



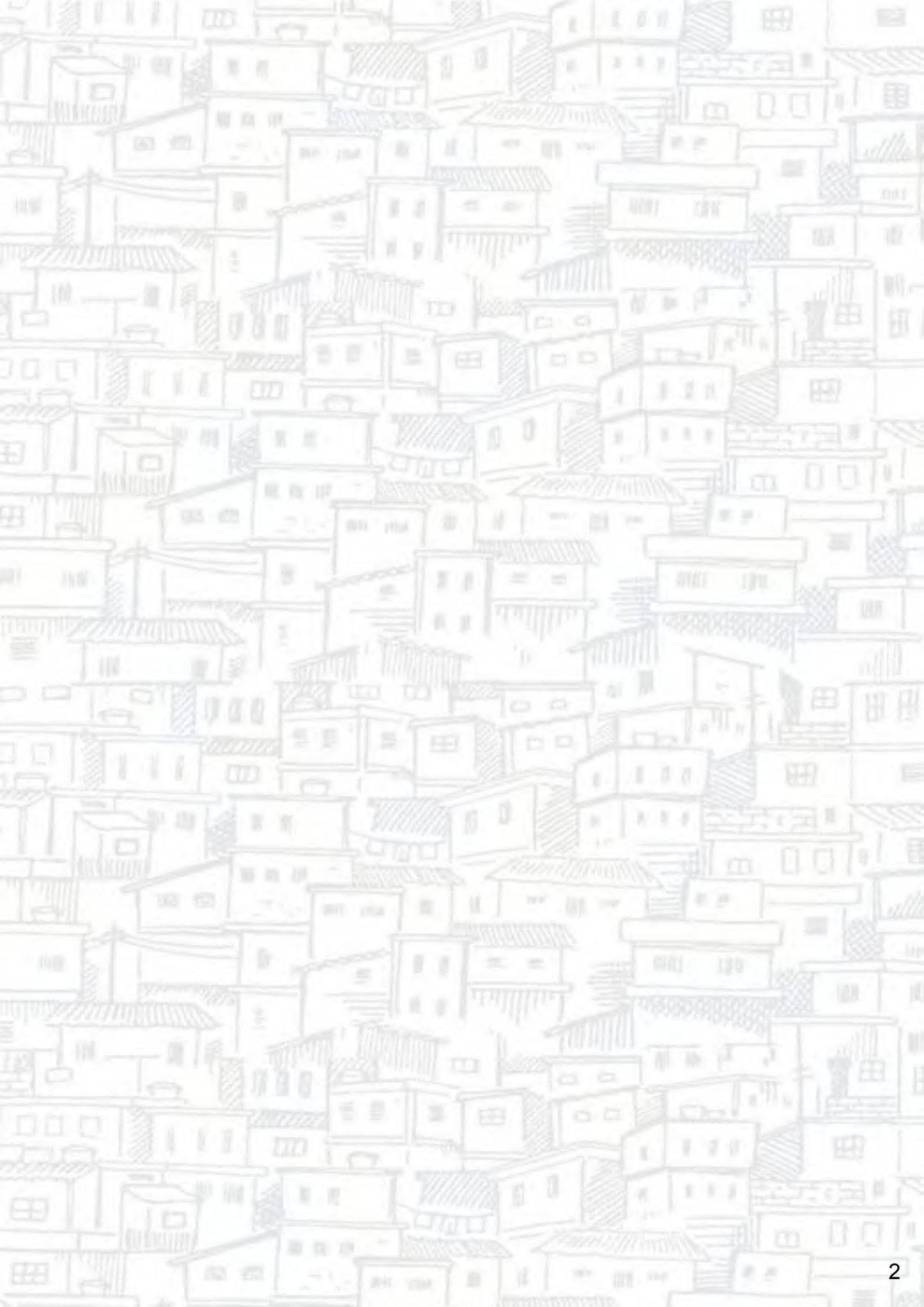
# IFL HOUSING FINANCE LIMITED

## ANNUAL REPORT



LOAN IN 3 DAYS

2023-24



# INSIDE THE REPORT

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## FINANCIAL STATEMENTS

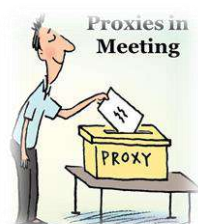
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# Company Overview

# MANAGING DIRECTOR'S MESSAGE



Dear Shareholders,

It is an absolute privilege to write to you as Chairman & Managing Director of your Company and present the 9th Annual Report of IFL Housing Finance Limited (hereinafter referred to as "IFLHFL") for the financial year ended March 31, 2024.

The fiscal year 2023-24 has been a period of notable transformation for our Company. Despite the backdrop of macroeconomic uncertainties, including rising inflation and interest rate hikes by the RBI, we have successfully navigated these challenges and achieved significant milestones, managed to strengthen, maintain quality portfolio, sustain our profitability and while simultaneously investing in long-term growth.

We have strategically realigned our focus to concentrate more on the Gold Loan business. This decision aligns with our aim to capitalize on the growing demand for quick and accessible financial solutions in times

of need, while leveraging the strong asset backed nature of gold loans. This shift has allowed us to enhance our Service offerings and better meet the immediate financial requirements of our customers.

Therefore, our focussed efforts have increased in Gold Loan segment and we have been able to give quick loans to people with urgent monetary requirements, without compromising with the credibility of the customer and collateral. This has indeed made a huge impact and helped people in times of crisis.

Your Company has witnessed significant growth and concluded the year with a total of 67 branches. Customer base has exceeded 20640, while portfolio reached ₹27910.4 Lakhs and net worth amounted to ₹9794.11/- Lakhs

Your company's Financial Results are prepared as per Indian Accounting Standards (Ind AS).

- Gross AUM stood at Rs. 25,089.27 Lakhs as of March 2023 from Rs. 14,651.46 Lakhs in the previous year which marks a 71.24% growth.
- Expanded our network to 67 branches in 5 states and are having more than 20640 active customers.
- Profit After Tax in the FY 2023-24 stands at Rs. 1215.15 Lakhs.
- We are having a Credit Rating of IVR BBB-Stable (IVR Triple B Minus with Stable Outlook) from Infomerics Valuation and Ratings Pvt Ltd.
- Total Revenue from all operations grew by 39.35% to Rs. 6377.54 Lakhs from Rs. 4,576.70 Lakhs in FY23-24

- Profit before Tax of Rs. 1605.02/- Lakhs as compared to Rs. 624.97/- Lakhs in the previous year, recording an increase of 156.82%.
- Net Interest Income (NII) grew by 47.92% to Rs. 3820.80 Lakhs in FY24 from Rs. 2,583.05 Lakhs in FY23. Net Interest Margin (NIM) on Average Interest Earning Assets is 13.95% in FY24 as compared to 13.09% in FY23.

CRAR increased to 62.85% in FY24 from 52.83% in FY23, but the same is still much higher than the statutory minimum requirement of 15% as on 31.03.2024.

Gold prices may see temporary volatility owing to various global macroeconomic factors and government measures to curve surging prices. However, it is worthwhile to mention that the long term demand for the gold loans in India will remain unaffected by these temporary developments. We create value by offering reliable financial services, conducting our business with integrity, and striving for excellence. We prioritise understanding and addressing our customers' unique needs, ensuring accessible and dependable financial solutions. Our goal is to provide a seamless experience, delivering consistent and considerate services to our clients across the social spectrum.

During the FY 2023-24, Our emphasis on gold loans has proven to be a prudent strategy, enabling us to provide rapid financial assistance while ensuring strong asset backing. This focus not only aligns with our goal of offering secure and efficient financial products but also positions us to tap into the expanding

market for gold-based financing. We are proud to share that our customer base has increased to 20640 customers till date.

Despite the perceived credit risks associated with these segments, our proprietary underwriting process, risk management framework, technology platform and financial resources has enabled us to, better to build a portfolio with best in class asset quality consistently for years. IFLHFL believes in the social impact of its business in terms of enhanced life financial discipline and inclusion into the financial main stream of its customers. To sustain this IFLHFL equally believes in creating significant and long lasting value for all its key stake holders.

We will continue to scale our book across product segments and accelerate our digitalisation efforts. We are committed to improve our profitability and do not compromise on quality of portfolio while simultaneously having eye on long-term growth. I take this opportunity to express gratitude to all our stakeholders including employees, customers, bankers, and regulators for their invaluable support and whose contribution has helped us to make and achieve the set targets of the Company. We look forward to the continued support of all them in taking the Company forward on the journey of sustainable and profitable growth.

Thanking You,

With Best Wishes,

Sd/-

Gopal Bansal

Chairman & Managing Director

DIN: 01246420

## ABOUT US

Your company is a closely held limited company, established in 2015 with the objective of consistently providing financial services. It got registered with National Housing Bank on December 12, 2017 and having registration no. 12.0164.17. Your company is a subsidiary of India Finsec Limited, a BSE listed company and registered NBFC in business of funding of Loan Against Property & Unsecured Loans, primarily in Delhi NCR.



### MISSION

To become the preferred choice of financial services partner for India's aspiring classes, meeting the full range of their credit requirements, and helping India become a financially inclusive society where every citizen has ready access to formal channels of finance.



### VISION

IFL Housing Finance Limited is dedicated to the mission of bringing convenience to people's lives and making their lives easier. We offer secured credit to meet their varied financial needs from gold loans to affordable home loans.



### VALUES

**INTEGRITY:** The quality of being honest and having strong moral principles and transparency while dealing with customers.

**LONG TERM RELATION:** Long term relationship with its customers as well as its employees, with regular effort to support customers on easy go basis and keep on making changes to an existing product, idea, employee benefits, etc.

## ABOUT US

### OUR PRODUCTS



#### HOME LOAN

- Purchase of Old Unit
- Extension / Renovation of Existing Unit

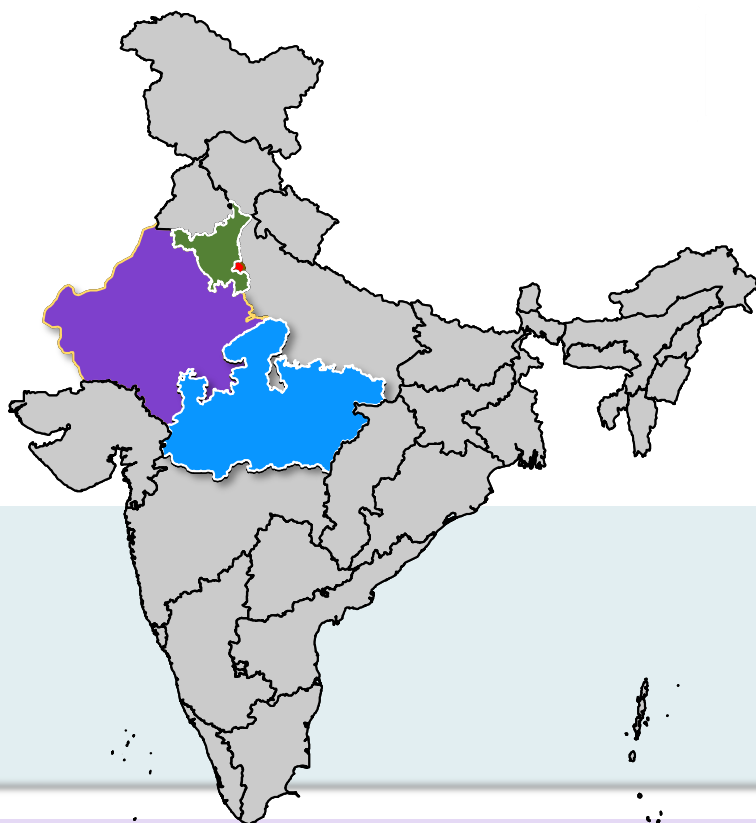
#### LOAN AGAINST PROPERTY (LAP)

- Loan Against Self Aquired Residential Property
- Loan Against Self Aquired Commercial Property
- Loan For Commercial Purchase (Shop/Office Only)




#### GOLD LOAN

- Loan Against Collateral Of Gold Jewellery



## OUR PRESENCE

- HEAD OFFICE IN DELHI
- 67 BRANCHES ACROSS 5 STATES AND 1 UNION TERRITORY INCLUDING DELHI, RAJASTHAN, HARYANA, MADHYA PRADESH AND UTTAR PRADESH.

	RAJASTHAN	35
	MADHYA PRADESH	11
	HARYANA	1
	DELHI	19
	UTTAR PRADESH	1



# CORPORATE INFORMATION

## LENDERS

### BANKS

State Bank of India  
 Au Small Finance Bank Ltd.  
 ESAF Small Finance Limited  
 City Union Bank  
 Federal Bank  
 South Indian Bank  
 CSB Bank Limited  
 DCB Bank Limited  
 ICICI Bank  
 Bandhan Bank

### FINANCIAL INSTITUTIONS

Hinduja Housing Finance Limited  
 MAS Financial Services Ltd  
 MAS Rural Housing and Mortgage P. Ltd  
 Ambit Finvest Private Limited  
 Incred Financial Services Limited  
 Sundaram Home Finance Limited  
 TATA Capital Financial Services Limited  
 Shriram Housing Finance Limited  
 Northern Arc Capital Limited  
 Western Capital Advisors Pvt. Ltd.  
 Nabsamruddhi Finance Limited  
 Manappuram Finance Limited  
 Abans Finance Private Limited  
 STCI Finance Limited  
 Cholamandalam Investment & Finance Company Ltd

### REGULATORY BODY

NHB

# CORPORATE INFORMATION

## AUDITORS

### STATUTORY AUDITORS

M/s Ajay Rattan & Co.,  
Chartered Accountants  
E-115, 11th Floor,  
Himalaya House, K G  
Marg, New Delhi-  
110001

### INTERNAL AUDITOR

Mr. Lalit Kumar,  
Chartered Accountant  
D-16, 1st Floor, Above  
ICICI Bank, Sector- 14,  
Prashant Vihar, New  
Delhi- 110085  
Tel: +91 11 47096097

### SECRETARIAL AUDITORS

M/s Sarita Singh &  
Associates,  
Company Secretaries,  
A-2166, 2<sup>nd</sup> Floor,  
Greenfield Colony,  
Faridabad, Haryana-  
121010

## REGISTRARS & TRANSFER AGENTS

Skyline Financial Services Private Limited  
D-153 A | 1st Floor | Okhla Industrial Area, Phase - I | New Delhi-110 020. Direct no-  
011-41044923  
Fax: +91 11 26812682 Web: [www.skylinerta.com](http://www.skylinerta.com)

## ANNUAL GENERAL MEETING

10:30 A.M., MONDAY, SEPTEMBER 16TH, 2024

## OTHER INFORMATION

**CIN:** U65910DL2015PLC285284

### REGISTERED OFFICE AND CORPORATE OFFICE

D-16, 1<sup>st</sup> Floor, Above ICICI Bank, Sector- 14, Prashant Vihar, New Delhi- 110085

**Tel:** +91 11 47096097 **E-mail:** [info@iflhousingfinance.com](mailto:info@iflhousingfinance.com)

**Website:** [www.iflhousingfinance.com](http://www.iflhousingfinance.com)

### HISTORY TIMELINE

Gross AUM : Rs. 250.89 Cr  
Active Borrowers : 17728  
Cumulative No of Loans Sanctioned : 24488

Gross AUM : Rs. 279.10 Cr  
Active Borrowers : 20640  
Cumulative No of Loans Sanctioned : 26572  
Cumulative No of Loans Disbursed : 28331

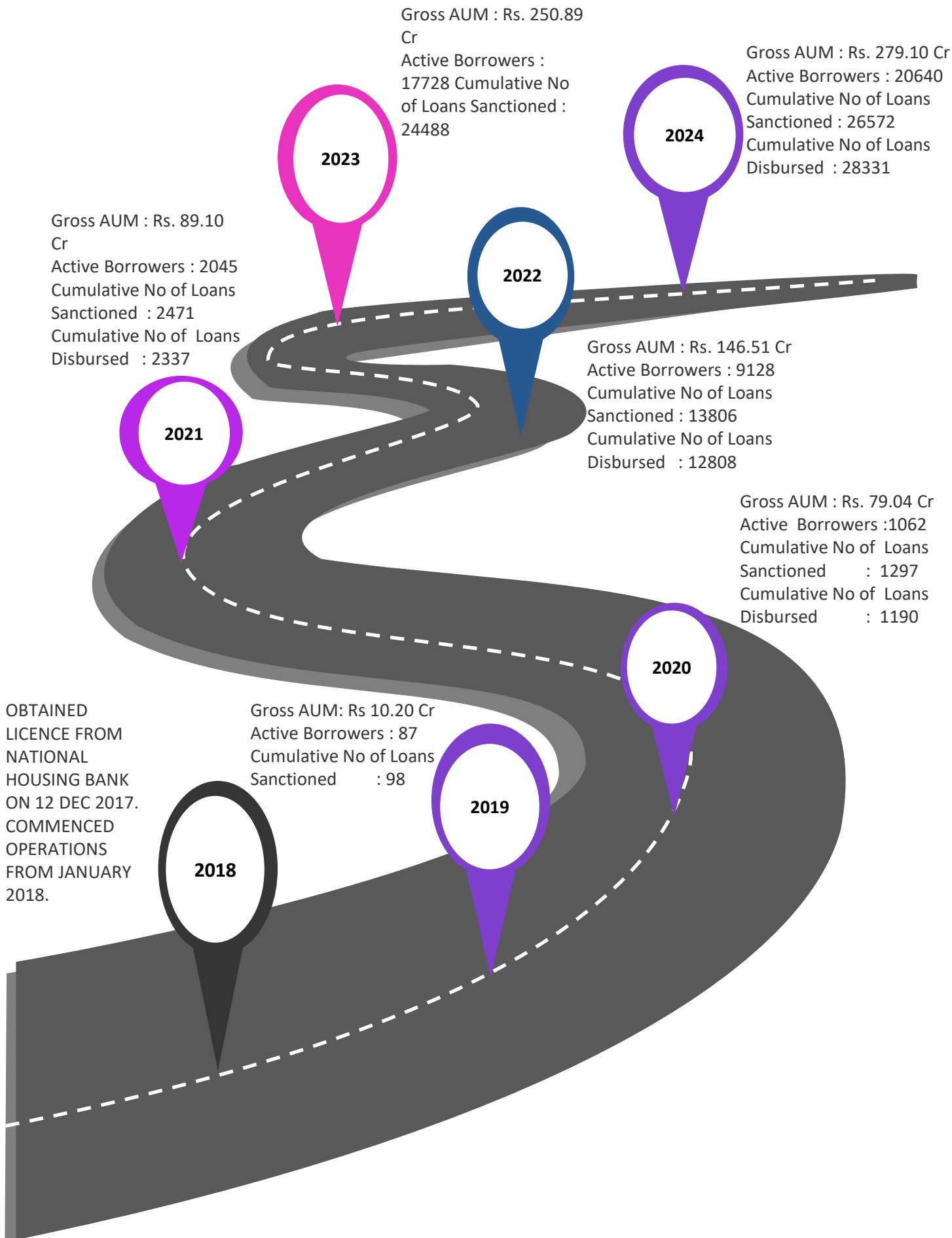
Gross AUM : Rs. 89.10 Cr  
Active Borrowers : 2045  
Cumulative No of Loans Sanctioned : 2471  
Cumulative No of Loans Disbursed : 2337

Gross AUM : Rs. 146.51 Cr  
Active Borrowers : 9128  
Cumulative No of Loans Sanctioned : 13806  
Cumulative No of Loans Disbursed : 12808

Gross AUM : Rs. 79.04 Cr  
Active Borrowers : 1062  
Cumulative No of Loans Sanctioned : 1297  
Cumulative No of Loans Disbursed : 1190

Gross AUM: Rs 10.20 Cr  
Active Borrowers : 87  
Cumulative No of Loans Sanctioned : 98

OBTAINED LICENCE FROM NATIONAL HOUSING BANK ON 12 DEC 2017. COMMENCED OPERATIONS FROM JANUARY 2018.



## BUSINESS OVERVIEW

Your Company follows a customer-Centric business philosophy, with its growth strategy centred on transparency in terms of offerings, suitability of products and variety of choices to meet a range of needs of its customers. Your Company is a Non deposit-taking housing finance company registered with the National Housing Bank w.e.f 12th December, 2017 and is focused on providing financing products mainly to the lower and middle income (LMI) segment.

During the year under review, the Company expanded its lenders' base and further strengthened its existing relationship.

In 2023, our company achieved a gross Asset Under Management (AUM) of Rs. 250.89 crore, with 17,728 active borrowers and a cumulative total of 24,488 loans sanctioned, of which 24,273 were disbursed. By 2024, we experienced significant growth, increasing our gross AUM to Rs. 279.10 crore and expanding our active borrower base to 20,640. The cumulative number of loans sanctioned rose to 26,572, while disbursements increased to 28,331. This upward trend reflects our effective loan management strategies. As we continue to grow, our focus remains on enhancing operational efficiency and customer satisfaction, positioning us as a key player in the gold loan market.

## MARKETING AND DISTRIBUTION



5

No of States/ Union Territory



67

No of Branches Apart from one HO

As on March 31, 2024, the Company had a total of 67 branches across 5 states - 35 branches in Rajasthan, 11 in Madhya Pradesh, 1 in Haryana, 19 in Delhi and 1 in Uttar Pradesh, apart for Head Office in Delhi.

The company through its inhouse sales executives, effectively caters to the financial needs of the Low and Middle Income (LMI) segment -its key target customers. The Company provides utmost convenience to its customers with doorstep services customized to suit client needs.

Led by customization of offerings according to customer demographics, the Company has built a strong brand equity across tier V and tier VI areas backed by a deeply entrenched business network.

## COLLECTION AND RECOVERY PROCESS

Your Company has inbuilt collection team and robust in-house collection app which enables the Company to undertake hassle-free collection and recovery processes.

- Default Indicator:** Defaulter list is generated at each due date and communicated to Collection team. Collection team starts working with the allocation of defaulter
- Collection Officers:** Working through Mobile Application, Collection cash/cheque/transfer and generate receipt to customer through Collection App.
- Controls:** Ensure Cash/ Cheque deposited by EOD through receipts generated from Collection App and verify all modes of payment and reconcile with HO accounts.
- Performance Review:** Review performance of the team and provide incentives as per the targets of the Collection policy on monthly basis.

In Gold Loan Segment, 'IFL Gold Loan' Application is used for the purpose of collection. This application enables repayment of interest/ principal through several modes like BBPS, CC Avenue, direct bank payment etc.

## FUNDING SOURCES

<b>OUTSTANDING</b> <b>EQUITY Rs. 6592.30 Lakhs (PY Rs. 6047.34 Lakhs)</b> <b>FREE RESERVES Rs. 2484.88 lakhs (PY Rs. 1675.50 Lakhs)</b> <b>BORROWINGS Rs. 16947.21 Lakhs (PY Rs. 8,317.98 Lakhs)</b>
---



The company is having free reserves which includes Retained Earnings till year end and Securities Premium but excluding Statutory Reserve u/s 29C of NHB Act, 1987. The company had passed Special Resolution u/s 180(1)(c) and other provisions, if any of Companies Act, 2013 to borrow money for aggregate amount not exceeding Rs. 500 Crores.

Taking care of the maximum borrowing limit, the company has drawn disbursement from new lenders including ICICI Bank, STCI Finance Limited, Cholamandalam IFCL, Bandhan Bank, apart from new sanctions from existing lenders like Northern Arc, Tata Capital, ICICI Bank, STCI Finance, MAS Financial Services and MAS Rural Housing. The company is always regular in paying all its debts with no single time default.

## SEGMENT-WISE HIGHLIGHTS

The company is having 55.66% of its total portfolio in Housing Loan, 2.89% in Loan Against Property and 41.45% in Gold Loan Segment.

The Average Ticket Size on outstanding loans are:

- Home Loan : Rs. 2.49 Lakhs
- Loan Against Property : Rs. 2.25 Lakhs
- Gold Loan : Rs. 0.97 Lakhs

The Average Tenure on outstanding loans are:

- Home Loan : 70 Months
- Loan Against Property : 60 Months
- Gold Loan : 11 Months

The Average LTV on outstanding loans are:

- Home Loan : 15.21%
- Loan Against Property : 13.57%
- Gold Loan : 72.74%

The Average ROI on outstanding loans are:

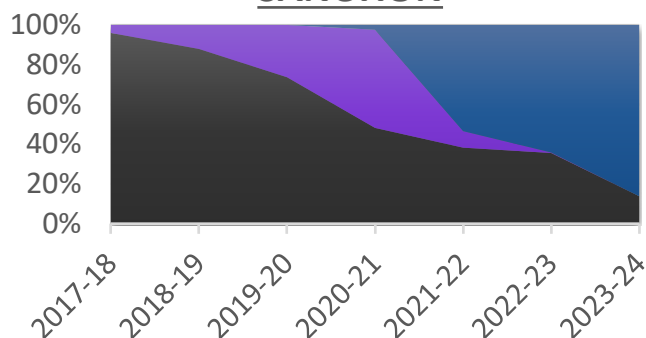
- Home Loan : 24.68%
- Loan Against Property : 24.42%
- Gold Loan : 19.61%

Having the Total GNPA of 1.13% and NNPA of 0.78%, out of which:

Segment	GNPA %	NNPA %
Home Loan	0.98	0.71
Loan Against Property	0.15	0.07
Gold Loan	0.00	0.00
Total	1.13	0.78

## OPERATIONAL

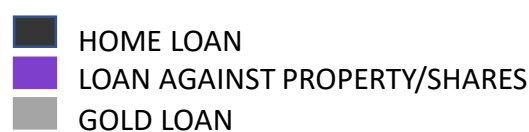
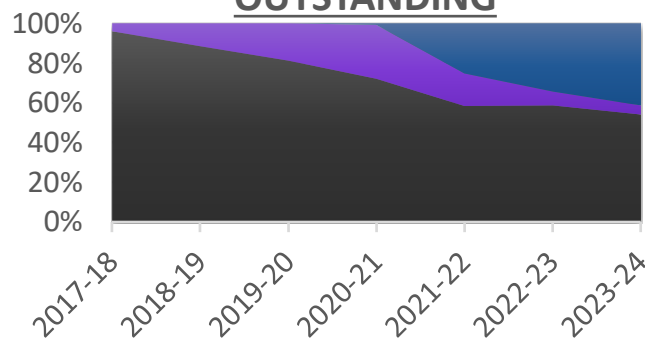
### SANCTION



