

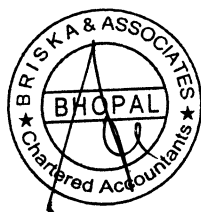
## Notes to accounts & Disclosure as per NHB/RBI

### Note 23

- Loans and installments due from borrowers shown under Loans and Advances are secured wholly by Equitable Mortgage of Property, Pledge of shares, other Securities, assignment of Life Insurance Policies, undertaking to create security, Bank guarantee/ corporate guarantees/ personal guarantees.
- 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.

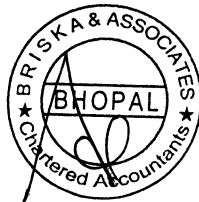
	For the year ended 31-03-2021		For the year ended 31-03-2020	
	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs
<b>HOUSING LOAN:</b>				
<b>To Individuals</b>				
Standard Assets	81,723.88	277.61	90,848.44	390.38
Sub-Standard Assets	1,349.25	202.39	1,614.51	242.18
Doubtful Assets	2,863.18	1,356.54	1,665.31	889.80
Loss Assets	288.68	288.68	201.27	201.27
<b>To Non-Individuals</b>				
Standard Assets				
Sub-Standard Assets				
Doubtful Assets				
Loss Assets				
Floating provision				
<b>Total (A)</b>	<b>86,224.99</b>	<b>2,125.22</b>	<b>94,329.53</b>	<b>1,723.63</b>

	For the year ended 31-03-2021		For the year ended 31-03-2020	
	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs
<b>NON-HOUSING LOAN:</b>				
<b>To Individuals</b>				
Standard Assets	25,062.30	104.57	27,182.23	145.11
Sub-Standard Assets				84.29
	522.05	78.31	561.94	
Doubtful Assets	1,159.19	685.01	686.73	483.68
Loss Assets	17.77	17.77	16.29	16.29
Demand Loan	6.86	0.03	42.06	0.17
<b>To Non-Individuals</b>				
Standard Assets			-	-
Sub-Standard Assets			-	-
Doubtful Assets			-	-
Loss Assets			-	-
Floating provision				
<b>Total (B)</b>	<b>26,768.17</b>	<b>885.69</b>	<b>28,489.25</b>	<b>729.54</b>
<b>TOTAL (A+B)</b>	<b>1,12,993.16</b>	<b>3,010.91</b>	<b>1,22,818.78</b>	<b>2453.17</b>



- a) The above NPA Balances are net of unrealized interest of Rs.4,96,92,279/-(PY: - 2,46,23,261/-)
- b) In the financial year FY 2019-20 and at the end of the Quarter ended on 30-06-2020, the Standard Assets Provision includes provision on Overdue Accounts @ 5% due to Covid-19. Such Provision has been adjusted/reversed at the end of the year 2020-21.
- c) In accordance with the Board approved moratorium policy read with the Reserve Bank of India (RBI) guidelines dated 27 March 2020, 17 April 2020 and 23 May 2020 relating to 'COVID-19 -Regulatory Package', the Company had granted moratorium up to six months on the payment of instalments which became due between 01 March 2020 and 31 August 2020 to all eligible borrowers. This relaxation did not automatically trigger a significant increase in credit risk. The Company continued to recognize interest income during the moratorium period and in the absence of other credit risk indicators, the granting of a moratorium period did not result in accounts becoming past due and automatically triggering Stage 2 or Stage 3 classification criteria.
- d) The Honourable Supreme Court of India (Hon'ble SC), in a public interest litigation (Gajendra Sharma Vs. Union of India & Anr), vide an interim order dated September 03, 2020 ("Interim Order"), had directed banks and NBFCs that accounts which were not declared NPA till August 31, 2020 shall not be declared as NPA till further orders. Accordingly, the Company did not classify any account which was not NPA as of August 31, 2020 as per the RBI IRAC norms, as NPA after August 31, 2020. Basis the said interim order, until 22<sup>nd</sup> March 2021, the Company did not classify any additional borrower account as NPA as per the Reserve Bank of India or other regulatory prescribed norms, after 31 August 2020 which were not NPA as of 31 August 2020, however, during such periods, the Company has classified those accounts as stage 3 and provisioned accordingly for financial reporting purposes.
- e) The interim order granted to not declare accounts as NPA stood vacated on March 23, 2021 vide the judgement of the Hon'ble SC in the matter of Small-Scale Industrial Manufacturers Association vs. UOI & Ors. and other connected matters. In accordance with the instructions in paragraph 5 of the RBI circular no. RBI/2021-22/17DOR. STR.REC.4/21.04.048/2021-22 dated April 07, 2021 issued in this connection, the Company has continued with the asset classification of borrower accounts as per the extant RBI instructions / IRAC norms.
- 3) Interest on Non-Performing Assets is recognized on realization basis as per the NHB Guidelines. Accordingly, the total interest de-recognized as at the Balance Sheet date is summarized as under: -

	As at 31-03-2021 (Rs in Lakhs)	As at 31-03-2020 (Rs in Lakhs)
Cumulative Derecognised Interest at the beginning of the year	246.23	134.42
<b>Add: -Interest Derecognised during the year (Net of Recovery): -</b>		
- Sub Standard Assets (Net)	157.42	63.87
- Doubtful/Loss Assets	93.28	47.94
<b>Total Interest Derecognized</b>	<b>496.93</b>	<b>246.23</b>



