Standards) Rules, 2006.

19) Company has during the year provided for Non-Performing Assets as per the prudential norms of National Housing Bank. Reporting under accounting standard AS-29.

(Rs. in Lakhs)

| (a) Movement of provision | As on 31-03-2023 | As on 31-03-2022 |
|--|------------------|------------------|
| Opening Provisions on Bad & Doubtful Debts | 2,930.97 | 2,628.70 |
| Less: Reversal due to accounts written-off | -2051.85 | - |
| Add: Addition on account of fresh slippage (net of reduction/up gradation due to recovery) | 607.02 | 302.27 |
| Closing Provision on Bad & Doubtful Debts | 1,486.14 | 2,930.97 |

(Rs in Lakhs)

| (b) Net of amount written-off (Details) | As on 31-03-2023 | As on 31-03-2022 |
|---|------------------|------------------|
| Bad Debts Written-off | 0.00 | 0.00 |
| Reversal due to accounts written-off | 2051.85 | - |
| Addition due to Slippage/ Reversal on account of recovery (net-off) | 0.00 | 302.27 |
| Total | (2051.85) | 302.27 |
| Reversal of Provision Net of amount written off | 0.00 | 0.00 |

20) As per the information available with the Company, there are no amounts payable to any "suppliers" registered under the Micro, Small and Medium Enterprises Development Act, 2006.

21) Provision and Contingencies and Provision for Tax:

i. Provision and Contingencies

(Rs in Lakhs)

| Break up of 'Provision and Contingencies' shown under the head Expenditure in Profit and Loss Account | As on 31-03-2023 | As on 31-03-2022 |
|---|------------------|------------------|
| 1. Provisions for depreciation on Investment | - | - |
| 2. Provision made towards Income tax-Current tax | 442.40 | 770.97 |
| 3. Provision made towards Income tax- Tax of Earlier Years | (1.78) | 44.05 |
| 4. Provision made towards Income tax- Deferred Tax [Net Deferred Tax -(Assets)/Liabilities] | 468.05 | (34.08) |
| 5. Provision towards NPA | 607.02 | 302.27 |
| 6. Provision for Standard Assets (including Covid19 Restructuring Scheme Provision) | 11.11 | 491.78 |
| 7. Other Provision and Contingencies (with details given elsewhere) | 227.56 | 102.49 |



- ii. During the year, the company has adjusted the balances of Provision for Tax of earlier years (other than for years which are pending before any authority/appeal forum and shown as contingent liability) against the Balances of Advance tax, TDS, Pre-deposit and Self-Assessment. The management believes that refundable, if any is received subsequently will be accounted for at the time of receipt of the same which is presently unascertainable.
- 22) The amount of Current Liabilities has exceeded the amounts of Current Assets and such trend is persistent for last 5 years. It is a common fact that in the business of Housing Finance Company (HFC), the current liability exceeds the current assets due to long tenure loans provided and acceptance of short-term deposits and other borrowings for a lesser tenure as compared to loans given.

Further, other financial indicators such as positive net worth, NIL accumulated losses, increased profitability as compared to previous financial years, increase in the Business and also in Net Interest Income and maintenance of healthy CRAR (capital-to-risk weighted assets ratio). Furthermore, as per the past trends, probabilities of renewal of deposits by existing depositors are evidenced from the records. Apart from this, the company has tied up fund arrangements with the lenders for providing short-term credit facilities for working capital requirements and accordingly have un-utilized credit facilities for making the payment as and when due for payment. These factors are mitigating the risk of mismatch of Current Liabilities and Current Assets.

Also, the Company abides by 'The Asset Liability Management System for Housing Finance Companies – Guidelines' issued by RBI and/or NHB. The Company has a Board-approved Asset and Liability Management (ALM) policy. The policy specifies the prudential gap limits, the tolerance limits and the reporting mechanism notwithstanding the pandemic, the Company maintained a healthy liquidity profile and its ALM gaps were always under the prudential limits and accepted by the National Housing Bank (NHB) in the periodical returns/reports submitted with them. The disclosures regarding the ALM with appropriate notes has been mentioned in Note No. 25(35)(7.5).

Under these circumstances, the management strongly believes that the fundamental assumptions of Going Concern of the company is not affected despite the fact that the current liabilities are in excess of the current assets and such persisting trend is clearly visible in the financial statements of the other entities which are operating in housing finance sector and accepting deposits.

- 23) The management has identified following areas wherein certain manual compilations has been made for preparation and presentation of financial statements.
- (i) Due to inherent limitation of the existing software package for determining the maturity buckets of ALM (Asset and Liability management) for figures of Loans and Advances, the company identifies the current and non-current portion of the loans and advances other than Non-Performing Assets (NPAs) based on the basis EMIs (Equated Monthly Instalments) fixed in the system. Such practice is consistently followed and management believes that said practice is appropriate and reasonably determines the approximate with the actual.

Further, due to various factors associated with the recovery of NPAs, outstanding balance of NPA accounts is being shown as Non-current Assets. Due to following such consistent practice of showing balances of NPAs under the head of non-current assets, excess of current liability over current assets as at the end of the year exhibits higher liquidity mismatch (other than

loan accounts wherein 100% provision is made) to the extent of such amount that will be relatable to the actual recovery to be made within the period of 12 months from the reporting period which is presently unascertainable.

- (ii) Due to inherent limitation of the existing software package demand as per revised EMIs (such as post-construction cases, grill-drill cases and CLSS cases) has not been triggered automatically but the demand in such cases is triggered /re-set in the CBS manually and accordingly the loan account is supervised and monitored.
- (iii) Due to inherent limitation of the existing software package for passing the closing entries for the purpose of preparation of financial statement and also due to expiry of agreement with the previous CBS (Core Banking Solution) vendor, certain entries has been passed on GL (General Ledger) level and not on Sub-ledger (Customer ID wise) level or on Other Appropriate GL(not programmed/available due to expiry of agreement) , due to which there remains differences in the balances of GL vis-à-vis balances as per Sub-Ledger. The management has acknowledged that the appropriate adjustment at sub-ledger or transfer to appropriate GL will be made through New CBS (under development) after end of the current financial year. However, in the financial statement, grouping/reporting of such items/accounts under appropriate head /Ledger has been made.
- (iv) Due inherent limitation of the existing software package and also due to expiry of agreement with the previous CBS (Core Banking Solution) vendor, the company is determining or disclosing or reporting following information /details/various input data which is compiled on manually basis in the books of accounts/financial statement/periodical returns furnished to various agencies by way of use of excel/spreadsheets: -
- Determining the Loan to value ratio and Debt Burden ratio.
 - Determining the provision for NPAs and PAs.
 - Change classification of Loan Asset (existing classification as per CBS) to the extent not in conformity with the applicable norms.
 - Up-gradation of Loan Account from NPAs to PAs which is required to be made as per RBIRBI/2021-2022/158 DOR.STR.REC.85/21.04.048/2021-22 dated 15.02.2022as amended.
 - Identification and Classification of Loan Account of a Borrower having more than one Loan account with the company.
 - Identification and determining of Accrued Interest on Deposits (for Monthly interest paying – MIDR and Quarterly interest paying scheme – QIDR) accepted and given and also on Investments.
 - Identification and determining of amortized and un-amortized cost of brokerage and commission including proportionate amount attributable to the cases of fore-closed loan accounts and pre-matured deposit accounts.
 - Determination of depreciation, deferred tax assets or liabilities, provision for leave encashment and bonus, provisions for tax, segregation into non-current and current portion of borrowing and loans and advances (including segregation of provision) if any.

- i) Consolidation of Trial Balances of all offices and Preparation of Financial statements with its Annexure and Schedules attached to/Annexed to such financial statements.
- j) Quantification of amount of Compromise, Waiver and OTS amount.
- k) Quantification of Monthly deductions from salary of Employees viz. Interest on Advances etc.