### DISBURSEMENT



### OUTSTANDING



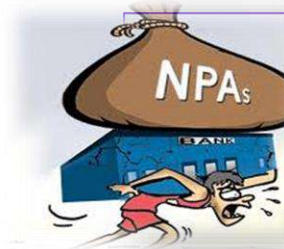
# KEY HIGHLIGHTS

## FY 2023-24



**GROSS AUM**  
Rs. 279.10 Cr.

**DISBURSEMENT**  
Rs. 295.02 Cr.



**NON PERFORMING ASSETS**  
GNPA 1.13%; NNPA 0.78%

**CAPITAL ADEQUACY RATIO (CRAR)**  
62.85%



CAPITAL RATIOS - TIER



**OUR PRESENCE**  
State: 5; Branches: 67

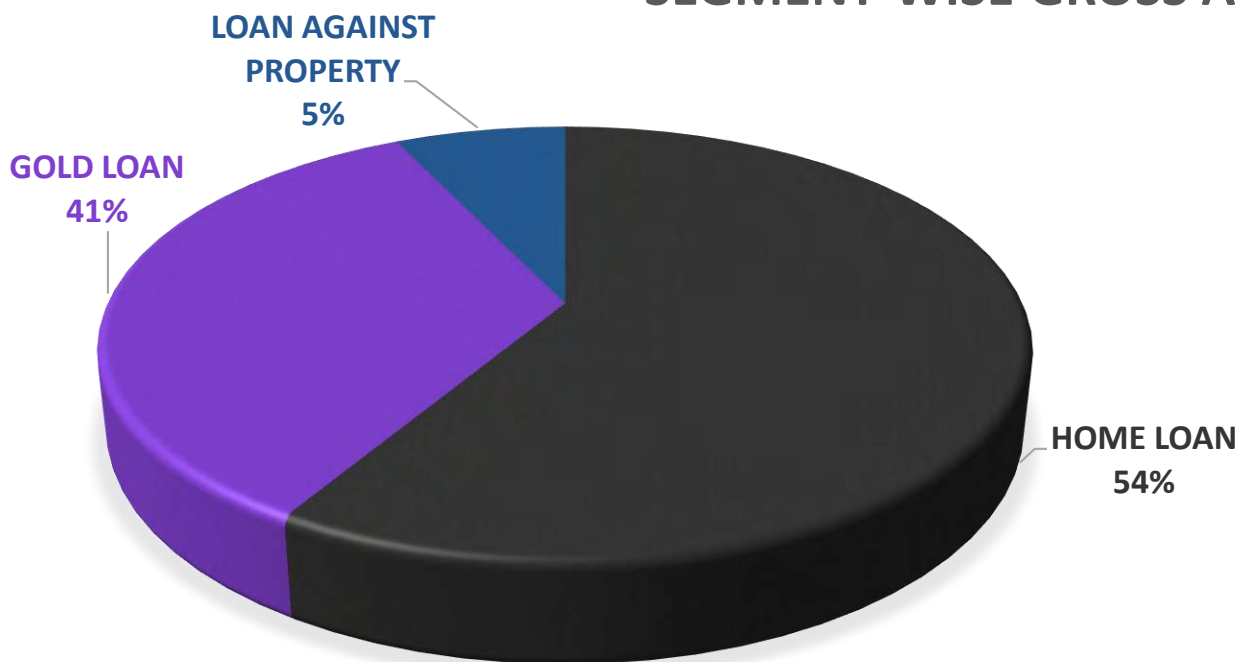
**EMPLOYEES**  
325



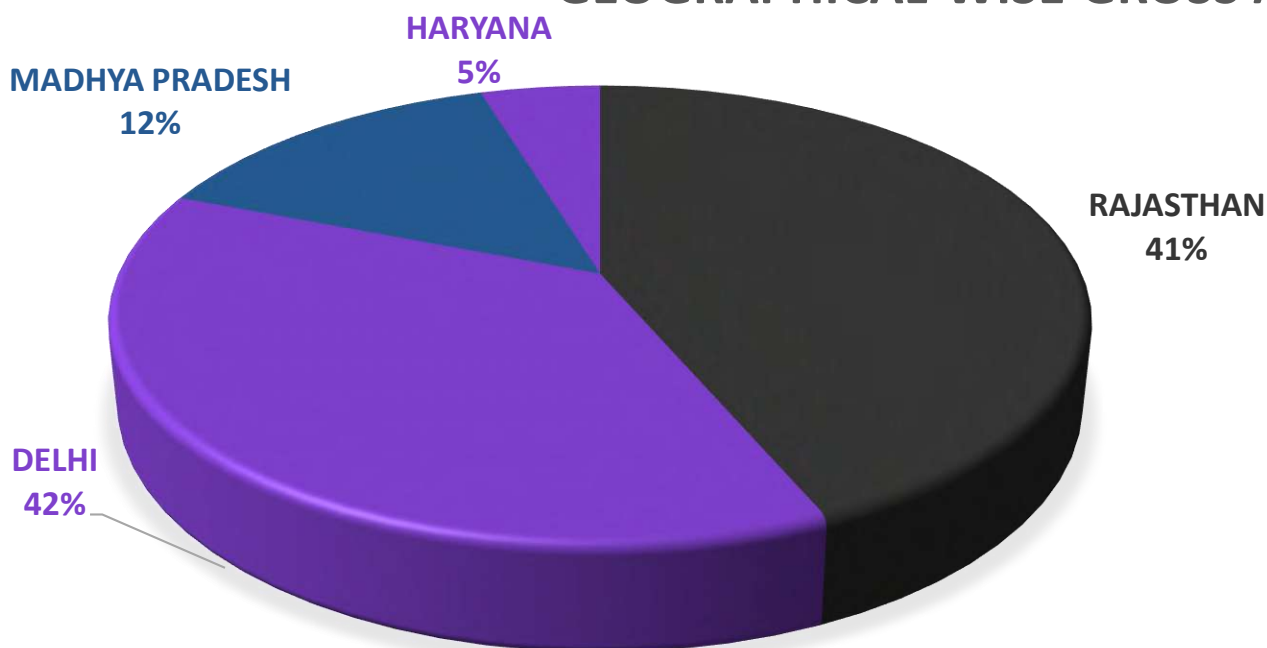
# KEY HIGHLIGHTS

## FY 2023-24

### SEGMENT-WISE GROSS AUM



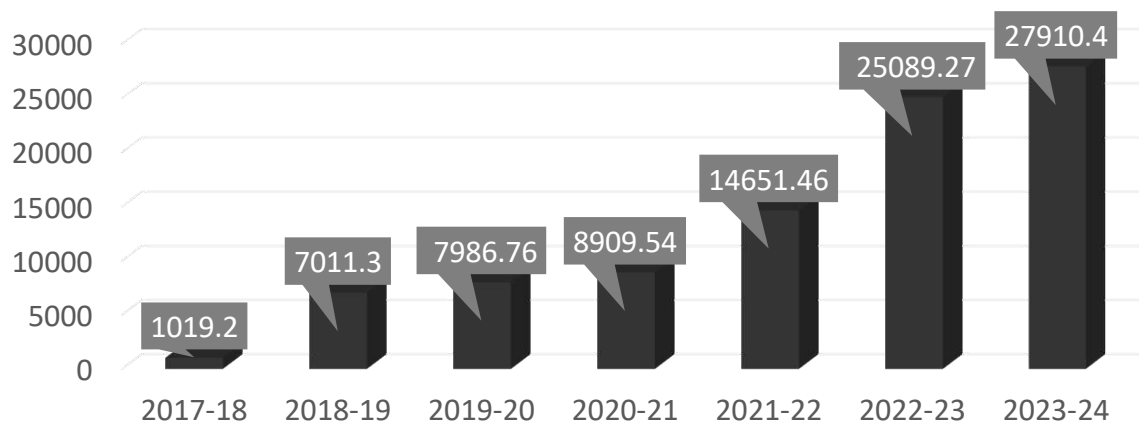
### GEOGRAPHICAL-WISE GROSS AUM



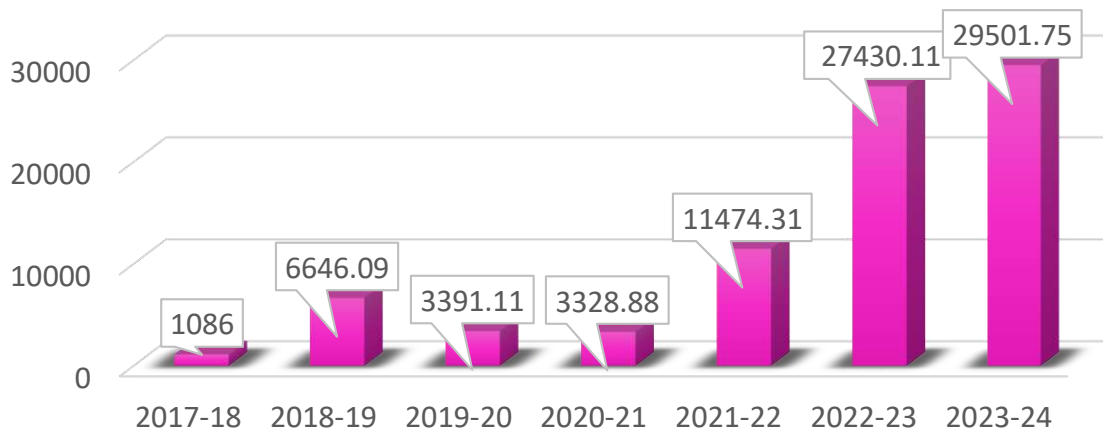
# FINANCIAL PERFORMANCE HIGHLIGHTS

## BUSINESS PARAMETERS

### GROSS ASSET UNDER MANAGEMENT (GROSS AUM IN LAKHS)



### DISBURSEMENT (IN LAKHS)

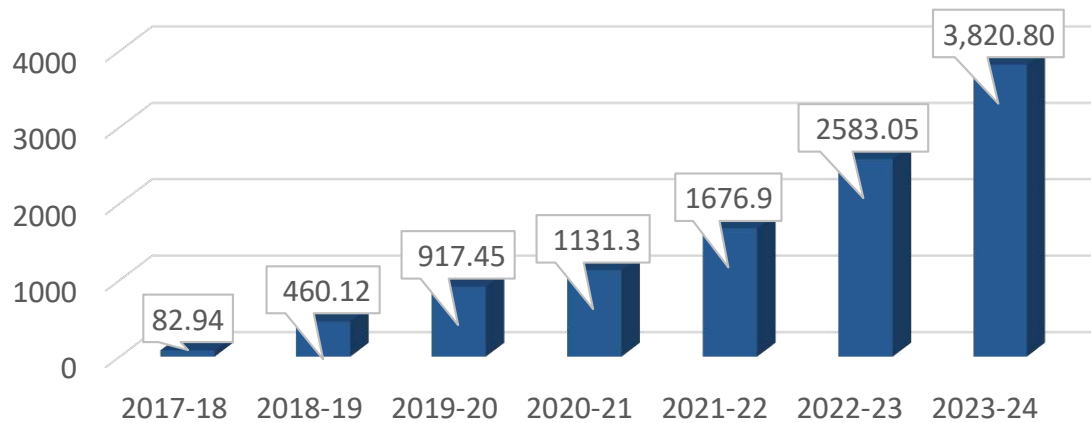




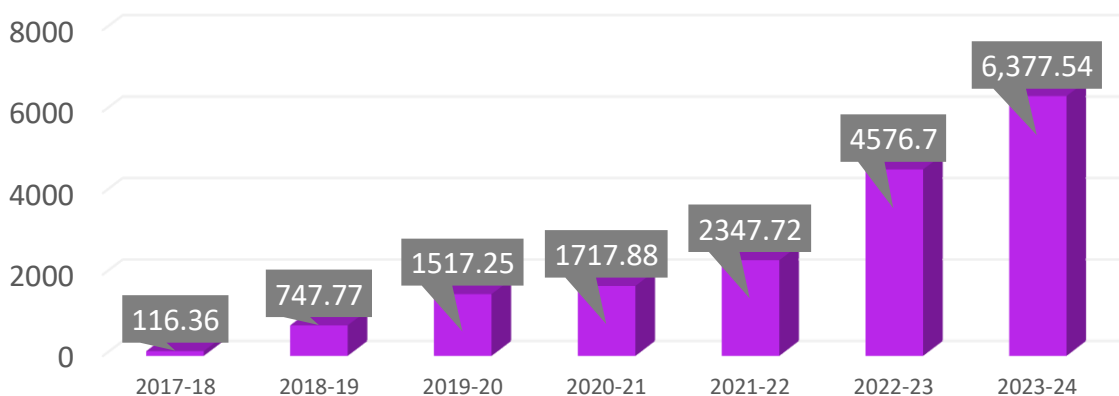
# FINANCIAL PERFORMANCE HIGHLIGHTS

## OPERATIONAL PARAMETERS

### NET INTEREST INCOME (IN LAKHS)



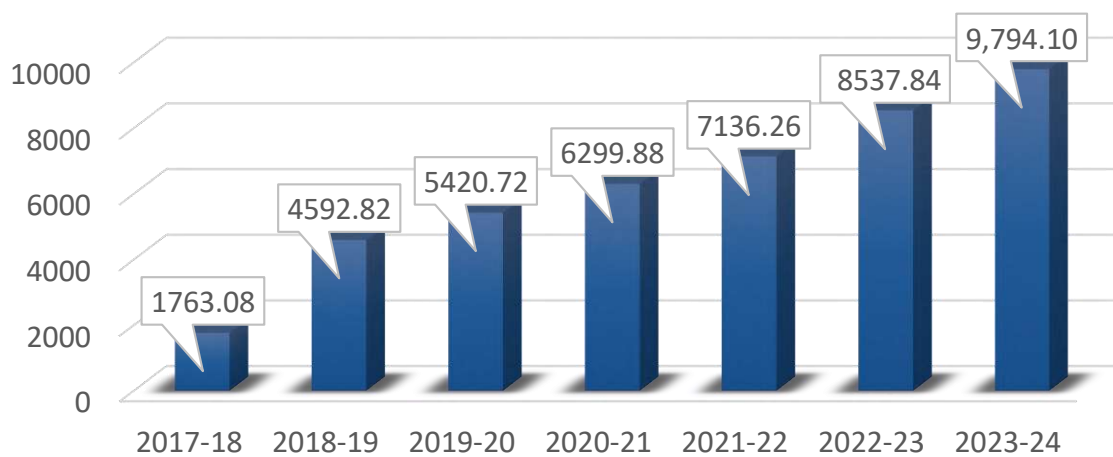
### GROSS TOTAL INCOME (IN LAKHS)



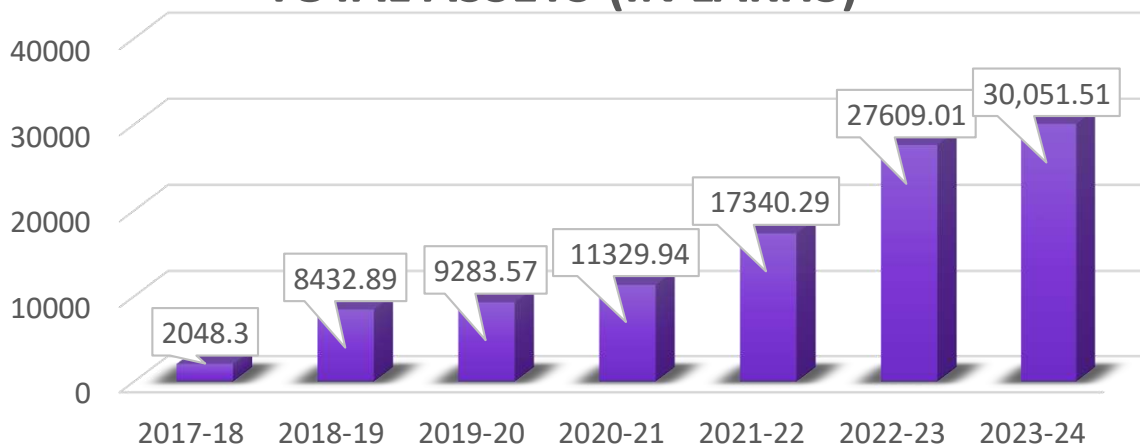
# FINANCIAL PERFORMANCE HIGHLIGHTS

## FINANCIAL PARAMETERS

### TANGIBLE NET WORTH (IN LAKHS)



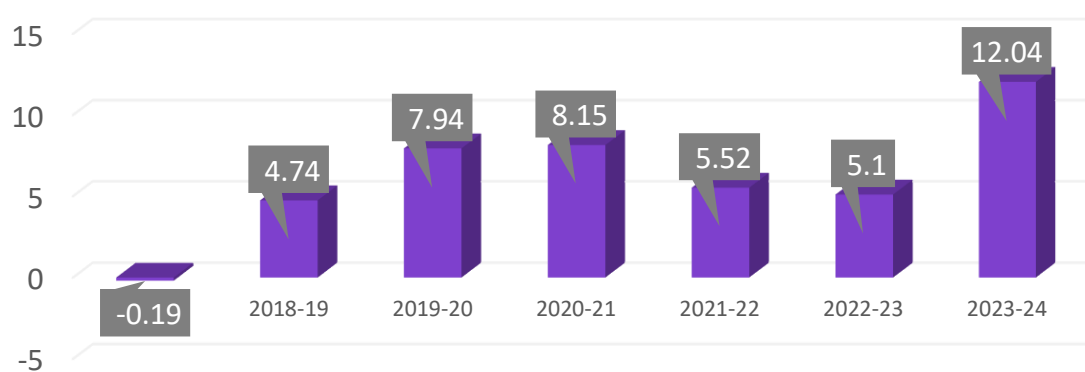
### TOTAL ASSETS (IN LAKHS)



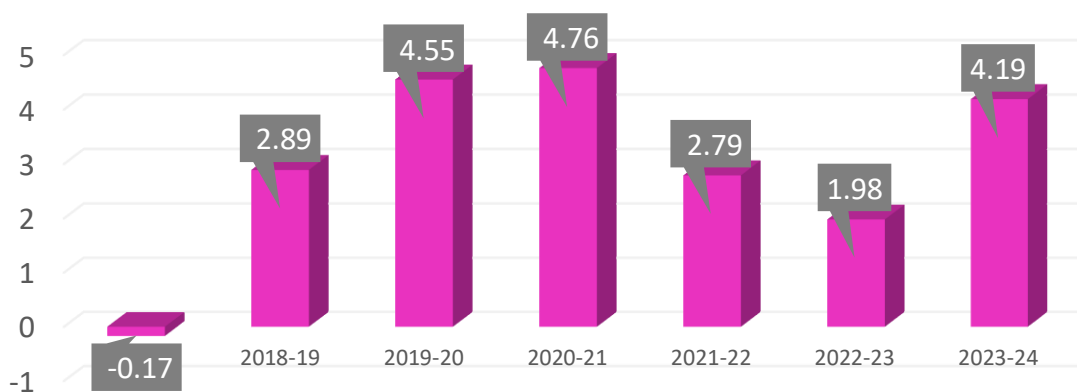
# FINANCIAL PERFORMANCE HIGHLIGHTS

## FINANCIAL PARAMETERS

### RETURN ON AVERAGE EQUITY (%)



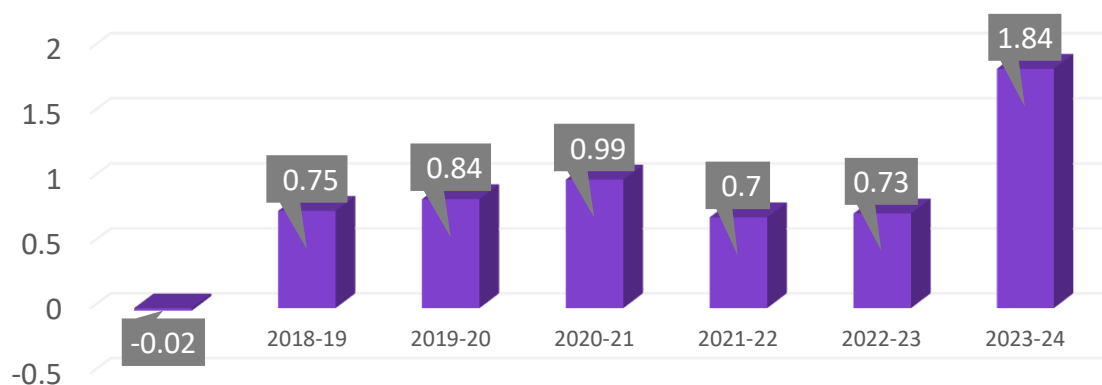
### RETURN ON AVERAGE ASSETS (%)



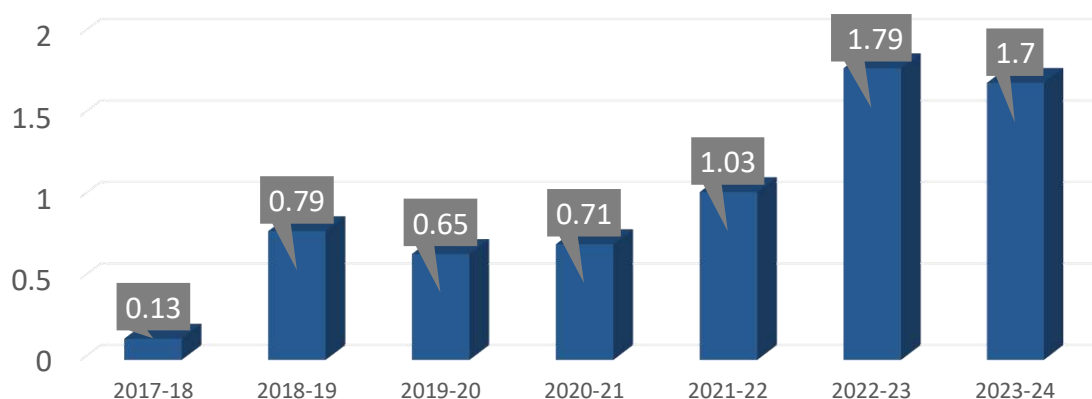
# FINANCIAL PERFORMANCE HIGHLIGHTS

## KEY FINANCIAL RATIOS

### EARNING PER SHARE



### DEBT EQUITY RATIO



## FINANCIAL PERFORMANCE HIGHLIGHTS

PARAMETERS	FY24	FY23	REMARKS
GROSS AUM (RS. IN LAKHS)	27,910.4	25,089.27	11.24%
DISBURSEMENT (RS. IN LAKHS)	29,501.75	27,430.11	7.55%
PAT (RS. IN LAKHS)	1215.15	447.39	171.61%
GROSS NPA (AS % OF GROSS AUM)	1.13	0.99	14.14%
NET NPA (AS % OF GROSS AUM)	0.78	0.78	8.97%
CAPITAL ADEQUACY RATIO (CRAR) (%)	62.85	52.83	18.97%
TIER I (%)	52.98	52.42	1.07%
TIER II (%)	9.87	0.41	2307.32%
RETURN ON AVERAGE ASSETS (%)	4.19	1.98	111.62%
RETURN ON AVERAGE EQUITY (%)	12.04	5.10	136.01%
DEBT EQUITY RATIO (TIMES)	1.7	1.79	(5.03%)
NET OWNED FUND (RS. IN CRORES)	9,794.1	8,537.84	14.71%
NET PROFIT MARGIN (%)\$	19.05	9.78	94.79%
NET INTEREST MARGIN (NIM) (%)	13.94	12.34	12.97%
TOTAL OPERATING EXPENSES TO NII (TIMES)	0.63	0.85	(25.88%)
COST TO INCOME (TIMES)	0.38	0.48	(20.83%)
OPEX TO AVG ASSET (TIMES)	0.08	0.10	(20.00%)
BRANCHES (NUMBERS)	67	70	(4.29%)
ACTIVE CUSTOMERS (NUMBERS)	20,640	17,728	(16.43%)
EMPLOYEE STRENGTH (NUMBERS)	325	471	(31%)
CREDIT RATING	CRISIL BBB- /Stable	IVR BBB-/Stable	

## MEMORIES AT A GLANCE



## BIRTHDAY CELEBRATION



## HOLI CELEBRATION



## CHRISTMAS DAY

# MEMORIES AT A GLANCE

## WOMEN'S DAY



## DIWALI

## INDEPENDENCE DAY



## MEMORIES AT A GLANCE



## NEW BRANCH OPENING



## PERFORMANCE RECOGNITION



## TRAINING SEMINARS



# STATUTORY REPORTS



## NOTICE OF ANNUAL GENERAL MEETING

**Notice** is hereby given that the 9<sup>th</sup> Annual General Meeting of **IFL Housing Finance Limited** will be held on Monday, 16<sup>th</sup> September, 2024 at 10:30 a.m. at the registered office of the company at D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi - 110085 to transact the following businesses:

### Ordinary Business:

#### 1. Adoption of Audited Financial Statements

To receive, consider and adopt the financial statements of the company for the financial year ended March 31, 2024 including Audited Balance Sheet as on March 31, 2024, Cash Flow Statement and the Statement of Profit and Loss, for the financial year ended on March 31, 2024, along with the reports of the Board of Directors ('the Board') and the Auditors thereon.

#### 2. To appoint a Director in place of Mrs. Sunita Bansal (DIN: 02801660), who retires by rotation and, being eligible, offers herself for re-appointment.

**RESOLVED THAT** pursuant to the provisions of Section 152 and other applicable provisions, if any, of the Companies Act, 2013 and the rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), Mrs. Sunita Bansal (DIN: 02801660), who retires by rotation and being eligible, offers herself for re-appointment, be and is hereby re-appointed as a Director of the Company, liable to retire by rotation."

By Order of the Board of Directors

For IFL Housing Finance Limited

Place: New Delhi  
Date: 13.08.2024

SD/-  
Gopal Bansal  
Managing Director  
DIN: 01246420

**Notes:**

1. A Member entitled to attend and vote at the Annual General Meeting (AGM) is entitled to appoint a proxy to attend and vote instead of himself and the proxy need not be a Member of the Company. The instrument appointing the proxy, in order to be effective, must be deposited at the Company's Registered Office, duly completed and signed, not less than FORTY-EIGHT HOURS before the meeting. Proxies submitted on behalf of limited companies, societies, etc., must be supported by appropriate resolutions/authority, as applicable. A person can act as proxy on behalf of Members not exceeding fifty (50) and holding in the aggregate not more than 10% of the total share capital of the Company. In case a proxy is proposed to be appointed by a Member holding more than 10% of the total share capital of the Company carrying voting rights, then such proxy shall not act as a proxy for any other person or shareholder. (Proxy Form is enclosed with this notice)
2. In case of joint holders attending the meeting, the Member whose name appears as the first holder in the order of names as per the Register of Members of the Company will be entitled to vote.
3. All documents referred to in the accompanying notice are open for inspection at the registered office of the Company on all working days, Monday to Friday between 11:00 A.M to 01:00 P.M.
4. Members are requested to bring the Notice of the Annual General Meeting along with the Attendance Slip with them duly filled in and hand over the same at the entrance of the meeting hall. (Attendance Slip is enclosed with this notice).

**Annexure I to the Notice**

Additional Information of Director seeking re-appointment at the 9th Annual General Meeting pursuant to Secretarial Standards -on General Meetings.

Name of the Director	Mrs. Sunita Bansal
Date of Birth	04/11/1976
Qualifications	Post Graduate in Business Management (H R)
Remuneration last drawn (In Rupees)	100,001/-Per Month
Nature of his expertise in specific functional areas	HR & ADMIN
Brief Profile	<p>Mrs. Sunita Bansal is a Post Graduate in Business Management (H R) from Indian Institute of Technology and Management, Mumbai and has also done graduation in Commerce from Mumbai University and. She holds effective organizational /time management skills, including the ability to monitor a range of tasks, meet deadlines and prioritize under pressure. Her essential job responsibilities include developing and administering human resources Plans and procedures that relate to company personnel, planning, organizing, and controlling the activities and actions of the HR department and recommending new policies, approaches, and procedures.</p> <p>She has more than 17 years of experience, which includes :</p> <ul style="list-style-type: none"> <li>- Manager – HR in ICICI Prudential from 2005 to 2007</li> <li>- Team Manager in Reliance Info streams from 2002 to 2005</li> <li>- Assistant Manager in Hutch from 2000 to 2002</li> </ul> <p>Business Partner in M/s Instant Credit (an authorized channel partner of various Banks and NBFCs namely ICICI Bank, Axis Bank, HDFC Bank, RBL, Standard Chartered Bank, India bulls, Capri global, HDB financials etc.) Since 2011 to December 2017.</p>
Name of other Public Companies in which the person holds the Directorships	NIL
Name of the Public Companies in which the person holds the Memberships of committees of the Board	NIL
Shareholding in the Company (Equity)	6942410 ,(10.53%) equity shares as on March 31, 2024
Relationship with other Directors/Manager/Key Managerial Personnel	NIL
Number of Board Meetings attended during the FY 2023-24	19 out 19

## BOARD'S REPORT

### Dear Shareholders,

Your Directors are pleased to present the 9<sup>th</sup> Annual Report on the business and operational performance of the Company together with the Audited Financial Statements and the Report of the Auditors for the financial year ended 31st March, 2024.

Your Company, IFL Housing Finance Limited (the 'Company') is a Housing Finance Company registered with the National Housing Bank ("NHB") which is engaged in the principal business of financing of construction, acquisition of houses, construction of new houses and redevelopment, expansion and extension of existing houses. Your company is also providing value base gold loan Services by lending against collateral of Gold Jewellery.

Your Company is regulated by the Reserve Bank of India ("RBI") and supervised by the National Housing Bank ("NHB").

### 1. OVERVIEW & STATE OF THE COMPANY'S AFFAIRS

The financial statements for the financial year ended March 31, 2024, forming part of this annual report, have been prepared in accordance with Ind AS notified under section 133 of the Companies Act, 2013 and other relevant provisions of the Companies Act, 2013.

During the year, the Company has earned a total income of Rs. 6377.54/- Lakhs- as compared to Rs. 4,576.70/-Lakhs in the previous year, recording an increase of 34.34%.

Total expenses during the year were Rs. 4772.52/- Lakhs as compared to Rs. 3,951.73/- Lakhs in the previous year, an increase of 20.77%.

During the year, the Company has earned a Profit before Tax of Rs. 1605.02/- Lakhs as compared to Rs. 624.97 /- Lakhs in the previous year, recording an increase of 156.82%. The Profit after Tax during the year was Rs. 1215.15/- Lakhs as compared to Rs. 447.39 /- Lakhs in the previous year, an increase by 171.61%.

As per IND AS, during the year, the Company has made Expected Credit Loss (ECL) provision (on loan assets) of Rs. 48.79 Lacs/- as compared to Rs. 56.19 Lacs/- in the previous year.

The tangible Net worth of the Company has increased from 9794.10 Lakhs as on 31<sup>st</sup> March 2023 to Rs.8,537.84/- Lakhs as on 31<sup>st</sup> March 2024.

### 2. FINANCIAL PERFORMANCE

The Company's Performance during its Ninth year of Operations is summarized below:

(Rs. in Lakhs)

PARTICULARS	FOR THE YEAR ENDED 31.03.2024	FOR THE YEAR ENDED 31.03.2023
Revenue from Operations	6,377.54	4,576.70
Expenses for the period	4,772.52	3,951.73
Profit/(Loss) before tax from continuing Operations	1,605.02	624.97
Current Income Tax for the period	407.96	253.46
Deferred Tax	(18.09)	(75.88)
Profit/(Loss) for the period	1,215.15	447.39
Transferred to Statutory Reserve under Section 29C of the NHB Act, 1987	243.03	89.48

### 3. DIVIDEND

In order to conserve resources for better growth opportunity, your directors have not recommended any dividend for the financial year ended 31st March, 2024.

### 4. TRANSFER TO RESERVES

During the year under review, your Company transferred Rs. 243.03 Lakhs to the Statutory Reserve under Section 29C of National Housing Bank (NHB) Act, 1987 and U/s 36(1)(viii) of Income tax act, 1961, out of the amount available for appropriation.

### 5. CREDIT RATING

During the year under review, the Company has received the Credit Rating **of IVR BBB-Stable (IVR Triple B Minus with Stable Outlook)** from Infomerics Valuation and Ratings Pvt Ltd.

### 6. REVISION OF FINANCIAL STATEMENTS:

There was no revision in the Financial Statements of the financial year ended 31st March, 2024.

### 7. CHANGE IN THE NATURE OF BUSINESS

There is no change in the nature of business.

### 8. MATERIAL CHANGES AND COMMITMENTS

There is no material change which may affect the financial position of the Company between the end of the financial year and up to the date of this report.

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

No order is passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future.

### 10. DETAILS IN RESPECT OF ADEQUACY OF INTERNAL FINANCIAL CONTROLS

The Company has put in place adequate policies and procedures to ensure that the system of internal financial control commensurate with the size and nature of the Company's business.

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

### 11. DETAILS OF SUBSIDIARY/JOINT VENTURE/ ASSOCIATE COMPANIES

The Company does not have any Subsidiary/Joint Venture/Associate Companies.

### 12. PERFORMANCE AND FINANCIAL POSITION OF EACH OF THE SUBSIDIARIES, ASSOCIATES AND JOINT VENTURE COMPANIES.

The company has no subsidiaries, joint venture and associates companies so there is no requirement of description of performance of Subsidiaries and Joint Venture companies.

### 13. PUBLIC DEPOSITS

During the year under review, the company has not accepted any deposit under Section 73 of the Companies Act, 2013 read with Companies (Acceptance of Deposits) Rules, 2014.

## 14. AUDITORS

### STATUTORY AUDITORS

Pursuant to the provisions of Section 139, 142 and all other applicable provisions of the Companies Act, 2013 and Rules made thereunder, M/s Ajay Rattan & Co., Chartered Accountants (Firm Registration No. 012063N) appointed by the members at the 8th Annual General Meeting held on September 26, 2019 as the statutory Auditor of the Company for a period of four years upto the conclusion of 8th Annual General Meeting to be held in year 2023 and is eligible for re-appointment.

The Company has received a letter from them to the effect that their re-appointment, if made, would be within the prescribed limits under Section 139(2) of the Companies Act, 2013 and that they are not disqualified for such re-appointment within the meaning of Section 139(1) of the said Act.

The Board on recommendation of Audit Committee recommends to the members for re-appointment of the Statutory Auditor for conducting audit of financial statements of the Company from the conclusion of 8th Annual General Meeting till the conclusion of 13th Annual General Meeting to be held in the year 2028.

### AUDITOR'S REPORT

All Observations made in the Auditors' Report and Notes forming part of the Financial Statements are self-explanatory. The Statutory Auditor has not made any qualifications or reservation in their Independent Auditor's Report. Further, there were no frauds reported by the auditor pursuant to sub-section (12) of section 143 of the Companies Act, 2013.

### SECRETARIAL AUDITOR

CS Sarita Singh, Proprietor of M/s Sarita Singh & Associates, Practicing Company Secretary, was appointed as the Secretarial Auditors to conduct the Secretarial Audit for the financial year ended March 31, 2024. The Secretarial Audit Report in Form MR-3 for the financial year 2023-24 forms part of this Report as **Annexure-I**. The Report do not contain any qualification, observation, reservation, adverse remark or disclaimer.

### INTERNAL AUDITOR

M/S Himanshu Sunil & Associates has resigned from the Post of Internal Auditor w.e.f. 07th August, 2023.

Pursuant to provisions of Section 138 read with rules made there under, Mr. Lalit Kumar, Chartered Accountant, was appointed as an Internal Auditor on 07<sup>th</sup> August, 2023 for the financial year 2023-24 to check the internal controls and functioning of the activities of the Company and also recommends way of improvement. He has provided Internal Audit Report of the Company for the financial year ended March 31, 2024. The Internal audit is carried out on quarterly basis and the report is placed in the Audit Committee Meeting and Board Meeting for their consideration and direction. The Report do not contain any qualification, observation, reservation, adverse remark or disclaimer.

### COST AUDITOR

The Company has not appointed the Cost Auditor pursuant to Section 148 of the Companies Act, 2013 read with the Companies (Cost Records and Audit) Amendment Rules, 2014, as the cost audit is not applicable to the Company.

## 15. SHARE CAPITAL

The Authorized share capital of the Company is Rs. 7,000.00/- Lakhs divided into 700.00 Lakhs equity shares of face value of Rs. 10/- each.

### A. ISSUE OF EQUITY SHARES WITH DIFFERENTIAL RIGHTS

The Company has not issued any equity shares with differential rights so no disclosure is required as per rule 4 (4) of the Companies (Share Capital and Debentures) Rules 2014.

### B. ISSUE OF SWEAT EQUITY SHARES

The Company has not issued sweat equity shares, so no disclosure is required as per rule 8(13) of the Companies (Share Capital and Debentures) Rules 2014.

**C. ISSUE OF EMPLOYEE STOCK OPTIONS**

The Company has not issued employee stock options, so no disclosure is required as per rule 12(9) of the Companies (Share Capital and Debentures) Rules 2014.

**D. PROVISION OF MONEY BY COMPANY FOR PURCHASE OF ITS OWN SHARE BY EMPLOYEES OR BY TRUSTEE FOR THE BENEFIT OF EMPLOYEES**

The Company has not made any provision for purchase of its own share by employees or by trustee for the benefit of employees so no disclosure is required as per rule 16(4) of the Companies (Share Capital and Debentures) Rules 2014.

**E. ISSUE OF SHARES ON PREFERENTIAL BASIS**

The Company has not issued any shares on preferential basis during the financial year 2023- 2024.

**F. ISSUE OF BONUS SHARES**

The Company has not issued any bonus shares during the financial year 2023-2024.

**G. ISSUE OF RIGHT SHARES**

The Company has not issued any right shares during the financial year 2023-2024.

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

The details of conservation of energy, technology absorption, foreign exchange and outgo are as follows:

**A. CONSERVATION OF ENERGY**

Company is not engaged in any manufacturing or processing activity, as such particulars required to be given in terms of Section 134(3)(m) of the Companies Act, 2013 read with Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988, regarding conservation of energy, are not applicable.

**B. TECHNOLOGY ABSORPTION**

Company is not engaged in any manufacturing or processing activity, as such particulars required to be given in terms of Section 134(3)(m) of the Companies Act, 2013 read with Companies (Disclosure of Particulars in the Report of the Board of Directors) Rules, 1988, regarding Technology absorption, are not applicable.

**C. FOREIGN EXCHANGE EARNINGS AND OUTGO**

The foreign exchange earnings and outgo are given below:

PARTICULARS	FOR THE YEAR ENDED 31.03.2024	FOR THE YEAR ENDED 31.03.2023
Foreign Exchange Earnings	NIL	NIL
Foreign Exchange outgo	NIL	NIL

**17. CORPORATE SOCIAL RESPONSIBILITY**

The Corporate Social Responsibility (CSR), under section 135(1) of the Companies Act, 2013 is applicable to the Company during the year under report. Your Company has in place, Corporate Social Responsibility Policy, as per the provisions of the Companies (Corporate Social Responsibility Policy) Rules, 2014, which lays down the guidelines and mechanism for undertaking socially useful projects for welfare and sustainable development of the community at large.



The annual report on CSR activities is annexed separately to this report. The total amount of CSR contribution and payment details are given in Annexure to this Board's Report. The CSR Policy is available on the website of the Company, i.e. [www.iflhousingfinance.com](http://www.iflhousingfinance.com).

#### 18. STATEMENT ON DECLARATION BY INDEPENDENT DIRECTOR

The Company has received necessary declarations from each Independent Director of the Company under Section 149(7) of the Companies Act, 2013 that the Independent Directors of the Company meet with the criteria of their Independence as laid down in Section 149(6) of the Companies act, 2013.

#### SEPARATE MEETING OF THE INDEPENDENT DIRECTORS

Pursuant to the requirement of Schedule IV of the Companies Act, 2013, a separate meeting of Independent Directors of the Company was held on 30<sup>th</sup> March, 2024 without the attendance of non-independent directors and members of management. All independent directors were present in the meeting.

#### 19. AUDIT COMMITTEE

Your Company has a duly constituted Audit Committee as per the provisions of Section 177 of Companies Act, 2013. As at 31<sup>st</sup> March, 2024, the Committee comprises of:

1. Mr. Amit Kumar Agarwal, Chairperson
2. Mr. Ramesh Bansal, Member
3. Mr. Gopal Bansal, Member

The Audit Committee and other Board Committees meet at regular intervals and ensure to perform the duties and functions as entrusted upon them by the Board.

#### 20. NOMINATION & REMUNERATION COMMITTEE

Pursuant to provision of sub-section (1) of section 178 of the Companies Act, 2013, Company has a Nomination & Remuneration Committee from 03rd August, 2017 and a Nomination & Remuneration Policy for its directors and senior management. As at 31st March, 2024, the Committee comprises of:

1. Mr. Amit Kumar Agarwal, Chairperson
2. Mr. Ramesh Bansal, Member
3. Mr. Devi Dass Agarwal, Member

#### 21. FORMAL ANNUAL EVALUATION OF THE BOARD, ITS COMMITTEES AND OF INDIVIDUAL DIRECTORS UNDER SECTION 134(3)(P) AND RULE 8(4) OF THE COMPANIES (ACCOUNTS) RULES, 2014:

Pursuant to the provisions of the Act and its Rules, an annual evaluation of the performance of the Board, its Committees and of individual Directors, were carried out during the year. Also the Nomination and Remuneration Committee has evaluated the Directors/ KMPs at the time of their appointment.