- 4) 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 <sup>st</sup> March 2021		As at 31 <sup>st</sup> March 2020	
A	Deferred Tax Asset [DTA]	Amount	Amount	Amount	Amount
	Provision on Standard Assets & NPA's	757.85		714.36	
	Others	5.24		10.00	
	Depreciation	2.37		2.52	
	<b>Total (A)</b>		<b>765.46</b>		<b>726.88</b>
B	Deferred Tax Liability [DTL]				
	Special Reserve				
	• Opening Amt	1,637.46		1,518.31	
	Transfer during the year				
	• From Surplus	-		-	
	• From P&L	(321.41)		119.15	
			<b>1,316.05</b>		<b>1,637.46</b>
	Others		90.89		136.91
	<b>Total (B)</b>		<b>1,406.94</b>		<b>1,774.37</b>
C	<b>(B)-(A)</b>		<b>641.48</b>		<b>1,047.49</b>

**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.

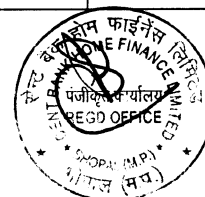
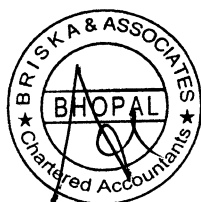
#### 5) Contingent Liabilities and Commitments

\*Detail provided below

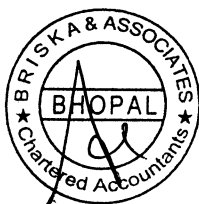
The proceeding against these demands is pending with Income Tax authorities, and hence these are not provided in the books of account,

(Rs in Lakhs)

S.No.	A.Y.(F.Y.)	Returned Income	Addition to the Income	Demand	Reason	Case Pending With Authority
1	2010-11 (2009-10)	559.38	38.22	14.18	The demand is incorrect and it comes under the classification of apparent error from the department. Rectification has been filed.	CIT(Appeals)



3	2016-17 (2015-16)	1142.95	191.69	14.70	Case was selected for Scrutiny Assessment u/s 143(3). An addition of Rs. 1,91,69,170/- was made to the returned income out of which Rs. 1,06,90,816/- is disputed on account of bad debt written off by the Company. Appeal before CIT (Appeals) has been filed against the Assessment Order u/s 143(3) on 18.12.2018 and is pending disposal.	CIT(Appeals)
4	2018-19 (2017-18)	2659.66		0.79	Intimation Under Section 143(1) Dated 15.11.2019 and Demand was raised Due to Disallowance Under Section 36 for Employee Contribution to ESI. Payment was Disallowed During the Year 2017-18 Due to Delay in Payment to Concerned Authorities. Sum received from Employee is Rs.182609, Due Date of Payment was 15.04.2018 and Actual Date of Payment was 17.04.2018.The Payment made to Concerned Authorities before the Due Date of filing of Return.	CIT(Appeals)
<b>Total</b>		<b>4,361.99</b>	<b>229.91</b>	<b>29.67</b>		



6) 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	2020-21	2019-20
Interest on overdraft	48.41	201.55
Interest on Term Loan	2,563.78	2,423.85
Term Loan balance (Note: -1)	28,760.51	35,668.90
Overdraft Sanctioned	10,000.00	10,000.00
Dividend (Note: -2)	00.00	322.00
Repair and Maintenance (Rent)	25.96	26.45
Salary of staff on Deputation	46.92	36.06

**Note 1:** -Term loan balance includes outstanding balance out of sanctioned term loans of Rs 500cr. In current year Rs 10Cr. (PY: -100 Cr) fresh Covid -19 Loan was availed.

**Note 2:** - No Dividend had been declared in the FY 2019-20 and FY 2020-21.

(b) Key Managerial Personnel

- (i) Shri Shishram Tundwal, Managing Director.
- (ii) Shri Manish Singh Payal, Company Secretary.
- (iii) Shri Ashish Mittal, Ex Chief Financial Officer \*

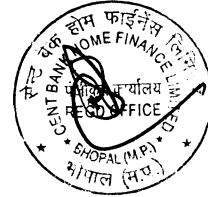
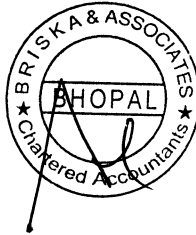
\*Ex -Chief Financial Officer Shri Ashish Mittal Resigned Dated 19.02.2021.

\*Chief Financial Officer Shri Ashish Mittal has been appointed with effect from 13.04.2020.

The related Party Transaction with Key Managerial Personnel is furnished below:-

(Rs. in Lakhs)

Description	2020-21	2019-20
Salary and Allowances, cont. to PF etc of Key Managerial Personnel	43.93	55.27



- 7) 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 31-03-2021	As on 31-03-2020
a) Profit/Loss after Tax (Rs In Lakhs.)	1,466.97	1,022.67
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.	5.87	4.09
e) Diluted Per Share-Rs.	5.87	4.09

- 8) 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.