24) Employee Compensation and Benefits:

- i. In respect of employees directly recruited by the company, contribution to Provident Fund is made at the prescribed rate. Provident Fund liability of staff on deputation from Central Bank of India is met by Central Bank of India.
- ii. Reporting under Accounting Standard AS-15 Retirement Benefits:
 - a. The Company makes its share of contributions to the Employees' Provident Fund organization as per defined contribution plan. The Company has no further obligation apart from its contribution. Such contributions are recognized as expenditure in the Profit & Loss account.
 - b. The Provision of leave encashment liability is calculated on the balance-privilege leave of the employees as on 31-03-23. The same has been provided for the year ended 31-03-2023. The Company has policy of accumulate maximum 90 days privilege leaves and Employees are entitled to encash the leaves during the Period of Service or at Retirement. As per HR Policy, an Employee is entitled to encash 100% leaves till date, therefore the Leave Encashment liability is treated as Short-term Liability under the head "Current Liabilities".
 - c. For the staff deputed from Central Bank of India the gratuity liability and leave encashment considering Short term obligation are met/to be met by Central Bank of India. In respect of the eligible retirement/terminal benefits like gratuity, pension and encashment of leave, the same is provided for by Central Bank of India.
 - d. Gratuity:- In accordance with the payment of Gratuity Act 1972, the Company provides for Gratuity covering eligible employees. To fund its liability the Company has taken two policies with Life Insurance Corporation of India liability the Company has taken two policies with Life Insurance Corporation of India to cover the accumulated gratuity liability of its employees and the premium paid on this policy has been charged to Profit & Loss account. Disclosure as per Para 119 and 120 of the AS-15:-

The following table sets out the funded status of the Gratuity and the amount recognized in Financial Statements as on 31-03-2023.

1. Actuarial Assumptions

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|-------------------|-------------------------|----------------------|-------------------------|
| Discounted Rate | 7.25% | 7.25% | 7.25% |
| Salary Escalation | 8.00% | 8.00% | 8.00% |



2. Table Showing changes in present value of Obligation as on 31-03-2023

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|--|-------------------------|----------------------|-------------------------|
| Present value of obligations as at beginning of year | 35,84,500.00 | 47,87,392.00 | 10.00 |
| Interest cost | 2,50,915.00 | 3,35,117.00 | 7.00 |
| Current Service Cost | 5,92,408.00 | 2,12,061.00 | 1,57,034.00 |
| Benefits Paid | (6,09,915.00) | (5,53,888.00) | - |
| Actuarial (gain)/ loss on obligations | 1,16,660.00 | 3,25,740.00 | 53,583.00 |
| Present value of obligations as at end of year | 39,34,568.00 | 51,06,422.00 | 2,10,724.00 |

3. Table showing changes in the fair value of plan assets as on 31-03-2023

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|--|-------------------------|----------------------|-------------------------|
| Fair value of plan assets at beginning of year | 41,96,426.56 | 54,13,495.13 | 1,63,164.06 |
| Expected return on plan assets | 2,92,575.90 | 3,74,643.60 | 22,616.40 |
| Contributions | 3,87,194.65 | - | 2,83,928.82 |
| Benefits Paid | (6,09,915.00) | (5,53,888.00) | - |
| Actuarial gain/(loss) on Plan assets | NIL | NIL | NIL |
| Fair value of plan assets at the end of year | 42,66,282.16 | 52,34,250.80 | 4,69,709.31 |

4. Table showing fair value of plan assets as on 31-03-2023

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|---|-------------------------|----------------------|-------------------------|
| Fair value of plan assets at beginning of year | 41,96,426.56 | 54,13,495.13 | 1,63,164.06 |
| Actual return on plan assets | 2,92,575.95 | 3,74,643.67 | 22,616.43 |
| Contributions | 3,87,194.65 | - | 2,83,928.82 |
| Benefits Paid | (6,09,915.00) | (5,53,888.00) | - |
| Fair value of plan assets at the end of year | 42,66,282.16 | 52,34,250.00 | 4,69,709.31 |
| Funded status | 3,31,714.16 | 1,27,828.00 | 2,58,985.31 |
| Excess of Actual over estimated return on plan assets | NIL | NIL | NIL |

5. Actuarial Gain/Loss recognized as on 31-03-2023

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|---|-------------------------|----------------------|-------------------------|
| Actuarial (gain)/ loss on obligations | (1,16,660.00) | (3,25,740.00) | (53,583.00) |
| Actuarial (gain)/ loss for the year - plan assets | NIL | NIL | NIL |
| Actuarial (gain)/ loss on obligations | 1,16,660.00 | 3,25,740.00 | 53,583.00 |
| Actuarial (gain)/ loss recognized in the year | 1,16,660.00 | 3,25,740.00 | 53,583.00 |

6. The amounts to be recognized in the balance sheet and statements of profit and loss

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|---|-------------------------|----------------------|-------------------------|
| Present value of obligations as at the end of year | 39,34,568.00 | 51,06,422.00 | 2,10,724.00 |
| Fair value of plan assets as at the end of the year | 42,66,282.16 | 52,34,250.80 | 4,69,709.31 |
| Funded status | 3,31,714.16 | 1,27,828.80 | 2,58,985.31 |
| Net asset/(liability) recognized in balance sheet | 3,31,714.16 | 1,27,828.80 | 2,58,985.31 |



7. Expenses Recognized in statement of Profit and loss

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 | Policy – 3 301002389 |
|---|-------------------------|----------------------|-------------------------|
| Current Service cost | 5,92,408.00 | 2,12,061.00 | 1,57,034.00 |
| Interest Cost | 2,50,915.00 | 3,35,117.00 | 7.00 |
| Expected return on plan assets | (2,92,575.95) | (3,74,643.67) | (22,616.43) |
| Net Actuarial (gain)/ loss recognized in the year | 1,16,660.00 | 3,25,740.00 | 53,583.00 |
| Expenses recognized in statement of Profit and loss | 6,67,407.00 | 4,98,274.00 | 1,88,008.00 |

Note: The above information relating to gratuity has been incorporated from the report received from Life Insurance Corporation of India.

The following table sets out the funded status of the Gratuity and the amount recognized in Financial Statements as on 31-03-2022.

1. Actuarial Assumptions

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|-------------------|-------------------------|----------------------|
| Discounted Rate | 7.25% | 7.25% |
| Salary Escalation | 8.00% | 8.00% |

2. Table Showing changes in present value of Obligation as on 31-03-2022

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|--|-------------------------|----------------------|
| Present value of obligations as at beginning of year | 27,01,669.00 | 51,96,321.00 |
| Interest cost | 1,89,117.00 | 3,63,742.00 |
| Current Service Cost | 3,48,109.00 | 2,31,005.00 |
| Benefits Paid | -1,73,111.00 | - |
| Actuarial (gain)/ loss on obligations | 5,18,716.00 | -10,03,676.00 |
| Present value of obligations as at end of year | 35,84,500.00 | 47,87,392.00 |

3. Table showing changes in the fair value of plan assets as on 31-03-2022

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|--|-------------------------|----------------------|
| Fair value of plan assets at beginning of year | 30,16,856.39 | 50,42,845.52 |
| Expected return on plan assets | 2,63,604.60 | 3,70,649.10 |
| Contributions | 10,89,076.55 | 0.44 |
| Benefits Paid | -1,73,111.00 | NIL |
| Actuarial gain/(loss) on Plan assets | NIL | NIL |
| Fair value of plan assets at the end of year | 41,96,426.56 | 54,13,495.13 |

4. Table showing fair value of plan assets as on 31-03-2022

(Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|--|-------------------------|----------------------|
| Fair value of plan assets at beginning of year | 30,16,856.39 | 50,42,845.52 |
| Actual return on plan assets | 2,63,604.62 | 3,70,649.17 |
| Contributions | 10,89,076.55 | 0.44 |

| | | |
|---|--------------|--------------|
| Benefits Paid | -1,73,111.00 | NIL |
| Fair value of plan assets at the end of year | 41,96,426.56 | 54,13,495.13 |
| Funded status | 6,11,926.56 | 6,26,103.13 |
| Excess of Actual over estimated return on plan assets | NIL | NIL |