#### 22. STATEMENT REGARDING OPINION OF THE BOARD WITH REGARD TO INTEGRITY, EXPERTISE AND EXPERIENCE (INCLUDING THE PROFICIENCY) OF THE INDEPENDENT DIRECTORS APPOINTED DURING THE YEAR, IN TERMS OF RULE 8 (5) (IIIA) OF COMPANIES (ACCOUNTS) RULES, 2014 AS AMENDED:-

The Independent Directors are selected as per the applicable provisions of Act, read with RBI Master Directions based upon the qualification, expertise, track record, integrity and other "fit and proper" criteria and the Company obtains the necessary information and declaration from the Directors. All the Independent Directors of the Company have strong academic background and having long stint experience with renowned Government and private Organizations/ Corporates. The integrity/ expertise of the Directors have been evaluated by the Board and NRC at the time of appointment and every year evaluated at the respective meetings.

#### 23. COMPANY'S POLICY ON APPOINTMENT AND REMUNERATION OF DIRECTORS, KEY MANGERIAL PERSONNEL AND OTHER EMPLOYEES

The Nomination and Remuneration Committee has formulated criteria for appointment of directors, determining qualifications, positive attributes and independence of a director and has in place a policy on Board which laid down the

criteria of remuneration for the directors, Key Managerial Personnel and other employees in the Nomination & Remuneration Policy. The Policy approved by the Board is available on the Company's website [www.iflhousingfinance.com](http://www.iflhousingfinance.com).

#### 24. VIGIL MECHANISM/WHISTLE BLOWER POLICY

The Company has a board approved vigil mechanism/whistle blower policy to provide adequate safeguards against victimization of employees and directors. It aims to provide a mechanism to report any unethical behavior, illegitimate practices or other concerns within the Company. The Company affirms that no person was denied access to the Audit Committee.

#### 25. PARTICULARS OF EMPLOYEES

Pursuant to Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, every listed Company shall disclose the details about its employees. This provision is not applicable on our company.

#### 26. PREVENTION OF SEXUAL HARRASMENT OF WOMEN AT WORKPLACE

The Company has a Policy on Prevention of Sexual Harassment of Women at Workplace and has complied with the provisions relating to the constitution of Internal Complaints Committee under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. No case was reported during the year under review.

#### 27. FRAUD REPORTING

a) There were no material fraud cases amounting to Rs. 1.00 crore or above, detected and required to be reported during the FY 2022-23, as per the provisions of section 134 (3) (ca), read with section 143 (12) of the Companies Act, 2013 to the regulatory authorities.

b) The Company has detected 1 (one) Fraud of value involved of Rs. 7 Lakh committed by the Branch Incharge at Mayur Vihar, Delhi, during the FY 2023-24 and the same has been reported to National Housing Bank/ Reserve Bank of India. Further, the whole amount of Rs. 7 lakhs has been recovered from the fraudulent person.

c) The Company is having total 4 fraud cases pertaining to preceding financial years.

#### 28. DIRECTORS AND KEY MANAGERIAL PERSONNEL

As on 31<sup>st</sup> March, 2024, the Board of the Company was duly constituted in accordance with the provisions of the Companies Act 2013.

S. NO.	NAME OF DIRECTOR	DESIGNATION	DIN/PAN	DATE OF APPOINTMENT/CHANGE IN DESIGNATION
1	Mr. Gopal Bansal	Managing Director	01246420	28.06.2017
2	Mrs. Sunita Bansal	Whole-Time- Director	02801660	28.06.2017
3	Mr. Ashish Bansal	Whole-Time Director	06607944	07.08.2021
4	Ms. Kriti Suri	Whole-Time Director	09258479	07.08.2021
5	Mr. Amit Kumar Agarwal	Independent Director	08768575	08.07.2020
6	Mr. Ramesh Bansal	Independent Director	09126805	02.04.2021
7	Mr. Devi Dass Agarwal	Independent Director	09152596	07.08.2021
8	Mr. Somesh Tewari *	CEO	ABCPT0858N	10.03.2023
10	Ms. Prerna Matta Arora	Chief Financial Officer	BAMPM7236C	01.11.2022
11	Mr. Vijay Kumar Dwivedi#	Company Secretary	BRGPD6317M	08.07.2020
12.	Ms. Varsha Bharti**	Company Secretary	AROPB3152H	12.10.2023

\*resigned w.e.f. 26.09.2023., # resigned w.e.f. 12.10.2023, \*\*appointed w.e.f. 12.10.2023

All the Directors of the Company have confirmed that they satisfy the fit and proper criteria as prescribed under the applicable regulations and that they are not disqualified from being appointed as directors in terms of Section 164(2) of the Companies Act, 2013 and are not debarred from holding the office of Director by virtue of any other such authority.

### 29. NUMBER OF MEETINGS OF THE BOARD

During the year under review, the Board of Directors of the company met Seventeen (17) times viz on 29.04.2023, 29.05.2023, 13.06.2023, 28.06.2023, 15.07.2023, 21.07.2023, 07.08.2023, 29.08.2023, 26.09.2023, 12.10.2023, 16.10.2023, 21.10.2023, 25.10.2023, 12.12.2023, 27.12.2023, 15.01.2024 and 30.03.2024.

### 30. PARTICULARS OF LOANS, GUARANTEE OR INVESTMENTS

Since the Company is a housing finance company, the disclosures regarding particulars of the loans given, guarantees given and security provided is exempt under the provisions of Section 186(11) of the Companies Act, 2013. As regards investments made by the Company, the details of the same are provided in notes to the financial statements of the Company for the year ended March 31, 2024.

### 31. PARTICULARS OF CONTRACTS OR ARRANGMENTS WITH RELATED PARTIES

The Company has entered into contract and arrangements with related party as per the provisions of Section 188 of the Companies Act, 2013 and were on an arms's length basis. The particulars of which are attached to this report in prescribed form AOC-2 as 'Annexure II'. As per the requirement of NHB circular, a policy on Transactions with Related Parties is given as 'Annexure III' to this report.

### 32. RISK MANAGEMENT POLICY

Company has implemented the well-organized risk management policy for identification of elements of risk and providing assurance that the risks are actively managed. These include: credit risk, market risk, operational risk. Risk Management Committee is formed with the overall responsibility of managing and addressing the various risks it is exposed to, on account of being in the lending business.

As at 31<sup>st</sup> March, 2024, the Risk Management Committee comprises of the following members:

1. Mr. Gopal Bansal- Chairman
2. Mr. Ashish Bansal- Member
3. Mr. Amit Kumar Agarwal –Member
4. Ms. Perna Matta Arora- Member & Risk Officer
5. Mr. Varsha Bharti- Member

Detailed information on risk management is provided in Management Discussion & Analysis.

### 33. ASSET LIABILITY MANAGEMENT COMMITTEE (ALCO)

The Asset Liability Management Committee (ALCO) lays down policies and quantitative limits that involve assessment of various types of risks and shifts in assets and liabilities to manage such risks. The Company has duly implemented the NHB's Asset Liability Management (ALM) Guidelines applicable to HFCs.

The Board of Directors of the company has approved the ALM Policy & Framework and reviewed the same time to time. The ALCO Committee ensures that the liquidity and interest-rate risks are contained within the limits laid down by the NHB. As at March 31, 2024, your company had a strong asset-liability position with positive gaps across all the buckets. The ALCO apprises the board on Asset Liability management issues periodically.

### 34. DIRECTOR'S RESPONSIBILITY STATEMENT

In accordance with Clause (c) of Sub-Section (3) of Section 134 and sub-section (5) of Section 134 of the Companies Act, 2013 the Board of Directors of the company informed the members that:

- (A) in the preparation of the annual accounts for the financial year ended March 31, 2024, the applicable accounting standards had been followed along with proper explanation relating to material departures;
- (B) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- (C) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities;
- (D) the directors had prepared the annual accounts on a going concern basis;
- (E) the directors had laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively.
- (F) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

### 35. CHANGES AMONG DIRECTORS AND KMP

#### Directors

Directors During the period under review, Mr. Gopal Bansal (DIN: 01246420) re-appointed as Director w.e.f. 20.06.2023. There were no other changes in the Directors the Company.

#### KMP

Mr. Vijay Kumar Dwivedi resigned from the post of Company Secretary of the Company w.e.f. 12.10.2023 and Ms. Varsha Bharti was appointed as Company Secretary of the Company w.e.f. 12.10.2023. Mr. Somesh Tiwari resigned from the post of Chief Executive Officer (CEO) of the company w.e.f. 26.09.2023. There were no other changes in the Key Management Personnel of the Company.

There were no other changes in the Key Management Personnel of your Company.

### 36. REMUNERATION TO DIRECTORS & KMP

The details relating to the remuneration of Directors and Key Managerial Personnel forms part of the financial statements of the Company.

### 37. DETAILS OF THE AUCTIONS CONDUCTED WITH RESPECT TO GOLD LOAN

During the year under review, the Company auctioned 1082 loan accounts (Previous Year: 575 accounts). The outstanding dues on these loan accounts were Rs. 5,24,93,741.15 (March 31, 2022: Rs. 2,21,07,014.40) till the respective date of auction. The Company realized Rs. 5,28,58,854.43 (March 31, 2022: Rs. 2,24,18,944.18) on auctioning of gold Jewellery taken as pledge on these loans. Company confirms that none of its sister concerns participated in the above auctions. The Excess realized Amount was refundable to Customers.

### 38. GROUP STRUCTURE



### 39. NATIONAL HOUSING BANK GUIDELINES

The Company has complied with the provisions of the Housing Finance Companies (NHB) Directions as prescribed by National Housing Bank (NHB) and has been in compliance with the various Circulars, Notifications and Guidelines issued by NHB from time to time. The Circulars, Notifications and Guidelines issued by NHB are also placed before the Audit Committee/Board of Directors at regular intervals to update the Committee/Board members on the status of compliance with the same. Your Company has also formulated various policies and codes regarding Know Your Customer & Anti Money Laundering ((KYC & AML) Policy, Fair Practice Code, Grievance Redressal Mechanism etc. in compliance with various guidelines issued by National Housing Bank.

In October 2020, RBI issued the regulatory framework for HFCs in supersession of the corresponding regulations by NHB. The objective of the framework was to facilitate regulatory transition in a phased manner. Further, on February 17, 2021, RBI issued Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 (RBI HFC Directions). These directions came into force with immediate effect. The Company is in compliance with applicable Circulars, Notifications and Guidelines issued by RBI and NHB from time to time. various inspection observations of NHB were satisfactorily complied and resolved and reported to the Board.

As per the Master Circular- Returns to be submitted by Housing Finance Companies (HFCs) and various Circulars/ Guidelines/ Notifications issued by NHB, your Company has duly complied and submitted all the required monthly/ quarterly/ half yearly NHB reports/ returns, intimation of opening/ closing of branches within prescribed time-limit during the FY 2023-24.

The Company being a financial institution is also registered for taking SARFAESI Action under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 ("SARFAESI Act") and the same has been notified by NHB.

### 40. REGISTRATIONS WITH AND APPROVALS FROM OTHER REGULATORY AUTHORITIES:

#### ▪ INFORMATION UTILITY:

The NHB has come out with the policy circular No. NHB (ND)/DRS/Policy Circular No.87/2017-18 dated 6th February, 2018, advising the Housing Finance Companies to submit the financial information and information relating to assets in relation to which any security interest has been created, with the Information Utility (IU).

The Insolvency and Bankruptcy Code, 2016 consolidates the existing framework and creates a new institutional structure, by setting up of Information Utility Companies, which will store all the credit information of Corporates/entities/persons; The Certificate & data furnished by IUs are accepted by NCI.T/DRTs as legal evidence.

An Information Utility is a professional organization (which is registered with Insolvency and Bankruptcy Board of India under Section 210 of IBC, 2016 as per the eligibility criteria prescribed) that will collect financial information related to borrowers accounts, get the same authenticated by other parties connected to the debt, i.e. borrower & store the same and provide access to various parties, i.e. Creditors and other stake holders, so that all stake holders can make decisions based on the same information.

Further, the information are collected, storage and disseminated in such a way that, if a borrower Makes default in paying any loan to the lender, then status of default will be disseminated to other creditors on real time basis.

### 41. REGULATORY COMPLIANCE

The Company has complied with Non-Banking Financial Company–Housing Finance Company (Reserve Bank) Directions, 2021 and erstwhile the Housing Finance Companies (NHB) Directions, 2010 and other directions/ guidelines prescribed by RBI regarding deposit acceptance, accounting standards, prudential norms for asset classification, income recognition, provisioning, capital adequacy, credit rating, corporate governance, information technology framework, fraud monitoring, concentration of investments, capital market exposure norms and know your customer and anti-money laundering, the Companies Act, 2013.

#### 42. FAIR PRACTICE CODE, KYC NORMS, ANTI MONEY LAUNDERING STANDARDS

The Company continued to ensure that Fair Practice Code, KYC Norms and Anti Money Laundering (AML) Standards as per the guidelines issued by the NHB/RBI from time to time are invariably adhered to and duly complied by the Company. The Company has put in place board approved robust KYC & AML policy for compliance by the branches. The Internal Auditors conducted audit of the branches to ensure adherence of these AML standards during the year under report.

- **CENTRAL REGISTRY OF SECURITISATION ASSET RECONSTRUCTION AND SECURITY INTEREST (CERSAI):-**

Your Company has duly registered with CERSAI Authority and has submitted various required information/documents and uploading of mortgages/charge creation with details of mortgage loans of all customers of the company on a timely basis.

- **LEGAL ENTITY IDENTIFIER OF THE COMPANY:-**

As per the RBI circular No. DBR. NO. BP.BC.92/21.04.048/2017/18 dated 2nd November, 2017, your Company has submitted the application with Legal Entity Identifier India Limited (wholly owned subsidiary of Clearing Corporation of India Limited) and has obtained the LEI Number 335800CZXHLC3EYIO948 which is valid upto 17.08.2025.

- **INSURANCE REGULATORY AND DEVELOPMENT AUTHORITY OF INDIA (IRDAI):**

The Company is registered with IRDAI as Corporate Agent – Composite bearing registration number CA0698 with renewed validity period – 16.12.2019 to 15.12.2022. The Company has not applied for renewal of registration no. with IRDA. The Company entered into an agreement with M/s Kotak Mahindra Life Insurance Company Limited on 27th day of October 2020 to act as a Corporate Agent.

During the FY 2023-24, the Company has complied with Insurance Regulatory and Development Authority of India (Registration of Corporate Agents) Regulations, 2015.

No Penalties/Fine was levied by the regulator during the year 2023-24.

#### 43. CORPORATE GOVERNANCE

Your Company complies with all the statutory and regulatory compliances and other applicable Secretarial Standards and strictly adhered to the principles of Corporate Governance. Maintaining high standards of Corporate Governance has been fundamental to the business of your Company since its inception.

The Company sees corporate governance standard beyond the compliance of regulatory norms. Transparency, fairness, integrity, effective internal controls at each level of operations in each business transactions, adequate and prompt disclosure to respective shareholders are the key ingredients to the corporate governance.

Further, in order to adopt best practices and greater transparency in the operations of the Company and in compliance with the Directions issued by National Housing Bank i.e. "Housing Finance Companies-Corporate Governance (National Housing Bank) Directions, 2016" ("NHB Directions"), The Board of Directors of the Company approved and adopted the "Internal Guideline on Corporate Governance". The Guidelines on Corporate on Corporate Governance are available at the Company's Website having link.

[https://www.iflhousingfinance.com/src/assets/pdfs/corporategovernance/Internal\\_Guidelines\\_on\\_Corporate\\_Guidelines\\_02042021.pdf](https://www.iflhousingfinance.com/src/assets/pdfs/corporategovernance/Internal_Guidelines_on_Corporate_Guidelines_02042021.pdf).

#### 44. SECRETARIAL STANDARDS

During the year under review, the Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India.

#### 45. COMPLIANCE WITH PROVISIONS OF SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

In line with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 your Company has adopted a Policy on Prevention of Sexual Harassment at Workplace and Rules framed there under. The said policy is uploaded on the website of the Company. Your Company has complied with the provisions relating to the constitution of Internal Complaints Committee under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

The Company is committed to uphold and maintain the dignity of all it's employees including women employees and it has a policy which provides for protection against sexual harassment of women at work place and redressal of such complaints through the active Internal Complaint Committee to redress any complaints received in timely and systematic manner. During the year under review, no such complaints were received.

#### 46. ACKNOWLEDGEMENT

Your Board of Directors would like to place on record their sincere gratitude to the Regulators, Reserve Bank of India, National Housing Bank, Registrar of Companies, Insurance Regulatory and Development Authority of India, Ministry of Corporate Affairs, all Bankers to the Company, Central & State government departments, Tax Authorities, Registrars, other stake-holders, customers and all other business associates for their continued support during the year under report.

#### 47. DISCLOSURE

\*No applications made or any proceedings pending under the Insolvency and Bankruptcy Code, 2016 during the year against the company.

\*No One time Settlement made in respect of any loan from Banks and Financial Institution.

#### 48. CAUTIONARY STATEMENT

Certain Statements in the Board's Report and the Management Discussion & Analysis describing the Company's objectives, expectations or forecasts may be forward-looking within the meaning of applicable laws and regulations. Actual results may differ materially from those expressed in the statements.

Your Company and management team also express their sincere gratitude to the Promoter group entity and Holding Company India Finsec Ltd. for their unstinted support & co-operation.

Your Directors wish to acclaim the hard work and commitment of the employees at all levels who had contributed with all their might for improving the performance of the Company year by year.

**By Order of the Board of Directors  
For IFL Housing Finance Limited**

**Date: 13.08.2024  
Place: Delhi**

Sd/- <b>Gopal Bansal</b> Managing Director (DIN: 01246420)	Sd/- <b>Ashish Bansal</b> Whole-Time-Director (DIN: 06607944)
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(Annexure-I)

## SECRETARIAL AUDIT REPORT

Form No. MR-3

For The Financial Year Ended 31.03.2024

[Pursuant to section 204(1) of the Companies Act, 2013 and rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To  
The Members  
IFL HOUSING FINANCE LIMITED  
(CIN: U65910DL2015PLC285284)  
D-16, 1<sup>st</sup> Floor, Above ICICI Bank, Prashant Vihar,  
Sector-14, Rohini, New Delhi-110085

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

Based on our verification of the books, papers, minute books, forms and returns filed and other records maintained by the Company and as produced before us, and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on 31<sup>st</sup> day of March, 2024, (the audit period) complied with the statutory provisions listed hereunder and also that the Company has a Board-processes and compliance-mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by IFL Housing Finance Limited ("The Company") and as produced before us for the financial year ended on 31<sup>st</sup> Day of March, 2024 (audit period) according to the provisions of:

- I. The Companies Act, 2013 (the Act) including any amendment thereto and the Rules made there under;
- I. The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under; **(Not applicable to the Company during the period under review)**
- I. The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- I. Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings **(The Company did not have any Foreign Direct Investment during the financial year);**
- I. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') to the extent applicable to the Company : **(All the following Regulations including amendments, statutory modification or re-enactment thereto if any, from time to time are not applicable to the Company during the period under review);**
  - a. The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
  - a. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 1992 and The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 including any amendment thereto
  - a. The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;
  - a. The Securities and Exchange Board of India (Share Based Employee Benefits) Regulations, 2014;



- e. The Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008;
- f. The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client;
- g. The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2009;
- h. The Securities and Exchange Board of India (Buyback of Securities) Regulations, 1998;
- i. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and amendments thereof and other applicable rules, regulations, and other communications issued from time to time.

VI. Other laws applicable to the Company:-

NHB Guidelines, The Payment of Wages Act, 1936, The Minimum Wages Act, 1948, Employee State Insurance Act, 1948, The Employees Provident Fund and Miscellaneous Provisions Act, 1952, The Payment of Bonus Act, 1965, The Payment of Gratuity Act, 1972, The Contract Labour (Regulation and Abolition) Act, 1970, The Maternity Benefits Act, 1961, The Information Technology Act, 2000, The Income Tax Act, 1961, Weekly Holiday Act, 1942, Goods and Services Tax (GST), The Sexual Harassment of Women at workplace (Prevention Prohibition and Redressal) Act, 2013 & amendments thereunder and other laws applicable to the Company as per the representations made by the Company, if any.

**We have also examined compliance with the applicable provisions of the following:**

- (i) Secretarial Standards issued by The Institute of Company Secretaries of India.
- (i) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 including any amendment thereto. **(Not applicable to the Company during the period under review).**

During the period under review and as per the explanations and clarifications given to us and the representations made by the Management, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

**We further report that:**

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

Adequate notice to schedule the Board Meetings, agenda and detailed notes on agenda were sent to all directors at least seven days in advance or within prescribed time as the case may be, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Decisions at the Board Meetings, as represented by the management and explanations given to us, were taken unanimously/requisite majority. As per the minutes of the meetings, duly recorded and signed by the Chairman, the decisions of the Board were unanimous/with requisite majority and no dissenting views have been recorded.

We further report that, as representation made by the Management of the company and based on the information received and records maintained by the Company, there are adequate systems and processes in the company commensurate with the size and operations of the company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

**We further report that, during the audit period:-**

1. Mr. Himanshu Sunil & Associates, Chartered Accountant, has resigned from the post of Internal Auditor w.e.f. 07th August, 2023.
2. The Company has made appointment of Mr. Lalit Kumar, Chartered Accountant, as Internal Auditor of the Company w.e.f. 07th August, 2023.
3. Mr. Somesh Tiwari has resigned from the post of Chief Executive Officer and KMP w.e.f. 26th September, 2023.
4. Mr. Vijay Kumar Diwedi has resigned from the post of Company Secretary (KMP) and Compliance Officer w.e.f. 12th October, 2024.
5. The Company has made appointment of Miss Varsha Bharti as Company Secretary (KMP) w.e.f. 12th October, 2024.

**For SARITA SINGH & ASSOCIATES  
(Company Secretaries)**

Sd/-

**Sarita Singh  
(Proprietor)  
M. No-55937**

**COP-24682**

**UDIN- A055937F000960522**

**Date: 13/08/2024**

**Place: Faridabad**

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



**'ANNEXURE A'**

To,  
The Members  
IFL HOUSING FINANCE LIMITED  
(CIN: U65910DL2015PLC285284)  
D-16, 1st Floor, Above ICICI Bank, Prashant Vihar,  
Sector-14, Rohini, New Delhi-110085

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

1. Maintenance of secretarial record is the responsibility of the management of the company. Our responsibility is to express an opinion on these secretarial records based on our audit to the extent there are shown to us during the Audit.
2. We have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices, we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the company.
4. Where ever required, we have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

**For SARITA SINGH & ASSOCIATES**  
**(Company Secretaries)**

Sd/-  
Sarita Singh  
(Proprietor)  
M. No-55937  
COP-24682  
UDIN- A055937F000960522

Date: 13/08/2024  
Place: Faridabad

[Annexure II](#)**Form No. AOC-2****(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)**

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

**1. Details of contracts or arrangements or transactions not at arm's length basis**

(a) Name(s) of the related party and nature of relationship	Not Applicable
(b) Nature of contracts/arrangements/transactions	
(c) Duration of the contracts / arrangements/transactions	
(d) Salient terms of the contracts or arrangements or transactions including the value, if any	
(e) Justification for entering into such contracts or arrangements or transactions	
(f) date(s) of approval by the Board	
(g) Amount paid as advances, if any:	
(h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188	

**2. Details of material contracts or arrangement or transactions at arm's length basis**

NAME OF RELATED PARTY AND NATURE OF RELATIONSHIP	NATURE OF CONTRACTS/ ARRANGEMENTS /TRANSACTIONS	DURATION OF CONTRACT	SALIENT TERMS	DATE OF APPROVAL BY THE BOARD	AMOUNT (IN LAKHS)
Gopal Bansal (HUF)	Rent Paid	Eleven Months	As per Rent Agreement	29.04.2023	9.00
Sunita Bansal	Rent Paid	Eleven Months	As per Rent Agreement	29.04.2023	9.00
	Remuneration			-	29.04.2023
Gopal Bansal	Remuneration	-	-	-	20.51
Kirti Suri	Remuneration & Conveyance	-	-	-	9.37
Ashish Bansal	Remuneration	-	-	-	14.65
Somesh Tewari	Remuneration	-	-	-	31.42
Prerna Matta Arora	Remuneration	-	-	-	19.64
Varsha Bharti	Remuneration	-	-	-	5.39
Vijay Kumar Dwivedi	Remuneration	-	-	-	5.33
India Finsec Limited	Corporate Guarantee Received	-	-	-	10.00
Ganga Devi Bansal	Advance Given				27.00
	Advance Received Back				27.00
	Interest Received				0.19
Charu Bansal	Professional Charges				19.20

By Order of the Board of Directors  
For IFL Housing Finance Limited

Place: New Delhi  
Date: 13.08.2024

Sd/-  
Gopal Bansal  
Managing Director  
(DIN: 01246420)

Sd/-  
Ashish Bansal  
Whole-Time-Director  
(DIN: 06607944)



POLICY ON RELATED PARTY TRANSACTIONS**1. SCOPE AND PURPOSE OF THE POLICY**

Related party transactions can present a potential or actual conflict of interest which may be against the best interest of the company and its shareholders. Considering the requirements for approval of related party transactions as prescribed under the Companies Act, 2013 (“Act”) read with the Rules framed there under and National Housing Bank (NHB) Act, NHB Housing Finance Companies Directions, 2010 and Notifications issued by NHB from time to time. In the light of the above, the Company has framed this Policy on Related Party Transactions (“Policy”). This Policy has been adopted by the Board of Directors of the Company based on recommendations of the Audit Committee. Going forward, the Audit Committee will review and amend the Policy, as and when required, subject to adoption by the Board.

**2. ABOUT THE COMPANY**

The Company is incorporated as wholly owned subsidiary of India Finsec Limited on 17.09.2015. However, it becomes subsidiary of India Finsec Limited on 23.01.2018.

The Company received Certificate of Registration from National Housing Bank bearing certificate no. 12.0164.17 dated 12.12.2017. Thereafter Company started its housing finance business.

Being a housing finance company, company provides home loans to people who are in the Economically Weaker Sections, Low Income Groups and Middle Income Group (EWS/LIG/MIG) as well as affordable home finance for self employed/salaried people in the organized/unorganized sector. The Company aims to be a significant player in this segment.

**3. OBJECTIVE OF THE POLICY**

The objective of this Policy is to set out (a) the exceeding thresholds for related party transactions and; (b) the manner of dealing with the transactions between the Company and its related parties based on the Companies Act, 2013 and National Housing Bank (NHB) Act and any other laws and regulations as may be applicable to the Company.

**4. DEFINITIONS**

**4.1 “Applicable Laws”** includes;

- (a) the Companies Act, 2013 (‘the Act’) and rules made thereunder;
- (b) Accounting Standards;
- (c) National Housing Bank (NHB) Act, NHB Housing Finance Companies Directions, 2010 and Notifications issued by NHB from time to time and,
- (d) any other statute, law, standards, regulations or other governmental instruction relating to Related Party Transactions.

**4.2 “Arm’s Length Transaction”** means a transaction between two related parties that is conducted as if they were unrelated, so that there is no conflict of interest.

**4.3 “Ordinary course of business”** means the usual transactions, customs and practices undertaken by the Company to conduct its business operations and activities and includes all such activities which the company can undertake as per Memorandum & Articles of Association. The Board and Audit Committee may lay down the principles for determining ordinary course of business in accordance with the statutory requirements and other industry practices and guidelines.

**4.4 “Company”** means IFL Housing Finance Limited.

**4.5 “Relative”** with reference to a Director or KMP means persons as defined in Section 2(77) of the Companies Act, 2013 and rules prescribed thereunder.

**4.6 “Related Party”** have the meaning as defined in Section 2(76) of Companies Act, 2013 and or any other applicable law or regulation.

**4.7 "Related Party Transactions"** As per section 188(1) of Companies Act, 2013 related party transaction will include following specific transactions:

- a. sale, purchase or supply of any goods or materials;
- b. selling or otherwise disposing of, or buying, property of any kind;
- c. leasing of property of any kind;
- d. availing or rendering of any services;
- e. appointment of any agent for purchase or sale of goods, materials, services or property; such related party's appointment to any office or place of profit in the company, its subsidiary company or associate company ;and
- f. underwriting the subscription of any securities or derivatives thereof, of the company.

Provided that nothing in section 188(1) shall apply to any transaction entered into by the Company in its ordinary course of business other than transactions which are not at arm's length basis.

**4.8 "Shareholder's Approval"** All Related Party Transactions shall also be placed for prior approval of shareholders if it exceeds the thresholds as prescribed under the Companies Act, 2013 and the Rules framed thereunder.

**4.9 "Key Managerial Personnel" or "KMP"** shall have the meaning as defined in the Companies Act 2013 and as amended from time to time.

**4.10 "Audit Committee"** means the committee of Board of Directors of the Company constituted in accordance with the provisions of Companies Act, 2013 and Rules made thereunder.

**Any other term not defined herein shall have the same meaning as defined in the Companies Act,2013 or any other applicable law or regulation and as amended from time to time.**

## 5. PROCEDURE FOR APPROVAL OF RELATED PARTY TRANSACTION

### 5.1 Approval of the Audit Committee

A. All related party transactions require prior approval of the Audit Committee. However, the Company may obtain omnibus approval from the Audit Committee for such transactions, subject to compliances with the following conditions:

- a. The Audit Committee shall, after obtaining approval of the Board of Directors, specify the criteria for granting the omnibus approval in line with the Policy and such approval which shall include the following namely:
  - i) Maximum value of the transaction, in aggregate, which can be allowed under the omnibus route in a year;
  - ii) The maximum value per transaction which can be allowed;
  - iii) extent and manner of disclosures to be made to the audit committee at the time of seeking omnibus approval
  - iv) review, at such intervals as the Audit Committee may deem fit, related party transaction entered into by the company pursuant to each omnibus approval made;
  - v) transactions which cannot be subject to the omnibus approval by the Audit Committee
- b. The Audit Committee shall consider the following factors while specifying the criteria for making omnibus approval, namely:-
  - i) repetitiveness of the transactions (in past or in future);
  - ii) justification for the need of omnibus approval.
- c. The Audit Committee shall satisfy itself regarding the need for such omnibus approval for transactions of repetitive nature and that such approval is in the interest of the company;
- d. The omnibus approval shall provide details of
  - (i) the name/s of the related party, nature of transaction, period of transaction, maximum aggregated value of the particular type of transaction that can be entered into,

Provided that where the need for related party transactions cannot be foreseen and aforesaid details are not available, Audit Committee may grant omnibus approval for such transactions subject to their value not exceeding rupees 1 crore per transaction.

- e. Such omnibus approval shall be valid for a period not exceeding one financial year and shall require fresh approval after expiry of such financial year.
- e. Omnibus approval shall not be made for transactions in respect of selling or disposing of the undertaking of the company.
- e. Any other conditions as the Audit Committee may deem fit.

## 5.2 Approval of the Board of Directors of the Company

- A. As per the provisions of Section 188 of the Act, all kinds of transactions specified under the said Section and which are not in the ordinary course of business or not at arm's length basis, are placed before the Board for its approval.

In addition to the above, the following kinds of transactions with related parties are also placed before the Board for its approval:

- A. Transactions which may be in the ordinary course of business and at arm's length basis, but which are as per the policy determined by the Board from time to time (i.e. value threshold and/or other parameters) require Board approval in addition to Audit Committee approval;
- A. Transactions in respect of which the Audit Committee is unable to determine whether or not they are in the ordinary course of business and/or at arm's length basis and decides to refer the same to the Board for approval;
- A. Transactions which are in the ordinary course of business and at arm's length basis, but which as per Audit Committee requires Board approval
- A. exceeding the threshold limits, as per Clause 4.8 of the Policy, which are intended to be placed before the shareholders for approval

## 5.3 Approval of the Shareholders of the Company

All the transactions with related parties exceeding the threshold limits, as per Clause 4.8 of the Policy, are placed before the shareholders for approval. For this purpose, none of the related parties of the Company shall vote to approve on such shareholders' resolution irrespective of whether the entity is a related party to the particular transaction or not. (RP's can cast only negative vote to reject the shareholders resolution on RPT exceeding the threshold limits). In addition to the above, all kinds of transactions specified under Section 188 of the Act which

- A. are not at Arm's Length or not in the ordinary course of business; and (b) exceed the thresholds laid down in Companies (Meetings of Board and its Powers) Rules, 2014 are placed before the shareholders for its approval.

However, the requirement of shareholders' approval for Related Party Transactions exceeding the thresholds is not required in case of wholly owned subsidiary, if passed by the holding company, for the purpose of entering into the transaction between wholly owned subsidiary and holding company.

## 6. REPORTING AND DISCLOSURES

All the Disclosure would be done as in compliance with the requirement as specified under Companies Act 2013 and or any other applicable law or regulation.

## 7. REVIEW OF THE POLICY

The adequacy of this Policy shall be reviewed and reassessed by the Audit Committee periodically and appropriate recommendations shall be made to the Board to update the Charter based on the changes that may be brought about due to any regulatory amendments or otherwise.



## MANAGEMENT DISCUSSION & ANALYSIS

### OVERALL BUSINESS ENVIRONMENT

#### Global Economy Overview:

The Indian economy grew at 8.2% in FY 23-24 as against 7.0% in FY 22-23, primarily driven by sharp revival in the secondary sector that grew at 9.7%. In 2023, the global economy exhibited resilience despite uncertainties related to geopolitical conflicts, sluggish economic activity, tight monetary policy and disruptions in the supply chain. The global economy grew by 3.3% in 2023, whereas in the same period advanced economies grew by 1.6% and the emerging market and developing economies grew by 4.3%. Central banks of major economies took steps to rein in inflation and in 2023, global inflation fell from 8.7% in 2022 to 6.8%.