- 9) 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 31-03-2021	As on 31-03-2020
Opening Provisions on Bad & Doubtful Debts	1,917.51	1,077.30
Less: Reversal due to accounts written-off		
Add: Addition on account of fresh slippage (net of reduction/up gradation due to recovery)	711.19	840.21
Closing Provision on Bad & Doubtful Debts	2,628.70	1,917.51

(Rs in Lakhs)

(b) Net of amount written-off (Details)	As on 31-03-2021	As on 31-03-2020
Bad Debts Written-off	0.00	0.00
Reversal due to accounts written-off		
Addition due to Slippage/ Reversal on account of recovery (net-off)	711.19	840.21
Total	711.19	840.21
Reversal of Provision Net of amount written off	-	-

- 10) 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.



11) Provision and Contingencies

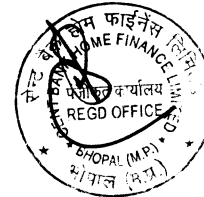
Break up of 'Provision and Contingencies' shown under the head Expenditure in Profit and Loss Account	(Rs in Lakhs)	
	As on 31-03-2021	As on 31-03-2020
1. Provisions for depreciation on Investment	-	-
2. Provision made towards Income tax	539.43	655.66
3. Provision towards NPA	711.19	840.21
4. Provision for Standard Assets (with details mentioned in Point 7.1 of Additional Disclosures)	(153.45)	175.25
5. Other Provision and Contingencies (with details given elsewhere)	334.53	303.71
6. Provision For made towards deferred Tax	(406.02)	(203.38)

12) Current liabilities include short term borrowings which consists of deposits going to be matured within a year, whereas current assets include instalments receivable from the loans granted to individual/non-individual borrowers within a year. The loans granted to borrowers are generally long-term loans having tenor of 15-20 years. An HFC can accept deposits for a maximum period of 10 years. Average maturity of deposits ranges between 2-3 years. Thus, the mismatch is always there. Company is having sufficient credit line available in case of any adverse situation.

13) 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.

14) Reporting Under Accounting Standard AS-15- Retirement benefits:

- i. 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.
- ii. The Provision of leave encashment liability is calculated on the balance-privilege leave of the employees as on 31-03-21. The same has been provided for the year ended 31-03-2021. 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".
- iii. 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.



- iv. 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 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 31-03-2021.

#### 1. Actuarial Assumptions

Particulars Number:	Policy 1 301000291	Policy 2 108307
Discounted Rate	7.00 %	7.00%
Salary Escalation	8.00%	10.00%

#### 2. Membership Data

Particulars	Policy 1 301000291	Policy 2 108307
Number of members	59	10
Average Age	33.56	50.60
Average Month Salary Rs	20,141.59	31,673.53
Average Past Service	3.86	21.00

#### 3. Valuation Method

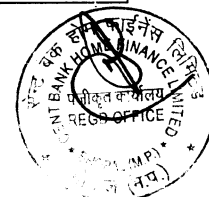
Particulars	Policy 1 301000291	Policy 2 108307
Valuation Method	Projected Unit Credit Method	Projected Unit Credit Method

#### 4. Actuarial Assumption

Particulars	Policy 1 301000291	Policy 2 108307
Mortality Rate	LIC (2006-08) Ultimate	LIC (2006-08) Ultimate
Withdrawal Rate	1% to 3% Depending on Age	1% to 3% Depending on Age

#### 5. Results of Valuation

Particulars	Policy 1 301000291	Policy 2 108307
PV of Past Service Benefits -Rs	27,01,669.00	51,96,321.00
Current Service Cost -Rs	5,63,909.00	1,93,631.00
Total Service Gratuity -Rs	1,97,94,522.00	55,55,984.00
Accrued Gratuity-Rs	31,75,820.00	38,30,010.00





## 6. Contribution

Particulars	Policy 1 301000291	Policy 2 108307
Fund Value as on Renewal Date -Rs	30,16,856.39	50,42,845.00
Additional Contribution	0.00	0.00
Current Service Cost -Rs	5,63,909.00	1,93,631.00

The following table sets out the funded status of the Gratuity and the amount recognized in Financial Statements as on 31-03-2020.

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### 2. Membership Data

Particulars	Policy 1 301000291	Policy 2 108307
Number of members	59	10
Average Age	33.56	50.60
Average Month Salary (Rs)	20,141.59	31,673.53
Average Past Service	3.86	21.00

### 3. Valuation Method

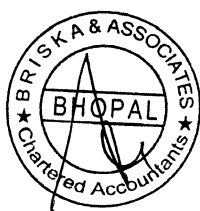
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Mortality Rate	LIC (2006-08) Ultimate	LIC (2006-08) Ultimate
Withdrawal Rate	1.00% to 3.00% Depending on Age	1.00% to 3.00% Depending on Age

### 5. Results of Valuation

Particulars	Policy 1 301000291	Policy 2 108307
PV of Past Service Benefits (Rs)	25,41,120.00	40,32,381.00
Current Service Cost (Rs)	5,63,909.00	1,88,514.00
Total Service Gratuity (Rs)	1,97,94,522.00	55,55,984.00
Accrued Gratuity (Rs)	31,75,820.00	38,30,010.00



## 6. Contribution

Particulars	Policy 1 301000291	Policy 2 108307
Fund Value as on Renewal Date (Rs)	29,27,127.00	41,73,827.00
Additional Contribution	0.00	0.00
Current Service Cost (Rs)	5,63,909.00	1,88,514.00