5. Actuarial Gain/Loss recognized as on 31-03-2022 (Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|---|-------------------------|----------------------|
| Actuarial (gain)/ loss on obligations | -5,18,716.00 | 10,03,676.00 |
| Actuarial (gain)/ loss for the year - plan assets | NIL | NIL |
| Actuarial (gain)/ loss on obligations | 5,18,716.00 | -10,03,676.00 |
| Actuarial (gain)/ loss recognized in the year | 5,18,716.00 | -10,03,676.00 |

6. The amounts to be recognized in the balance sheet & statements of profit and loss (Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|---|-------------------------|----------------------|
| Present value of obligations as at the end of year | 35,84,500.00 | 47,87,392.00 |
| Fair value of plan assets as at the end of the year | 41,96,426.56 | 54,13,495.13 |
| Funded status | 6,11,926.56 | 6,26,103.13 |
| Net asset/(liability) recognized in balance sheet | 6,11,926.56 | 6,26,103.13 |

7. Expenses Recognized in statement of Profit and loss (Amount in Rs.)

| Particular | Policy – 1 301000291 | Policy – 2 108307 |
|---|-------------------------|----------------------|
| Current Service cost | 3,48,109.00 | 2,31,005.00 |
| Interest Cost | 1,89,117.00 | 3,63,742.00 |
| Expected return on plan assets | -2,63,604.62 | -3,70,649.17 |
| Net Actuarial (gain)/ loss recognized in the year | 5,18,716.00 | 10,03,676.00 |

Note: The above information relating to gratuity has been incorporated from the report received from Life Insurance Corporation of India.

The Company has taken one more Policy no. 301002389 during Financial Year 2021-2022 from Life Insurance Corporation of India to cover gratuity liability of its employees. Total amount paid in new policy is Rs. 1.57 Lakhs. Till the finalisation of Accounts, reports from LIC regarding the policy has not been received, hence disclosure could not be made.

25) As per NHB refinance guidelines, the Company is required to submit half-yearly certificate as on 30th September and 31st March disclosing therein the difference between hypothecated book debts and NHB refinance outstanding. The adverse balance as on 31-03-2023 is Rs. **194.28** Lakhs (PY: Rs. **137.00** Lakhs).

26) During the year the Company has **not** created floating provision on Bad & Doubtful Debts.

27) Previous Year Figures

The figures of the previous year are reworked to meet the requirements of Schedule III. These figures are rearranged, regrouped and reclassified where considered necessary to provide a true and fair view.

28) Corporate Social Responsibility

During the year the Company has spent Rs. 57,71,470/- (PY: Rs. 50,50,889/-) towards Corporate Social Responsibility under section 135 of Companies Act,2013 and rules thereon.

Disclosure with regard to CSR activities as under:

(Rs. In Lakhs)

| | | As on 31-03-2023 | As on 31-03-2022 |
|---|--|---------------------|---------------------|
| A | Amount required to be spent by the company during the year | 57.71 | 50.51 |
| B | Amount of expenditure incurred | 57.71 | 50.51 |
| C | Shortfall at the end of the year, | NIL | NIL |
| D | Total of previous years shortfall | NIL | NIL |
| E | Reason for shortfall, | NIL | NIL |
| F | Nature of CSR activities, | Education etc. | HealthCare |
| G | Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard, | NIL | NIL |
| H | Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately. | NIL | NIL |

29) We have not entered into any long-term contract including derivative contract which may have any material foreseeable losses.

30) Company does not grant any loan or advance:

- Against bullion / primary gold and gold coins; and
- For purchase of gold in any form including primary gold, gold bullion, gold Jewelry, gold coins, units of Exchange traded Funds (ETF) and units of gold mutual fund.

31) As per the consistent Practice and policy, the process of Quantification of Incentive/Bonus of Regular Employees/CBHFL staff is decided by the Board of Directors after taking into consideration various parameters of KRA and profitability of the company. Therefore, such quantification is uncertain and is being provided for on estimated basis which will be subject to decision in the Board meeting.

32) There are current and old unadjusted entries outstanding in Security deposits and Sundry Debtors pending identification /adjustment and reconciliation/adjustment of which is in progress on an ongoing basis. The bank is taking continuous steps to review /adjust the outstanding. In respect of these balances wherein appropriate adjustments are pending due to certain reasons the impact on the remaining accounts will be insignificant.

33)

(a) In assessing the recoverability of receivables and certain investments, the Company has considered internal and external information up to the date of approval of these financial results including credit reports and economic forecasts. The Company has performed analysis on the assumptions used and based on current indicators of future economic conditions; the Company expects to recover the carrying amount of these assets. The impact of the global health pandemic may be different from that estimated as at the date of approval of these financial results and the Company will continue to closely monitor any material changes to future economic conditions. The impact of COVID-19 on the global economy and how governments, businesses and consumers respond is uncertain. This uncertainty is reflected in the Company's assessment of credit risk which is subject to a number of management judgements and estimates. In relation to COVID-19, judgements and assumptions

include the extent and duration of the pandemic, the impacts of actions of governments and other authorities, and the responses of businesses and consumers in different industries, along with the associated impact on the global economy. The Company has separately incorporated estimates, assumptions and judgements specific to the impact of the COVID-19 pandemic and the associated support packages in the measurement of impairment loss allowance. The Company has been duly servicing its debt obligations, maintains a healthy capital adequacy ratio and has adequate capital and financial resources to run its business. Taking into consideration the impact arising from the COVID-19 pandemic on the economic environment, the Company has, during the year, continued to undertake a risk assessment of its credit exposures and reversed interest including moratorium interest in respect of NPAs, to reflect deterioration in the macroeconomic outlook. The final impact of this pandemic is very uncertain and the actual impact may be different than that estimated based on the conditions prevailing as at the date of approval of these financial results. The management will continue to closely monitor the material changes in the macro-economic factors impacting the operations of the Company.

- (b) As per sanction terms, Loan from Central Bank of India is for onward lending, for meeting mismatch liquidity mismatch and for payment of liabilities. Further, in respect of credit facilities obtained from HDFC, it is to be used for onward lending.
- (c) The Public Deposits includes unclaimed deposits but excludes unpaid deposits and interest accrued on these deposits.
- (d) Interest on overdue deposit: Deposit will automatically expire on maturity. In case, the renewal is sought for a portion of overdue deposit the company as per policy may at its discretion allow Interest for the overdue period on that portion of deposit which is proposed to be renewed. W.e.f. Financial Year 2022-2023 onwards, the company has provided interest on accrual basis. Such change in accounting policy has been disclosed in notes as per applicable accounting standard under the prescribed disclosure norms.

34) Disclosure as required by Accounting Standard - 19, 'Leases', issued by the Institute of Chartered Accountants of India:

The Company has taken office premises under operating lease / leave and licence basis. These are generally cancellable by giving prior notice and for tenure of two to three years and are renewable by mutual consent on mutually agreeable terms. Lease payments are recognized in the Profit and Loss Account under 'Rent, Rates and Taxes' in Note 20. This expense represents the sum of monthly rental payment incurred and accounted for as an expense towards the services availed in the respective month which is payable by the Company on Monthly basis. These Monthly payments correspond to the services utilized in the respective month which represent systematic basis of recognition.

The future minimum lease payments under cancellable operating lease: - (Rs. in Lakhs)

| S. No | Particulars | Year Ended March 31, 2023 | Year Ended March 31, 2022* |
|-------|---|---------------------------|----------------------------|
| 1. | Within One year | 178.62 | 177.51 |
| 2. | After One Year But not more than five Years | 488.27 | 448.23 |
| 3. | More than five years | - | 72.12 |
| | Total | 666.89 | 697.86 |

*Previous year's figures are revised as wrong data was punched due to clerical error.