The global economy is anticipated to grow by 3.2% in 2024 and it is expected to be supported by a further decline in global inflation to 5.9% in 2024. It is also expected to make way for stronger structural reforms and bolster productivity.

As per International Monetary Fund (IMF) projections, global inflation is expected to fall from its 2022 peak to 5.8 % in 2024 and 4.4 % in 2025. Further, IMF projects global growth at 3.1 % in 2024 and 3.2 % in 2025, on account of greater than expected resilience in developed economies and large emerging market economies.

#### Indian Economy Overview:

India has been one of the fastest growing economies in terms of GDP growth across

the globe in recent years and is expected to be the fastest growing economy in next fiscal year as well. As per IMF, medium-term growth forecast for India remains strong, supported by improving macroeconomic fundamentals and resilient domestic demand.

The tailwinds supporting India's growth story include the effectiveness of RBI's monetary policy to contain inflationary pressures, increase in household consumption, robust digital public infrastructure, decline in systemic financial risks bolstered by stronger balance sheets and healthy capital buffers of financial institutions and government thrust towards capital expenditure. The factors that need cautious watch for the economy to remain on the consistent growth path include the adverse effects of ongoing geopolitical conflicts, security on important trade routes, volatility in international financial markets, rise in geo-economic fragmentation and irregular monsoon.

On the back of the above factors, RBI estimates Indian economy to grow by 7.6% during fiscal 2024 and projected to grow by 7.0% in fiscal 2025.

Capital investment is expected to be the dominant growth driver for the Indian economy in medium term. It has been supported through initial revival in the investment cycle. The Indian economy has seen consistent improvement in the post-pandemic period with the government's thrust on capital infrastructure build-up through budgetary spending, which has also resulted in an increase in private consumption. Private consumption in India has seen an increase in recent times and is expected to gather momentum in future fiscal years as well with higher spending expected towards housing, travel and mobility and personal services (health and education) segments.

## OUTLOOK

Going forward, the country is likely to remain the world's fastest-growing major economy on the back of growing demand, moderate inflation, stable interest rate regime and robust foreign exchange reserves. The economy is poised to achieve nearly 7% growth in FY 2024-25. The catalysts for this projected growth are likely to be robust domestic demand, private consumption and investment, and Government reforms and initiatives implemented over the past decade. The Government's investments in both physical and digital infrastructure, coupled with measures to increase manufacturing have strengthened the supply side. Together, these developments are likely to provide an impetus to the country's economic activity. India is making significant strides to achieve its futuristic growth targets. The Indian economy is projected to cross the USD 4 Trillion mark during FY 2024-25, further escalating to USD 5 trillion by FY 2026-27. Additionally, the Government has set an ambitious goal of transforming into a developed country by 2047. India will sustain its upward growth track, propelled by stable and robust domestic demand, expanding private consumption and investments, and ongoing structural reforms.

### Housing Finance Sector Overview:

The housing credit space has been increasing over the past few years, it has grown at a compounded annual growth rate (CAGR) of ~12% over the past five years to ₹ 31.8 trillion at September 30, 2023. Of the total on book housing loan portfolio, banks

contribute largely considering the outreach of banks across India, comprehensive product suite with competitive rates and a recent merger of major housing finance company with the bank. The share of housing finance companies in the total housing credit is at modest 18% at September 30, 2023. Though the share of credit of HFCs has been modest, credit by HFCs has grown by ~16% year on year to housing portfolio of ₹ 5.7 trillion at September 30, 2023, whereas credit by banks has grown by ~14% year on year to ₹ 26.1 trillion at September 30, 2023. The affordable housing segment is one of the swiftest-growing domains in Indian consumer finance. It caters to consumers in the lower to middle-income brackets and is supported by government initiatives for both developers and customers alike.

The affordable housing segment is set to play a pivotal role in meeting the housing needs of the country due to its manifold benefits and wide-reaching impact. Owing to this, the affordable housing finance companies (AHFCs) have been growing at a faster pace compared to other HFCs.

### GOLD MARKET

Global gold demand was the highest at 4,899 tonne in 2023. The global gold price increased by 15% in comparison to the last year. Gold as an asset class is considered to be one of the most sought-after investment options for people from all parts of the world. Apart from using it for making jewellery, it is considered a means for long-term wealth generation. The Asia-Pacific region dominated the demand for gold in 2023, with the largest share of gold consumption attributed to Indian and Chinese markets.

## INDIAN GOLD LOAN MARKET

Gold has great significance for Indians. The preference for gold jewellery in Indian culture has made it an integral part of everyday life. From rituals and ceremonies to religious festivities, adorning gold is considered a good omen. At the same time, it also provides an opportunity for the common man to invest in an asset class that is considered to be extremely reliable due to its appreciating value. Gold loans have, therefore, become an easy way of accessing credit for numerous borrowers including individuals, small businesses and micro-enterprises.

Globally, India is the world's largest market for gold and the gold loan market in India flourished, with around 2,950-3,350tonne of gold used as collaterals for instantly availing funds. Southern India has remained a significant market for gold loans due to the age old preference for owning gold. During the year , NBFCs offering gold loans resiliently retained their market share despite stiff competition faced by banks. The Assets Under Management of most gold loan providers increased significantly due to the rising credit demand for small and mid-sized loans. Besides, digital adoption has played an integral role in streamlining loan processing.

## BUSINESS OVERVIEW

The fiscal year 2023-24 has been a period of notable transformation for our Company. Despite the backdrop of macroeconomic uncertainties, including rising inflation and interest rate hikes by the RBI, we have successfully navigated these challenges and achieved significant milestones, managed to strengthen, maintain quality portfolio, sustain our profitability and while simultaneously investing in long-term growth.

We have strategically realigned our focus to concentrate more on the Gold Loan business. This decision aligns with our aim to capitalize on the growing demand for quick and accessible financial solutions in times of need, while leveraging the strong asset backed nature of gold loans. This shift has allowed us to enhance our Service offerings and better meet the immediate financial requirements of our customers.

Therefore, our focussed efforts have increased in Gold Loan segment and we have been able to give quick loans to people with urgent monetary requirements, without compromising with the credibility of the customer and collateral. This has indeed made a huge impact and helped people in times of crisis.

## SWOT ANALYSIS

### Strengths of IFL Housing

#### Established Reputation

IFL Housing has built a strong reputation in the housing finance and gold loan sector, recognized for its commitment to customer satisfaction and reliable service. This reputation has fostered trust among customers, making IFL a preferred choice for housing loans and gold loans.

#### Robust Financial Performance

With consistent financial growth and operational efficiency, IFL Housing demonstrates strong financial health. This enables the company to support a diverse range of housing needs, catering to both urban and rural customers.

#### Extensive Branch Network

With branches located across the North India, IFL Housing ensures that customers can easily access services in both urban and rural areas. This extensive network enhances convenience and improves customer reach.

#### Innovative Technology Integration

Embracing modern technology, IFL Housing offers online services for loan applications, loan repayment, and customer support. This innovation ensures that customers can manage their loans conveniently, enhancing overall satisfaction.

## Challenges

### Regulatory Compliance

The housing finance sector is subject to stringent regulatory requirements. Keeping up with changing regulations can pose challenges, requiring continuous adjustments to operational practices and compliance measures.

### Market Competition

Intense competition from other housing finance companies & gold loan companies and banks can pressure IFL Housing to innovate and enhance its offerings. Staying ahead of competitors requires ongoing investment in customer service and product development.

### Dependence on External Factors

The performance of IFL Housing is closely tied to the broader economic environment, including interest rates and market trends. Any adverse changes in these factors can impact loan demand and portfolio performance.

## Opportunity

### Enhanced Customer Reach

With the growing acceptance of gold loans across various demographics, IFL Housing can target a wider audience, who value gold as a secure asset. This diversification can help increase market penetration.

### Digitalization and Tech Integration

Investing in digital platforms for gold loan applications and approvals can streamline the process, improving efficiency and customer experience. Online accessibility can attract tech-savvy clients and those in remote areas, broadening the customer base.

### Market Demand for Quick Loans

As consumers increasingly seek immediate financial solutions, gold loans offer a viable option. IFL Housing can position itself to meet this demand, particularly in times of economic

uncertainty when individuals may need quick access to funds

### Leveraging Gold as a Secure Asset

Gold is often viewed as a stable investment. By promoting gold loans, IFL Housing can appeal to customers who prefer using their gold assets for financing rather than liquidating them, thereby preserving their wealth.

## Threats

### Intense Competition

IFL Housing faces significant competition from established banks and other non-banking financial companies (NBFCs) that offer gold loans. This rivalry can lead to price wars and reduced profit margins, challenging IFL's market position.

### Market Volatility

Fluctuations in gold prices can impact the demand for gold loans. A decline in gold prices may lead to increased loan defaults, affecting IFL Housing's asset quality and overall financial stability.

### Regulatory Challenges

The gold loan sector is subject to regulatory scrutiny. Changes in regulations or compliance requirements could impose additional operational burdens and costs on IFL Housing, affecting profitability and efficiency.

## RISK MANAGEMENT

Enterprise risk management IFL Housing Loan acknowledges that business encounters a variety of risks associated with changes and developments in the industry in which it operates. These risks are continuously evolving and can change in terms of their frequency of occurrence and the impact they have on the operations and profit-making ability of the Company. This compels IFL Housing Loan to remain focused on efficiently managing and mitigating these risks such that their impact does not hinder its sustainable growth. In addition to this, the Risk Management Committee plays a significant role in effective risk management by overseeing and extending guidance.

## HUMAN RESOURCES

IFL Housing Loan has always believed its employees as its greatest asset and in pursuit of excellence, we continue to uphold our commitment to nurture and empower them. As we reflect on the past Financial Year, 2023, it is evident that our success is intrinsically linked to the quality and competence of our human capital. Building upon the foundation laid in the preceding years, IFL Housing Loan introduced strategic initiatives aimed at enhancing the well-being and professional growth of our employees. Notably among these initiatives are our efforts to support holistic well-being of our female employees and development of senior leadership team. During last Financial Year the Company has also come up with performance-based equity scheme to foster the culture of performance and ownership.

## INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company's internal financial control over financial reporting is a structured process aimed at ensuring the reliability of financial reporting and the preparation of financial statements for external use in compliance with generally accepted accounting principles. This control framework encompasses policies and procedures meticulously designed to provide reasonable assurance.

- (1) The Company ensures accurate and fair maintenance of records that detail transactions and asset dispositions.
- (2) It provides reasonable assurance that transactions are recorded appropriately for the preparation of financial statements, and that expenditures align with authorised management and director directives.
- (3) Provides a reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use or disposition of the Company's assets that could have a material effect on the financial statements.
- (4) The Company operates a robust internal audit program, led by an independent assurance function supported by specialist firms as needed. This internal audit conducts risk-based assessments, testing adherence to policies, and suggests process improvements.
- (5) Audit activities are conducted according to a plan approved by the Audit Committee, with observations and recommendations reported to the committee for ongoing monitoring and remediation as necessary.

## FINANCIAL OVERVIEW

PARTICULARS	(Rs. in lakhs)	
	FOR THE YEAR ENDED 31.03.2024	FOR THE YEAR ENDED 31.03.2023
Revenue from Operations	6,377.54	4,576.70
Expenses for the period	4,772.52	3,951.73
Profit/(Loss) before tax from continuing Operations	1,605.02	624.97
Current Income Tax for the period	407.96	253.46
Deferred Tax	(18.09)	(75.88)
Profit/(Loss) for the period	1,215.15	447.39
Transferred to Statutory Reserve under Section 29C of the NHB Act, 1987	243.03	89.48

## CAUTIONARY STATEMENT

This section contains forward looking statements regarding the Company's objectives, projections, expectations, and estimates. These statements are based on certain assumptions and expectations about future events, but the Company cannot guarantee their accuracy or realisation. Actual results may differ due to external factors beyond the Company's control. The Company assumes no responsibility to publicly update or revise any forward-looking statements based on subsequent developments.

## CORPORATE GOVERNANCE

As per **Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021**, the Company submits the following report:

### 1. BOARD OF DIRECTORS

The Board of **IFL Housing Finance Limited** comprises of Seven directors consisting of three Independent Directors (Non-Executive) and one is Managing Director and another three is Whole time Directors.

Details of composition of the Board, category, attendance of Directors at the Board Meetings and last Annual General Meeting (AGM), number of other Directorships as on March 31, 2024 are given below:

#### Composition and Category of Directors:

- The composition of board is as per the provisions of Companies Act, 2013.
- None of the Directors on the Board holds directorships in more than ten public companies. None of the Independent Directors serves as an independent director on more than seven listed entities. Necessary disclosures regarding Committee positions in other public companies as on March 31, 2024 have been made by the Directors.
- Number of directorships and committee Chairmanships/Memberships held by them in other public limited companies as on March 31, 2024 are given below.

Name	Director Since	Capacity (i.e. Executive/ Non Executive/ Chairman/ Pomoter	DIN	No. of Board Meetings		No. of other directorship	Remuneration / Sitting fees (Rs. In Lakhs)	No. of Shares held in and convertible instruments held in the HFC
				Held	Attended			
<b>Mr. Gopal Bansal</b>	28.06.2017	Executive	01246420	19	19	2	20.51	7393460
<b>Mrs. Sunita Bansal</b>	28.06.2017	Executive	02801660	19	19	1	11.72	6942410
<b>Mr. Ashish Bansal</b>	07.08.2021	Executive	06607944	19	19	0	14.65	681201
<b>Ms. Kriti Suri</b>	07.08.2021	Executive	09258479	19	19		9.37	1480010
<b>Mr. Amit Kumar Agarwal</b>	08.07.2020	Independent Director	08768575	19	19	1	50,000	0
<b>Mr. Devi Dass Agarwal</b>	07.08.2021	Independent Director	09152596	19	19	2	47,500	0
<b>Mr. Ramesh Bansal</b>	02.04.2021	Independent Director	09126805	19	19	1	60,000	0

#### ➤ Meetings of the Board of Directors

During the year under review, the Board of Directors of the company met Nineteen (19) times viz on 18.04.2024, 29.04.2023, 29.05.2023, 13.06.2023, 28.06.2023, 15.07.2023, 21.07.2023, 07.08.2023, 29.08.2023, 26.09.2023, 12.10.2023, 16.10.2023, 21.10.2023, 25.10.2023, 12.12.2023, 27.12.2023, 15.01.2024, 13.02.2024 and 30.03.2024.

Sr. No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
-	-	-	-	-

## 1. BOARD COMMITTEES

The Board of Directors has set up committees of Directors to deal with various matters of specific nature which require concentrated and more focused attention and to arrive at quick and timely decisions in these matters.

The Board of Directors has delegated its certain powers to the committees of Directors and these committees shall exercise such power and give the report of the output to the Board for approval at subsequent meetings. The Board has constituted four committees viz. **Audit Committee, Nomination & Remuneration Committee, Risk Management Committee** and **Asset Liability Management Committee**.

### ➤ AUDIT COMMITTEE

#### Terms of Reference:

The terms of reference of the Audit committee include the following:

- Overseeing the financial reporting process and the disclosure of its financial information to ensure that the financial statements are correct, sufficient and credible.
- Holding periodic discussions with statutory auditors and internal auditors of the Company concerning the accounts of the company, internal control systems, scope of audit and observations of auditors.
- Making recommendations to the Board on any matter relating to the financial management of the Company, including the audit report.
- Recommendations with respect to appointment and removal of external auditors, fixation of audit fees and also approval of fee for any other services by the auditors.
- Investigating into any matter in relation to items specified in section 177 of the Companies Act, 2013 or as may be referred to it by the Board and for this purpose to seek any relevant information contained in the records of the Company and also seek external professional advice if necessary.
- Making recommendations to the Board on any matter relating to the financial management of the Company.

#### Composition of Audit Committee

Details of composition of the Audit Committee and attendance of the members at the meetings are given below:

#### Meetings of the Audit Committee and Attendance of the Members during 2023-2024

Name of Member	Designation	Committee Meetings during the period & Attendance at Committee Meetings	
		Held	Attended
Mr. Gopal Bansal	Member	4	4
Ms. Ramesh Bansal	Member	4	4
Mr. Amit Kumar Agarwal	Chairman	4	4



During the year, 4 (four) Audit Committee meetings were held as on 29.05.2023, 21.07.2023, 25.10.2023 and 05.02.2024 respectively.

## ➤ NOMINATION & REMUNERATION COMMITTEE

### Terms of Reference

The Nomination & Remuneration Committee constituted by the Company is responsible for looking into the remuneration payable to the Whole-time Directors and other Employees of the Company. The Non-Executive Directors of the Company are not entitled for any remuneration other than fee payable for attending Board & Committee Meetings. The Committee frames the policy on specific remuneration packages for Whole-time Directors including pension rights and compensation payments. The Committee also approves the Nomination & Remuneration Policy for employees other than Whole-time Directors as may be recommended to it. The Company has a regular appraisal Policy for all employees.

### Composition

The Nomination & Remuneration Committee of the Company has constituted with three (3) directors.

### Meetings of the Nomination & Remuneration Committee and Attendance of the Members during 2023-2024.

Name of Member	Designation	Committee Meetings during the period & Attendance at Committee Meetings	
		Held	Attended
Mr. Ramesh Bansal	Member	2	2
Mr. Devi Das Agarwal	Member	2	2
Mr. Amit Kumar Agarwal	Chairman	2	2

During the year, 2 (two) Nomination & Remuneration Committee meetings was held as on 12.10.2023 and 25.10.2023.

## ➤ RISK MANAGEMENT COMMITTEE

The Risk Management Committee constituted by the company is responsible for assessment of all types of risks like credit risk, market risk and operational risk etc and the find the measures to mitigate/ diversified such risks. The Company has a well framed policy for assessment of risks and their precautionary measures. The Risk Management Committee is responsible for submitting its report to the Board of Directors of the Company.

The Risk Management Committee has been constituted with the following three directors:-

### Meetings of the Risk Management Committee and Attendance of the Members during 2023-2024

Name of Member	Designation	Committee Meetings during the period & Attendance at Committee Meetings	
		Held	Attended
Mr. Gopal Bansal	Chairman & Member	4	4
Ms. Ashish Bansal	Member	4	4
Mr. Prerna Matta Arora	Member & Risk Officer	4	4
Ms. Varsha Bharti	Member	4	4

During the year, 4 (Four) Risk Management Committee meetings were held as on 24.04.2023, 5.08.2023, 5.10.2023 and 6.01.2024.

#### ASSET LIABILITY MANAGEMENT COMMITTEE (ALCO)

The Asset Liability Management Committee (ALCO) lays down policies and quantitative limits that involve assessment of various types of risks and shifts in assets and liabilities to manage such risks. The Company has duly implemented the NHB's Asset Liability Management (ALM) Guidelines applicable to HFCs.

The Board of Directors of the company has approved the ALM Policy & Framework and reviewed the same time to time. The ALCO Committee ensures that the liquidity and interest-rate risks are contained within the limits laid down by the NHB. As at March 31, 2024, your company had a strong asset-liability position with positive gaps across all the buckets. The ALCO apprises the board on Asset Liability management issues periodically.

As at 31<sup>st</sup> March, 2023, The Asset Liability Management Committee comprises of the following members:

Name of Member	Designation	Committee Meetings during the period & Attendance at Committee Meetings	
		Held	Attended
Mr. Gopal Bansal	Chairman & Member	4	4
Mr. Ashish Bansal	Member	4	4
Ms. Prerna Matta Arora	Member & Risk Officer	4	4
Mr. Varsha Bharti	Member	4	4

#### ➤ EXTRAORDINARY GENERAL MEETINGS

No Extraordinary General Meeting of the Members was held during the year under review. During the year under review, no resolution was put through by Postal Ballot. Further, no special resolution is being proposed to be passed through Postal Ballot.

#### COMPLIANCE UNDER NON-COMPLIANCE REQUIREMENTS

Pursuant to provisions of Companies Act, 2013, the Company complied with all mandatory requirements.

#### 1. DISCLOSURES

- Transactions of material nature have been entered into by the company with directors or management and their relatives etc has been enclosed in AOC-2 to the Board Report. The Register of contracts containing transactions in which directors are interested is placed before the Board regularly.
- There has been no instance of non-compliance by the Company on regulatory/statutory authorities. Hence the question of penalties or strictures being imposed by RBI does not arise.
- The Company is in compliance with all the mandatory requirements of the provisions of Companies Act, 2013 and has fulfilled the non- mandatory requirements;
- The Company has followed the Accounting Standards issued by the Institute of Chartered Accountants of India, to the extent applicable, in the preparation of Financial Statements.

- The Company has laid down procedures to inform Board members about the risk assessment and minimization procedures. These procedures are periodically reviewed to ensure that executive management control risks through means of a properly defined framework.
- The Company has well framed Vigil Mechanism/ Whistle Blower Policy and we affirmed that no personnel has been denied access to the Audit Committee.

It is also informed that IFL Housing Finance Limited is a Housing Finance Company whose financial assets in the business of providing finance for housing, is 51.70% of its Total Balance Sheet Assets (Netted Off by Intangible Assets) as on 31 March 2024 (Previous Year was 55.17%). Out of the total assets (netted off by intangible), 51.70% is by way of housing finance for individuals (Previous Year was 55.17%). Therefore, PBC criteria was not met as on 31 March 2024. Further we wish to inform you Company is planning to expand mainly in Non-Housing segment in future, therefore, Management had decided to apply for conversion into NBFC. gRequisite application has been filed with RBI on 5 July 2024 and NHB is also informed of the same.

## 2. MATERIALLY RELATED PARTY DISCLOSURES

Company entered the transactions with related party and the detailed information on materially significant related party transactions are enclosed in AOC-2 (**Annexure II**) to the Board's Report.

Related Party Disclosure as per **Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021** are given below:

Related Party Items	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management @		Relatives of Key Management Personnel@		Others*		Total	
	Current year	Previous Year	Current year	Previous Year	Current year	Previous Year	Current year	Previous Year	Current year	Previous Year	Current year	Previous Year	Current year	Previous Year
<b>Borrowings#</b>	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0
<b>Deposits#</b>	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0
<b>Placement of deposits#</b>	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0
<b>Advances Given#</b>	0	0	NA	NA	NA	NA	0	0	27.00	0	0	0	27.00	0
<b>Advance repaid</b>	0	0	NA	NA	NA	NA	0	0	27.00	0	0	0	27.00	0
<b>Investments#</b>	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0
<b>Purchase of fixed/other</b>	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0

Sale of fixed/other assets	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0
Interest paid	0	0	NA	NA	NA	NA	0	0	0	0	0	0	0	0
Interest received	0	0	NA	NA	NA	NA	0	0	0.19	0	0	0	0.19	0
<b>Others</b>														
a. Rent Paid	0	0	NA	NA	NA	NA	9.00	9.00	0	0	9.00	9.00	18.00	18.00
a. Director Remuneration	0	0	NA	NA	NA	NA	46.88	38.16	0	0	0	0	46.88	38.16
a. Salary	0	0	NA	NA	NA	NA	71.15	34.05	0	0	0	0	71.15	34.05
a. Professional Charges	0	0	NA	NA	NA	NA	0	0	19.20	0	0	0	19.20	0
a. Commission on Corporate Guarantee	10.00	0	NA	NA	NA	NA	0	0	0	0	0	0	10.00	0
a. Allotment of equity shares	0	3000	NA	NA	NA	NA	0	499.99	0	0	0	0	0	799.99

## 1. Details of Remuneration of all the Directors (2023-2024)

S. No.	Particulars of Remuneration	Name of MD/WTD				Total Amount (Rs.)
		Gopal Bansal	Sunita Bansal	Ashish Bansal	Kriti Suri	
1.	Gross Salary					
	(a)Salary as per provisions contained in section17(1) of the Income-taxAct,1961					0
	(b)Value of perquisites u/s17(2) of the Income-taxAct,1961					0
	(c)Profits in lieu of salary under section17(3)Income-taxAct,1961					0
2.	Stock Option					0
3.	Sweat Equity					0
4.	Commission					
	- as % of profit					0
	- others, specify...					
5.	Others, please specify					0
6.	Total(A)	20.51	11.72	14.65	9.37	56.25

## ) Details of Sitting Fees paid to Non-Executive Directors during the financial year 2023-2024

Name of the Director	Board Meeting (Rs)	Audit Committee Meeting (Rs)	Nomination & Remuneration Committee Meeting (Rs)	Stakeholders' Relationship Committee Meeting (Rs)	Risk Management Committee (Rs.)	Total (Rs.)
Mr. Ramesh Bansal						60,000
Mr. Devi Dass Agarwal						47,500
Mr. Amit Kumar Agarwal						50,000

There were no pecuniary relationships or transactions of the non-executive director's vis-à-vis the company during the Financial Year ended March 31, 2024.

By the Order of the board

Date: 13.08.2024  
Place: New Delhi

Sd/-  
Gopal Bansal  
Managing Director  
DIN-01246420

Sd/-  
Ashish Bansal  
Director  
DIN- 06607944

## ANNUAL REPORT ON CORPORATE SOCIAL RESPONSIBILITY (CSR) ACTIVITIES

### 1. BRIEF OUTLINE ON CSR POLICY OF THE COMPANY.

IFL Housing Finance Limited ("The Company") has a Board approved Corporate Social Responsibility (CSR) Policy in compliance with Section 135 of the Companies Act 2013 and the rules made thereunder.

Pursuant to the amendments to Companies (Corporate Social Responsibility Policy) Rules, 2014 on January 22, 2021, the CSR Policy has been amended and approved by the Board at its meeting. The main objective of the CSR Policy is to lay down guidelines to inculcate the objective of society betterment and philanthropy in its growth plan.

The CSR policy of the Company inter alia provides guiding principles for selection and implementation of CSR activities in pursuance of Schedule VII to the Companies Act, 2013, roles and responsibilities of the CSR Committee, guidance for formulation of an annual action plan, process for implementation of CSR activities, modalities of monitoring and evaluation framework and reporting mechanism. The CSR Policy of the Company is available on the Company's website at [https://www.iflhousingfinance.com/pdf/CSR%20Policy\\_12102020.pdf](https://www.iflhousingfinance.com/pdf/CSR%20Policy_12102020.pdf).

The CSR projects undertaken by the Company are within the framework of Schedule VII of the Companies Act, 2013. The Company's CSR projects are focused on core sectors such as Hunger, Malnutrition, Healthcare, Environment sustainability, Education, Gender Equality, Empowerment of Women and care for Senior Citizens, Protection of National Heritage, Art and Culture etc.

### 2. COMPOSITION OF CSR COMMITTEE:

As per section 135 (9) of the Companies Act, 2013, no Constitution of CSR Committee is required where CSR Expenditure does not exceed Rs. 50.00 Lakhs. Therefore, the function of CSR Committee of the Company is being discharged by the Board of Director of the Company.

### 3. PROVIDE THE WEB-LINK WHERE COMPOSITION OF CSR COMMITTEE, CSR POLICY AND CSR PROJECTS APPROVED BY THE BOARD ARE DISCLOSED ON THE WEBSITE OF THE COMPANY.

The web link is as under:

[https://www.iflhousingfinance.com/pdf/CSR%20Policy\\_12102020.pdf](https://www.iflhousingfinance.com/pdf/CSR%20Policy_12102020.pdf)

### 4. PROVIDE THE DETAILS OF IMPACT ASSESSMENT OF CSR PROJECTS CARRIED OUT IN PURSUANCE OF SUB-RULE (3) OF RULE 8 OF THE COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES, 2014, IF APPLICABLE (ATTACH THE REPORT).

Not Applicable

### 5. DETAILS OF THE AMOUNT AVAILABLE FOR SET OFF IN PURSUANCE OF SUB-RULE (3) OF RULE 7 OF THE COMPANIES (CORPORATE SOCIAL RESPONSIBILITY POLICY) RULES, 2014 AND AMOUNT REQUIRED FOR SET OFF FOR THE FINANCIAL YEAR, IF ANY : NIL

6. AVERAGE NET PROFIT OF THE COMPANY AS PER SECTION 135(5) : Rs. 2,00,00,000/-

7. (a) Two percent of average net profit of the company as per section 135(5) : Rs. 12,01,000/-

(b) Surplus arising out of the CSR projects or programmes or activities of the previous financial years : 0/-

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

(d) Total CSR obligation for the financial year (7a+7b-7c): : 12,01,000/-

## 8. (A) CSR AMOUNT SPENT OR UNSPENT FOR THE FINANCIAL YEAR:

TOTAL AMOUNT SPENT FOR THE FINANCIAL YEAR. (IN RS.)	AMOUNT UNSPENT (IN RS.)				
	TOTAL AMOUNT TRANSFERRED TO UNSPENT CSR ACCOUNT AS PER SECTION 135(6).		AMOUNT TRANSFERRED TO ANY FUND SPECIFIED UNDER SCHEDULE VII AS PER SECOND PROVISIO TO SECTION 135(5).		
	AMOUNT.	DATE OF TRANSFER.	NAME OF THE FUND	AMOUNT.	DATE OF TRANSFER.
Rs. 15,10,000/-	N.A.				

## (B) DETAILS OF CSR AMOUNT SPENT AGAINST ONGOING PROJECTS FOR THE FINANCIAL YEAR:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	(9)	(10)	(11)		
SL. NO.	NAME OF THE PROJECT.	ITEM FROM THE LIST OF ACTIVITIES IN SCHEDULE VII TO THE ACT.	LOCAL AREA (YES/NO).	LOCATION OF THE PROJECT.		PROJECT DURATION	AMOUNT ALLOCATED FOR THE PROJECT (IN RS.).	AMOUNT SPENT IN THE CURRENT FINANCIAL YEAR (IN RS.).	AMOUNT TRANSFERRED TO UNSPENT CSR ACCOUNT FOR THE PROJECT AS PER SECTION 135(6) (IN RS.).	MODE OF IMPLEMENTATION - DIRECT (YES/NO).	MODE OF IMPLEMENTATION - THROUGH IMPLEMENTING AGENCY	NAME	CSR REGISTRATION NUMBER
				STATE.	DISTRICT.								
							Nil						

## (C) DETAILS OF CSR AMOUNT SPENT AGAINST OTHER THAN ONGOING PROJECTS FOR THE FINANCIAL YEAR:

(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)	
SL. NO.	NAME OF THE PROJECT	ITEM FROM THE LIST OF ACTIVITIES IN SCHEDULE VII TO THE ACT.	LOCAL AREA (YES/ NO).	LOCATION OF THE PROJECT.		AMOUNT SPENT FOR THE PROJECT (IN RS.).	MODE OF IMPLEMENTATION - DIRECT (YES/NO).	MODE OF IMPLEMENTATION - THROUGH IMPLEMENTING AGENCY.	
				STATE.	DISTRICT.			NAME.	CSR REGISTRATION NUMBER
1.	Promoting Education/ Special Education	Promoting Education/ Special Education	YES	Janta Colony, Jaipur, Rajasthan		2,00,000	NO	THROUGH IMPLEMENTING AGENCY "Adarsh Shiksha Samiti "	CSR00005994
2.	Promoting Education/ Special Education	Promoting Education/ Special Education	No	Mangalayatan University, Aligarh-202001, Uttar Pradesh.		11,01,000	No	Through implementing agency "Mangalayatan University, Aligarh-202001, Uttar Pradesh."	CSR00014547
3.	Promoting Education/ Special Education	Promoting Education/ Special Education	No	Rajasthan Millenium Club Sector-9, Rohini, New Delhi-110085		2,00,000		Through implementing agency Rajasthan Millenium Club, Sector-9, Rohini, New Delhi-110085	CSR000
	<b>Total</b>								

**(G) EXCESS AMOUNT FOR SET OFF, IF ANY**

SL. NO.	PARTICULAR	AMOUNT (IN RS.)
(i)	Two percent of average net profit of the company as per section 135(5)	11,47,888/-
(ii)	Total amount spent for the Financial Year	11,50,000/-
(iii)	Excess amount spent for the financial year [(ii)-(i)]	Nil
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	Nil
(v)	Amount available for set off in succeeding financial years [(iii)-(iv)]	Nil/-

**9. (A) DETAILS OF UNSPENT CSR AMOUNT FOR THE PRECEDING THREE FINANCIAL YEARS:**

SL. NO.	PRECEDING FINANCIAL YEAR.	AMOUNT TRANSFERRED TO UNSPENT CSR ACCOUNT UNDER SECTION 135 (6) (IN RS.)	AMOUNT SPENT IN THE REPORTING FINANCIAL YEAR (IN RS.).	AMOUNT TRANSFERRED TO ANY FUND SPECIFIED UNDER SCHEDULE VII AS PER SECTION 135(6), IF ANY.			AMOUNT REMAINING TO BE SPENT IN SUCCEEDING FINANCIAL YEARS. (IN RS.)
				NAME OF THE FUND	AMOUNT (IN RS).	DATE OF TRANSFER.	
Nil							

**(B) DETAILS OF CSR AMOUNT SPENT IN THE FINANCIAL YEAR FOR ONGOING PROJECTS OF THE PRECEDING FINANCIAL YEAR(S):**

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
SL. NO.	PROJECT ID.	NAME OF THE PROJECT.	FINANCIAL YEAR IN WHICH THE PROJECT WAS COMMENCED.	PROJECT DURATION.	TOTAL AMOUNT ALLOCATED FOR THE PROJECT (IN RS.).	AMOUNT SPENT ON THE PROJECT IN THE REPORTING FINANCIAL YEAR (IN RS).	CUMULATIVE AMOUNT SPENT AT THE END OF REPORTING FINANCIAL YEAR. (IN RS.)	STATUS OF THE PROJECT - COMPLETE / ONGOING
Nil								

**10. IN CASE OF CREATION OR ACQUISITION OF CAPITAL ASSET, FURNISH THE DETAILS RELATING TO THE ASSET SO CREATED OR ACQUIRED THROUGH CSR SPENT IN THE FINANCIAL YEAR (ASSET-WISE DETAILS)**

- (A) Date Of Creation Or Acquisition Of The Capital Asset(s) : **Not Applicable**
- (B) Amount Of CSR Spent For Creation Or Acquisition Of Capital Asset : **Not Applicable**
- (C) Details Of The Entity Or Public Authority Or Beneficiary Under Whose Name Such Capital Asset Is Registered, Their Address Etc. : **Not Applicable**
- (D) Provide Details Of The Capital Asset(s) Created Or Acquired (Including Complete Address And Location Of The Capital Asset). : **Not Applicable**

**11. SPECIFY THE REASON(S), IF THE COMPANY HAS FAILED TO SPEND TWO PER CENT OF THE AVERAGE NET PROFIT AS PER SECTION 135(5).**

:Not Applicable

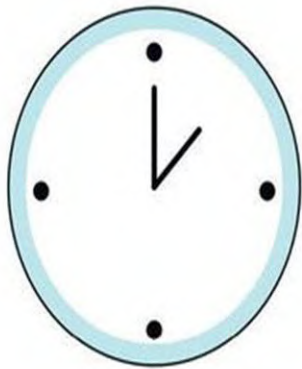
**By Order of the Board of Directors  
For IFL Housing Finance Limited**

Place: New Delhi  
Date: 13.08.2024

Sd/-  
Gopal Bansal  
Managing Director  
(DIN: 01246420)

Sd/-  
Ashish Bansal  
Whole-Time-Director  
(DIN: 06607944)





FINANCIAL  
STATEMENTS



**INDEPENDENT AUDITOR'S REPORT**To the Members of **IFL Housing Finance Limited****Report on the Audit of the Standalone Financial statements****Opinion**

We have audited the accompanying financial statements of **IFL Housing Finance Limited** ("the Company"), which comprise the balance sheet as at 31<sup>st</sup> March 2024, the statement of Profit and Loss (including Other Comprehensive Income), statement of changes in equity, statement of cash flows for the year then ended, and notes to the financial statements, including a summary of material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, the **profit** and total comprehensive income, changes in equity and its cash flows for the year ended on that date.

**Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

**Information Other than the Standalone financial statements and Auditor's Report Thereon**

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Company's annual report but does not include the financial statements and our auditor's report thereon.

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

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

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.





### **Responsibilities of Management and Those Charged with Governance for the Standalone financial statements**

The Company's 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 Financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards (Ind AS) specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time.

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

In preparing the financial statements, management 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.

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

### **Auditor's Responsibilities for the Audit of the Standalone financial statements**

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

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

- Identify and assess the risks of material misstatement of the Financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, we are also responsible for expressing our opinion on whether the company has





adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. We conclude that there is no material uncertainty, thereby we are not required to draw attention in our auditor's report to the related disclosures in the financial statements. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

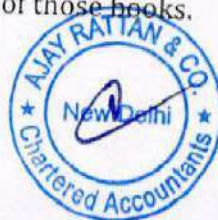
We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

### **Report on Other Legal and Regulatory Requirements**

As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in the '**Annexure A**' a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

As required by Section 143(3) of the Act, we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.





- c) The Balance Sheet, the Statement of Profit and Loss (including other comprehensive income), statement of change in equity and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
- e) On the basis of the written representations received from the directors as on 31<sup>st</sup> March, 2024 taken on record by the Board of Directors, none of the directors is disqualified as on 31<sup>st</sup> March, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.
- f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".
- g) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i) The Company does not have any pending litigations which would impact its financial position.
  - ii) The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
  - iii) There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.
  - iv) (1) The management has represented that, to the best of its knowledge and belief, 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, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.  
(2) the management has represented, that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, that Company had recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and  
(3) Based on such audit procedures that we have considered reasonable and appropriate in the circumstances; nothing has come to their notice that has caused them to believe that the representations under sub-clause (i) and (ii) contain any material misstatement.
- v) The Company has not declared or paid any dividend during the year.





vi) Proviso to Rule 3(1) of the Companies (Accounts) Rules 2014 for maintaining books of account using accounting software which has a feature of recording audit trail (edit log) facility is applicable to the Company with effect from April 1, 2023, and accordingly, reporting under Rule 11(g) of Companies (Audit and Auditors) Rules, 2014 for the financial year ended March 31, 2024 is as follows:

- Based on our examination which included test checks, the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with.
- As provision to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2024.

h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

In our opinion and to the best of our information and according to documents provided to us, the remuneration paid to the Managing Director of the Company is in accordance with the provisions of Section 197 along with Schedule V of Companies Act, 2013.

**For Ajay Rattan & Co.**  
**Chartered Accountants**  
**Firm Registration No.012063N**



**CA. Varun Garg**  
**Partner**  
**Membership No. 523588**  
**UDIN: 24523588BKGY4WJ4496**

**Place: New Delhi**  
**Dated: 28/05/2024**



**"Annexure A" to the Independent Auditor's Report**

Referred to in paragraph 1 under the heading 'Report on Other Legal & Regulatory Requirements' of our report of even date to the standalone financial statements of the Company for the year ended March 31, 2024:

We report that:

**1) Property Plant and Equipment and Intangible Assets**

- a) The company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant & Equipment.
- b) The company is maintaining proper records showing full particulars of intangible assets.
- c) These Property, Plant and Equipment have been physically verified by the management at reasonable intervals and no material discrepancy were found during the inspection.
- d) According to the information and explanations given to us, the company has no immovable property as on balance sheet date (other than properties where the company is the lessee, and the lease agreements are duly executed in favour of the lessee);
- e) the company has not revalued its Property, Plant and Equipment (including Right to Use assets) or intangible assets or both during the year.
- f) According to the information and explanations given to us, no proceedings have been initiated or are pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

**2) Inventories**

- a) The company does not have any inventory and hence reporting under clause (ii) paragraph 3 of the order is not applicable.
- b) The company has not been sanctioned working capital limits on the basis of security of current assets.

**3) Investments, Guarantee/Security, Loan and Advance**

- a) The principal business of the company is to give loans, thus clause (iii)(a) to Paragraph 3 is not applicable to the company.
- b) The company has invested surplus funds in Mutual Funds and these investments are not prejudicial to the interest of the company.
- c) In respect of loans and advances in the nature of loans given by the company, the schedule of repayment of principal and payment of interest has been stipulated and the repayments or receipts are generally regular;
- d) The total amount overdue for more than ninety days is Rs. 3,14,92,000/- and in our opinion, reasonable steps have been taken by the company for recovery of the principal and interest;





- e) The principal business of the company is to give loans; thus clause(iii)(e) is not applicable to the company.
- f) In our opinion and according to the information and explanation given to us, the company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment to the promoters, related parties as defined in clause (76) of section 2 of the Companies Act, 2013.

#### **4) Compliance of Provisions of Section 185 and 186.**

In our opinion and according to the information and explanation given to us, the company has not given loans, investments, guarantees, and securities covered under section 185 and 186 of the Companies Act, 2013.

#### **5) Public Deposits**

In our opinion and according to the information and explanation given to us, the company has not accepted any deposits in contravention of the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other relevant provisions of the Companies Act 2013 and the rules framed there under, where applicable, have been complied with. No order has been passed by the Company Law Board or National Company Law Tribunal or RBI or any court or any other tribunal.

#### **6) Cost Records**

According to the information and explanation given to us, the government has not prescribed maintenance of cost records under sub section (1) of section 148 of the Companies Act, 2013 for the services of the company.

#### **7) Statutory Dues**

- a) In our opinion the company is regular in depositing undisputed statutory dues including provident fund, employees' state insurance, income tax, goods and services tax and any other statutory dues with the appropriate authorities. There are no arrears of outstanding statutory dues as at the last day of the financial year concerned for a period of more than six months from the date they became payable.
- b) According to the information and explanation given to us, there are no dues on account of income tax or goods and services tax, which have not been deposited on account of any dispute.

#### **8) Unrecorded Income**

Based upon the audit procedures performed and the information and the explanations given by the management, there are no transactions not recorded in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.







### 9) Repayment Of Dues

Based upon the audit procedures performed and according to information and explanations given to us:

- a) The company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender during the year of audit, hence the provisions of clause 3(ix)(a) of the Order are not applicable to the Company and hence not commented upon;
- b) The company has not been declared a willful defaulter by any bank or financial institution or other lender, hence the provisions of clause 3(ix)(b) of the Order are not applicable to the Company and hence not commented upon;
- c) The term loan taken by the company were applied for the purpose for which they were obtained.
- d) Short-term loans raised by the company have not been utilized for long-term purposes.
- e) The company does not have any subsidiaries, associates or joint ventures, hence the provisions of clause 3(ix)(e) of the Order are not applicable to the Company and hence not commented upon;
- f) The Company does not have any subsidiary or joint venture, hence the provisions of clause 3(ix)(f) of the Order are not applicable to the Company and hence not commented upon.

### 10) Application Of Money Raised by Public Issue and Preferential Allotment

- a) Based upon the audit procedures performed and the information and explanations given by the management, the company has not raised moneys by way of initial public offer or further public offer including debt instruments and term Loans. Accordingly, the provisions of clause 3(x) of the Order are not applicable to the Company and hence not commented upon.
- b) The Company has not made any preferential allotment or private placement of shares or convertible debentures during the year.

### 11) Fraud

Based upon the audit procedures performed and the information and explanations given by the management:

- a) No fraud on or by the company has been noticed or reported during the year.
- b) no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.
- c) No whistle-blower complaints have been received during the year by the company.

### 12) Nidhi Company

In our opinion, the Company is not a Nidhi Company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company and hence not commented upon.

### 13) Transaction With Related Parties





In our opinion, all the transactions with related parties are in accordance with section 177 and 188 of the Companies Act, 2013 and the details have been properly disclosed in financial statements as required by applicable accounting standards.

**14) Internal Audit System**

- a) The company has an internal audit system commensurate with the size and nature of its business.
- b) The reports of the Internal Auditors for the period under audit were considered by the statutory auditor.

**15) Non-Cash Transaction with Director**

Based upon the audit procedures performed and the information and explanations given by the management, the company has not entered into any non-cash transactions with directors or persons connected with him. Accordingly, the provisions of clause 3(xv) of the Order are not applicable to the Company and hence not commented upon.

**16) Registration With RBI**

- a) In our opinion, the company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 and accordingly, the provisions of clause 3(xvi) of the Order are not applicable to the Company and hence not commented upon.
- b) The company has not conducted any NBFC or HFC activities without a valid certificate of registration.
- c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.
- d) The Group does not have any CIC as part of the Group.

**17) Cash Losses**

The company has not incurred any cash loss in the financial year and in the immediately preceding financial year being audited.

**18) Considerations Of Issues Raised by Outgoing Auditor**

There has been no resignation of the statutory auditors during the year.

**19) Existence Of Material Uncertainty as To Company Ability to Meet Its Liabilities**

As per our opinion, on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the Financial statements, the auditor's knowledge of the Board of Directors and management plans, there is no material uncertainty exists as on the date of the audit report that company is 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





**20) Transfer Of Unspent CSR Amount**

There is no unspent amount as specified in Schedule VII to the Companies Act and hence, no comment is required under Clause 3(xx)(a) & (b) of the Order;

**21) Qualifications Or Adverse Remarks in Caro Reports of Group Companies**

This clause shall be dealt with in the consolidated auditor's report.

For Ajay Rattan & Co.  
Chartered Accountants  
Firm Registration No.012063N



CA. Varun Garg  
Partner  
Membership No. 090975  
UDIN: 24523588BK64WJ4496

Place: New Delhi  
Dated: 28/05/2024



## **Annexure - B to the Independent Auditors' Report**

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

We have audited the internal financial controls over financial reporting of **IFL Housing Finance Limited** ("the Company") as of 31 March 2024 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

#### **Management's Responsibility for Internal Financial Controls**

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting 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.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

1. Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company.
2. Provide reasonable assurance that transactions are recorded as necessary to permit preparation of 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 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, 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 31 March 2024, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Ajay Rattan & Co.  
Chartered Accountants  
Firm Registration No.012063N

  
CA. Varun Garg  
Partner

Membership No. 523588  
UDIN: 24523588BKG1YWJ4496



Place: New Delhi  
Dated: 28/05/2024

**IFL HOUSING FINANCE LIMITED**  
**CIN: U65910DL2015PLC285284**  
**BALANCE SHEET AS AT MARCH 31, 2024**

Sr.	Particulars	Notes	(Rs. in lakhs, except for share data and unless otherwise stated)	
			As at March 31, 2024	As at March 31, 2023
<b>ASSETS</b>				
I	<b>Financial assets</b>			
	(a) Cash and cash equivalents	4a	217.74	437.91
	(b) Bank Balance other than Cash and cash equivalents	4b	893.88	782.48
	(c) Loans	5	27,712.68	24,940.34
	(d) Investments	6	-	100.50
	(e) Other financial assets	7	135.30	208.79
	<b>Total Financial assets</b>		<b>28,959.60</b>	<b>26,470.02</b>
II	<b>Non-financial assets</b>			
	(a) Deferred tax assets (net)	8	195.57	177.69
	(b) Property, plant and equipment	9	154.14	159.69
	(c) Right to use Asset	9	621.03	679.98
	(d) Intangible assets under development	10	-	-
	(e) Other intangible assets	9	92.90	92.33
	(f) Other non-financial assets	11	28.27	29.30
	<b>Total Non-financial assets</b>		<b>1,091.91</b>	<b>1,138.99</b>
	<b>Total Assets</b>		<b>30,051.51</b>	<b>27,609.01</b>
<b>LIABILITIES AND EQUITY</b>				
<b>LIABILITIES</b>				
I	<b>Financial liabilities</b>			
	(a) Payables			
	Trade Payables			
	(i) total outstanding dues of micro enterprises and small enterprises			
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises			
	(b) Borrowings (other than debt securities)	12	18,241.97	16,947.21
	(c) Other financial liabilities	13	960.05	1,053.77
	<b>Total Financial liabilities</b>		<b>19,202.02</b>	<b>18,000.98</b>
II	<b>Non-financial liabilities</b>			
	(a) Current tax liabilities (net)			86.82
	(b) Provisions		101.51	31.67
	(c) Deferred Tax Liabilities (Net)	14	42.67	-
	(d) Other non financial liabilities	8	-	-
	<b>Total Non-financial liabilities</b>	15	<b>1.70</b>	<b>1.70</b>
	<b>Total Liabilities</b>		<b>19,203.72</b>	<b>18,002.68</b>
<b>EQUITY</b>				
	(a) Equity share capital	16	6,592.30	6,592.30
	(b) Other equity	17	4,111.31	2,895.54
	<b>Total Equity</b>		<b>10,703.61</b>	<b>9,487.84</b>
	<b>Total Liabilities and Equity</b>		<b>30,051.51</b>	<b>27,609.01</b>

Notes to the Ind AS financial statements

1-58

The accompanying notes form an integral part of the Ind AS financial statements, As per our report of even date

FOR AJAY RATTAN & CO.  
 Chartered Accountants  
 Firm Regn. No. 012063N



CA Varun Garg  
 Partner  
 Membership No. 523588  
 UDIN: 24523588BK6Y00J4496  
 New Delhi, the 28th day of May, 2024

For and on behalf of the Board of Directors of  
 IFL HOUSING FINANCE LIMITED

*Gopal Bansal*  
 Gopal Bansal  
 Managing Director  
 DIN: 01246420

*Sunita Bansal*  
 Sunita Bansal  
 Whole Time Director  
 DIN: 02801660

*Prerna Arora*  
 Prerna Arora  
 CFO  
 PAN: BAMPN7263C

*Varsha Bharti*  
 Varsha Bharti  
 Company Secretary  
 PAN: AROPB3152H



# IFL HOUSING FINANCE LIMITED

CIN: U65910DL2015PLC285284

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED ON MARCH 31, 2024

Sr. Particulars	Notes	(Rs. in lakhs, except for share data and unless otherwise stated)	
		Year ended March 31, 2024	Year ended March 31, 2023
<b>Revenue from operations</b>			
(i) Interest Income	18	6,083.59	4,216.85
(ii) Fees and Commission Income	19	195.49	123.05
(iv) Net Gain on Fair Value Changes	20	11.97	53.70
(iii) Other Income From Operations	21	42.46	58.74
<b>I Total Revenue From Operations</b>		<b>6,333.51</b>	<b>4,452.34</b>
<b>II Other Income</b>	<b>22</b>	<b>44.03</b>	<b>124.36</b>
<b>III Total Income (I+II)</b>		<b>6,377.54</b>	<b>4,576.70</b>
<b>Expenses</b>			
Finance costs	23	2,326.37	1,703.50
Impairment on Financial Instruments	24	48.79	56.19
Employee benefits expenses	25	1,437.39	1,443.65
Depreciation and amortisation expenses	9	208.58	235.93
Other expenses	26	751.38	512.46
<b>IV Total Expenses</b>		<b>4,772.52</b>	<b>3,951.73</b>
<b>V Profit/ (loss) before exceptional items and tax (III-IV)</b>		<b>1,605.02</b>	<b>624.97</b>
<b>VI Exceptional Items</b>		<b>-</b>	<b>-</b>
<b>VII Profit/ (loss) before tax</b>		<b>1,605.02</b>	<b>624.97</b>
<b>VIII Less: Tax expense</b>			
Current tax			
Deferred tax (Net)	27	407.96	253.46
<b>IX Net Profit/ (loss) after tax</b>		<b>(18.09)</b>	<b>(75.88)</b>
<b>Other Comprehensive Income</b>		<b>1,215.15</b>	<b>447.39</b>
<b>A. Items</b>			
-Remeasurements of Defined Benefit Obligation		0.83	(4.77)
<b>B. Income tax relating to items that will not be reclassified to profit or loss</b>		<b>(0.21)</b>	<b>1.20</b>
<b>X Total Other Comprehensive Income (A+B)</b>		<b>0.62</b>	<b>(3.57)</b>
<b>XI Total Comprehensive Income (IX+X)</b>		<b>1,215.77</b>	<b>443.82</b>
<b>XII Earning Per Equity Share (EPS)</b>	<b>28</b>		
[nominal value of share Rs. 10/ share]			
Basic (in Rs.)		1.84	0.73
Diluted (In Rs.)		1.84	0.73

The accompanying notes are an integral part of the financial statements.  
As per our report of even date

FOR AJAY RATTAN & CO.

Chartered Accountants

Firm Regn. No. 012063N

CA Varun Garg

Partner

Membership No. 523588

UDIN: 24523588BK6YWT4496

New Delhi, the 28th day of May, 2024



For and on behalf of the Board of Directors of  
IFL HOUSING FINANCE LIMITED

*Gopal Bansal*  
Gopal Bansal  
Managing Director  
DIN: 01246420

*Sunita Bansal*  
Sunita Bansal  
Whole Time Director  
DIN: 02801660

*Prerna Matta Arora*  
Prerna Matta Arora  
Chief Financial Officer  
PAN: BAMP7263C

*Varsha Bharti*  
Varsha Bharti  
Company Secretary  
PAN: ARCPB3152H



**IFL HOUSING FINANCE LIMITED**

CIN: U65910DL2015PLC285284

**STATEMENT OF CASH FLOW FOR THE YEAR ENDED ON MARCH 31, 2024**

Particulars	(Rs. in lakhs, except for share data and unless otherwise stated)	
	For the year ended on March 31, 2024	For the year ended on March 31, 2023
<b>(I) Cash flow from Operating Activities</b>		
Profit before tax		
Adjustments for:	1,605.02	624.97
Impairment Loss on Financial Instruments		
Depreciation and amortisation expense	48.79	56.18
Loss on Assets Written Off	208.58	235.93
Re-measurements of Defined Benefit Obligation through OCI		
Gain on Fair value changes due to Fair Value through P&L- Realised	0.83	(4.77)
Gain on Fair value changes due to Fair Value through P&L- Unrealised	(11.97)	(53.19)
Interest Income at amortised cost		(0.50)
Fees and Commission Income	(6,086.97)	(4,243.72)
Finance cost at amortised cost	(195.49)	(123.06)
Cash inflow from Interest Income	2,326.37	1,703.48
Cash inflow from Fees and Commission Income	5,793.11	4,071.65
Cash outflow towards finance costs	434.91	618.52
<b>Cash generated from operation before working capital changes</b>	<b>1,864.85</b>	<b>1,174.05</b>
<b>Working capital changes:</b>		
(Increase)/ decrease in trade receivables		
(Increase)/ decrease in loans		
(Increase)/ decrease in financial assets	(2,851.19)	(10,834.51)
(Increase)/ decrease in non- financial assets	73.49	(14.65)
Increase/ (decrease) in trade payables	1.03	(14.01)
Increase/ (decrease) in other financial liabilities		
Increase/ (decrease) in provisions	(5.96)	222.47
Increase/ (decrease) in non financial liabilities	11.00	18.34
	0.00	(39.99)
Income Tax paid (Net of refunds)	(906.78)	(9,488.30)
<b>Net cash flow from operating activities (I)</b>	<b>(393.27)</b>	<b>(202.75)</b>
	<b>(1,300.05)</b>	<b>(9,691.05)</b>
<b>(II) Cash flow from Investing Activities</b>		
Increase in Bank Balance other than Cash & Cash Equivalents		
Sale/ (Purchase) of Property, plant & equipment	(111.40)	319.57
Sale/ (Purchase) of investments	(82.79)	(77.04)
Gain on sale of Investment at FVTPL	100.00	100.01
Interest Earned on Fixed Deposits	12.47	56.11
<b>Net cash flow from investing activities (II)</b>	<b>84.51</b>	<b>73.33</b>
	<b>2.79</b>	<b>471.98</b>
<b>(III) Cash flow from Financing Activities</b>		
Net proceeds from issue of equity share capital		1,000.00
Net proceeds from borrowings		
Interest expense on lease liabilities	1,290.31	8,706.90
Lease Rentals Paid	(63.58)	(69.70)
<b>Net cash flow from financing activities (III)</b>	<b>(149.63)</b>	<b>(149.84)</b>
	<b>1,077.09</b>	<b>9,487.36</b>
<b>Net increase/(decrease) in cash and cash equivalents (I + II + III)</b>	<b>(220.17)</b>	<b>268.29</b>
<b>Cash and Cash Equivalents at the beginning of the year</b>	<b>437.91</b>	<b>169.63</b>
<b>Cash and Cash Equivalents at the end of the year (Note 4a)</b>	<b>217.73</b>	<b>437.91</b>

The accompanying notes form an integral part of the ind AS financial statements.  
As per our report of even date

FOR AJAY RATTAN & CO.  
Chartered Accountants  
Firm Regn. No. 012063N

CA Varun Garg  
Partner

Membership No. 523588

UDIN: 24023088BK6YWJ4496

New Delhi, the 28th day of May, 2024



For and on behalf of the Board of Directors of  
IFL HOUSING FINANCE LIMITED

Gopal Bansal  
Managing Director  
DIN: 01246420

Prerna Matta Arora  
Chief Financial Officer  
PAN: BAMP7263C

Sunita Bansal  
Whole Time Director  
DIN: 02801660

Varsha Bharti  
Company Secretary  
PAN: AROPB3152H





# IFL HOUSING FINANCE LIMITED

CIN: U65910DL2015PLC285284

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED ON MARCH 31, 2024

### a. Equity Share Capital

(Rs. in lakhs, except for share data and unless otherwise stated)

Equity shares of Rs. 10 each issued, subscribed and fully paid

Particulars	Number	Amount
As at April 01, 2022		
Shares allotted through right issue during the year	6,04,73,400	6,047.34
As at March 31, 2023	54,49,600	544.96
Shares allotted through right issue during the year	6,59,23,000	6,592.30
As at March 31, 2024	6,59,23,000	6,592.30

### b. Other Equity

Statement of Changes in Other Equity for the year ended March 31, 2024

Particulars	Statutory Reserve (In terms of section 29C of the NHB Act, 1987 and Sec 36(1)(viii) of Income Tax Act, 1961)	Securities Premium	Retained Earning	Remeasurement of Defined Benefit Liability/Asset	Total Other Equity
Balance as at April 1, 2023	410.66	1,021.19	1,467.26	(3.57)	2,895.54
Equity Shares issued during the year	-	-	-	-	-
Profit For the Year	-	-	1,215.15	-	1,215.15
Total Comprehensive Income for the year	-	-	-	0.62	0.62
Transfer to Special Reserve in terms of Sec 29C of the NHB Act, 1987	243.03	-	(243.03)	-	-
Others	-	-	-	-	-
Balance as at March 31, 2024	653.69	1,021.19	2,439.38	(2.95)	4,111.31

Statement of Changes in Other Equity for the year ended March 31, 2023

Particulars	Statutory Reserve (In terms of section 29C of the NHB Act, 1987 and Sec 36(1)(viii) of Income Tax Act, 1961)	Securities Premium	Retained Earning	Remeasurement of Defined Benefit Liability/Asset	Total Other Equity
Balance as at April 1, 2022	321.18	566.15	1,109.35	-	1,996.68
Equity Shares issued during the year	-	455.04	-	-	455.04
Profit For the Year	-	-	447.39	-	447.39
Total Comprehensive Income for the year	-	-	-	(3.57)	(3.57)
Transfer to Special Reserve in terms of Sec 29C of the NHB Act, 1987 *	89.48	-	(89.48)	-	-
Others	-	-	-	-	-
Balance as at March 31, 2023	410.66	1,021.19	1,467.26	(3.57)	2,895.54

The accompanying notes are an integral part of the financial statements.

As per our Report of even date

FOR AJAY RATTAN & CO.

Chartered Accountants

Firm Regn. No. 012063N

CA Varun Garg

Partner

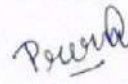
Membership No. 523588

UDIN: 24523588BK6Y0J4496

New Delhi, the 28th day of May, 2024

For and on behalf of the Board of Directors of  
IFL HOUSING FINANCE LIMITED

  
Gopal Bansal  
Managing Director  
DIN: 01246420

  
Purna  
Purna Matta Arora  
CFO  
PAN: BAMP7263C

  
Sunita Bansal  
Whole Time Director  
DIN: 02801660  
  
Varsha Bharti  
Company Secretary  
PAN: AROP83152H



**IFL HOUSING FINANCE LIMITED**

CIN: U65910DL2015PLC285284

**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

**1. Corporate Information:**

IFL HOUSING FINANCE LIMITED (being subsidiary of listed company, India Finsec Limited) is a public limited company domiciled in India, incorporated under the provisions of the Companies Act, 2013 and has been carrying on business of providing loans to Retail Customers for Purchase and/or Construction of Residential Property, Repair and Renovation of Residential Property, along with Loan Against Property and Loan against Collateral of Gold Jewellery. The Company is registered under the provisions of Section 29A of The National Housing Bank Act, 1987.

The Company is having its registered and corporate office in Delhi and its branches in the states/UT of Delhi, Rajasthan, Madhya Pradesh and Haryana.

The financial statements have been reviewed and recommended by the Audit Committee and subsequently approved by the Board of Directors at its meeting held on May 28, 2024.

**2. Basis of preparation and presentation:**

**(a) Statement of Compliance**

These financial statements have been prepared in accordance with Indian Accounting Standards ("Ind AS") as notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and notified under Section 133 of the Companies act, 2013 (the "Act") along with the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by Reserve Bank of India (hereinafter referred to as "Master Direction") and guidelines and directions issued by National Housing bank ("NHB") to the extent applicable.

**(b) Presentation of financial statements:**

- (i) Financial Statements have been prepared and presented in the format prescribed in the Division III of Schedule III to the Act. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows". All values in the financial statements are rounded to nearest lakhs except for shares data and unless otherwise stated.
- (ii) The Financial statements are prepared on a Going Concern basis as the management is satisfied that the company shall be able to continue its business for the foreseeable future and no material uncertainty exists that may cast significant doubt on the going concern assumption.
- (iii) The Financial Statements have been prepared on a historical cost basis and on accrual basis, except for Certain Financial Assets and Liabilities which are measured at amortised value or fair value mentioned specifically.

**(c) Critical accounting estimates:**

The preparation of the Company's financial statements requires the Management to make use of estimates and judgements. In view of the inherent uncertainties and a level of subjectivity involved in measurement of items, it is possible that the outcomes in the subsequent financial years could differ from those on which the Management's estimates are based. Accounting estimates and judgements are used in various line items in the financial statements for e.g.

- Fair value of financial instruments (Refer note no. 3D)
- Effective interest rate (EIR) (Refer note no. 3D)
- Impairment of financial assets (Refer note no. 3D)
- Provisions and contingent liabilities (Refer note no. 3H)
- Provision for tax expenses (Refer 3E)



9



- Residual value, useful life and indicators of impairment and recoverable value of property, plant and equipment (Refer note no. 3F)

3. Summary of Material accounting policies:

This note provides a list of the significant accounting policies adopted in the preparation of these financial statements. These policies have been consistently applied to all the years presented, unless otherwise stated.

(A) Revenue recognition:

Revenue is recognised to the extent it is probable that the economic benefits will flow to the Company & revenue is reliably measured.

(i) Interest Income:

The Company recognises interest income using Effective Interest Rate (EIR) on all financial assets subsequently measured at amortised cost. EIR is calculated by considering all costs and incomes attributable to acquisition of a financial asset or assumption of a financial liability and it represents a rate that exactly discounts estimated future cash payments/receipts through the expected life of the financial asset/financial liability to the gross carrying amount of a financial asset or to the amortised cost of a financial liability.

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

In case of credit-impaired financial assets, the Company recognises interest income on the amortised cost net of impairment loss of the financial asset at EIR. If the financial asset is no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

Delayed payment charges (penal charge and the like) levied on customers for delay in repayments/non-payment of contractual cashflows is recognised on realisation

(ii) Dividend:

Dividend income from investments is recognised when the company's right to receive payment has been established which is generally when the shareholders approve the dividend.

(iii) Other revenue from operations:

The Company recognises revenue from contracts with customers (other than financial assets to which Ind AS 109 'Financial Instruments' is applicable) based on a comprehensive assessment model as set out in Ind AS 115 'Revenue from contracts with customers'. The Company identifies contract(s) with a customer and its performance obligations under the contract, determines the transaction price and its allocation to the performance obligations in the contract and recognises revenue only on satisfactory completion of performance obligations. Revenue is measured at fair value of the consideration received or receivable.

a. Fees and commission income:

- The Company recognises initial login charges from the customers to whom sanction is not being made on realization basis.
- Bounce charges levied on customers for non-payment of instalment on the contractual date is recognised on realisation.



**IFL HOUSING FINANCE LIMITED**

CIN: U65910DL2015PLC285284

**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

- Foreclosure charges are collected from loan customers for early payment/closure of loan and are recognised on realisation.

b. Net gain on fair value changes:

The Company designates certain financial assets for subsequent measurement at fair value through profit or loss (FVTPL). The Company recognises gains on fair value change of financial assets measured at FVTPL and realised gains on derecognition of financial asset measured at FVTPL on net basis in profit or loss.

c. Other operating income:

The Company recognises income on recoveries of financial assets written off on realisation or when the right to receive the same without any uncertainties of recovery is established.

Fees on value added services and products are recognised on rendering of services and products to the customer.

d. Taxes:

Incomes are recognised net of the goods and services tax, wherever applicable.

**(B) Expenditures**

(i) Finance Costs:

Borrowing costs on financial liabilities are recognised using the EIR [refer note no. 3.A.(i)].

(ii) Other Expenses:

Expenses are recognised on accrual basis net of the goods and services tax, except where credit for the input tax is not statutorily permitted.

**(C) Cash & cash equivalents:**

Cash and cash equivalents in the balance sheet comprise of cash at bank and on hand and short-term deposits with an original maturity of three months or less, which are subject to an insignificant risk of changes in value. For the purpose of the statement of cash flows, cash and cash equivalents consist of cash and short-term deposits, as defined above, net of outstanding bank overdrafts if they are considered an integral part of the Company's cash management.

**(D) Financial instruments:**

A financial instrument is defined as a contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Trade receivables and payables, loan receivables, investments in securities and other borrowings etc. are some examples of financial instruments.

All the financial instruments are recognised on the date when the Company becomes party to the contractual provisions of the financial instruments. For tradable securities, the Company recognises the financial instruments on settlement date.

All recognized financial assets that are within the scope of Ind AS 109 are required to be subsequently measured at amortized cost or fair value on the basis of the entity's business model for managing the financial assets and the contractual cash flow characteristics of the financial assets.



(i) Financial Assets:

Initial measurement and Recognition:

Financial assets and financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument and are measured initially at fair value adjusted for transaction cost. Processing fees and other charges earned on or before disbursement of loan assets have been amortised over the tenure of loan in proportion to the closing principal outstanding at the end of each year.

Subsequent measurement:

The Company classifies all of its financial assets based on the business model for managing the assets and the asset's contractual terms, measured at either:

- **Amortized Cost using effective interest rate method:**

A financial asset is subsequently measured at amortized cost if it is held within a business model whose objective is to hold the asset to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

The effective interest rate method is a method of calculating the amortised cost of financial asset and of allocating interest income over the expected life. Income is recognised in the Statement of Profit and Loss on an effective interest rate basis for financial assets other than those classified as at fair value through profit or loss (FVTPL).

EIR is determined at the initial recognition of the financial asset. EIR is subsequently updated for financial assets having floating interest rate, at the respective reset date, in accordance with the terms of the respective contract.

- **Fair Value through other Comprehensive Income ("FVOCI"):**

A financial asset is subsequently measured at fair value through Other Comprehensive Income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

- **Fair Value through Profit and Loss ("FVTPL"):**

A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss.

De- recognition of Financial Assets:

A financial asset is primarily de-recognised when the rights to receive cash flows from the asset have expired or Company has transferred its right to receive cash flow from the asset.