- 15) As per NHB refinance guidelines, the Company is required to submit half-yearly certificate as on 30<sup>th</sup> September and 31<sup>st</sup> March disclosing therein the difference between hypothecated book debts and NHB refinance outstanding. The adverse balance as on 31-03-2021 is Rs.90.42 lakhs, (Previous Year - Rs. Nil).
- 16) During the year the Company has not created floating provision on Bad & Doubtful Debts.
- 17) **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.
- 18) **Corporate Social Responsibility**  
During the year the Company has spent Rs.41,73,668/- (Previous year: Rs.42,40,381/-) towards Corporate Social Responsibility under section 135 of Companies Act, 2013 and rules thereon.
- 19) We have not entered into any long-term contract including derivative contract which may have any material foreseeable losses.
- 20) **Company does not grant any loan or advance:**  
a) Against bullion / primary gold and gold coins; and  
b) 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.
- 21) Previous year's figures have been regrouped / reclassified wherever necessary to make them comparable with the current year's classification / disclosure.
- 22) 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 after decision in the Board meeting.
- 23) 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.

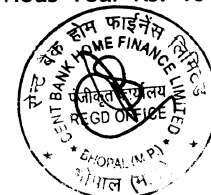
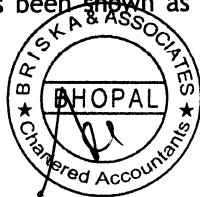


## 24) Change in Accounting Policy

In Pursuance to Requirement of “Accounting Standard-13- Accounting for Investment”, during previous year 2020-21 the Company has adjusted Rs.40,760/- (Previous Year Rs.46,287.65) against the Interest on Investment on Account of Amortisation of Premium (Net of Discount) in respect of Government Securities (SLR Investment). Further, Rs. Nil (Previous Year-1,51,979.30) relating to said Amortisation has been Debited in the Prior Year Expenses. Due to this, previous Year Profit has been reduced by Rs.1,44,356.95(Net of Loss of Rs. 59,900/- Redemption made during previous financial year 2019-20).

## 25)

- (a) Miscellaneous expenses include Un-amortised Premium on redemption on investment of nil (PY: - 59,900/-) -. Such Amortisation, is included in the Amortisation of Rs. nil (PY: - 1,06,188.00) which has been mentioned in the Cash Flow Statement.
- (b) 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.
- (c) 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.
- (d) Surplus SLR Investment in Term deposit Receipt(s) (i.e., Investment made in Securities and Eligible Term Deposits Less Minimum Investment required as per SLR Norms) with reference to higher of values of Public deposits balance as on 31-12-2020(Rs. 324.31 crores) or 30-09-2020 (Rs. 281.28 crores) has been shown as Current Investments and remaining Investment has been shown as Non-Current Investment. However, liquidation of such excess SLR investment is subject to approval of the competent authority. Accordingly, Rs. 15 crores have been shown as Non-Current Investments (Previous Year Rs. 10 crores) and remaining Investment has been shown as Current Investment of Rs. 5 crores(Previous Year Rs. 10 crores).



(e) The Public Deposits includes unpaid and unclaimed deposits.

(f) 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.

**26) 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 / lease 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: -

S. No	Particulars	Year Ended Year Ended March 31, 2021(Rs Lakh)	Year Ended Year Ended March 31, 2020(Rs. Lakh)
1.	Within One year	159.06	169.61
2.	After One Year But not more than five Years	464.83	623.89
3.	More than five years	0.00	0.00
	<b>Total</b>	<b>623.89</b>	<b>793.50</b>

**PAYMENTS TO POLARIS FINANCIAL TECHNOLOGY LIMITED**

Company has considered payment made to Intellect, Application service in consideration of his services for maintaining, upgrading the CBS software used by the Company as lease.

The future minimum lease payments under cancellable operating lease;

S. No	Particulars	Year Ended Year Ended March 31, 2021 (Rs in Lakhs)	Year Ended Year Ended March 31, 2020 (Rs in Lakhs)
1.	Within One year	106.34	107.98
2.	After One Year But not more than five Years	226.42	332.76
3.	More than five years	0.00	0.00
	<b>Total</b>	<b>332.76</b>	<b>440.74</b>

In the Case Polaris Financial Technology limited, the term "Yearly charges" (Point No-9 of Note-1) represents the sum of monthly charges incurred and accounted for as an expense towards the services availed in the respective month which is billed on the Company on Monthly basis. These Monthly bills correspond to the services utilized in the respective month which represent systematic basis of recognition.