Note: As per consistent practice lease rent of offices which are under CBI's premises are also considered.

Payments To Intellect Design Arena Private Limited

Company has considered payment made to existing Software service provider (Intellect Design Arena Private Limited) towards their application service usage by the company as lease.

Accordingly, the future minimum lease payments under cancellable operating lease is as under:

| Sr. No | Particulars | Year Ended March 31, 2023 (Rs. in Lakhs) | Year Ended March 31, 2022 (Rs. in Lakhs) |
|--------|---|--|--|
| 1. | Within One year | 17.82* | 69.68 |
| 2. | After One Year But not more than five Years | - | - |
| 3. | More than five years | - | - |
| | Total | 17.82 | 69.68 |

*The amount is till the period of expiry of the service agreement i.e., April 2023, subject to renewal of the agreement.

The Monthly bills of vendor Intellect Design Arena Private Limited correspond to the services utilized in the respective month which represent systematic basis of recognition.

35) Disclosures required by National Housing Bank

1. Capital (Accounts)

Capital to Risk Assets Ratio (CRAR)

| Particulars | As at 31-03-2023 | As at 31-03-2022* |
|---|---------------------|----------------------|
| i) CRAR (%) | 20.84% | 23.64% |
| ii) CRAR-Tier I Capital | 19.86% | 22.40% |
| iii) CRAR-Tier II Capital | 0.98% | 1.24% |
| iv) Amount of Subordinate debt raised as Tier-II Capital (Rs. In Lakhs) | 0.00 | 0.00 |
| v) Amount raised by issue of Perpetual Debt Instruments | 0.00 | 0.00 |

*Revised as per the instructions of NHB.

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

As per Section 29 C of National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve before any dividend is declared. For this purpose, any Special Reserve created by the Company under Section 36(1) (vii) of Income Tax Act, 1961 is considered to be an eligible transfer. Accordingly, the Company has transferred Rs. 274.37 Lakhs (net of adjustments) (PY: Rs.518.55 Lakhs) to Special Reserve U/s 36(1)(VIII) of Income Tax Act, 1961 during the year.

(Rs in Lakhs)

| Statement as per NHB circular No. NHB.HFC.CG.DIR.1/MD&CEO/2016 dated 9 th February, 2017 | | |
|--|----------------|----------------|
| Particulars | Amount | Amount |
| Balance at the beginning of the year | 2022-23 | 2021-22 |
| a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987 | 300.00 | 300.00 |
| b) Amount of special reserve u/s 36(1)(vii) of Income Tax Act, 1961 taken into account for the purposes of | 5,815.17 | 5,296.62 |



| | | |
|--|-----------------|-----------------|
| Statutory Reserve under, Section 29C of the NHB Act, 1987. | | |
| c) Total | 6,115.17 | 5,596.62 |
| Addition/Appropriation/Adjustments/Withdrawal during the year | | |
| Add: a) Amount transferred u/s 29C of the NHB Act, 1987 | - | - |
| b) Amount of special reserve u/s 36(1)(vii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987 | 275.35 | 5,18.55 |
| 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 | - | - |
| c) Adjustment* | -0.98 | - |
| Balance at the end of the year | | |
| a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987 | 300.00 | 300.00 |
| b) Amount of special reserve u/s 36(1)(vii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under, Section 29C of the NHB Act, 1987 | 6,089.54 | 5,815.17 |
| c) Total | 6,389.54 | 6,115.17 |

*Transfer from Reserve relates to the adjustments related to previous year due to change in the amount of Taxable Profit determined at the time of filing of Return of Income.

3. Investment

(Rs in Lakhs)

| Particulars | As at 31-03-2023 | As at 31-03-2022 |
|---|------------------|------------------|
| Value of Investments | 3,827.13 | 2,923.77 |
| i) Gross value of Investments | 3,827.13 | 2,923.77 |
| a) In India | 3,827.13 | 2,923.77 |
| b) Outside India | 0.00 | 0.00 |
| ii) Provision for Depreciation | 0.00 | 0.00 |
| a) In India | 0.00 | 0.00 |
| b) Outside India | 0.00 | 0.00 |
| iii) Net value of Investments | 3,827.13 | 2,923.77 |
| a) In India | 3,827.13 | 2,923.77 |
| b) Outside India | 0.00 | 0.00 |
| Movement of provision held towards depreciation on Investment | Nil | Nil |
| i) Opening Balance | Nil | Nil |
| ii) Add: Provisions made during the year | Nil | Nil |
| iii) Less: Write-off/ Written-back of excess provisions during the year | Nil | Nil |
| iv) Closing Balance | Nil | Nil |

Note 1: Investments are exclusive of Bank Deposits amounting of Rs. 1010.00 Lakhs (PY: Rs. 1340.00 Lakhs) held for SLR purpose.

Note 2: Investments Held to Maturity (Long Term Investment) are adjusted with amortised premium (Net of Discount, If any)

4 Derivatives

- i) Forward Rate Agreement (FRA)/Interest Rate Swap (IRS)- Nil
- ii) Exchange Traded Interest Rate (IR) derivative- Nil
- iii) Disclosure on Risk exposure in derivatives
 - a) Qualitative Disclosure- Nil
 - b) Quantitative Disclosures- Nil

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

(Rs. In Lakhs)

| Particulars | 2022-23 | 2021-22 |
|--|---------|---------|
| (i) The notional principal of swap agreements | NIL | |
| (ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements | | |
| (iii) Collateral required by the HFC upon entering into swaps | | |
| (iv) Concentration of credit risk arising from the Swaps \$ | | |
| (v) The fair value of the swap book @ | | |
| 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 | | |

4.2 Exchange Traded Interest Rate (IR) Derivative

(Rs in Lakhs)

| Particulars | Amount |
|--|--------|
| (i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise) | NIL |
| (ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 st March 2023 (instrument-wise) | NIL |
| (iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise) | NIL |
| (iv) Mark-to-Market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise) | NIL |



4.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure- Not Applicable

B. Quantitative Disclosure

(Rs in Lakhs)

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

4.4 Group Structure-Not Applicable

5.1 Securitisation

(Rs in Lakhs)

| Particulars | | No./Amount |
|-------------|---|------------|
| 1. | No of SPVs sponsored by the HFC for securitization transactions* | |
| 2. | Total amount of securitized assets as per books of the SPVs sponsored | NIL |
| 3. | Total amount of exposures retained by the HFC towards the MRR as on the date of balance sheet | NIL |
| (I) | Off-balance sheet exposures towards Credit Enhancements | NIL |
| (II) | On-balance sheet exposures towards Credit Enhancements | NIL |
| 4. | Amount of exposures to securitization transactions other than MRR | |
| (I) | Off-balance sheet exposures towards Credit Enhancements | |
| | a) Exposure to own securitizations | NIL |
| | b) Exposure to third party securitisations | NIL |
| (II) | On-balance sheet exposures towards Credit Enhancements | NIL |
| | a) Exposure to own securitizations | NIL |
| | b) Exposure to third party securitisations | NIL |

*Only the SPVs relating to outstanding securitization transaction may be reported here

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

(Rs in Lakhs)

| Particulars | As at 31-03-2023 | As at 31-03-2022 |
|--|------------------|------------------|
| (i) No. of accounts | | |
| (ii) Aggregate value (net of provisions) of accounts sold to SC/RC | | |
| (iii) Aggregate consideration | | Nil |
| (iv) Additional consideration realized in respect of accounts transferred in earlier years | | |
| (v) Aggregate gain/loss over net book value | | |



5.3 Details of Assignment transactions undertaken by HFCs

(Rs in Lakhs)

| Particulars | As at 31-03-2023 | As at 31-03-2022 |
|--|---------------------|---------------------|
| (i) No. of accounts | Nil | |
| (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 | | |