(ii) Financial Liabilities:

Recognition and initial measurement:

All financial liabilities are recognised initially at fair value and transaction cost that is attributable to the acquisition of the financial liabilities is also adjusted. Financial liabilities are classified at amortised cost. Processing fees,



commission and other charges incidental to the borrowed terms loans have been amortised over the tenure of loan in proportion to the closing principal outstanding at the end of each year.

Debt instrument- A 'debt instrument' here means Term loans which are measured at the amortised cost if both the following conditions are met.

- The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
  - contractual terms of the assets give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.
- After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method.

Subsequent measurement:

Subsequent to initial recognition, these liabilities are measured at amortised cost using the effective interest rate method.

De-recognition of financial liabilities:

Financial liabilities are derecognized when the obligation under the liabilities are discharged or cancelled or expires. Consequently, write back of unsettled credit balances is done on closure of the concerned liabilities or earlier based on the previous experience of Management and actual facts of each case and recognized in other Operating Revenues.

Further when an existing Financial liability is replaced by another from the same lender on substantially different terms, or the terms of existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the Statement of Profit and Loss.

(iii) Offsetting of Financial Instrument:

Financial assets and financial liabilities are offset and the net amount is reported in the Balance Sheet if there is currently enforceable legal right to offset the recognized amounts and there is an intention to settle on net basis, to realize the assets and settle the liabilities simultaneously.

(iv) Impairment of Financial Assets:

The measurement of impairment losses across all categories of financial assets requires judgment, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk.

These estimates are driven by a number of factors, changes in which can result in different levels of allowances. The Company's Expected Credit Loss ("ECL") model comprises of number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL model that are considered accounting judgments and estimates include:

1. The classification of loan portfolio into various stages based on the number of days overdue.
2. Risk Categorization of customer based upon their Income Profile, Value of collaterals, Age Group and Mortgage type considered for loan loss allowance.

The Company uses expected credit loss ("ECL") allowance for financial assets measured at amortized cost, which are not individually significant, and comprise of a large number of homogeneous loans that have similar



characteristics. The measurement of the loss allowance in respect of loans (other than those measured at FVTPL) is based on the present value of the asset's expected cash flows using the asset's original EIR.

The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition, by considering the change in the risk of default occurring over the remaining life of the financial instrument.

Based on the above process, the Company categorizes its loans into Stage 1, Stage 2 and Stage 3, as described below:

- Stage 1 - Facilities with present credit risk is low and falling under zero to thirty days past due (DPD).
- Stage 2 - Facilities with present credit risk is medium or facilities with present credit risk is low but are under-performing assets having 31 to 90 DPD. In gold Loans falling under 31 to 90 DPD, no additional provision is being created as management found it highly secured and easy to recover.
- Stage 3 - Facilities with present credit risk is high or facilities with present credit risk is low or medium but are non-performing assets having greater than 90 DPD. In gold Loans having more than 90 days DPD, no additional provision is being created as management found it highly secured and easy to recover.

Being a housing finance company, the company has to follow the guidelines given by the Reserve Bank of India (RBI) on Prudential norms on Asset Classification and provisioning requirement. The prudential norms prescribed by RBI do not consider the value of security for standard and substandard assets. The company provides for impairment of financial assets on the basis of the Expected Credit Loss Model or the prudential norms of RBI whichever is higher.

**(E) Income Tax:**

Tax expense comprises of current tax and deferred tax.

**(i) Current Tax**

Current income tax, assets and liabilities are measured at the amount expected to be paid to or recovered from the taxation authorities in accordance with the Income Tax Act, 1961 and the Income Computation and Disclosure Standards (ICDS) enacted in India by using tax rates prescribed therein. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date

Current income tax relating to item recognised outside the statement of profit and loss is recognised outside profit or loss (either in other comprehensive income or equity). Current tax items are recognised in correlation to the underlying transactions either in OCI or directly in equity.

The Company opted to pay tax under section 115BAA of the Income Tax Act, 1961, consequently the provision of Section 115JB of the Income Tax Act, 1961 pertaining to MAT is not applicable.

**(ii) Deferred Tax**

Deferred income tax is recognised using the balance sheet approach. Deferred income tax assets and liabilities are recognised for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amounts.

Deferred income tax is recognised to the extent it is probable that taxable profit will be available against which the deductible temporary differences and unused tax losses can be utilized. The carrying amount of deferred income tax



assets is reviewed at each reporting date. Deferred tax asset/liability is measured at the tax rates that are expected to be applied to the period when the asset is realized or the liability is settled.

**(F) Property, plant and equipment:**

Properties, Plant & equipment are stated at actual cost less accumulated depreciation and net of impairment. The actual cost capitalized includes material cost, freight, installation cost, duties and taxes, eligible borrowing costs and other incidental expenses incurred during the construction/installation stage.

The Company has chosen the cost model for recognition and this model is applied to all class of assets. After recognition as an asset, an item of PPE is carried at its cost less any accumulated depreciation and any accumulated impairment losses.

Depreciable amount of an asset is the cost of an asset less its estimated residual value.

Depreciation on Property, Plant and Equipment, including assets taken on lease, other than freehold land is charged based on Written down method on an estimated useful life as prescribed in Schedule II to the Companies Act, 2013. The useful life of asset taken into consideration as per Schedule II for the purpose of calculating depreciation is as follows: -

Particulars of Property, Plant & Equipment	Useful life (in years)
Furniture & fixtures	10
Vehicles	8
Office Equipments*	5
Computers	3
Plant & Machinery	15

\*Taken at 10 years in case of those assets where management thinks fit.

An item of Property, Plant and Equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of Property, Plant and Equipment are determined as a difference between the sale proceeds and the carrying amount of the asset and is recognized in the profit and loss.

At the end of each reporting period, the Company reviews the carrying amounts of tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss.

**(G) Intangible assets and amortisation thereof:**

Intangible assets, representing software are initially recognised at cost and subsequently carried at cost less accumulated amortisation and accumulated impairment. The intangible assets are amortised using the written down value method over a period which is the Management's estimate of its useful life. The useful lives of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

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

**(H) Provision, contingent liabilities and contingent assets:**

A provision is recognised when the company has a present obligation as a result of past event and it is probable that an outflow of resources will be required to settle the obligation, in respect of which reliable estimate can be made.

If the effect of the time value of money is material, provisions are discounted using a current pre-tax rate that reflects, when appropriate, the risks specific to the liability. When discounting is used, the increase in the provision due to the passage of time is recognised as a finance costs.





Contingent Assets and Contingent Liabilities are not recognized in the Ind AS financial statements.

Company's policy is to carry adequate amounts towards Provision for Standard Assets, Non-Performing Assets (NPAs) and other contingencies. All loans and other credit exposures where the instalments are overdue for more than ninety days are classified as NPAs in accordance with the prudential norms prescribed under Master Direction issued by RBI. The provisioning policy of Company covers the minimum provisioning required as per the Master Direction.

Provisions are established on a collective basis against loan assets classified as "Standard" to absorb credit losses on the aggregate exposures in each of the loan portfolios based on the Master Direction. A higher non-performing asset provision may be made based upon an analysis of past performance, level of allowance already in place and Management's judgment. This estimate includes consideration of economic and business conditions. The amount of the allowance for credit losses is the amount that is required to establish a balance in the Provision for Non-Performing Assets Account that management consider adequate, after consideration of the prescribed minimum requirement under the Master Direction.

(i) **Employee benefits:**

(i) Short term employee benefits:

- (a) Liabilities for short-term employee benefits that are expected to be settled wholly within 12 months after the end of the period in which the employees render the related service are recognized in respect of employee's services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled.
- (b) Expense in respect of other short-term benefits is recognized on the basis of the amount paid or payable for the period during which services are rendered by the employee including expense on non-accumulating compensated absences is recognized in the period in which the absences occur.

(ii) Post-Employment Benefits:

➤ Defined Contribution Plan

- (a) **Provident Fund:** The Company contributes to a government administered Provident Fund in accordance with the provisions of Employees Provident Fund Act. The Amount contributed is recognized as an expense in the period in which the services are rendered by the employees
- (b) **Employee State Insurance:** The Company contributes certain amount to Employee state Insurance as per the provisions of the Employee state insurance act and is recognized as an expense in the period in which the services are rendered by the employees

➤ Defined Benefit Plans

- (a) **Gratuity:** The Company's Gratuity liability under the Payment of Gratuity Act, 1972 is determined on the basis of actuarial valuation made at the end of each financial year using the projected unit credit method. The liability or asset recognized in the Balance Sheet in respect of defined benefit plans is the present value of the defined benefit obligation at the end of the reporting period less the fair value of plan assets.

The defined benefit obligation is calculated annually by actuaries using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This cost is included in 'Employee Benefits Expense' in the Statement of Profit and Loss.



Re-measurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in Other Comprehensive Income net of tax. These are included in 'Retained Earnings' in the Statement of Changes in Equity.

- (b) **Leave Encashment:** The Company has adopted a policy on compensated absences which are both accumulating and non-accumulating in nature. The expected cost of accumulating compensated absences i.e. paid leave is determined by actuarial valuation performed by an independent actuary at each balance sheet date using projected unit credit method on the additional amount expected to be paid / availed as a result of the unused entitlement that has accumulated at the balance sheet date. Expense on non-accumulating compensated absences is recognized in the period in which the absences occur.

(J) **Leases:**

The Company has adopted Ind AS 116, effective annual reporting period beginning April 1, 2019 and applied the standard to its leases using the modified retrospective approach whereby a lessee applies the new standard from the beginning of the current period. The lessee calculates the lease asset and lease liability as at the beginning of the current period and recognized an adjustment in equity at the beginning of the current period. Accordingly, a lessee will not restate its prior period financial information under this approach.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.

The Company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interest rate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate. For leases with reasonably similar characteristics, the Company, on a lease by lease basis, may adopt either the incremental borrowing rate specific to the lease or the incremental borrowing rate for the portfolio as a whole. The lease liability is subsequently re-measured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and re-measuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments.

(K) **Earnings per share (EPS):**

Basic earnings/ (loss) per share are calculated by dividing the net profit/ (loss) for the period attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. The weighted average number of equity shares outstanding during the period are adjusted for any bonus shares issued during the period and also after the Balance Sheet date but before the date the Ind AS financial statements are approved by the Board of Directors.

For the purpose of calculating diluted earnings/ (loss) per share, the net profit/ (loss) for the period attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.



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The number of equity shares and potentially dilutive equity shares are adjusted for bonus shares as appropriate. The dilutive potential equity shares are adjusted for the proceeds receivable, had the shares been issued at fair value. Dilutive potential equity shares are deemed converted as of the beginning of the period, unless issued at a later date.

**(L) Recent Accounting Pronouncements**

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 23, 2022, MCA amended the Companies (Indian Accounting Standards) Amendment Rules, 2022 in respect of Financial Instruments as under:-

(i) Ind AS 109- Financial Instruments

The amendment specifies that the terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10 per cent different from the discounted present value of the remaining cash flows of the original financial liability. In determining those fees paid net of fees received, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and there is no impact on its financial statements.

If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortized over the remaining term of the modified liability. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and there is no impact on its financial statements.

(ii) Ind AS 16 – Property Plant and equipment

The amendment clarifies that excess of net sale proceeds of items produced over the cost of testing, if any, shall not be recognised in the profit or loss but deducted from the directly attributable costs considered as part of cost of an item of property, plant, and equipment. The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022. The Company has evaluated the amendment and there is no impact on its financial statements.

(iii) Ind AS 37 – Provisions, Contingent Liabilities and Contingent Assets

The amendment specifies that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labour, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract). The effective date for adoption of this amendment is annual periods beginning on or after April 1, 2022, although early adoption is permitted. The Company has evaluated the amendment and the impact is not expected to be material.

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(Rs. in lakhs, except for share data and unless otherwise stated)

**4.**
**(a) Cash and cash equivalents**

Particulars	As at March 31, 2024	As at March 31, 2023
Cash on hand	187.67	118.88
<b>Balance with banks:</b>		
-In current accounts	30.07	169.03
-Remittance in Transit	-	-
<b>In Other Deposit Accounts</b>		
-In fixed deposits (maturities upto 3 months)	-	150.00
<b>Total</b>	<b>217.74</b>	<b>437.91</b>

**(b) Bank Balance other than Cash and cash equivalents**

Particulars	As at March 31, 2024	As at March 31, 2023
Fixed Deposit with bank (maturities more than 3 months)	-	-
Fixed Deposit with bank under Lien (Refer Note 4.(b).(i))	-	-
-In fixed deposits (maturities upto 3 months)	5.00	-
-In fixed deposits (maturities more than 3 months)	888.88	782.48
<b>Total</b>	<b>893.88</b>	<b>782.48</b>

**4.(b).(i)**
**Fixed Deposit with bank under Lien**

- Fixed deposits of Rs. 100 Lakhs (P.Y. Rs. 100 Lakhs) against which Bank Guarantee is being given to NHB for loan.
- Fixed deposits of Rs. 50 Lakhs (P.Y. Rs. 50 Lakhs) against which Bank Guarantee is being given to NHB for loan.
- Fixed deposits of Rs. 31.88 Lakhs (P.Y. Rs. 31.88 Lakhs) against which Bank Guarantee is being given to MAS Financial Services Ltd. for loan.
- Fixed deposits of Rs. 30 Lakhs (P.Y. Rs. 30 Lakhs) against which Bank Guarantee is being given to DCB for loan.
- Fixed deposits of Rs. 510 Lakhs (P.Y. Rs. 568.60 Lakhs) against which Overdraft limit from AU Bank.
- Fixed deposits of Rs. 1 Lakhs (P.Y. Rs. 1 Lakhs) against Overdraft Facility from Federal Bank.
- Fixed deposits of Rs. 1 Lakhs (P.Y. Rs. 1 Lakhs) against Overdraft Facility from City Union Bank.
- Fixed deposits of Rs. 150 Lakhs (P.Y. Rs. 0 Lakhs) against Overdraft Facility from ICICI Bank.
- Fixed deposits of Rs. 20 Lakhs (P.Y. Rs. 0 Lakhs) against which Bank Guarantee is being given to Bandhan Bank.

**5.**
**Loans**
**At Amortised Cost**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>(A) Term Loans</b>		
Housing loans	15,065.02	14,709.01
Loan Against Property	1,276.22	1,783.43
Loan Against Shares	-	-
Loan Against Gold Jewellery	11,569.16	8,596.83
<b>Total Gross (A) (i)</b>	<b>27,910.40</b>	<b>25,089.27</b>
Less: Impairment Loss Allowance	197.72	148.93
<b>Total Net (A) (ii)</b>	<b>27,712.68</b>	<b>24,940.34</b>
<b>(B) (i) Secured by Tangible Assets</b>	27,910.40	25,089.27
(ii) Secured by Intangible Assets	-	-
(ii) Unsecured	-	-
<b>Total Gross (B) (i)</b>	<b>27,910.40</b>	<b>25,089.27</b>
Less: Impairment Loss Allowance	197.72	148.93
<b>Total Net (B) (ii)</b>	<b>27,712.68</b>	<b>24,940.34</b>
<b>(C) (i) Loans in India</b>		
(i) Public Sector	-	-
(ii) Others	27,910.40	25,089.27
<b>Total Gross (C) (i)</b>	<b>27,910.40</b>	<b>25,089.27</b>
Less: Impairment Loss Allowance	197.72	148.93
<b>Total Net (C) (ii)</b>	<b>27,712.68</b>	<b>24,940.34</b>
(ii) Loans Outside India	-	-
Less: Impairment Loss Allowance	-	-
<b>Total Net (C) (iii)</b>	-	-
<b>Total Net (C) (i) and (ii)</b>	<b>27,712.68</b>	<b>24,940.34</b>

**5.1**
**Loans granted to promoters, Directors, KMPs and related parties**

a. repayable on demand	Nil	Nil
b. without specifying any terms or period of repayment	Nil	Nil



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(Rs. in lakhs, except for share data and unless otherwise stated)

**6. Investments**
**In India (at FVTPL)**

Particulars	As at March 31, 2024	As at March 31, 2023
In Mutual Funds*		
A. At Fair Value through profit and loss	-	100.00
Add: Fair Value Gains	-	0.50
<b>Total Gross</b>	<b>-</b>	<b>100.50</b>
B. Impairment Loss Allowance	-	-
<b>C. Net (A)-(B)</b>	<b>-</b>	<b>100.50</b>

**6.1 Details of Investments are as follows:**
**Mutual Funds as on March 31st, 2024**

Particulars	Units (in Nos.)	Amount
SBI Multicap Fund	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**Mutual Funds as on March 31st, 2023**

Particulars	Units (in Nos.)	Amount
SBI Multicap Fund	9,99,950	100.50
<b>Total</b>	<b>9,99,950</b>	<b>100.50</b>

**7. Other financial assets**

Particulars	As at March 31, 2024	As at March 31, 2023
Security Deposit- Unsecured; Considered Good	46.50	37.00
Accrued interest		
-on FD	35.82	47.58
-on others	1.21	2.29
Balances with Govt Authorities	0.20	10.89
Cash Collateral (Deposits)	35.63	58.13
Others	15.94	52.90
<b>Total</b>	<b>135.30</b>	<b>208.79</b>

**8. Deferred tax assets/(Liabilities) recorded in Balance Sheet**

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance of Deferred Tax Asset	177.69	100.61
a. Changes in deferred tax assets/(liabilities) recorded in profit or loss	18.09	75.88
b. Changes in deferred tax recorded in other comprehensive Income	(0.21)	1.20
c. Changes in deferred tax recorded in Retained Earning	-	-
<b>Closing Balance of Deferred Tax Assets</b>	<b>195.57</b>	<b>177.69</b>

**8.1 Changes in deferred tax assets/(liabilities) recorded in profit or loss**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Deferred tax related to the following</b>		
Disallowances u/s 43B of the Income Tax Act, 1961	0.53	0.54
Disallowances u/s 40A of the Income Tax Act, 1961	2.24	4.08
Impairment on financial instruments	(0.17)	(23.02)
Depreciation and amortisation expenses	3.86	9.09
Financial Instrument (Loans) measured at EIR	7.57	99.86
Financial Instrument (Borrowings) measured at EIR	1.12	(19.55)
Lease Liability Impact	(1.53)	5.06
Special Reserve Created u/s 36(I)(viii)	4.34	(0.79)
Unrealised net gain/loss on fair value changes	0.13	0.61
Others	-	-
<b>Deferred Tax Assets</b>	<b>18.09</b>	<b>75.88</b>

**8.2 Changes in deferred tax assets/(liabilities) recorded in profit or loss**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Deferred tax related to the following</b>		
Remeasurements of Defined Benefit Obligation	(0.21)	1.20
<b>Deferred Tax Assets</b>	<b>(0.21)</b>	<b>1.20</b>

**8.3 Deferred tax asset is recognized to the extent it is probable that taxable profit will be available against which the deductible temporary differences and the carry forward of unused tax credits and unused tax losses can be utilized.**


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**NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

[Rs. in lakhs, except for share data and unless otherwise stated]

**9. Property, Plant and Equipment, Right to use Asset & Intangible Assets as at March 31, 2024:**

Particulars	Gross Block			Depreciation/Amortisation			Net Block	
	As at April 01, 2023	Addition	Deduction/Sale	As at March 31, 2024	As at April 01, 2023	For the Year	As at March 31, 2024	As at March 31, 2023
<b>A. Property, Plant and Equipment</b>								
Furniture and fixtures	130.48	27.17	-	157.65	49.85	22.48	72.33	85.31
Vehicles	19.95	11.06	-	31.01	15.05	2.75	17.81	13.20
Office Equipments	79.54	8.81	-	88.35	42.28	14.97	57.15	4.89
Computers	95.12	7.37	-	102.49	71.55	17.53	88.68	31.11
Plant and Machinery	17.66	-	-	17.66	4.33	2.42	6.25	23.57
Sub Total	342.75	54.41	-	397.16	183.07	59.85	243.02	154.14
Previous Year	289.60	53.24	0.09	342.75	98.83	83.24	183.07	159.69
<b>B. Right of use Assets</b>								
Office Premises (Right of Use Asset)	911.84	61.87	-	973.71	331.86	120.82	352.88	621.03
Sub Total	911.84	61.87	-	973.71	331.86	120.82	352.88	621.03
Previous Year	817.86	93.97	-	911.84	110.85	121.00	231.86	679.98
<b>C. Intangible Assets</b>								
Softwares	180.06	28.38	-	208.43	87.73	27.82	115.55	92.90
Sub Total	180.06	28.38	-	208.43	87.73	27.82	115.55	92.90
Previous Year	130.57	49.50	-	180.06	56.04	31.69	87.73	92.33
<b>Property, Plant and Equipment, Right to use Asset &amp; Intangible Assets as at March 31, 2023:</b>								
	107.13	28.35	-	130.48	23.76	26.09	49.85	83.37
	19.95	-	-	19.95	12.93	2.11	15.06	4.89
	63.59	16.04	0.09	79.54	22.26	20.02	42.26	7.00
	85.16	9.96	-	95.12	39.09	32.46	71.55	41.34
	13.77	3.89	-	17.66	1.77	2.56	4.33	23.57
	289.60	53.24	0.09	342.75	99.83	83.24	183.07	120.00
	105.17	184.48	1.05	289.60	44.07	55.77	99.83	189.78
	817.85	93.97	-	911.84	110.85	121.00	231.86	679.98
	817.86	93.97	-	911.84	110.85	121.00	231.86	679.98
	146.42	671.44	-	817.86	32.34	78.51	110.85	707.01
	130.57	49.50	-	180.06	56.04	31.69	87.73	74.52
	180.57	49.50	-	180.06	56.04	31.69	87.73	74.52
	111.38	19.19	-	130.57	30.43	25.61	56.04	74.53

**Notes**

9.1 All the above property, plant & equipment are owned by the company unless specified otherwise.



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**NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

(Rs. in lakhs, except for share data and unless otherwise stated)

**10. Intangible assets under development**

Particulars	As at	As at
	March 31, 2024	March 31, 2023
Intangible assets under development (software)	-	-
<b>Total</b>	<b>-</b>	<b>-</b>

**Intangible assets under development as on March 31, 2024**

Intangible Assets Under Development	Less Than 1 Year	1-2 Years	2-3 Years	More Than 3 Years
Software Development in progress	-	-	-	-
Software Development temporary suspended	-	-	-	-

**Intangible assets under development as on March 31, 2023**

Intangible Assets Under Development	Less Than 1 Year	1-2 Years	2-3 Years	More Than 3 Years
Software Development in progress	-	-	-	-
Software Development temporary suspended	-	-	-	-

**11. Other non-financial assets**

Particulars	As at	As at
	March 31, 2024	March 31, 2023
Balance with Statutory Authorities	0.44	7.67
Prepaid expenses	27.83	21.63
<b>Total</b>	<b>28.27</b>	<b>29.30</b>

**12. Borrowings (other than debt securities)**

Particulars	As at	As at
	March 31, 2024	March 31, 2023
<b>Secured</b>		
<b>At Amortised Cost</b>		
<b>Term Loans:</b>		
- From Banks	5,139.02	5,175.65
- From Other Non-Banking Financial Companies	8,725.81	8,568.59
- From National Housing Bank	627.92	1,052.06
<b>Overdraft:</b>		
- From Banks	2,003.58	900.91
<b>Total</b>	<b>16,496.33</b>	<b>15,697.21</b>
<b>Unsecured</b>		
<b>At Amortised Cost</b>		
<b>Term Loans:</b>		
- From Other Non-Banking Financial Companies	1,745.64	1,250.00
<b>Total</b>	<b>1,745.64</b>	<b>1,250.00</b>
<b>Out of Above:</b>		
In India	18,241.97	16,947.21
Outside India	-	-

**12.1 Nature of Security**

- Term Loans from Banks are secured against hypothecation of present / future loan receivables amounting from 110% to 125% of loan value and equitable mortgage of property belonging to promoters and other group companies, corporate guarantee of holding company, other entity in which directors are interested and personal guarantee of MD/Directors. The same are repayable in equal instalments from 36 to 96 months.
- Term Loans from other Financial Companies being NBFCs/HFCs are secured against hypothecation of present / future loan receivables amounting from 100% to 110% of loan value, corporate guarantee of holding company and personal guarantee of MD/Directors. The same are repayable in equal instalments from 24 to 60 months.
- The Company has taken term loan from National Housing Bank (NHB) under various schemes offered by NHB i.e. LIFT and Regular Refinance. Term Loans outstanding from NHB are secured against hypothecation of present / future loan receivables amounting to 125% of loan value, corporate guarantee of holding company and personal guarantee of MD/Directors. The same are repayable in Quarterly equal instalments from 60 to 120 months.



- d Overdraft Facility from Federal Bank, CUB, CSB and SIB is against pledge of customers' gold with maximum margin of 25% and Overdraft facility from ICICI Bank is DLOD with security cover of 1.25 times maintained through receivables. Corporate guarantee of holding company and personal guarantee of MD/Directors is given in these Overdraft facilities. The company has also placed Fixed Deposit of Rs 1 lakh each against Overdraft facility availed from City Union Bank and Federal Bank and Rs 1.5 Crore with ICICI Bank. Further, OD with Bandhan Bank amounting to INR 1 crore is without any collateral or guarantee and was granted along with its Term Loan.
- e Quarterly Returns filed with NHB are in agreement with the books of accounts.
- f The company has duly filed Registration of charges and Satisfaction of charges with Registrar Of Companies.
- g The company has taken unsecured loan from a Non- Banking Financial Company which is repayable on demand.





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**NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

(Rs. in lakhs, except for share data and unless otherwise stated)

**12.2 Terms of Repayment of Term Loans and Debentures as at March 31, 2024**

Particulars	Upto 1 Year	Over 1 to 3 Years	Over 3 to 5 Years	Over 5 Years	Total
<b>Secured</b>					
<b>At Amortised Cost</b>					
<b>Term Loans:</b>					
From Banks ROI 10.65%-15.00%	1,597.98	2,447.02	832.43	261.58	5,139.01
From National Housing Bank (NHB) ROI 8.25%-8.35%	254.49	204.73	102.64	66.06	627.92
From Non-Banking Financial Companies ROI 11.60%-14.50%	3,395.66	4,781.65	548.51	-	8,725.82
<b>Overdraft:</b>					
From Banks ROI 9.50%-12.10%	2,003.58	-	-	-	2,003.58
<b>Total Secured</b>	<b>7,251.71</b>	<b>7,433.40</b>	<b>1,483.58</b>	<b>327.64</b>	<b>16,496.33</b>
<b>Unsecured</b>					
<b>At Amortised Cost</b>					
From Non-Banking Financial Companies ROI 12.00%	-	1,745.64	-	-	1,745.64
<b>Total Unsecured</b>	<b>-</b>	<b>1,745.64</b>	<b>-</b>	<b>-</b>	<b>1,745.64</b>
<b>Total</b>	<b>7,251.71</b>	<b>9,179.04</b>	<b>1,483.58</b>	<b>327.64</b>	<b>18,241.97</b>
<b>EIR Impact</b>					<b>150.92</b>
<b>Total</b>					<b>18,392.89</b>

**Terms of Repayment of Term Loans and Debentures as at March 31, 2023**

Particulars	Upto 1 Year	Over 1 to 3 Years	Over 3 to 5 Years	Over 5 Years	Total
<b>Secured</b>					
<b>At Amortised Cost</b>					
<b>Term Loans:</b>					
From Banks ROI 9.15%-14.00%	1,189.71	2,004.81	1,120.63	860.50	5,175.65
From National Housing Bank (NHB) ROI 6.55%-7.85%	254.49	403.79	101.77	292.01	1,052.06
From Non-Banking Financial Companies ROI 11.00%-14.00%	2,889.08	4,641.18	1,038.33	-	8,568.59
<b>Overdraft:</b>					
From Banks ROI 10.00%-10.75%	900.91	-	-	-	900.91
<b>Total Secured</b>	<b>5,234.19</b>	<b>7,049.78</b>	<b>2,260.73</b>	<b>1,152.51</b>	<b>15,697.21</b>
<b>Unsecured</b>					
<b>At Amortised Cost</b>					
From Non-Banking Financial Companies ROI 12.00%	-	1,250.00	-	-	1,250.00
<b>Total Unsecured</b>	<b>-</b>	<b>1,250.00</b>	<b>-</b>	<b>-</b>	<b>1,250.00</b>
<b>Total</b>	<b>5,234.19</b>	<b>8,299.78</b>	<b>2,260.73</b>	<b>1,152.51</b>	<b>16,947.21</b>
<b>EIR Impact</b>					<b>155.37</b>
<b>Total</b>					<b>17,102.58</b>

12.3 The company has not been declared wilful defaulters by any bank or financial institution or other lenders.



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 13. **Other financial liabilities** (Rs. in lakhs, except for share data and unless otherwise stated)

Particulars	As at	
	March 31, 2024	March 31, 2023
Interest Accrued But Not Due on Borrowings	76.70	77.77
Lease liability* (Note 13.a)	712.28	741.36
Expenses payable	128.88	144.30
Payable to Statutory Authorities	36.45	38.51
Other Payables	5.74	51.83
<b>Total</b>	<b>960.05</b>	<b>1,053.77</b>

\*Disclosed as required by Ind AS 116 - Leases as state below

**a. Lease Liability Movement**

Particulars	As at	
	March 31, 2024	March 31, 2023
Balance as at the beginning of the year	741.36	728.33
<b>Add:</b>		
Addition during the year	101.55	105.76
Interest on lease Liability	63.59	69.70
<b>Less:</b>		
Derecognised during the year	(44.59)	(12.59)
Lease Rental Payments	(149.63)	(149.84)
<b>Balance as at the end of the year</b>	<b>712.28</b>	<b>741.36</b>

**b. Maturity Analysis of Lease Liability**

Particulars	As at	
	March 31, 2024	March 31, 2023
Less than One year	4.56	18.51
One to five Year	110.12	58.13
More than five Year	597.60	664.72
<b>Total</b>	<b>712.28</b>	<b>741.36</b>

**14. Provisions**

Particulars	As at	
	March 31, 2024	March 31, 2023
Provision for Employee Benefits		
-Gratuity	36.01	27.10
-Leave Encashment	6.66	4.57
<b>Total</b>	<b>42.67</b>	<b>31.67</b>

**15. Other non financial liabilities**

Particulars	As at	
	March 31, 2024	March 31, 2023
Advance Interest Received on Loans	1.70	1.70
<b>Total</b>	<b>1.70</b>	<b>1.70</b>

**16. Equity share capital**

Particulars	As at March 31, 2024		As at March 31, 2023	
	Nos.	(Amount)	Nos.	(Amount)
<b>Authorized shares</b>				
Equity shares of Rs. 10 each with voting rights	7,00,00,000	7,000.00	7,00,00,000	7,000.00
<b>Issued, subscribed and fully paid-up shares</b>	<b>6,59,23,000</b>	<b>6,592.30</b>	<b>6,59,23,000</b>	<b>6,592.30</b>

**16.1 Reconciliation of number of equity shares and amount outstanding**

Particulars	As at March 31, 2024		As at March 31, 2023	
	Nos.	(Amount)	Nos.	(Amount)
<b>Equity Shares</b>				
- At the beginning of the period	6,59,23,000	6,592.30	6,04,73,400	6,047.34
- Issued during the year (Right Issue)#	-	-	54,49,600	544.96
<b>Total Outstanding at the end of the period</b>	<b>6,59,23,000</b>	<b>6,592.30</b>	<b>6,59,23,000</b>	<b>6,592.30</b>



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**16.2 Terms and rights attached to equity shares**

The Company has issued only one class of equity shares. Each holder of equity shares is entitled to one vote per share. The company declares and pays dividend if any, in Indian Rupees. The dividend if any to be proposed by the Board of Directors will be subject to approval of the shareholders in the ensuing Annual General Meeting.

In the event of liquidation of the company, the holders of equity shares will be entitled to receive remaining assets of the company, after distribution of all the preferential amount. The distribution will be in proportion to the number of equity shares held by the shareholder.

**16.3 Shares held by the holding Company**

Name of Shareholder	As at March 31, 2024		As at March 31, 2023	
	Nos.	% holding	Nos.	% holding
India Finsec Limited	4,13,49,860	62.72%	4,13,49,860	62.72%

**16.4 Details of shareholders holding more than 5% shares in the Company: -**

Name of Shareholder	As at March 31, 2024		As at March 31, 2023	
	Nos.	% holding	Nos.	% holding
India Finsec Limited	4,13,49,860	62.72%	4,13,49,860	62.72%
Mr. Gopal Bansal	73,93,460	11.22%	73,93,460	11.22%
Mrs. Sunita Bansal	69,42,410	10.53%	69,42,410	10.53%

As per records, registers and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownership of shares.