27) Disclosures required by NHB/RBI

1. Capital (Accounts)

Capital to Risk Assets Ratio (CRAR)

Particulars	As at 31-03-2021	As at 31-03-2020
i) CRAR (%)	21.93%	20.01%
ii) CRAR-Tier I Capital	21.34%	18.31%
iii) CRAR-Tier II Capital	0.59%	1.70%
iv) Amount of Subordinate debt raised as Tier-II Capital (Rs. In Lakhs)	0.00	600.00
v) Amount raised by issue of Perpetual Debt Instruments	0.00	0.00

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.365.07 Lakh (PY: - 409.20) 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 <sup>th</sup> February, 2017		
Particulars	Amount 2020-21	Amount 2019-20
<b>Balance at the beginning of the year</b>		
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.	4,935.49	4,526.29
<b>c) Total</b>	<b>5,235.49</b>	<b>4,826.29</b>
<b>Addition/Appropriation/ Withdrawal during the year</b>		
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	361.13	409.20
Less: a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
<b>Balance at the end of the year</b>		
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	5,296.62	4,935.49
<b>c) Total</b>	<b>5,596.62</b>	<b>5,235.49</b>



### 3. Investment

(Rs in Lakhs)

Particulars	As at 31-03-2021	As at 31-03-2020
Value of Investments	2,724.19	2,874.00
i) Gross value of Investments	2,724.19	2,874.00
a) In India	2,724.19	2,874.00
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	2,724.19	2,874.00
a) In India	2,724.19	2,874.00
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.: -2,000 lakhs (PY: - 2,000 lakhs) held for SLR purpose.

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

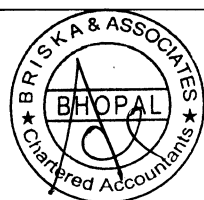
#### 4) Derivatives

- 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	2020-21	2019-20
(i) The notional principal of swap agreements	NIL	NIL
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements		
(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 @		
<b>Note:</b> 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)		
(a)		NIL
(b)		
(c)		
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 <sup>st</sup> March 2021 (instrument-wise)		
(a)		NIL
(b)		
(c)		
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)		
(a)		NIL
(b)		
(c)		
(iv) Mark-to-Market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)		
(a)		NIL
(b)		
(c)		

#### 4.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure-Not Applicable

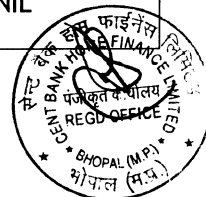
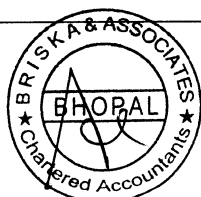
B. Quantitative Disclosure

			(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	
a)		NIL
b)		



	(II)	On-balance sheet exposures towards Credit Enhancements	
	a)		NIL
	b)		
4.	Amount of exposures to securitization transactions other than MRR		
	(I)	Off-balance sheet exposures towards Credit Enhancements	
	a)	Exposure to own securitizations	
	i)		NIL
	ii)		
	b)	Exposure to third party securitisations	
	i)		NIL
	ii)		
	(II)	On-balance sheet exposures towards Credit Enhancements	
	a)	Exposure to own securitizations	
	i)		NIL
	ii)		
	b)	Exposure to third party securitisations	
	i)		NIL
	ii)		

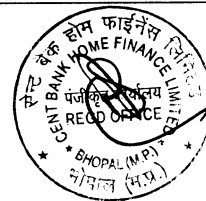
\*Only the SPVs relating to outstanding securitization transaction may be reported here

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

Particulars	(Rs in Lakhs)	
	As at 31-03-2021	As at 31-03-2020
(i) No. of accounts	Nil	
(ii) Aggregate value (net of provisions) of accounts sold to SC/RC		
(iii) Aggregate consideration		
(iv) Additional consideration realized in respect of accounts transferred in earlier years		
(v) Aggregate gain/loss over net book value		

## 5.3 Details of Assignment transactions undertaken by HFCs

Particulars	(Rs in Lakhs)	
	As at 31-03-2021	As at 31-03-2020
(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 31-03-2021	As at 31-03-2020
(a) No. of accounts purchased during the year			
(b) Aggregate outstanding			
(a) Of these, number of accounts restructured during the year			Nil
(b) Aggregate outstanding			

##### B. Details of Non-performing Financial Assets sold:

(Rs in Lakhs)

Particulars		As at 31-03-2021	As at 31-03-2020
1. No. accounts sold			
2. Aggregate outstanding			Nil
3. Aggregate consideration received			

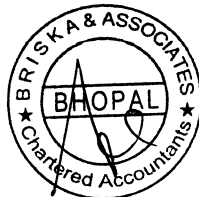
#### 5.5 Assets Liabilities Management (Maturity pattern of certain items assets and liabilities)

(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
<b>Liabilities</b>											
Deposits	595	1,613	1,657	778	991	7,658	9,363	13,406	4,286	877	41,224
Borrowings from Bank	-	-	4,174	2,804	2,933	3,050	9,073	15,753	11,491	6,586	55,864
Market Borrowing						3,000					3,000
Foreign Currency Liability											
<b>Assets</b>											
Advances	295	305	550	1,000	1,150	2,647	4,500	32,000	29,000	41,546	1,12,993
Investments	220	280	500	500		1,224	*2,000				4,724
Foreign Currency Assets											
Surplus/(Deficit)	(80)	(1,028)	(4,781)	(2,082)	(2,774)	(9,837)	(11,936)	(159)	13,223	34,083	17,629
<b>Note</b>	The deficit shall be met out by the credit facilities obtained by the Company.										

\*Including investments made in deposits with banks.