5.4 Details of non-performing financial assets purchased/sold

A. Details of Non-performing financial assets purchased:

(Rs in Lakhs)

| Particulars | As at 31-03-2023 | As at 31-03-2022 |
|---|---------------------|---------------------|
| (a) No. of accounts purchased during the year | Nil | |
| (b) Aggregate outstanding | | |
| (a) Of these, number of accounts restructured during the year | | |
| (b) Aggregate outstanding | | |

B. Details of Non-performing Financial Assets sold:

(Rs in Lakhs)

| Particulars | As at 31-03-2023 | As at 31-03-2022 |
|-------------------------------------|---------------------|---------------------|
| 1. No. accounts sold | Nil | |
| 2. Aggregate outstanding | | |
| 3. Aggregate consideration received | | |

5.5 Assets Liabilities Management (Maturity pattern of certain items assets and liabilities)

(Rs. In Lakhs)

| Particulars | 1 to 7 Days | 8 to 14 Days | 15 Days to 30/31 days | Over 1 month & up to 2 months | Over 2 months & up to 3 months | Over 3 months & up to 6 months | Over 6 months to 1 year | Over 1 Year to 3 years | Over 3 to 5 years | Over 5 years | Total |
|----------------------------|-------------|--------------|-----------------------|-------------------------------|--------------------------------|--------------------------------|-------------------------|------------------------|-------------------|--------------|-----------|
| Liabilities | | | | | | | | | | | |
| Deposits~ | 1,483.65 | 170.69 | 804.69 | 2,339.15 | 1,318.99 | 7,151.40 | 12,378.55 | 20,549.99 | 7,678.95 | 950.21 | 54,826.27 |
| Borrowings from Bank | - | - | 727.49 | 727.49 | 2,059.44 | 3,162.01 | 6,318.79 | 19,264.34 | 11,006.83 | 12,616.69 | 55,883.08 |
| Market Borrowing | - | - | - | - | - | - | - | - | - | - | - |
| Foreign Currency Liability | - | - | - | - | - | - | - | - | - | - | - |



| Assets | | | | | | | | | | | | |
|-------------------------|---|--------|------------|------------|------------|------------|-------------|-------------|------------|-------------|-------------|--|
| Advances | 52.63 | 562.69 | 189.25 | 797.21 | 806.42 | 2,463.61 | 4,781.04 | 10,310.50 | 11,568.90 | 1,10,028.21 | 1,41,560.46 | |
| Investments* | - | - | - | - | - | - | - | 500.00 | 1,138.98 | 3,198.15 | 4,837.13 | |
| Foreign Currency Assets | - | - | - | - | - | - | - | - | - | - | - | |
| Surplus/ (Deficit)# | (1,431.02) | 392.00 | (1,342.93) | (2,269.43) | (2,572.01) | (7,849.80) | (13,916.30) | (29,001.83) | (5,977.90) | 99,659.46 | 35,688.24 | |
| Note | The deficit shall be met out by the credit facilities obtained by the Company. | | | | | | | | | | | |

~ Unclaimed deposits is also included in "1 to 7 days" as it is payable on demand.

* Including investments made in deposits with banks.

Company has undrawn Term Loan of from Central Bank of India limit of Rs. 250 crore as on 31.03.2023.

5.6 Exposure

5.6.1 Exposure to Real Estate Sector

(Rs in Lakhs)

| Sr. No | Category | As at 31.03.2023 | As at 31.03.2022 |
|---|---|--------------------|--------------------|
| A | Direct Exposure | | |
| i) | Residential Mortgages (including loan against residential property) | 0.00 | 0.00 |
| | Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. | 1,40,963.79 | 1,15,571.75 |
| | Out of which Individuals Housing Loans up to Rs.15 Lakhs | 39,325.22 | 40,958.48 |
| ii) | <u>Commercial Real Estate</u> Lending secured by mortgages on commercial real estate (office buildings, retail space, multipurpose commercial premises, multifamily residential buildings, multi-tenanted commercial premises, industrial or ware house space, hotels, land acquisition, development and construction, etc). Exposure shall also include non-fund based (NFB) limits | 3,370.31 | 793.38 |
| iii) | Investment in Mortgage-Backed Securities (MBS) and other securitized exposures- | - | - |
| | • Residential | 0.00 | 0.00 |
| | • Commercial Real Estate | 0.00 | 0.00 |
| B | Indirect Exposure | | |
| | Fund Based and non-Fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs) | 0.00 | 0.00 |
| TOTAL EXPOSURE TO REAL ESTATE SECTOR (A+B) | | 1,83,659.32 | 1,57,323.61 |



5.6.2 Exposure to Capital Market

(Rs in Lakhs)

| Sr. No | Particulars | As at 31-03-2023 | As at 31-03-2022 |
|--------|---|------------------|------------------|
| (i) | Direct Investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in Corporate debt | Nil | Nil |
| (ii) | Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds; | Nil | Nil |
| (iii) | Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security; | Nil | Nil |
| (iv) | Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e., where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances | Nil | Nil |
| (v) | Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers | Nil | Nil |
| (vi) | Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources | Nil | Nil |
| (vii) | bridge loans to companies against expected equity flows / issues | Nil | Nil |
| (viii) | All exposures to Venture Capital Funds (both registered and unregistered) | Nil | Nil |
| | Total Exposure to Capital Market | Nil | Nil |

5.6.3 Sectoral Exposure

| Sectors | Current Year | | | Previous Year | | |
|--------------------------------------|---|----------------------|---|---|----------------------|---|
| | Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ crore) | Gross NPAs (₹ crore) | Percentage of Gross NPAs to total exposure in that sector | Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ crore) | Gross NPAs (₹ crore) | Percentage of Gross NPAs to total exposure in that sector |
| 1. Agriculture and Allied Activities | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. |
| 2. Industry | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. |

| | | | | | | |
|--------------------------|--------------------|-----------------|--------------|--------------------|-----------------|--------------|
| 3. Services | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. |
| 4. Personal Loans | N.A. | N.A. | N.A. | N.A. | N.A. | N.A. |
| 5. Others | | | | | | |
| (i) Housing | 95,864.48 | 3,937.38 | 4.11% | 83,951.41 | 4,478.39 | 5.33% |
| (ii) Non-Housing | 45,695.98 | 1,099.00 | 2.41% | 32,017.07 | 1,421.76 | 4.44% |
| Total of Others | 1,41,560.46 | 5,036.38 | 3.56% | 1,15,968.48 | 5,900.15 | 5.09% |

5.6.4 Exposure to Group companies engaged in real estate business: -

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

5.6.5 Intra-group exposures

NBFCs shall make the following disclosures for the current year with comparatives for the previous year:

- Total amount of intra-group exposures:- **N.A.**
- Total amount of top 20 intra-group exposures:- **N.A.**
- Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers:- **N.A.**

5.6.6 Unhedged Foreign Currency Exposure- NIL

5.7 Details of Financing of parent company products- NIL

5.8 Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC- NIL

5.9 Unsecured Advances- Rs. 433.54 Lakhs (PY: Rs. 584.93 Lakhs) (Company doesn't give unsecured advances and these amounts pertain to reduction in valuation of securities upon marking as NPA.)

6 Miscellaneous

Registration obtained from other Financial Sector Regulators: Company has registered itself as Corporate Agent (Composite) with IRDAI under Registration of Corporate Agents- Regulations, 2015 with Registration Code 'CA0808' on 01.06.2022 with validity up to 31.05.2025 for insurance business.