**16.5 Details of shareholding held by promoters in the Company: -**

Name of Shareholder	As at March 31, 2024		As at March 31, 2023	
	Nos.	% holding	Nos.	% holding
India Finsec Limited #	4,13,49,860	62.72%	4,13,49,860	62.72%
Mr. Gopal Bansal #	73,93,460	11.22%	73,93,460	11.22%
Ms. Sunita Bansal #	69,42,410	10.53%	69,42,410	10.53%
M/s Gopal Bansal (Huf) *	20,07,734	3.05%	20,07,734	3.05%
Mr. Virender Kumar Bansal *	19,07,361	2.89%	19,07,361	2.89%
Ms. Santosh Bansal *	19,07,361	2.89%	19,07,361	2.89%
Ms. Kriti Suri #	14,80,010	2.25%	14,80,010	2.25%
Mr. Ashish Bansal #	6,81,201	1.03%	6,81,201	1.03%
Ms. Nirmala Devi §	6,81,201	1.03%	6,81,201	1.03%
Mr. Naresh Kumar Bansal §	6,81,201	1.03%	6,81,201	1.03%
Ms. Charu Bansal §	6,81,201	1.03%	6,81,201	1.03%
M/s Arvind Kumar Bansal (Huf) *	2,09,990	0.32%	2,09,990	0.32%
Mr. Arvind Kumar Bansal *	10	0.00%	10	0.00%

\* Relatives of Promoter Mr. Gopal Bansal

# having control over the affairs of the company directly or indirectly whether as a shareholder, director or otherwise.

§ Relatives of Promoter Mr. Ashish Bansal

\*\*\*\*\*This Space is intentionally left blank\*\*\*\*\*



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(Rs. in lakhs, except for share data and unless otherwise stated)

**17. Other Equity**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Statutory Reserve</b>		
(In terms of section 29C of the NHB Act, 1987 and Sec 36(1)(viii) of Income Tax Act, 1961)		
Balance as per last financial statements	410.66	321.18
Add: Transferred during the year	243.03	89.48
<b>Net Balance of Special Reserve</b>	653.69	410.66
<b>Securities Premium</b>		
Opening balance	1,021.19	566.15
Add: addition/(deletion) during the year	-	455.04
<b>Closing balance</b>	1,021.19	1,021.19
<b>Retained earnings</b>		
Opening balance	1,467.26	1,109.35
Add: Profit/(loss) for the year	1,215.15	447.39
Less: Appropriation to Statutory reserve	(243.03)	(89.48)
<b>Closing balance</b>	2,439.38	1,467.26
<b>Equity Instruments through other comprehensive income</b>		
Opening balance	(3.57)	-
Add: addition/(deletion) during the year	0.62	(3.57)
<b>Closing balance</b>	(2.95)	(3.57)
<b>Total</b>	4,111.31	2,895.54

**17.1 Nature and Purpose of Reserves**

**a. Statutory Reserves**

As per section 29C of the National Housing Bank Act, 1987, the company is required to transfer at least 20% of its net profit every year to reserve before any dividend is declared. For this purpose, any Special Reserve created by it under section 36(1)(viii) of the Income Tax Act, 1961 is considered to be an eligible transfer. The company doesn't anticipate any withdrawal from Statutory Reserve in foreseeable future.

**b. Security Premium**

This Reserve represents the premium on issue of equity shares and can be utilized in accordance with the provisions of the Companies Act, 2013.

**c. Retained earnings**

This Reserve represents the cumulative profits of the Company. This Reserve can be utilized in accordance with the provisions of the Companies Act, 2013.

**18. Interest Income**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
<b>Interest income</b>		
<b>On financial assets measured at amortised cost</b>		
- on loans	5,999.08	4,143.53
- Interest on Deposits with Banks	84.51	73.32
<b>Total</b>	6,083.59	4,216.85



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**19. Fees and Commission Income**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Fees and Other Charges	195.49	123.05
<b>Total</b>	<b>195.49</b>	<b>123.05</b>

**20. Net Gain on Fair Value Changes**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
(A) Net gain/(loss) on financial instruments at fair value through profit & loss		
(i) On trading portfolio		
- Investments	-	-
- Derivatives	-	-
- Others	-	-
(ii) On financial instruments designated through profit & loss	11.97	53.70
	<u>11.97</u>	<u>53.70</u>
(B) Others	-	-
<b>Net gain on fair value changes</b>	<b>11.97</b>	<b>24.47</b>
<b>Fair Value Changes:</b>		
- Realised	11.97	53.20
- Unrealised	-	0.50
<b>Net gain on fair value changes</b>	<b>11.97</b>	<b>53.70</b>

**21. Other Income From Operations**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Other Income From Operation	42.46	58.74
<b>Total</b>	<b>42.46</b>	<b>58.74</b>

**22. Other Income**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Other Interest Income	3.38	26.87
Advertisement Income	34.05	88.26
Other Misc. Income	6.60	9.23
<b>Total</b>	<b>44.03</b>	<b>124.36</b>



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(Rs. in lakhs, except for share data and unless otherwise stated)

23. Finance costs	(Rs. in lakhs, except for share data and unless otherwise stated)	
	Year ended March 31, 2024	Year ended March 31, 2023
<b>Particulars</b>		
<b>On financial liabilities measured at amortised cost</b>		
- Interest on borrowings	2,248.51	1,619.62
- Interest expense on lease liabilities	63.58	69.70
- Bank Charges	14.28	14.18
<b>Total</b>	<b>2,326.37</b>	<b>1,703.50</b>

24. Impairment on Financial Instruments	(Rs. in lakhs, except for share data and unless otherwise stated)	
	Year ended March 31, 2024	Year ended March 31, 2023
<b>Particulars</b>		
<b>On Financials Instruments measured at amortised Cost</b>		
- Loans	48.79	56.19
<b>Total</b>	<b>48.79</b>	<b>56.19</b>

25. Employee benefits expenses	(Rs. in lakhs, except for share data and unless otherwise stated)	
	Year ended March 31, 2024	Year ended March 31, 2023
<b>Particulars</b>		
Salaries and Wages	1,263.02	1,213.41
Contribution to Provident and Other Funds	83.66	90.33
Staff Welfare Expenses	23.81	22.41
Other Benefits	66.50	117.50
<b>Total</b>	<b>1,437.39</b>	<b>1,443.65</b>

26. Other expenses	(Rs. in lakhs, except for share data and unless otherwise stated)	
	Year ended March 31, 2024	Year ended March 31, 2023
<b>Particulars</b>		
Advertisement expenses	11.92	16.21
Payments to Auditors	2.18	2.21
<b>Insurance Expense</b>		
- Car Insurance	0.16	0.02
- Office Insurance	29.59	27.42
Commission expenses	1.12	5.07
Conveyance expenses	122.12	75.44
Communication Expense	10.22	8.07
Director's Sitting Fees	1.72	1.66
Documentation & stamp charges	1.77	1.89
Document Handling & Storage Expense	6.52	6.25
<b>Donations</b>		
- for Corporate Social Responsibility	15.01	11.50
Fee & subscriptions	33.80	31.09
Interest on government dues	0.07	0.27
Legal & technical charges	41.60	71.92
Branch opening expenses	-	0.02
Professional charges	125.26	43.64
Business Development Expenses	72.89	
Debt Syndication Charges	20.00	
Printing & Stationery	14.50	21.82
Power & Fuel	25.48	23.19
Postage & Courier	7.95	11.41
Rent expenses	50.77	40.97
<b>Repair &amp; Maintenance</b>		
- Office Repair & Maintenance	41.11	8.83
- Vehicle Repair & Maintenance	0.63	0.72
- Computer Repair & Maintenance	0.17	1.12
Software expenses	41.05	35.64
Server Maintenance Charges	6.97	7.02
Tour & travelling expenses	2.99	7.63
Other expenses	62.91	51.43
<b>Total</b>	<b>751.38</b>	<b>512.46</b>

26.1 Auditor Remuneration Includes:	(Rs. in lakhs, except for share data and unless otherwise stated)	
	Year ended March 31, 2024	Year ended March 31, 2023
<b>Particulars</b>		
- for statutory audit	1.36	1.36
- for tax audit	0.44	0.44
- for certification fees	0.38	0.41
<b>Total</b>	<b>2.18</b>	<b>2.21</b>



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(Rs. in lakhs, except for share data and unless otherwise stated)

**26.2 Corporate Social Responsibility Expense (CSR)**

As per section 135 of the Companies Act, 2013 along with Companies (Corporate Social Responsibility Policy) Rules 2014, the company is required to spend for CSR activities in accordance with its CSR policy. The details of the CSR expenses for the year are as under:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
For Corporate Social Responsibility	15.01	11.50
<b>Total</b>	<b>15.01</b>	<b>11.50</b>

**26.2.1**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
a) Gross amount required to be spent by the Company during the year	17.01	11.50
b) Un-utilised Amount brought forward from previous year	-	-
c) Excess Amount spent last year brought forward *	-	-
d) Amount of Expenditure incurred during the year	-	-
e) Shortfall at the end of the year	15.01	11.50
f) Total of Previous Year Shortfall	-	-
g) Un-utilised Amount carried forward to next year	-	-
h) Excess Amount spent carried forward to next year *	-	-
i) Nature of CSR Activities	Eradicating hunger, poverty and malnutrition, promoting health care including preventive health and sanitation.	Eradicating hunger, poverty and malnutrition, promoting health care including preventive health and sanitation.
j) 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
k) where a provision is made with respect to a liability incurred by entering into a contractual obligations, the movements in the provision during the year shall be shown separately.	Nil	Nil

**27. Income Tax**

The components of income tax expense are as under:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Current tax	407.96	253.46
Adjustment in respect of current income tax of prior years	-	-
Deferred Tax	-	-
Deferred Tax Charge	(18.09)	(75.87)
Adjustment in respect of prior Year	-	-
<b>Income tax expense reported in Statement of Profit and Loss</b>	<b>389.87</b>	<b>177.59</b>

In accordance with the provisions of Section 115BAA of the Income Tax Act, 1961, the Company has opted to pay income tax at a reduced rate of 22% (plus surcharge @ 10% and cess @ 4%).

**Reconciliation of the total tax charge:**

The tax charge shown in the Statement of Profit and Loss differ from the tax charge that would apply if all the profits had been charged at India corporate tax rate. A reconciliation between the tax expense and the accounting profit multiplied by India's domestic tax rate for the year ended March 31, 2024 and year ended March 31, 2023 is, as follows:

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Accounting profit before tax	1,605.02	624.99
At India's statutory income tax rate of 25.168% (2021: 25.168%)	403.96	157.31
Reconciling Items		
Statutory Reserve u/s 36(1)(viii) of Income Tax Act, 1961	7.61	11.95
Corporate Social Responsibility and Others	8.33	8.33
Others	(30.03)	-
<b>Income tax expense reported in the Statement of Profit and Loss</b>	<b>389.87</b>	<b>177.59</b>

**28. Earnings per Equity share**

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Net profit attributable to ordinary equity holders	1,215.15	447.40
Weighted average number of equity shares for basic earnings per share	659.23	610.71
Effect of dilution	-	-
Weighted average number of equity shares for diluted earnings per share	659.23	610.71
Earnings per equity share:		
Basic earnings per share (Rs.)	1.84	0.73
Diluted earnings per share (Rs.)	1.84	0.73



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**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024****29. Special reserve:**

As per Section 29C of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profits every year to a reserve before any dividend is declared. For this purpose, any Special Reserve created by the Company under Section 36(1) (viii) of the Income Tax Act, 1961 is considered to be an eligible transfer u/s 29C of the NHB Act, 1987 also. The company created Special Reserve of Rs. 30.25 Lakhs u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of statutory reserve under Section 29C of the NHB Act, 1987 and addition Special Reserve of Rs. 212.78 Lakhs as per Section 29C of the National Housing Bank Act, 1987.

**30. Retirement benefit plan:****(i) Defined Contribution Plan:**

- a. **Provident Fund:** The Company makes contributions to Provident Fund which are defined contribution plan for qualifying employees. The Company recognized Rs. 58.99 Lakhs (March 31, 2023: Rs. 64.44 Lakhs) for Provident Fund contributions in the Statement of Profit and Loss.
- b. **Employee State Insurance:** The Company makes contributions to Employees State Insurance which are defined contribution plan for qualifying employees. The Company recognized Rs. 12.96 lakhs (March 31, 2023: Rs. 14.40 lakhs) for Employees State Insurance contributions in the Statement of Profit and Loss.

**(ii) Defined Benefit Plan:**

- a. **Gratuity (unfunded):** The Company provides for gratuity, a defined benefit retirement plan covering eligible employees. The gratuity plan provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount equivalent to 15 days salary for each completed year of service. Vesting occurs on completion of 5 continuous years of service as per Payment of Gratuity Act, 1972. However, no vesting condition applies in case of death. Gratuity liability is non-funded.

The following tables summarise the components of net benefit expense recognized in the Statement of Profit and Loss and the funded status and amounts recognized in the Balance Sheet for the gratuity plan.

**Net Liability/(assets) recognised in the Balance Sheet**

Particular	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
Present value of obligation at the end	36.01	27.09

**Net benefit expense recognised in Statement of Profit and Loss**

Particular	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
Service Cost	9.67	10.75
Net Interest Cost	1.99	0.67
Total expense recognised in the employee benefit expense	11.66	11.42

**Details of changes in present value of defined benefit obligations as follows:**

Particular	(Rs. in lakhs)	
	As at March 31, 2024	As at March 31, 2023
Present value of obligation as at the beginning of the year	27.09	10.91
Service cost	9.67	10.75
Net Interest Cost	1.99	0.67
Re-measurements	(0.82)	4.76





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**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

Benefit paid	(1.92)	0
Liability Transferred In / (Out) – Net	0	0
Contribution paid to fund	0	0
<b>Present value of obligation as at the end of the year</b>	<b>36.01</b>	<b>27.09</b>

The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

Particular	As at March 31, 2024	As at March 31, 2023
i) Discount rate	7.18%	7.36%
ii) Future salary increase	15.00%	15.00%
iii) Withdrawal Rate	30.00%	30.00%
iv) Mortality Rate	100%	100.00%

**Notes:**

- (i) The actuarial valuation of plan assets and the present valuation of defined benefit obligation were computed at year end. The present value of the defined benefit obligation and the related current service cost and past service cost, were measured using the Projected Unit Credit Method.
  - (ii) Discount rate is based on the prevailing market yields of Indian Government Securities as at the balance sheet date for the estimated term of the obligations.
  - (iii) The salary escalation rate is computed after considering the seniority, the promotion and other relevant factors, such as, demand and supply in employment market.
- b. Leave Encashment:** The expected cost of accumulating compensated absences i.e. paid leave is determined by an independent actuarial is accumulated and booked at the balance sheet date amounting to Rs. 6.66 Lakhs.

**31. Maturity analysis of assets and liabilities**

The table below shows the maturity analysis of assets and liabilities according to when they are expected to be recovered or settled and considering contractual terms. For Loans and advances to customers, maturity analysis is based on expected repayment behaviour.

Particulars	As at March 31, 2024			As at March 31, 2023		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
<b>Financial assets</b>						
(a) Cash and cash equivalents	217.74	-	217.74	437.91	-	437.91
(b) Bank Balance other Cash and cash equivalents	680.75	213.13	893.88	628.98	153.50	782.48
(c) Loans*	14,291.91	13,420.77	27,712.68	10,569.42	14,370.92	24,940.34
(d) Investments	-	-	-	100.50	-	100.50
(e) Other financial assets	60.90	74.40	135.30	113.67	95.12	208.79
<b>Total Financial assets</b>	<b>15,251.29</b>	<b>13,708.31</b>	<b>28,959.60</b>	<b>11,850.48</b>	<b>14,619.54</b>	<b>26,470.02</b>
<b>Non-financial assets</b>						
(a) Deferred tax assets (net)	-	195.57	195.57	-	177.69	177.69



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(b) Property, plant and equipment	-	154.14	154.14	-	159.69	159.69
(c) Right to use Asset	-	621.03	621.03	16.91	633.07	679.98
(d) Intangible assets under development	-	-	-	-	-	-
(e) Other intangible assets	-	92.90	92.90	-	92.33	92.33
(f) Other non-financial assets	0.44	27.83	28.27	29.30	-	29.30
<b>Total Non-financial assets</b>	<b>0.44</b>	<b>1,091.47</b>	<b>1,091.91</b>	<b>46.21</b>	<b>1,092.78</b>	<b>1,139.99</b>
<b>Total Assets</b>	<b>15,251.73</b>	<b>14,799.78</b>	<b>30,051.51</b>	<b>11,896.69</b>	<b>15,712.32</b>	<b>27,609.01</b>

\* Provision is netting off based upon maturity date of loans.

(Rs. in lakhs)

Particulars	As at March 31, 2024			As at March 31, 2023		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
<b>Financial liabilities</b>						
(a) Payables						
Trade Payables						
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-
(b) Borrowings (other than debt securities)	7,251.71	10,990.26	18,241.97	5,234.19	11,713.02	16,947.21
(c) Other financial liabilities	247.77	712.28	9,60.05	330.92	722.85	1,053.77
<b>Total Financial liabilities</b>	<b>7,499.48</b>	<b>11,702.54</b>	<b>19,202.02</b>	<b>5,565.11</b>	<b>12,435.87</b>	<b>18,000.98</b>
<b>Non-financial liabilities</b>						
(a) Current tax liabilities (net)	101.51	-	101.51	86.82	-	86.82
(b) Provisions	6.66	36.01	42.67	4.57	27.10	31.67
(c) Deferred Tax Liabilities (Net)	-	-	-	-	-	-
(d) Other non financial liabilities	-	1.70	1.70	-	1.70	1.70
<b>Total Non-financial liabilities</b>	<b>108.17</b>	<b>37.71</b>	<b>145.88</b>	<b>91.39</b>	<b>28.80</b>	<b>120.19</b>
(a) Equity share capital	-	6,592.30	6,592.30	-	6,592.30	6,592.30
(b) Other equity	-	4,111.31	4,111.31	-	2,895.54	2,895.54
<b>Total Equity</b>	<b>-</b>	<b>10,703.61</b>	<b>10,703.61</b>	<b>-</b>	<b>9,487.84</b>	<b>9,487.84</b>



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Total Liabilities and Equity	7,607.65	22,443.86	30,051.51	5,656.50	21,952.51	27,609.01
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**32. Contingent liabilities and commitments:**

(Rs. in lakhs)

S. No.	Particular	As at March 31, 2024	As at March 31, 2023
(I)	Contingent liabilities and commitments	-	-
(II)	Claims against the company not acknowledged as debts	-	-
(III)	Disputed income tax liability	-	-
(IV)	Commitment towards sanction pending disbursement including part disbursement	128.59	992.21
	-Towards sanction pending disbursement	56.82	164.29
	-Towards part disbursement	71.77	827.92
(V)	Pending capital commitment	-	-

**33. Capital**

**Capital Management**

The primary objective of the Company's capital management policy is to ensure that the Company complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value. The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions and requirements of the financial covenants. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

(Rs. in lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
Tier I capital	9794.11	8,537.84
Tier II capital	1823.91	66.83
<b>Total capital (Tier I + Tier II)</b>	<b>11,618.02</b>	<b>8,604.67</b>
Adjusted value of funded risk assets i.e. On Balance Sheet Item	18,420.85	15,790.31
Adjusted value of non-funded risk assets i.e. Off Balance Sheet Item	64.29	496.10
<b>Total Risk weighted assets</b>	<b>18,485.15</b>	<b>16,286.42</b>
Tier I capital ratio	52.98%	52.42%
Tier II capital ratio	9.87%	0.41%
<b>Total capital ratio</b>	<b>62.85%</b>	<b>52.83%</b>

Regulatory capital consists of Tier I capital, which comprises share capital, share premium, statutory reserve, retained earnings including current year profit net of Deferred Tax and Intangible Assets. Certain adjustments are made to Ind AS-based results and reserves, as prescribed by the Reserve Bank of India. The other component of regulatory capital is other Tier 2 Capital Instruments.

**34. Fair value measurement**

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique. In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques.



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The Company determines fair values of its financial instruments according to the following hierarchy:

- Level 1- Valuation based on quoted market price: financial instruments with quoted prices for identical instruments in active markets that the Company can access at the measurement date.
- Level 2- Valuation using observable inputs: financial instruments with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable.
- Level 3- Valuation technique with significant unobservable inputs: financial instruments valued using valuation techniques where one or more significant inputs are unobservable.

The fair value measurement hierarchy for financial instruments measured at fair value as at March 31, 2024 is as follows:  
(Rs. in lakhs)

Particulars	At Fair Value Through Profit or Loss			
	Level-1	Level-2	Level-3	Total
Investments- FVTPL	-	-	-	-

The fair value measurement hierarchy for financial instruments measured at fair value as at March 31, 2023 is as follows:  
(Rs. in lakhs)

Particulars	At Fair Value Through Profit or Loss			
	Level-1	Level-2	Level-3	Total
Investments- FVTPL	100.50	-	-	100.50

Valuation methodologies of financial instruments measured at fair value: Fair values of financial assets, other than those which are subsequently measured at amortised cost, have been arrived at as under:

Investments at fair value through profit or loss : For investments at fair value through profit and loss, valuation is done using quoted prices from active markets at the measurement date.

Financial instruments not measured at fair value: Set out below is a comparison, by class, of the carrying amounts and fair values of the Company's financial instruments that are initially measured at fair value and subsequently carried at amortised cost in the financial statements. This table does not include the fair values of investments measured at fair value through profit and loss account.

(Rs. in lakhs)

PARTICULARS	LEVEL	CARRYING VALUE		FAIR VALUE*	
		AS AT MARCH 31, 2024	AS AT MARCH 31, 2023	AS AT MARCH 31, 2024	AS AT MARCH 31, 2023
<b>Financial assets</b>					
Cash and cash equivalents	1	217.74	437.91	217.74	437.91
Bank Balance other Cash and cash equivalents	1	893.88	782.48	893.88	782.48
Loans	3	27,712.68	24,940.34	27,712.68	24,940.34
Other financial assets	3	135.30	208.79	135.30	208.79
<b>Financial assets</b>		<b>28,959.60</b>	<b>26,369.52</b>	<b>28,959.60</b>	<b>26,369.52</b>
<b>Financial liabilities</b>					
Payables					
Trade Payables					
(i) total outstanding dues of micro enterprises and small enterprises	3	-	-	-	-



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(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	3	-	-	-	-
Borrowings (other than debt securities)	3	18,241.97	16,947.21	18,241.97	16,947.21
Other financial liabilities	3	960.05	1,053.77	960.05	1,053.77
<b>Financial liabilities</b>		<b>19,202.02</b>	<b>18,000.98</b>	<b>19,202.02</b>	<b>18,000.98</b>

\*fair value computed using discounted value method.

**35. Risk management**

The Company's principal financial liabilities comprise borrowings and trade and other payables. The main purpose of these financial liabilities is to finance and support the company's operations. The Company's principal financial assets include loans, investments, cash and cash equivalents and other receivables that are derived directly from its operations. As a financial lending institution, Company is exposed to various risks that are related to lending business and operating environment. The principal objective in Company's risk management processes is to measure and monitor the various risks that Company is subject to and to follow policies and procedures to address such risks.

The Company's Risk Management Committee of the Board of Directors constituted in accordance with the Reserve Bank of India regulations has overall responsibility for overseeing the implementation of the Risk Management Policy. The committee meets at least twice in a year to review the Risk Management practices. Risk Management department periodically places its report to the committee for review. The committee's suggestions for improving the Risk Management Practices are implemented by the Risk Management department.

Risk Management department shall be responsible for the following:

- Identifying the various risks associated with the activities of the Company and assessing their impact on the business.
- Measuring the risks and suggesting measures to effectively mitigate the risks.

The Company is generally exposed to credit risk, liquidity risk, market risk and operational risk.

**A. Credit risk**

Credit risk is the risk of financial loss arising out of a customer or counterparty failing to meet their repayment obligations to the Company. It has a diversified lending model and focuses on 3 broad categories viz: (i) Housing Loan, (ii) Loan Against Property, (iii) Loan against collateral of Gold Jewellery. The Company assesses the credit quality of all financial instruments that are subject to credit risk.

**Classification of financial assets under various stages**

The Company classifies its financial assets in three stages having the following characteristics:

Stage 1 - Facilities with present credit risk is low and falling under zero to thirty days past due (DPD).

Stage 2 - Facilities with present credit risk is medium or facilities with present credit risk is low but are under-performing assets having 31 to 90 DPD. In gold Loans falling under 31 to 90 DPD, no additional provision is being created as management found it highly secured and easy to recover.

Stage 3 - Facilities with present credit risk is high or facilities with present credit risk is low or medium but are non-performing assets having greater than 90 DPD. In gold Loans having more than 90 days DPD, no additional provision is being created as management found it highly secured and easy to recover.



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The table below summarises the gross carrying values and the associated allowances for expected credit loss (ECL) stage wise for loan portfolio:

As at March 31, 2024:

(Rs. in lakhs)

Particulars	Stage 1	Stage 2	Stage 3
Gross Carrying Value	23,238.89	4,356.59	314.92
Allowance for ECL	78.27	20.87	98.58
ECL Coverage Ratio (%)	0.34%	0.48%	31.30%

As at March 31, 2023:

(Rs. in lakhs)

Particulars	Stage 1	Stage 2	Stage 3
Gross Carrying Value	20,272.88	4,567.23	249.16
Allowance for ECL	66.83	27.06	55.05
ECL Coverage Ratio (%)	0.33%	0.59%	22.09%

Movement of impairment loss allowance

(Rs. in lakhs)

Particulars	Stage 1	Stage 2	Stage 3
Impairment Loss Allowance as at March 31, 2023	66.83	27.06	55.05
New Addition/Reduction during the year	11.44	(6.19)	43.53
Impairment Loss Allowance as at March 31, 2024	78.27	20.87	98.58

**Collateral valuation**

The Company provides fully secured loans to Customers. To mitigate the credit risk on financial assets, the Company seeks to use collateral, where possible as per the powers conferred on the Housing Finance Companies under the Securitisation and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 ("SARFAESI").

Loan against Gold Jewellery is given against the collateral of Gold Jewellery maintaining the LTV as prescribed in Master Direction. The company seeks to use collateral through Auction of Gold Jewellery conducted as per the Auction Policy of the Company and the guidelines issued by Reserve Bank of India. Auction is generally conducted before loan amount plus interest exceeds realizable value of gold. After reasonable time is given to the customers for release after loan becomes overdue and on exhausting all efforts for persuasive recovery, auction is resorted to as the last measure in unavoidable cases. Loss on account of auctions are recovered from the customer. Any excess received on auctions are refunded to the customer.

**B. Liquidity risk**

Liquidity risk is the risk of being unable to raise necessary funds from the market at optimal cost to meet operational and debt servicing requirements. The purpose of liquidity management is to ensure sufficient cash flow to meet all financial commitments and to capitalise on opportunities for business expansion. Board of Directors will have overall responsibility of monitoring, supervision and control of the Asset Liability Management (ALM) mechanism. Board will have a sub-committee for reviewing ALM (ALM Committee) of the company on at least half yearly intervals. An Asset Liability Committee (ALCO) consisting of senior executives of the company including the Managing Director shall be responsible for the day to day as well as periodic monitoring and control of Asset Liability management.



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**Asset liability management (ALM)**

The Maturity pattern of Financial Assets and Liabilities at undiscounted rate as on March 31, 2024 are as under:-

(Rs. in lakhs)

Particulars	Upto 1 month	Over 1 month & up to 2 months	Over 2 months & up to 3 months	Over 3 months & up to 6 months	Over 6 month & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years	Total
<b>Financial Assets</b>									
Cash and cash equivalents	217.74	-	-	-	-	-	-	-	217.74
Bank Balance other than Cash and cash equivalents	-	5.00	-	119.13	556.63	213.13	-	-	893.88
Loans	873.37	799.39	704.87	5,724.54	6,189.74	6,509.36	4,574.59	2,336.82	27,712.68
Investments	-	-	-	-	-	-	-	-	-
Other financial assets	2.69	0.91	3.38	37.66	16.26	27.90	-	46.50	135.30
<b>Financial Liabilities</b>									
<b>Payables</b>									
Trade Payables									
total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
Borrowings (other than debt securities)	424.57	436.75	439.29	1,425.62	4,525.48	9,179.04	1,483.58	327.64	18,241.97
Other financial liabilities	235.60	2.23	-	9.94	-	-	-	712.28	960.05



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**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

The Maturity pattern of Financial Assets and Liabilities at undiscounted rate as on March 31, 2024 are as under:-

(Rs. in lakhs)

Particulars	Upto 1 month	Over 1 month & up to 2 months	Over 2 months & up to 3 months	Over 3 months & up to 6 months	Over 6 month & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years	Total
<b>Financial Assets</b>									
Cash and cash equivalents	437.91	-	-	-	-	-	-	-	437.91
Bank Balance other than Cash and cash equivalents	-	-	-	14.75	614.23	149.75	3.75	-	782.48
Loans	437.99	503.02	449.97	1,697.62	7,480.82	5,271.88	5,290.10	3,808.94	24,940.34
Investments	-	100.50	-	-	-	-	-	-	100.50
Other financial assets	12.06	-	-	13.04	105.38	35.46	5.85	37.00	208.79
<b>Financial Liabilities</b>									
Payables									
Trade Payables									
total outstanding dues of micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-	-	-	-	-	-	-
Borrowings (other than debt securities)	338.56	331.65	333.41	1,094.77	3,135.80	8,299.78	2,260.73	1,152.51	16,947.21
Other financial liabilities	276.81	-	-	29.76	24.26	22.21	35.97	664.76	1,053.77





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**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024****C. Market risk**

Market Risk is the risk that the fair value or the future cash flows of a financial instrument will fluctuate because of changes in market factor. Such changes in the values of financial instruments may result from changes in the interest rates, credit, liquidity, and other market changes. The objective of market risk management is to avoid excessive exposure of our earnings and equity to loss and reduce our exposure to the volatility inherent in financial instruments. The Company is exposed to two types of market risk as follows:

**i. Interest rate risk**

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The company is subject to interest rate risk, primarily since it lends to customers at fixed rates. Majority of our borrowings are at floating rates, borrowings at floating rates gives rise to interest rate risk.

The following table demonstrates the sensitivity to a reasonably possible change in the interest rates on the portion of borrowings affected. With all other variables held constant, the profit before taxes affected through the impact on floating rate are as follows:

(Rs. in lakhs)

Impact on Profit Before Taxes	As at March 31, 2024	As at March 31, 2023
<b>On Floating Rate Borrowings</b>		
1% increase in interest rate	172.38	143.54
1% decrease in interest rate	(172.38)	(143.54)
<b>On Floating Rate Loans and Advances</b>		
1% increase in interest rate	15.96	20.17
1% decrease in interest rate	(15.96)	(20.17)

**ii) Price risk**

Sudden fall in the gold price and fall in the value of the pledged gold ornaments can result in some of the customers to default if the loan amount and interest exceeds the market value of gold. This risk is in part mitigated by a minimum 25% margin retained on the value of gold jewellery for the purpose of calculation of the loan amount. Further, we appraise the gold jewellery collateral solely based on the weight of its gold content, excluding weight and value of the stone studded in the jewellery. In addition, the sentimental value of the gold jewellery to the customers may induce repayment and redemption of the collateral even if the value of gold ornaments falls below the value of the repayment amount. An occasional decrease in gold prices will not increase price risk significantly on account of our adequate collateral security margins. However, a sustained decrease in the market price of gold can additionally cause a decrease in the size of our loan portfolio and our interest income.

**D. Operational risk**

Operational risk is the risk of loss arising from systems failure, human error, fraud or external events. When controls fail to operate effectively, operational risks can cause damage to reputation, have legal or regulatory implications, or lead to financial loss. The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes including the use of internal audit.



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36. Under the Micro, Small and Medium Enterprises Development Act, 2006, (MSMED) which came into force from October 2<sup>nd</sup>, 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available with the management and confirmation sought from suppliers on registration with specified authority under MSMED, principal amount, interest accrued and remaining unpaid and interest paid during the year to such enterprise is as follows:

(Rs. in lakhs)

Particular	As at March 31, 2024	As at March 31, 2023
Principal amount due remaining unpaid	Nil	Nil
Interest due on above remaining unpaid	Nil	Nil
Amount of interest paid by the buyer in terms of section 16 of the Micro, Small and Medium Enterprises Development Act, 2006, along with the amount of the payment made to the supplier beyond the appointed day during each accounting year	Nil	Nil
Amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the Micro, Small and Medium Enterprises Development Act, 2006	Nil	Nil
Amount of interest accrued and remaining unpaid at the end of each accounting year	Nil	Nil
Amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues above are actually paid to the small enterprise, for the purpose of disallowance of a deductible expenditure under section 23 of the Micro, Small and Medium Enterprises Development Act, 2006	Nil	Nil

\*\*\*\*\*This space is intentionally left blank\*\*\*\*\*



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**37. Related parties:**

As per IND AS 24 on "Related Party Transactions", the disclosures of transactions with the related parties entered into are given below: -

a. List of related parties where control exists and also related parties with whom transactions have taken place and relationship: -

Sr. No.	Nature of Relationship	Name of Party
(i)	Holding Company	India Finsec Limited
(ii)	Key Management Personnel	Mr. Gopal Bansal (Managing Director) Ms. Sunita Bansal (Whole Time Director) Mr. Ashish Bansal (Whole Time Director) Ms. Kriti Suri (Whole Time Director) Ms. Purna Matta Arora (CFO) Ms. Varsha Bharti (Company Secretary)* Mr. Vijay Kumar Dwivedi (Company Secretary)** Mr. Somesh Tewari (CEO)***
(iii)	Relatives of Key Management Personnel	Ms. Charu Bansal Ms. Ganga Devi Bansal
(iv)	Other Related Parties	Daisy Distributors Private Limited Gopal Bansal HUF

\* appointed w.e.f 12.10.2023

\*\* resigned w.e.f 11.10.2023

\*\*\* resigned w.e.f 16.09.2023

b. Following transactions are made with the related parties covered under Ind AS- 24 on "Related Parties Disclosure": -  
(Rs. in lakhs)

S. No	Transaction with	Nature of Transaction	Transactions during the year		Balances as at	
			31/03/2024	31/03/2023	31/03/2024	31/03/2023
			Amount	Amount	Amount	Amount
(i)	<u>Key Managerial Personnel: -</u>					
	Mr. Gopal Bansal	Director remuneration	20.51	17.61	NIL	1.50
		Allotment of Equity share	NIL	368.00	NIL	NIL
	Ms. Sunita Bansal	Rent paid	9.00	9.00	NIL	NIL
		Director remuneration	11.72	8.81	0.90	0.75
		Allotment of Equity share	NIL	131.99	NIL	NIL
	Ms. Kriti Suri	Salary and Conveyance	9.37	8.79	0.78	0.75
	Ms. Ashish Bansal	Director remuneration	14.65	11.74	1.09	NIL
	Ms. Purna Matta Arora	Salary	19.64	6.40	2.04	1.35
	Ms. Gunjan Jain Jindal	Salary	NIL	6.33	NIL	NIL



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	Mr. Somesh Tewari	Salary	31.42	4.03	NIL	4.03
	Ms. Varsha Bharti	Salary	5.39	NIL	0.85	NIL
	Mr. Vijay Kr. Dwivedi	Salary	5.33	8.50	NIL	0.78
(iii)	<b>Relatives of Key Management Personnel: -</b>					
	Ganga Devi Bansal	Advance given	27.00	NIL	NIL	NIL
		Advance received back	27.00	NIL	NIL	NIL
		Interest received	0.19	NIL	NIL	NIL
	Charu Bansal	Professional Charges	19.20	NIL	1.44	NIL
	India Finsec Limited	Allotment of Equity shares	NIL	300.00	NIL	NIL
	India Finsec Limited	Commission paid for guarantee Bank	10.00	NIL	NIL	NIL
(iv)	<b>Other Related parties: -</b>					
	Gopal Bansal HUF	Rent paid	9.00	9.00	NIL	NIL

**38. Segment reporting:**

The Company's main business is to provide loans for purchase, construction, repairs and renovation etc. of residential house, Loan against property and lending against collateral of gold jewellery. As such, there is no requirement to separately report for reportable segments, as per IND AS 108 "Operating Segment" specified under section 133 of the Companies Act, 2013.