There is deficit in cash flow due to all deposits maturing mentioned in outflow. However as per past trend, it is evident that most of deposits gets renewed on due date and due to foreclosure of advances cash inflow is also evidenced. Hence outflow will be at lower level. Further in addition to above the company has sufficient balance in overdraft limit and has committed credit lines from CBI to meet the excess liabilities, if any. The Company has also Government Investments of Rs. 27.24 Crores out of which on determination of excess SLR investment and also obtaining permission from NHB the same may be utilised to make payment (Including Debenture of Rs.30 Crores)



## 5.6 Exposure

### 5.6.1 Exposure to Real Estate Sector

(Rs in Lakhs)

S.No	Category	As at 31-03-2021	As at 31-03-2020
A	Direct Exposure		
i)	Residential Mortgages (including loan against residential property)		
	Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented.	1,12,384.17	1,22,206.3
	Out of which Individuals Housing Loans up to Rs.15 lakhs	44,708.29	50,304.18
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	1,092.73	816.65
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

### 5.6.2 Exposure to Capital Market

(Rs in Lakhs)

S. No	Particulars	As at 31-03-2021	As at 31-03-2020
(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	Nil	Nil



	/ convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances		
(v)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	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
	<b>Total Exposure to Capital Market</b>	<b>Nil</b>	<b>Nil</b>

### 5.6.3 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

5.7 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- Nil

### 6 Miscellaneous

Registration obtained from other Financial Sector Regulators: Nil

### 6.2 Disclosure of Penalties imposed by NHB and Other Regulators:

#### NHB

##### CURRENT YEAR

- During the Financial Year 2020-21, NHB imposed Penalty of Rs.5,000/- on account of non compliance of para 5.4 of the HFC- Corporate Governance (NHB) directions 2016 which relates to disclosure of NPA movement in the Balance Sheet in a Specified format, for the year 2018-19

##### PREVIOUS YEAR

- During the Financial Year 2019-20, NHB imposed Penalty of Rs.5,000/- on account of not furnishing a Separate auditor's report in compliance with Master Circular - HFC Auditor's Report (NHB) Directions, 2016 in the year 2016-17.

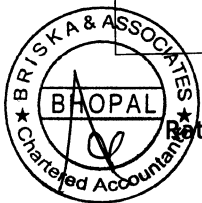
### 6.3 Related Party Transactions:

a) Details of all material transaction with related parties: -

The related Party Transaction with holding company is furnished below:

(Rs in Lakhs)

Description	2020-21	2019-20
Central Bank of India		
Interest on overdraft	48.41	201.55
Interest on Term Loan	2,563.78	2,423.85
Term Loan balance	28,760.51	35,668.90
Overdraft Sanctioned	10,000.00	10,000.00
Dividend	0.00	322.00
Repair and Maintenance (Rent)	25.96	26.45
Salary of staff on Deputation	46.92	36.06



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



Agency	Purpose	Rating
CARE	Debenture	CARE BBB+; Stable
CRISIL	Debenture	CRISIL BBB+/ Stable
CRISIL	Long term Bank Facilities	CRISIL BBB+/ Stable
CRISIL	Deposit	FA-/stable
Brick Work Ratings	Long term Bank Facilities	BWR BBB+/ Stable (Reaffirmed)

#### Migration of rating during the Year:

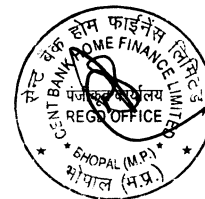
Instrument	Agency	2019-20	2020-21	Remarks
Debenture	CARE	CARE BBB+ (CWD)	CARE BBB+; Stable	Reaffirmed and removed from Credit watch with Developing Implications; Stable outlook assigned.
Debenture	CRISIL	CRISIL BBB+/ Stable	CRISIL BBB+/ Stable	CRISIL BBB+/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Long term bank Facilities	CRISIL	CRISIL BBB+/ Stable	CRISIL BBB+/ Stable	CRISIL BBB+/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Deposits	CRISIL	FA-/stable	FA-/stable	F A-/Stable (Removed from 'Rating Watch with Developing Implications'; Rating Reaffirmed)
Long term Bank Facilities	Brick Work Ratings	BWR BBB+/ Stable (assigned)	BWR BBB+/ Stable (Reaffirmed)	BWR BBB+/ Stable (Reaffirmed)

#### 6.5 Remuneration of Directors

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

(Rs in Lakhs)

Name	31 March 2021	31 March 2020
1.Shri Anil Girotra	3.42	4.40
2.Shri Bibhas Kumar Shrivastava	5.48	4.20
<b>Total</b>	<b>8.90</b>	<b>8.60</b>



## 6.6 Management

As part of the Directors' report or as an addition thereto, a Management Discussion and Analysis report would form part of the Annual Report to shareholders. This Management Discussion and Analysis would include discussion on the following matters within the limits set by the Company's competitive position:

1. Industry structure and developments
2. Opportunities and Threats
3. Segment-wise or product-wise performance
4. Outlook
5. Risks and Concerns
6. Internal control systems and their adequacy
7. Discussion on financial performance with respect to operation.
8. Material developments in Human Resources/Industrial Relations front, including number of people employed.