6.1 Disclosure of Penalties imposed by NHB and Other Regulators:

NHB

CURRENT YEAR

- NIL

PREVIOUS YEAR

- During the Financial Year 2021-2022, NHB imposed no Penalty for non-compliance of para 5.4 of the HFC Corporate Governance (NHB)



6.2 Related Party Disclosure:

| Related Party | Parent (as per ownership or control) | | Subsidiaries | | Associates / Joint ventures | | Key Management Personnel | | Relatives of Key Management Personnel | | Others | | Total | |
|--------------------------------|--------------------------------------|-----------|--------------|---------|-----------------------------|---------|--------------------------|---------|---------------------------------------|---------|---------|---------|-----------|-----------|
| | 2022-23 | 2021-22 | 2022-23 | 2021-22 | 2022-23 | 2021-22 | 2022-23 | 2021-22 | 2022-23 | 2021-22 | 2022-23 | 2021-22 | 2022-23 | 2021-22 |
| Borrowings | 50,665.42 | 29,164.19 | - | - | - | - | - | - | - | - | - | - | 50,665.42 | 29,164.19 |
| Deposits | 2,182.93 | 194.61 | - | - | - | - | - | - | - | - | - | - | 2,182.93 | 194.61 |
| Placement of deposits | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Advances | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Investments | 1,010.00 | 1,340.00 | - | - | - | - | - | - | - | - | - | - | 1,010.00 | 1,340.00 |
| Purchase of fixed/other assets | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Sale of fixed/other assets | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Interest paid | 2,409.33 | 2,031.56 | - | - | - | - | - | - | - | - | - | - | 2,409.33 | 2,031.56 |
| Interest received | 61.27 | 96.37 | - | - | - | - | - | - | - | - | - | - | 61.27 | 96.37 |
| Others* | 117.25 | 90.42 | - | - | - | - | - | - | - | - | - | - | 117.25 | 90.42 |

* Others include Bank Charges and Commission, Borrowing Costs, Salary to CBI deputed staff, Rent and Maintenance Charges etc.

6.3 Rating assigned by Credit Rating Agencies and Migration of Rating during the Year

| Agency | Purpose | Rating |
|---------------|-----------|---------------|
| India Ratings | Bank Loan | IND A-/Stable |
| India Ratings | Deposits | IND A-/Stable |

There has been migration of Ratings during the FY 2022-23 from CRISIL Ratings & Brickwork Ratings to India Ratings (Fitch Group).

6.4 Remuneration of Directors

Sitting Fees Paid to the non-executive directors is as follows:

(Rs in Lakhs)

| Name | 2022-23 | 2021-22 |
|----------------------------------|--------------|--------------|
| 1. Shri Anil Girotra | 5.80 | 5.80 |
| 2. Shri Bibhas Kumar Shrivastava | 7.00 | 6.20 |
| Total | 12.80 | 12.00 |

Above figures are exclusive of GST.



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

6.5.1 Prior Period Item: Prior Period item having total amount of Rs. 14,62,946.43/-
 (P.Y.- 2021-22:- Rs. 6,15,333/-)

6.5.2 Changes in Accounting Policy

(Rs. in Lakhs)

| Name | 2022-23 |
|---|-----------------|
| Profit Before Tax and Before Changes in Accounting Policy (A) | 3,743.84 |
| Less: | |
| 1) Interest on Unclaimed deposit previously accounted for at the time of renewal of such deposits | 60.18 |
| 2) Un-amortised cost of Foreclosed Loans and Advances which were previously amortised in 60 equal instalment or over 5 years period | 33.39 |
| 3) Un-amortised cost of pre-matured deposits which were previously amortised in 36 equal instalments or over 3 years period | 65.54 |
| Total Expenses accounted for in current year due to change in Accounting Polices (B) | 159.11 |
| Profit Before Tax and after Changes in Accounting Policy (C=A-B) | 3,584.73 |
| Tax Expenses (Net) | 908.67 |
| Profit After Tax | 2,676.06 |

6.6 Revenue Recognition

During the year there were no circumstances in which revenue recognition has been postponed pending the resolution of significant uncertainties.

6.7 Accounting Standard 21- Consolidated Financial Statements (CFS)-Not Applicable

7 Additional Disclosures:

7.1 Provisions and Contingencies

(Rs in Lakhs)

| Break up of 'Provision and Contingencies' shown under the head Expenditure in Profit and Loss Account | As on 31-03-2023 | As on 31-03-2022 |
|--|------------------|------------------|
| 1 Provisions for depreciation on Investment | - | - |
| 2 Provision made towards Income tax | 442.40 | 770.97 |
| 3 Provision towards NPA (with details in Note No. 1) | 607.02 | 302.27 |
| 4 Contingent Provision for Standard Assets as at year end (excluding additional provision on restructured accounts) (with details in Note No :1) | Nil | Nil |
| a) Teaser Loan | Nil | Nil |
| b) CRE-RH | 2.25 | 6.84 |
| c) CRE | 229.82 | 198.65 |
| d) Housing Loan to Individual | 177.49 | 119.66 |
| e) Other Loans | | |
| Total | 409.56 | 325.15 |
| 5 Contingent Provision for Standard Assets charged in P&L A/c | 11.11 | 491.78 |

| | | |
|--|---------|---------|
| 5A. Contingent Provision on Standard assets | 84.41 | (57.06) |
| 5B. Contingent Provision on Standard assets restructured Accounts Under Resolution Framework 2.0 Date 21/05/2021.# | (73.30) | 548.84 |
| 6 Other Provisions & Contingencies (with details in Note No. 2 below) | 227.56 | 102.49 |

Details of resolution plan implemented under Resolution Framework 2.0 Dated 21/05/2021; resolution of COVID 19 related stress of Individual and small business:

(Rs. in Lakhs)

| Sr. No. | Description | Individual Borrowers | | Small Business |
|---------|--|----------------------|---------------|----------------|
| | | Personal Loan | Business Loan | |
| (A) | Number of request received for invoking resolution process under part-A | 330 | Nil | Nil |
| (B) | No. Of Accounts where resolution plan has been implemented under this window | 321 | Nil | Nil |
| (C) | Exposure to accounts mentioned at (B) before implementation of the plan | 5,764.07 | Nil | Nil |
| (D) | Of (C) aggregate amount of Debt that was converted into other securities | Nil | Nil | Nil |
| (E) | Additional funding sanctioned, if any, including between invocation of plan and implementation | Nil | Nil | Nil |
| (F) | Increase in provision on account of the implementation of the resolution plan (Net of Reversal made during the year) | 475.54 | Nil | Nil |

Note No. 1: Detail of provision towards NPA and Standard Assets: -

(Rs in Lakhs)

| Break up of Loan and Advances and Provision thereon (As on) | Housing | | Non-Housing | |
|---|------------|------------|-------------|------------|
| | 31.03.2023 | 31.03.2022 | 31.03.2023 | 31.03.2022 |
| Standard Assets | | | | |
| a) Total Outstanding Amount | 91,927.10 | 79,473.00 | 44,509.98 | 30,479.01 |
| b) Provisions Made | 547.22 | 560.07 | 337.52 | 313.45 |
| Sub-Standard Assets | | | | |
| a) Total Outstanding Amount | 1,965.23 | 826.29 | 533.47 | 197.68 |
| b) Provisions Made | 294.78 | 123.94 | 80.02 | 29.65 |
| Doubtful-1 Category-I | | | | |
| a) Total Outstanding Amount | 619.61 | 1,043.66 | 89.68 | 297.27 |
| b) Provisions Made | 173.10 | 286.43 | 22.42 | 74.49 |
| Doubtful Assets- Category-II | | | | |
| a) Total Outstanding Amount | 1,183.37 | 1,507.60 | 475.85 | 508.36 |
| b) Provisions Made | 544.35 | 682.88 | 202.29 | 214.28 |