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

6.7.1 Prior Period Item: Prior Period item having total amount of Rs.1,45,355. (PY: - Rs.21,78,530/-)

## 6.8 Revenue Recognition

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

## 6.9 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 31-03-2021	As on 31-03-2020
1 Provisions for depreciation on Investment	-	-
2 Provision made towards Income tax	539.43	655.94
3 Provision towards NPA (with details in Note No :1)	711.19	840.21
4 Provision for Standard Assets (with details in Note No :1)	Nil	Nil
a) Teaser Loan	Nil	Nil
b) CRE-RH	7.24	5.40
c) CRE	277.26	316.41
d) Housing Loan to Individual	97.71	106.53
e) Other Loans		
<b>Total</b>	<b>382.21</b>	<b>428.34</b>
5 Provision for Standard Assets charged in P&L A/c	382.21	67.98
6 Special Provision for overdue Account##	(214.85)	107.27
7 Other Provision and Contingencies (with details in Note No :2)	334.53	303.71
8 Provision For made towards deferred Tax	(406.02)	(203.38)

As per RBI Circular Special Provision on overdue Accounts on Standard Assets due to Covid-19 @ 5%



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

(Rs in Lakhs)

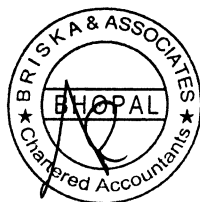
Break up of Loan and Advances and Provision thereon	Housing		Non-Housing	
	As on 31-03-2020	As on 31-03-2020	As on 31-03-2021	As on 31-03-2020
<b>Standard Assets</b>				
a) Total Outstanding Amount	81,723.88	90,848.44	25,062.30	27,182.23
b) Provisions Made	277.61	390.38	104.57	145.11
<b>Sub-Standard Assets</b>				
a) Total Outstanding Amount	1,349.25	1,614.51	522.05	561.94
b) Provisions Made	202.39	242.18	78.31	84.29
<b>Doubtful-1 Category-I</b>				
a) Total Outstanding Amount	1,443.92	617.81	521.85	82.65
b) Provisions Made	431.46	176.77	140.47	20.66
<b>Doubtful Assets- Category-II</b>				
a) Total Outstanding Amount	901.13	558.76	157.90	237.24
b) Provisions Made	406.95	224.29	65.10	96.18
<b>Doubtful Assets - Category-III</b>				
a) Total Outstanding Amount	518.13	488.74	479.44	366.84
b) Provisions Made	518.13	488.74	479.44	366.84
<b>Loss Assets</b>				
a) Total Outstanding Amount	288.68	201.27	17.77	16.29
b) Provisions Made	288.68	201.27	17.77	16.29
<b>Demand Loan</b>				
a) Total Outstanding Amount	0.00	0.00	6.86	42.06
b) Provisions Made	0.00	0.00	0.03	0.17
<b>Total</b>				
a) Total Outstanding Amount	86,224.99	94,329.53	26,768.17	28,489.25
b) Provisions Made	2,125.22	1,723.63	885.69	729.54

**Note:**

1. For Standard Asset: The total outstanding amount mean principal+ accrued interest+ other charges pertaining to loans without netting off.
2. For NPA: The total outstanding amount means principal.
3. For Sub-standard, period upto 1 year from the date of NPA classification.
4. The category of Doubtful Assets will be as under:

Period after the expiry of sub-standard category	Category
Up to one Year	Category-I
One to three Years	Category-II
More than three years	Category-III

5. The Standard Assets Provision includes provision on Overdue Accounts @ 5 % due to Covid-19 for the financial year 2019-20.



**Note No.: - 2 Other Provision and Contingencies ( Rs in lakhs)**

Particulars	31 March 2021	31 March 2020
Maturity of Debentures	183.07	197.38
DSA commission	4.71	14.51
Electricity Expenses	0.66	3.16
HO Expenses	59.88	75.54
LEGAL Expenses	1.62	3.70
FI/RCU/CPU	0.38	1.82
VALUATION	3.47	3.90
Interest	27.33	0.00
Others	53.41	3.70
<b>Total</b>	<b>334.53</b>	<b>303.71</b>

**7.2 Additional Disclosure: As per Reserve Bank of India Circular number RBI/2019-20/220-DOR.No.BP.BC.63/21.04.048/2019-20 dated April 17,2020.**

(Rs in Lakhs)

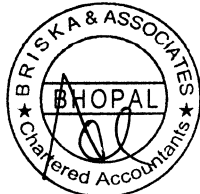
S.No.	Particulars	31 March 2021	31 March 2020
1.	Respective amounts in SMA/overdue categories, where the moratorium/deferment was extended (No of accounts 1367 as on 31-03-2020 out of which 100 accounts were closed during the current FY 2020-21, Note No: - 1)	17,452.19	18,185.91
2.	Respective amount where asset classification benefits is extended (Note No: - 2)	Nil	2,145.43
3.	Provision made during the year on the cases where asset classification benefit is extended (Note No: - 3)	107.27	107.27
4.	Provisions adjusted during the respective accounting periods against slippages and the residual provisions	214.34	

Note No: - 1 Outstanding as on 31 March 2021 and 31 March 2020 respectively on account of all cases in SMA/ overdue categories where moratorium benefit was extended by the Company up to 31 August 2020.

Note No: - 2 There are NIL accounts where asset classification benefit is extended till 31 March 2021. Post the moratorium period, the movement of aging has been done as per IRAC norms.

Note No: - 3 The Company has made adequate provision as per IRAC norms (as per ECL model) for the year ended 31 March 2021. Further, the Company has created an additional general provision for regulatory submission in Q4 FY2019-2020 and Q1 FY 2020-2021 amounting to Rs 377.48 crores. The residual provisions had been written back/ adjusted by the Company in March 2021 as per the circular

Note No: - 4 For term loans borrowers, who avail of the moratorium, the residual tenure of the loan shall be increased by six months subject to the eligibility criteria and renewal of documentations wherever mandatory. Interest for the moratorium period shall be paid along with principal instalment for the residual tenure. In respect of accounts classified as standard, but overdue as on <Feb 29, 2020>, the moratorium period, wherever granted, shall be excluded from the number of Days Past-Due (DPD) for the purpose of asset classification under the IRAC norms. DPD/ageing will resume from the end of moratorium period with effect from status as on <Feb 29, 2020>. However, if moratorium is not granted, then current IRAC norms will be attracted for such overdues on or before <Feb 29, 2020>.



### 7.3 Draw Down from Reserves-NIL

### 7.4 Concentration of Public Deposits, Advances, Exposures and NPAs

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

Particulars	As on 31-03-2021	As on 31-03-2020
Total Public Deposits of twenty largest depositors	13,328.83	13,307.21
Percentage of Total Public Deposits of the HFC	32.48%	47.49%

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

Particulars	As on 31-03-2021	As on 31-03-2020
Total Loans and Advances to twenty largest borrowers	1,981.11	2,008.62
Percentage of Loans and Advances to twenty largest borrowers to Total Advances of the HFC	1.74%	1.63%

#### iii) Concentration of all Exposures (Including off-balance sheet exposure)

(Rs in Lakhs)

Particulars	As on 31-03-2021	As on 31-03-2020
Total Exposure to Twenty largest borrowers/ Customers	2,111.74	2,186.75
Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the HFC on borrowers/ customers	1.50%	1.78%

#### iv) Concentration of NPAs

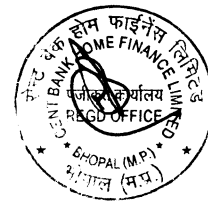
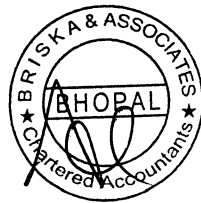
(Rs in Lakhs)

Particulars	As on 31-03-2021	As on 31-03-2020
Total Exposure to top ten NPA accounts	732.17	765.52

#### v) Sector-wise NPAs:

##### Percentage of NPAs to total Advances in that Sector

S. No	Sector	As on 31-03-2021	As on 31-03-2020
<b>A</b>	<b>Housing Loans</b>		
1.	Individuals	5.21%	3.74%
2.	Builders/Project loan		-
3.	Corporates		-
4.	Others (Specify)		
<b>B</b>	<b>Non-Housing Loans:</b>		
1.	Individuals	6.83%	4.61%
2.	Builders/Project loan		
3.	Corporates		-
4.	Others (Specify)		-





## 7.5 Movement of NPAs

(Rs in Lakhs)

	Movement of NPA	As on 31-03-2021	As on 31-03-2020
(I)	Net NPAs to Net Advance (%)	3.16%	2.29%
(II)	Movement of NPAs (Gross)		
A	Opening Balance	4746.04	2662.25
B	Additions during the year	2395.58	2516.09
C	Reductions during the year	941.50	432.30
D	Closing balance	6200.12	4746.04
(III)	Movement of Net NPAs		
A	Opening Balance	2828.53	1584.99
B	Additions during the year	1316.43	1371.29
C	Reductions during the year	573.54	127.75
D	Closing balance (net of URI)	3571.42	2828.53
(IV)	Movement of provisions for NPAs (excluding provisions on standard assets)		
A	Opening Balance	1917.51	1076.92
B&C	Net Additions/Reductions during the year	711.19	840.59
D	Closing balance	2628.70	1917.51

Note: Gross NPA and Net NPA showing net of URI Balances in both the FY 2020-21 and 2019-20

## 7.6 Overseas Assets

(Rs in Lakhs)

Particulars	As on 31-03-2021	As on 31-03-2020
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	31-03-2021	31-03-2020
Number of Complaints at the beginning of the year	0.00	0.00
Number of Complaints received during the year	13.00	18.00
Number of Complaints redressed during the year	13.00	18.00
Number of Complaints pending at the end of the year	0.00	0.00

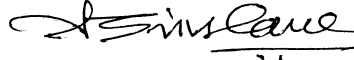
\*Note: As on date 1 No (Previous Year 6 Nos) pending complaints are reflected in the NHB Grids portal. All these complaints are appropriately addressed and since no further correspondence has been made by the Complainant so far, we may treat them as closed.

As per our report of even date  
For B R I S K A & Associates  
(Formerly L K Maheshwari & Co;)  
Chartered Accountants  
FRN 000780C

FOR CENT BANK HOME FINANCE LIMITED



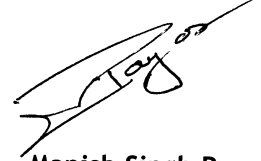
CA Amit Chitwar  
Partner  
M.No.407118  
Place: Bhopal  
Date: 19.05.2021



Alok Srivastava  
Chairman  
DIN:05123610



Shishram Tundwal  
Managing Director  
DIN: 0850585



Manish Singh Payal  
Company Secretary