सेन्ट बँक होम फायनेन्स लिमिटेड
Cent Bank Home Finance Limited

सेन्ट्रल बँक ऑफ इण्डिया की अनुषंगी Subsidiary of Central Bank of India

| Doubtful Assets – Category-III | | | | |
|--------------------------------|-----------|-----------|-----------|----------|
| a) Total Outstanding Amount | - | 777.47 | - | 406.50 |
| b) Provisions Made | - | 777.47 | - | 406.50 |
| Loss Assets | | | | |
| a) Total Outstanding Amount | 169.17 | 323.38 | 0.01 | 11.95 |
| b) Provisions Made | 169.17 | 323.38 | 0.01 | 11.95 |
| Demand Loan | | | | |
| a) Total Outstanding Amount | - | - | 86.99 | 116.30 |
| b) Provisions Made | - | - | 0.35 | 0.47 |
| Total | | | | |
| a) Total Outstanding Amount | 95,864.48 | 83,951.40 | 45,695.98 | 32017.07 |
| b) Provisions Made | 1,728.62 | 2,754.17 | 642.61 | 1050.79 |

Note:

1. For **Standard Asset**: The total outstanding amount means Principal + Accrued Interest+ Other Charges pertaining to Loans without netting off.
2. For **NPA**: The total outstanding amount means principal.
3. The category of **NPA** will be as under:

| Period /Particulars of Loan Asset | Category | Outstanding | |
|---|--------------|--|---|
| | | Provision Secured | Provision Un-secured |
| period upto 1 year from the date of NPA classification | Sub-standard | 15% | Additional provision of 10% for exposures which are unsecured ab-initio |
| Doubtful Assets (after the expiry of sub-standard category) | | | |
| Up to one Year | Category-I | 25% | 100% |
| One to three Years | Category-II | 40% | 100% |
| More than three years | Category-III | 100% irrespective of value of security | |
| A loan asset where loss has been identified but the amount has not been fully written off | Loss Asset | 100% irrespective of value of security | |

4. The Standard Assets Provision includes provision on resolution plan implemented under Resolution Framework 2.0 Date 21/05/2021; resolution of COVID 19 related stress of Individual and small business.

Note No. 2: Other Provision and Contingencies

(Rs. in Lakhs)

| Particulars | 31.03.2023 | 31.03.2022 |
|----------------------|---------------|---------------|
| DSA commission | 118.69 | 58.48 |
| Electricity Expenses | 0.32 | 0.98 |
| HO Expenses | 42.74 | 20.28 |
| LEGAL Expenses | 30.27 | 7.96 |
| FI/RCU/CPU | 10.55 | 2.48 |
| VALUATION | 23.55 | 10.30 |
| Others | 1.44 | 2.01 |
| Total | 227.56 | 102.49 |



7.2 Draw Down from Reserves (other than adjustments) - NIL

7.3 Concentration of Public Deposits, Advances, Exposures and NPAs

i) Concentration of Public Deposit: (Rs in Lakhs)

| Particulars | As on 31-03-2023 | As on 31-03-2022 |
|--|------------------|------------------|
| Total Public Deposits of twenty largest depositors | 11215.12 | 12707.71 |
| Percentage of Total Public Deposits of the HFC | 33.52% | 34.69% |

ii) Concentration of Loans and Advances: (Rs in Lakhs)

| Particulars | As on 31-03-2023 | As on 31-03-2022 |
|---|------------------|------------------|
| Total Loans and Advances to twenty largest borrowers | 2311.62 | 2271.38 |
| Percentage of Loans and Advances to twenty largest borrowers to Total Advances of the HFC | 1.63% | 1.96% |

iii) Concentration of all Exposures (Including off-balance sheet exposure) (Rs in Lakhs)

| Particulars | As on 31-03-2023 | As on 31-03-2022 |
|--|------------------|------------------|
| Total Exposure to Twenty largest borrowers/ Customers | 2311.62 | 2271.38 |
| Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the HFC on borrowers/ customers | 1.63% | 1.96% |

iv) Concentration of NPAs (Rs in Lakhs)

| Particulars | As on 31-03-2023 | As on 31-03-2022 |
|--|------------------|------------------|
| Total Exposure to top ten NPA accounts | 432.19 | 801.15 |

v) Sector-wise NPAs:

Percentage of NPAs to total Advances in that Sector

| S. No | Sector | As on 31-03-2023 | As on 31-03-2022 |
|----------|---------------------------|------------------|------------------|
| A | Housing Loans | | |
| 1. | Individuals | 4.11% | 5.33% |
| 2. | Builders/Project loan | - | - |
| 3. | Corporates | - | - |
| 4. | Others (Specify) | - | - |
| B | Non-Housing Loans: | | |
| 1. | Individuals | 2.41% | 4.44% |
| 2. | Builders/Project loan | - | - |
| 3. | Corporates | - | - |
| 4. | Others (Specify) | - | - |

7.4 Movement of NPAs

(Rs in Lakhs)

| | Movement of NPA | As on 31-03 -2023 | As on 31-03-2022 |
|------|-----------------------------|-------------------|------------------|
| (I) | Net NPAs to Net Advance (%) | 2.53% | 2.63% |
| (II) | Movement of NPAs (Gross) | | |
| A | Opening Balance | 5,900.16 | 6,200.12 |

| | | | |
|-------|--|------------|----------|
| B | Additions during the year | 2,343.34 | 1,099.26 |
| C1 | Reductions during the year | 3,207.12 | 1,399.22 |
| C2 | Write Off during the year | 2,051.85 | - |
| D | Closing balance | 5,036.38 | 5,900.16 |
| (III) | Movement of Net NPAs | | |
| A | Opening Balance | 2,969.18 | 3,571.42 |
| B | Additions during the year | 2,343.34 | 915.14 |
| C | Reductions during the year | 1,762.28 | 1,517.38 |
| D | Closing balance (net of URI) | 3,550.24 | 2,969.18 |
| (IV) | Movement of provisions for NPAs (excluding provisions on standard assets) | | |
| A | Opening Balance | 2,930.97 | 2,628.70 |
| B&C | Net Additions during the year | 607.02 | 302.27 |
| | Reductions/Write Off during the year | (2,051.85) | 0.00 |
| D | Closing balance | 1,486.14 | 2,930.97 |

Note: Gross NPA and Net NPA showing net of URI Balances in both the FY 2022-23 and 2021-22.

7.6 Overseas Assets

(Rs. in Lakhs)

| Particulars | As on 31-03-2023 | As on 31-03-2022 |
|-------------|------------------|------------------|
| | NIL | |

7.7 Off-balance Sheet SPVs sponsored (which are required to be consolidated as per Accounting Norms)

| Name of the SPV sponsored | | |
|---------------------------|----------|--|
| Domestic | Overseas | |
| | NIL | |

8. Detail of complaints received: -

(In Nos)

| Particulars | 31-03-2023 | 31-03-2022 |
|---|------------|------------|
| Number of Complaints at the beginning of the year | 0 | 0 |
| Number of Complaints received during the year | 66 | 50 |
| Number of Complaints redressed during the year | 63 | 50 |
| Number of Complaints pending at the end of the year | 3 | 0 |

1) Summary information on complaints received by the NBFCs from customers and from the Offices of Ombudsman

| Sr. No | Particulars | Current Year | Previous Year |
|--------|---|--------------|---------------|
| | Complaints received by the NBFC from its customers | | |
| 1 | Number of complaints pending at beginning of the year | 0 | 0 |
| 2 | Number of complaints received during the year | 66 | 57 |

| | | | | |
|--|------|---|-----|-----|
| 3 | | Number of complaints disposed during the year | 63 | 57 |
| | 3.1 | Of which, number of complaints rejected by the NBFC | 0 | 0 |
| 4 | | Number of complaints pending at the end of the year | 3 | 0 |
| Maintainable complaints received by the NBFC from Office of Ombudsman | | | | |
| 5.* | | Number of maintainable complaints received by the NBFC from Office of Ombudsman | NIL | NIL |
| | 5.1. | Of 5, number of complaints resolved in favour of the NBFC by Office of Ombudsman | NIL | NIL |
| | 5.2 | Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman | NIL | NIL |
| | 5.3 | Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC | NIL | NIL |
| 6.* | | Number of Awards unimplemented within the stipulated time (other than those appealed) | NIL | NIL |
| Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme. | | | | |
| *It shall only be applicable to NBFCs which are included under The Reserve Bank- Integrated Ombudsman Scheme, 2021 | | | | |

2) Top five grounds of complaints received by the NBFCs from customers

| Grounds of complaints, (i.e. complaints relating to) | Number of complaint spending at the beginning of the year | Number of complaints received during the year | % increase/decrease in the number of complaints received over the previous year | Number of complaints pending at the end of the year | Of 5, number of complaints pending beyond 30days |
|--|---|---|---|---|--|
| 1 | 2 | 3 | 4 | 5 | 6 |
| Current Year | | | | | |
| Foreclosure | 0 | 44 | 83.33% | 1 | 0 |
| Subsidy | 0 | 2 | -77.78% | 1 | 0 |
| ROI | 0 | 9 | 50% | 0 | |
| Sanction processing /loan rejection related | 0 | 2 | 100% | 0 | 0 |
| Fixed deposit | 0 | 1 | - | 0 | 0 |
| Others | 0 | 8 | -20% | 1 | 0 |
| Total | 0 | 66 | | 3 | 0 |
| Previous Year | | | | | |
| Foreclosure | 0 | 24 | 200% | 0 | 0 |



| | | | | | |
|---|----------|-----------|------|----------|----------|
| Subsidy | 0 | 9 | 200% | 0 | 0 |
| ROI | 0 | 6 | 500% | 0 | 0 |
| CIBIL | 0 | 4 | 0 | 0 | 0 |
| Sanction processing /loan rejection related | 0 | 1 | 0 | 0 | 0 |
| Others | 0 | 10 | 400% | 0 | 0 |
| Total | 0 | 50 | | 0 | 0 |

*Note: As on 31.03.2023, 1 No (PY 6 Nos.) pending complaints are reflected in the NHB Grids portal. All these complaints are appropriately addressed and since no further correspondence has been made by the Complainant so far, we may treat them as closed.

As per our report of even date.

For BRISKA & Associates
Chartered Accountants
FRN: 000780C

f. Chanodia



CA Sanjeev Chanodia
Partner
M. No. 078896
Place: Bhopal
Date: 12.05.2023
UDIN: 23078896BGWQQW6270

For Cent Bank Home Finance Limited

Kushal Pal

Kushal Pal
Managing Director
DIN: 09225722

S. C. Mehta

S. C. Mehta
Chief Financial Officer

Rajeev Puri
Chairman
DIN: 07330989



Ashish Kumar Shrivastava

Ashish Kumar Shrivastava
Company Secretary

CBHFL - Annexure III

| Schedule forming part of the Financial Statements for the year ended 31st March, 2023 | | (Rs In Lakhs) | |
|--|---|--------------------|---|
| Particulars | Amount | Amount | |
| Liabilities side | outstanding | overdue | |
| 1 | Loans and advances availed by the HFC inclusive of interest accrued | | |
| | thereon but not paid: | | |
| | a) Debentures : | | |
| | Secured | - | - |
| | Unsecured | - | - |
| | (other than falling within the meaning of public deposits*) | | |
| | b) Deferred Credits | - | - |
| | c) Term Loans | 21,516.79 | - |
| | d) Inter-corporate loans and borrowing | 50,665.42 | - |
| | e) Commercial Paper | - | - |
| | f) Public Deposits* | 33,455.40 | - |
| | g) Other Loans (Inter-Corporate Deposits) | 21,370.87 | - |
| | * 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) | 33,455.40 | |
| | * 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 | 1,39,189.23 | |
| | b) Unsecured | - | |
| | Note: in order to match with figures at point no. 6, the said figures are shown as net off provisions | | |
| 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 | Nil | |
| | b) Operating lease | Nil | |



| | | | |
|-------|---|----------|--|
| (ii) | Stock on hire including hire charges under sundry debtors | | |
| | a) Assets on hire | Nil | |
| | b) Repossessed Assets | Nil | |
| (iii) | Other loans counting towards asset financing activities | | |
| | a) Loans where assets have been repossessed | Nil | |
| | b) Loans other than (a) above | Nil | |
| | | | |
| 5 | Break-up of Investments | | |
| | <u>Current Investments</u> | | |
| 1 | <u>Quoted</u> | | |
| (i) | Shares | | |
| | (a) Equity | - | |
| | (b) Preference | - | |
| (ii) | Debentures and Bonds | - | |
| (iii) | Units of mutual funds | - | |
| (iv) | Government Securities | - | |
| (v) | Others (please specify) | - | |
| 2 | <u>Unquoted</u> | | |
| (i) | Shares | | |
| | (a) Equity | - | |
| | (b) Preference | - | |
| (ii) | Debentures and Bonds | - | |
| (iii) | Units of mutual funds | - | |
| (iv) | Government Securities | - | |
| (v) | Others (Deposits with bank classified as Cash and Cash equivalents in Note-13 of Balance sheet) | - | |
| | | | |
| | Long Term investments | | |
| 1 | <u>Quoted</u> | | |
| (i) | Share | | |
| | (a) Equity | - | |
| | (b) Preference | - | |
| (ii) | Debentures and Bonds | - | |
| (iii) | Units of mutual funds | - | |
| (iv) | Government Securities | 3,827.13 | |
| (v) | Others (Fixed Deposits) | - | |
| 2 | <u>Unquoted</u> | | |
| (i) | Shares | | |
| | (a) Equity | - | |
| | (b) Preference | - | |
| (ii) | Debentures and Bonds | - | |



| | | | |
|-------|-------------------------|----------|--|
| (iii) | Units of mutual funds | - | |
| (iv) | Government Securities | - | |
| (v) | Others (Fixed Deposits) | 1,010.00 | |

| | | | | |
|----------|---|--------------------------------|------------------|--------------------|
| 6 | Borrower group-wise classification of assets financed as in (3) and (4) above: | | | |
| | (Please see Note 2 below) | | | |
| | Category | Amount net of provision | | |
| | | Secured | Unsecured | Total |
| 1 | Related Parties ** | | | |
| | a) Subsidiaries | | | |
| | b) Companies in the same group | | | |
| | c) Other related parties | | | |
| 2 | Other than related parties | 1,39,189.23 | - | 1,39,189.23 |
| | Total | 1,39,189.23 | - | 1,39,189.23 |

| | | | |
|----------|--|--|---------------------------------------|
| 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 | Book Value (Net of provisions) |
| | | | |
| 1 | Related Parties ** | | |
| | a) Subsidiaries | - | - |
| | b) Companies in the same group | - | - |
| | c) Other related parties (Note 1) | 3,935.86 | 3,827.13 |
| 2 | Other than related parties (Note 2) | - | - |
| | Total | 3,935.86 | 3,827.13 |
| | Note 1: Securities held with Central government of India are considered as related party transactions | | |
| | Note 2: Excluding term deposits with Holding Company that is Central Bank of India | | |
| | ** As per notified Accounting Standard (Please see Note 3) | | |

| | | |
|----------|-------------------------------|---------------|
| 8 | Other information | |
| | Particulars | Amount |
| (i) | Gross Non-Performing Assets | |
| | a) Related parties | - |
| | b) Other than related parties | 5,036.38 |
| (ii) | Net Non-Performing Assets | |
| | a) Related parties | - |



| | | |
|-------|---|----------|
| | b) Other than related parties | 3,550.24 |
| (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 |

As per our report of even date
For **BRISKA & Associates**
Chartered Accountants
FRN 000780C

f. Chanodia

CA Sanjeev Chanodia
Partner
M. No. 078896
Place: Bhopal
Date: 12.05.2023
UDIN: 23078896BGWQQW6270



For Cent Bank Home Finance Limited

Kushal Pal
Kushal Pal
Managing Director
DIN: 09225722

Rajeev Puri
Rajeev Puri
Chairman
DIN: 07330989

S. C. Mehta
S. C. Mehta
Chief Financial Officer



Ashish Kumar Shrivastava
Ashish Kumar Shrivastava
Company Secretary