**39. Analytical ratios:**

Ratio	Numerator	Denominator	For the Year 31.03.2024	For the Year 31.03.2023	% Variance	Reason for variance
(a) Capital to Risk-Weighted Assets Ratio	Tier I+ Tier II Capital	Adjusted value of funded risk assets i.e. On Balance Sheet Item and Adjusted value of non-funded risk assets i.e. Off Balance Sheet Item	62.85%	52.83%	10.02%	Due to increase in Tier II Capital
(b) Tier I CRAR	Tier I Capital		52.98%	52.42%	0.56%	
(c) Tier II CRAR	Tier II Capital		9.87%	0.41%	9.46%	Inclusion of Subordinated Debt
(d) Liquidity Coverage Ratio	High Quality Liquid Assets	Next 30 days Net Cash Outflow	The company's Inflows are more than outflows in the next 30 days, thus not applicable.			

40. During the financial year ended March 31, 2024, the company has not reclassified the comparative figures.

41. No proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988).



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42. As the best available information on records, the Company does not have any transactions with the companies struck off under Section 248 of the Companies Act, 2013 or Section 560 of the Companies Act, 1956 during the Financial Year 2022-23.

43. Disclosure pursuant to RBI Notification – RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/ 2019- 20 Dated 13 March 2020 – A comparison between provisions required under Income recognition, asset classification and provisioning (IRACP) and impairment allowances as per Ind AS 109 'Financial Instruments'.

(Rs. in lakhs)

Particulars	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 and provisions and IRACP norms
1	2	3	4	5= 3-4	6	7= 4-6
Asset Classification as per RBI Norms						
Performing Assets						
Standard	Stage 1	23,238.89	78.27	23,160.62	78.27	-
	Stage 2	4,356.59	20.87	4,335.72	12.02	8.85
<b>Sub Total</b>		<b>27,595.48</b>	<b>99.14</b>	<b>27,496.34</b>	<b>90.29</b>	<b>8.85</b>
Non- Performing Assets (NPA)						
Sub-Standard	Stage 3	157.49	31.45	126.04	24.55	6.90
Doubtful- upto 1 Year	Stage 3	112.64	36.55	76.09	28.79	7.76
1 to 3 Year	Stage 3	33.42	19.21	14.21	13.52	5.69
More than 3 Years	Stage 3	-	-	-	-	-
<b>Sub Total for Doubtful</b>		<b>146.05</b>	<b>55.76</b>	<b>90.30</b>	<b>42.30</b>	<b>13.45</b>
Loss	Stage 3	11.38	11.38	-	11.38	-
<b>Sub Total for NPA</b>		<b>314.92</b>	<b>98.58</b>	<b>216.34</b>	<b>78.23</b>	<b>20.35</b>
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
<b>Sub Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Stage 1	<b>23,238.89</b>	<b>78.27</b>	<b>23,160.62</b>	<b>78.27</b>	<b>-</b>
	Stage 2	<b>4,356.59</b>	<b>20.87</b>	<b>4,335.72</b>	<b>12.02</b>	<b>8.85</b>
	Stage 3	<b>314.92</b>	<b>98.58</b>	<b>216.34</b>	<b>78.23</b>	<b>20.35</b>
<b>Total</b>		<b>27,910.40</b>	<b>197.72</b>	<b>27,712.68</b>	<b>168.52</b>	<b>29.20</b>



**IFL HOUSING FINANCE LIMITED**

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(Rs. in lakhs, except for share data and unless otherwise stated)

**44. Disclosure as per para 16.3 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17th, 2021**

Particulars	As at March 31, 2024	
	Amount Outstanding	Amount Overdue
<b>Liabilities side</b>		
<b>(1) Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:</b>		
(a) Debentures : Secured	-	-
: Unsecured	-	-
(other than falling within the meaning of public deposits*)	-	-
(b) Deferred Credits	-	-
(c) Term Loans	18,318.67	-
(d) Inter-corporate loans and borrowing	-	-
(e) Commercial Paper	-	-
(f) Public Deposits*	-	-
(g) Other Loans (specify nature)	-	-
* Please see Note 1 below		
<b>(2) Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):</b>		
(a) In the form of Unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	-	-
* Please see Note 1 below		
<b>Asset side</b>		
<b>(3) Break-up of Loans and Advances including bills receivables (other than those included in (4) below):</b>		
(a) Secured		27,910.40
(b) Unsecured		-
<b>(4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities</b>		
<b>(i) Lease assets including lease rentals under sundry debtors</b>		
(a) Financial Lease		-
(b) Operating Lease		-
<b>(ii) Stock on hire including hire charges under sundry debtors</b>		
(a) Assets on Hire		-
(b) Repossessed Assets		-
<b>(iii) Other loans counting towards asset financing activities</b>		
(a) Loans where assets have been repossessed		-
(b) Loans other than (a) above		-
<b>(5) Break-up of Investments</b>		
<b>Current Investments</b>		
<b>a. Quoted</b>		
<b>(i) Shares</b>		
(a) Equity		-
(b) Preference		-
(ii) Debentures and Bonds		-
(iii) Units of Mutual Funds		-
(iv) Government Securities		-
(v) Others		-
<b>b. Unquoted</b>		
<b>(i) Shares</b>		
(a) Equity		-
(b) Preference		-
(ii) Debentures and Bonds		-
(iii) Units of Mutual Funds		-
(iv) Government Securities		-
(v) Others		-
<b>Long Term Investments</b>		



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(Rs. in lakhs, except for share data and unless otherwise stated)

<b>a. Quoted</b>			
(i) Shares			
(a) Equity			
(b) Preference			
(ii) Debentures and Bonds			-
(iii) Units of Mutual Funds			-
(iv) Government Securities			-
(v) Others			-
<b>b. Unquoted</b>			
(i) Shares			-
(a) Equity			-
(b) Preference			-
(ii) Debentures and Bonds			-
(iii) Units of Mutual Funds			-
(iv) Government Securities			-
(v) Others			-
<b>6. Borrower group-wise classification of assets financed as in (3) and (4) above.</b> (Please see Note 2 below)			
Category	Amount Net of Provision as at March 31, 2024		
	Secured	Unsecured	Total
1. Related Parties			
(a) Subsidiaries			
(b) Companies in the same group	-	-	-
(b) Other Related Parties	-	-	-
2. Other than Related Parties	-	-	-
Total	27,712.68	-	27,712.68
	27,712.68	-	27,712.68
<b>7. Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):</b> (Please see Note 3 below)			
Category	Amount Net of Provision as at March 31, 2024		
	Secured	Unsecured	Total
1. Related Parties			
(a) Subsidiaries			
(b) Companies in the same group	-	-	-
(b) Other Related Parties	-	-	-
2. Other than Related Parties	-	-	-
Total	-	-	-
** As per notified Accounting Standard (Please see Note 3)			
<b>8. Other Information</b>			
<b>Particulars</b>			
(i) Gross Non-Performing Assets		Amount as at March 31, 2024	
(a) Related Parties			
(b) Other Than Related Parties			-
(ii) Net Non-Performing Assets			314.92
(a) Related Parties			-
(b) Other Than Related Parties			-
(iii) Asset acquired in satisfaction of Debt			216.34
<b>Notes:</b>			
a. As defined in Paragraph 4.1.30 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021, as amended from time to time.			
b. Provisioning norms shall be applicable as prescribed in Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021, as amended from time to time.			
c. 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.			



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**45. Additional Disclosures In Terms of NHB Guidelines**

**45.1 Principal Business Criteria:**

**45.1.1** In terms of para 4.1.17 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021

a. As per para 5.3 of Master Directions NBFC-HFC (Reserve Bank) Directions, 2021, out of the Company's total assets (netted off by intangible assets) as on 31st March 2024, not less than 60% should be by way of housing finance and not less than 50% should be by way of housing finance to individuals.

b. IFL Housing Finance Limited is a Housing Finance Company whose financial assets in the business of providing finance for housing, is 51.70% of its Total Balance Sheet Assets (Netted Off by Intangible Assets) as on 31 March 2024 (Previous Year was 55.17%). Out of the total assets (netted off by intangible), 51.70% is by way of housing finance for individuals (Previous Year was 55.17%). Therefore, PBC criteria as mentioned in point (a) above was not met as on 31 March 2024

**45.2 Capital to Risk Assets Ratio (CRAR):**

Particulars	As at March 31, 2024	As at March 31, 2023
(i) CRAR (%)		
(ii) CRAR-Tier I Capital (%)	62.85%	52.83%
(iii) CRAR-Tier II Capital (%)	52.98%	52.42%
Amount of subordinated debt raised as Tier-II Capital	9.87%	41.00%
Amount raised by issue of Perpetual Debt Instruments	-	-

**45.3 Reserve Fund Under Section 29C of NHB Act, 1987**

Particulars	As at March 31, 2024	As at March 31, 2023
<b>Balance at the beginning of the year</b>		
a) Statutory reserve fund u/s 29C of NHB Act, 1987	124.64	82.65
b) Amount of special reserve u/s 36(1)(viii) of income tax act 1961 taken into account for the purposes of statutory reserve u/s 29C of NHB Act, 1987	286.02	238.53
c) Total	410.66	321.18
<b>Addition/Appropriation/Withdrawal during the year</b>		
<b>Add:</b>		
a) Amount transferred u/s 29C of the NHB Act, 1987		
Current Year		
Previous Year Short Created	212.78	41.99
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of statutory reserve under Section 29C of the NHB Act, 1987	30.25	47.49
<b>Less:</b>		
a) Amount appropriated from the statutory reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
<b>Balance at the end of the year</b>		
a) Statutory reserve u/s 29C of the National Housing Bank Act, 1987	337.42	124.64
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of statutory reserve u/s 29C of the NHB Act, 1987	316.27	286.02
c) Total	653.69	410.66

As per Section 29C of the National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profits every year to a reserve before any dividend is declared. For this purpose, any Special Reserve created by the Company under Section 36(1) (viii) of the Income Tax Act, 1961 is considered to be an eligible transfer u/s 29C of the NHB Act, 1987 also.





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NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024

(Rs. in lakhs, except for share data and unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
<b>45.4 Investments</b>		
<b>Value of Investments</b>		
(i) Gross value of investments		
(a) In India		
(b) Outside India		
(ii) Provision for depreciation		100.50
(a) In India		
(b) Outside India		
(iii) Net value of investments		
(a) In India		
(b) Outside India		
<b>Movement of provision held towards depreciation on investments</b>		100.50
(i) Opening balance		
(ii) Add: Provisions made during the year		
(iii) Less: Write-off / written-back of excess provisions during the year		
(iv) Closing balance		

**45.5 Derivatives**

**45.5.1 Forward Rate Agreement (FRA) / Interest Rate Swap (IRS)**

Particulars	As at March 31, 2024	As at March 31, 2023
(i) The notional principal of swap agreements		
(ii) Losses which would be incurred if counterparties failed to fulfill their obligations under the agreements	Not Applicable	Not Applicable
(iii) Collateral required by the HFC upon entering into swaps	Not Applicable	Not Applicable
(iv) Concentration of credit risk arising from the swaps \$	Not Applicable	Not Applicable
(v) The fair value of the swap book @	Not Applicable	Not Applicable

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.

**45.5.2 Exchange Traded Interest Rate (IR) Derivative**

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise)		
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on March 31, 2022 (instrument-wise)	Not Applicable	Not Applicable
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	Not Applicable	Not Applicable
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	Not Applicable	Not Applicable
	Not Applicable	Not Applicable

**45.5.3 Disclosures on Risk Exposure in Derivatives**

**A. Qualitative Disclosure**

Company has no exposure in Derivatives. Hence Clause 51.5.3 is not Applicable

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**IFL HOUSING FINANCE LIMITED**

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NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024

B. **Quantitative Disclosure** (Rs. in lakhs, except for share data and unless otherwise stated)

Particulars	As at March 31, 2024		As at March 31, 2023	
	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)				
(ii) Marked to Market Positions [1]	Not Applicable	Not Applicable	Not Applicable	Not Applicable
(a) Assets (+)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
(b) Liability (-)	Not Applicable	Not Applicable	Not Applicable	Not Applicable
(iii) Credit Exposure [2]	Not Applicable	Not Applicable	Not Applicable	Not Applicable
(iv) Unhedged Exposures	Not Applicable	Not Applicable	Not Applicable	Not Applicable

**45.6 Securitisation**

Particulars	As at March 31, 2024	As at March 31, 2023
45.6.1		
1. No of SPVs sponsored by the HFC for securitisation transactions	Not Applicable	Not Applicable
2. Total amount of securitised assets as per books of the SPVs sponsored	Not Applicable	Not Applicable
3. Total amount of exposures retained by the HFC towards the MRR as on the date of balance sheet		
(i) Off-balance sheet exposures towards credit enhancements	Not Applicable	Not Applicable
(ii) On-balance sheet exposures towards credit enhancements	Not Applicable	Not Applicable
4. Amount of exposures to securitisation transactions other than MRR	Not Applicable	Not Applicable
(i) Off-balance sheet exposures towards credit Enhancements	Not Applicable	Not Applicable
a) Exposure to own securitizations	Not Applicable	Not Applicable
b) Exposure to third party securitisations	Not Applicable	Not Applicable
(ii) On-balance sheet exposures towards credit enhancements	Not Applicable	Not Applicable
a) Exposure to own securitisations	Not Applicable	Not Applicable
b) Exposure to third party securitisations	Not Applicable	Not Applicable
* Only the SPVs relating to outstanding securitisation transactions may be reported here		

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

Particulars	As at March 31, 2024	As at March 31, 2023
(i) No. of accounts	Not Applicable	Not Applicable
(ii) Aggregate value (net of provisions) of accounts sold to SC / RC	Not Applicable	Not Applicable
(iii) Aggregate consideration	Not Applicable	Not Applicable
(iv) Additional consideration realized in respect of accounts transferred in earlier years	Not Applicable	Not Applicable
(v) Aggregate gain / loss over net book value	Not Applicable	Not Applicable

**45.6.3 Details of Assignment transactions undertaken by HFCs**

Particulars	As at March 31, 2024	As at March 31, 2023
(i) No. of accounts	Not Applicable	Not Applicable
(ii) Aggregate value (net of provisions) of accounts sold to SC / RC	Not Applicable	Not Applicable
(iii) Aggregate consideration	Not Applicable	Not Applicable
(iv) Additional consideration realized in respect of accounts transferred in earlier years	Not Applicable	Not Applicable
(v) Aggregate gain / loss over net book value	Not Applicable	Not Applicable

**45.6.4 Details of non-performing financial assets purchased / sold**

Particulars	As at March 31, 2024	As at March 31, 2023
A.		
1. (a) No. of accounts purchased during the year	-	-
(b) Aggregate outstanding	-	-
2. (a) Of these, number of accounts restructured during the year	-	-
(b) Aggregate outstanding	-	-

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

Particulars	As at March 31, 2024	As at March 31, 2023
1. No. of accounts sold	-	-
2. Aggregate outstanding	-	-
3. Aggregate consideration received	-	-



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**NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

**45.7 Asset Liability Management:**

(Rs. in lakhs, except for share data and unless otherwise stated)

**Maturity pattern of certain items of Assets and Liabilities as on March 31, 2024**

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30 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 & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years	Total
<b>Liabilities</b>											
Deposits											
Borrowings from Bank	36.13	0.00	95.50	133.56	133.86	402.50	754.55	2447.02	832.43	261.58	5139.01
- FI											
- NIFB	175.65	28.40	119.02	303.17	305.43	938.29	1,557.69	6,527.29	548.51	-	10471.48
Cheerdraft From Banks	-	-	-	-	84.83	84.83	169.66	204.73	102.64	66.06	627.52
Foreign Currency Liabilities	-	-	-	-	-	-	2,003.58	-	-	-	2003.58
Advances	112.95	534.52	225.90	795.39	764.87	5,724.54	6,189.74	6,509.36	4,574.59	2,336.82	27,712.68
Investments	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

**Maturity pattern of certain items of Assets and Liabilities as on March 31, 2023**

Particulars	1 day to 7 days	8 days to 14 days	15 days to 30 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 & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years	Total
<b>Liabilities</b>											
Deposits											
Borrowings from Bank	10.30	-	88.45	98.74	95.00	297.82	595.33	2,004.81	1,120.63	850.50	5,175.65
- FI											
- NIFB	83.93	23.37	132.50	237.90	234.35	711.12	1,469.50	5,891.18	1,038.33	-	9,618.59
Cheerdraft From Banks	-	-	-	-	-	84.83	169.66	403.79	101.77	292.01	1,052.06
Foreign Currency Liabilities	-	-	-	-	-	-	900.91	-	-	-	900.91
Advances	56.25	210.84	160.90	503.02	449.37	1,697.62	7,460.82	5,271.88	5,299.10	3,808.98	24,940.34
Investments	-	-	-	100.50	-	-	-	-	-	-	100.50
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-



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**NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

(Rs. in lakhs, except for share data and unless otherwise stated)

45.8 Exposure		As at March 31, 2024	As at March 31, 2023
45.8.1	<b>Exposure to Real Estate Sector</b>		
	<b>Particulars</b>		
	<b>Category</b>		
	<b>A) Direct Exposure</b>		
	<b>(i) Residential Mortgages -</b>		
	Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented;	16,304.54	16,437.16
	(i) Out of the above Individual Housing Loans up to Rs. 15.00 lakh	14,511.29	13,857.38
	<b>(ii) Commercial Real Estate -</b>		
	Lending secured by mortgages on commercial real estates (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits;	36.71	55.28
	(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
	a) Residential	-	-
	b) Commercial Real Estate	-	-
	<b>B) Indirect Exposure</b>		
	Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
	<b>Total Exposure to Real Estate Sector</b>	<b>16,341.25</b>	<b>16,492.44</b>
45.8.2	<b>Exposure to Capital Market</b>		
	<b>Particulars</b>		
	(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;	-	100.50
	(ii) advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
	(iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
	(iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
	(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
	(vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
	(vii) bridge loans to companies against expected equity flows / issues;	-	-
	(viii) All exposures to Venture Capital Funds (both registered and unregistered)	-	-
	<b>Total Exposure to Capital Market</b>	<b>-</b>	<b>100.50</b>



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**45.8.3 Details of financing of parent company products**  
No financing of parent company products is done.

**45.8.4 Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC**  
The company has not exceeded the prudential exposure limits during the year with regard to Single Borrower limit (SGL) / Group Borrower Limit (GBL). For this, higher of the sanctioned limit or entire outstanding is being reckoned for exposure limit.

**45.8.5 Unsecured Advances**  
The Company did not finance projects (including infrastructure projects), thus treatment of the rights, licences, authorisations, etc., charged to the HFCs as collateral in respect of such projects (including infrastructure projects) financed by the company, as in-tangible security and thus unsecured is not applicable.

a. The company has no advances for which intangible securities such as charge over rights, licences, authority, etc has been taken as, also the estimated value of such intangible, collateral.

b. The company has no advances for which intangible securities such as charge over rights, licences, authority, etc has been taken as, also the estimated value of such intangible, collateral.

**45.8.6 Exposure to group companies engaged in real estate business**

Particulars	Current Year		Previous Year	
	Amount	% of Owned Fund	Amount	% of Owned Fund
(i) Exposure to any single entity in a group engaged in real estate business	-	-	-	-
(ii) Exposure to all entities in a group engaged in real estate business	-	-	-	-

**46. Miscellaneous**

**46.1 Registration obtained from other financial sector regulators**

• Registration of the Company as LEI (Legal Entity Identifier) as required by RBI wide LEI no. 335800CZXLHC3EYIO948 valid till 17th August 2024.

• The Company has registered itself with the Information Utility (NeSL (National E Governance Services Ltd.)) as required under Insolvency & Bankruptcy Code, 2016

**46.2 Disclosure of Penalties imposed by NHB and other regulators**

i) There is no penalty imposed by NHB or other regulator during FY 2023-24.  
ii) The Company, on the basis of regulatory inspection being conducted by National Housing Bank for the Financial Year ended 31.03.2020, has been imposed with the Penalty of Rs. 35,000/- + GST for contravention of the provisions of Section 29C of the NHB Act, 1987, Paragraph 2(i)(r), Paragraph 29(3) and paragraph 29(4) of the Housing Finance Companies (NHB) Directions, 2010, Paragraph 5(ii)(i) of the Housing Finance Companies- Corporate Governance (NHB) Directions, 2016, Policy Circular No. 92 and Misc. Circular No. 5. The said penalty was paid and charged to the statement of profit and loss account in the FY 2021-22.

**46.3 Related party Transactions**

Detailed information furnished under Note No. 37

**46.4 Group Structure**

Diagrammatic representation of group structure is provided under board of Director's Report.

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

Instrument	Rating Agency	Rating	Date of Rating	Valid Till
Long Term Bank Facilities	CRISIL Ratings Limited	CRISIL BBB-/Stable	10th August 2023	09th August 2024
Long Term Bank Facilities	Infometrics Valuation and Rating Pvt. Ltd.	IVR BBB-/Stable	11th August 2022	10th August 2023

**46.6 Remuneration of Directors**

Detailed information furnished under Notes to Accounts (please refer Note No. 37)

**46.7 Management**

As provided in Board of Directors' Report.

**46.8 Not Profit or Loss for the period, prior period items and changes in accounting policies**

Particulars	Year ended March 31, 2024
Net Profit for the period (before tax)	-
Prior Period Items	1,605.02
Changes in Accounting Policies	-
	Nil

**46.9 Revenue Recognition**

There is no deferment of revenue recognition.

**46.10 Indian Accounting Standard (Ind AS-110) - Consolidated Financial Statements**

Company has no subsidiary company. Hence, requirement of consolidated financial statements is not applicable to the company.

**46.11** The Company did not entered into any Joint Venture and do not have any overseas subsidiaries.



**IFL HOUSING FINANCE LIMITED**

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NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024

47. Additional Disclosures (Rs. in lakhs, except for share data and unless otherwise stated)

47.1 Provisions and Contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	As at March 31, 2024	As at March 31, 2023
1. Provisions for depreciation on Investment	-	-
2. Provision made towards Income tax	-	-
3. Provision towards NPA	407.96	253.46
4. Provision for Standard assets (with details like teaser loan, CRE, CRE-RH etc.)	98.58	55.05
5. Provision for Sub-standard assets	99.14	93.88
6. Provision for Doubtful assets	31.45	31.43
7. Provision for Loss Assets*	55.76	12.24
8. Provision for Employee Benefits	11.38	11.38
	42.67	31.65
9. Other Provision and Contingencies (with details)	-	-

\* Loss Assets due to identification of fraud during the FY 21-22.

Break up of Loan & Advances and Provisions thereon	As at March 31, 2024		As at March 31, 2023	
	Housing Loan	Non-Housing Loan	Housing Loan	Non-Housing Loan
Standard Assets				
a) Total Outstanding Amount	14,798.09	12,802.39	14,456.14	10,343.97
b) Provisions made	46.73	52.40	50.21	43.67
Sub-Standard Assets				
a) Total Outstanding Amount	142.42	15.08	174.99	22.15
b) Provisions made	28.45	3.00	27.88	3.55
Doubtful Assets – Category-I				
a) Total Outstanding Amount	96.95	15.68	15.80	13.54
b) Provisions made	31.44	5.11	4.10	3.56
Doubtful Assets – Category-II				
a) Total Outstanding Amount	21.49	11.93	11.00	0.30
b) Provisions made	12.24	6.97	4.46	0.12
Doubtful Assets – Category-III				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Loss Assets				
a) Total Outstanding Amount	11.07	0.30	11.07	0.30
b) Provisions made	11.07	0.30	11.07	0.30

47.1.a The Total Outstanding Amount means Principal + Accrued Interest on Standard Assets + Accrued interest computed on amount net of provision on other than Standard Assets + Other Charges due and recognised as income.

47.1.b The Category of Doubtful Assets will be as under :

Period for which the assets has been considered as doubtful	Category
Up to one year	Category-I
One to three years	Category-II
More than three years	Category-III

Details of Movement in Provisions:

Particulars	Opening Balance As at April 01, 2023	Provisions made during the year	Provisions adjusted/ Reversed	Closing Balance As at March 31, 2024
Taxation (Current Tax)	253.46	407.96	253.46	407.96
Standard Assets	93.88	99.14	93.88	99.14
Sub-Standard Asset	31.43	15.84	15.82	31.45
Doubtful Asset	12.24	48.04	4.52	55.76
Loss Asset	11.38	-	-	11.38
Employee Benefits	31.66	11.01	-	42.67

47.2 Draw Down from Reserves

Company has not drawn any amount from reserves.

47.3 Concentration of Public Deposits, Advances, Exposures and NPAs

47.3.1 Concentration of Public Deposits (for Public Deposit taking/holding HFCs)

Particulars	As at March 31, 2024	As at March 31, 2023
Total deposits of twenty largest depositors	Not Applicable	Not Applicable
Percentage of deposits of twenty largest depositors to total deposits of the HFC	Not Applicable	Not Applicable



**IPL HOUSING FINANCE LIMITED**

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NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024

**47.3.2 Concentration of Loans & Advances** (Rs. in lakhs, except for share data and unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
Total loans & advances to twenty largest borrowers		
Percentage of loans & advances of twenty largest borrowers to total advances of the HFC	583.88	587.08
Note:	2.05%	2.34%

Total loans & advances to twenty largest borrowers is considered on the basis of Higher of Sanction or Outstanding. Amount and percentage of Total loans & advances to twenty largest borrowers is calculated taking Outstanding.

**47.3.3 Concentration of all Exposure (including off-balance sheet exposure)**

Particulars	As at March 31, 2024	As at March 31, 2023
Total exposure to twenty largest borrowers/customers		
Percentage of exposures of twenty largest borrowers / customers to total exposure of the HFC on borrowers / customers	583.88	587.08
Note:	2.08%	2.25%

Total Exposure is taken on the basis of Sanction or Outstanding which ever is higher.

**47.3.4 Concentration of NPAs**

Particulars	As at March 31, 2024	As at March 31, 2023
Total exposure to top ten NPA accounts		
Total exposure to NPA accounts	125.70	122.16
	314.92	249.16

**47.3.5 Sector-wise NPAs**

Sector	Percentage of NPAs to Total Advances in that sector	
	As at March 31, 2024	As at March 31, 2023
<b>A. Housing Loans:</b>		
1. Individuals		
2. Builders/Project Loans	1.81%	1.47%
3. Corporates	Nil	Nil
4. Others (specify)	Nil	Nil
<b>B. Non-Housing Loans:</b>		
<b>Loan Against Property</b>		
1. Individuals		
2. Builders/Project Loans	3.37%	2.08%
3. Corporates	Nil	Nil
4. Others (specify)	Nil	Nil
<b>Loan Against Shares</b>		
1. Individuals		
2. Builders/Project Loans	Nil	Nil
3. Corporates	Nil	Nil
4. Others (specify)	Nil	Nil
<b>Loan Against Collateral of Gold Jewellery</b>		
1. Individuals		
2. Builders/Project Loans	0.00%	0.00%
3. Corporates	Nil	Nil
4. Others (specify)	Nil	Nil

**47.4 Movement of NPAs**

Particulars	As at March 31, 2024	As at March 31, 2023
(i) Net NPAs to Net Advances (%)		
(ii) Movement of NPAs (Gross)	0.78%	0.78%
a) Opening balance		
b) Additions during the year	249.16	187.64
c) Reductions during the year	186.67	430.31
d) Closing balance	120.91	368.80
(iii) Movement of Net NPAs	314.92	249.16
a) Opening balance		
b) Additions during the year	194.11	147.27
c) Reductions during the year	122.80	362.62
d) Closing balance	100.57	315.78
(iv) Movement of provisions for NPAs (excluding provisions on standard assets)	216.34	194.11
a) Opening balance		
b) Provisions made during the year	55.05	40.37
c) Write-off/write-back of excess provisions	63.87	67.69
d) Closing balance	20.34	53.02
	98.58	55.05



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NOTES TO THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024

47.5 Overseas Assets (Rs. in lakhs, except for share data and unless otherwise stated)

Particulars	As at March 31, 2024	As at March 31, 2023
Overseas Assets	-	-

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

Name of the SPV sponsored	As at March 31, 2024		As at March 31, 2023	
	Domestic	Overseas	Domestic	Overseas
	Not Applicable	Not Applicable	Not Applicable	Not Applicable

47.7 Disclosure regarding percentage of outstanding loans granted against the collateral gold jewellery to their outstanding total assets

Particulars	As at March 31, 2024	As at March 31, 2023
Gross Loan Outstanding against Collateral of Gold Jewellery	-	-
Gross Total Loans Outstanding	11,569.16	8,596.83
Percentage of outstanding loans granted against the collateral gold jewellery to outstanding total assets	27,910.40	25,089.27
	41.45%	34.26%

48. Disclosure of Complaints

**Customers Complaints**

Particulars	(In Numbers)	
	As at March 31, 2024	As at March 31, 2023
a) No. of complaints pending at the beginning of the year	-	-
b) No. of complaints received during the year	1	-
c) No. of complaints redressed during the year	3	4
d) No. of complaints pending at the end of the year	4	3
	-	1

49. Fraud Cases

49.1

Particulars	As at March 31, 2024		As at March 31, 2023	
	No.	Outstanding Amount	No.	Outstanding Amount
Opening Loans Account detected as Fraud	-	-	-	-
Additional Loan Accounts detected as Fraud during the Year	2	19.08	1	11.38
Amount Recovered during the year	1	7.00	1	9.30
Loan Accounts Written Off During The Year	2	14.70	-	1.60
Closing Loans Account detected as Fraud	-	-	-	-
Provision Created	1	11.38	2	19.08
		11.38		11.38

50. Disclosure in pursuant to Guidelines for Entry of Housing Finance Companies Into Insurance Business:  
50.1 The Company is not engaged in the business of Insurance Agency.

51. During the year:

- 51.1 The company has taken an unsecured loan from a Non-Banking Financial Company which is repayable on demand.
- 51.2 No prior period items occurred which has impact on profit and loss account.
- 51.3 No change in any accounting policy.
- 51.4 There were no circumstances in which revenue recognition has been postponed pending the resolution of significant uncertainties.
- 51.5 There was no withdrawal from Reserve fund.
- 51.6 Company has not accepted public deposits.
- 51.7 The company do not have an exposure to teaser rate loans.

52. There have been no events after the reporting date that requires disclosure in these financial statements.

53. The Company has complied with all the prudential norms prescribed by RBI and/or NHB on income recognition, accounting standards, assets classification, provisions for bad & doubtful debts, capital adequacy and credit/investment concentration.





**IFL HOUSING FINANCE LIMITED**

CIN: U65910DL2015PLC285284

**NOTES ON THE IND AS FINANCIAL STATEMENTS FOR THE YEAR ENDED ON MARCH 31, 2024**

54. The Additional Regulatory Information, to the extent not applicable on the Company, has not been reported.

55. Figures in brackets indicate negative (-) figures.

Signed for the purpose of Identification

FOR AJAY RATTAN & CO.

Chartered Accountants

Firm Regn. No. 012063N



CA. Varun Garg  
Partner

Membership No. 523588

UDIN: 24523588BK6YUJ4U96

New Delhi, the 28th day of May, 2024

For and on behalf of the Board of Directors of  
IFL HOUSING FINANCE LIMITED



Gopal Bansal  
Managing Director  
DIN: 01246420



Sunita Bansal  
Director  
DIN: 02801660



Prerna Matta Arora  
CFO  
PAN: BAMP7263C



Varsha Bharti  
Company Secretary  
PAN: AROPB3152H

IFL HOUSING FINANCE LIMITED

CIN- U65910DL2015PLC285284

Regd. Office- D-16, 1stFloor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085

E-mail Id- [info@iflhousingfinance.com](mailto:info@iflhousingfinance.com) Website- [www.iflhousingfinance.com](http://www.iflhousingfinance.com) Contact No. 01147096097

Form No. MGT-11

## PROXY FORM

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

CIN : U65910DL2015PLC285284  
 Name of the Company : IFL Housing Finance Limited  
 Registered Office : D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi 110085.

Name of the member(s):

Registered Address :

Email ID:

Folio No./Client ID :

DP ID :

I/ We being the member(s)holding shares of the above named Company hereby appoint:

1. Name :

Address :

Email ID :

Or failing him

2. Name :

Address :

Email ID :

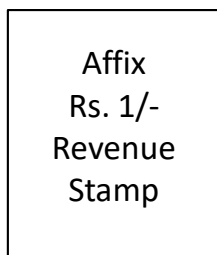
Or failing him

3. **Name** :  
**Address** :  
  
**Email ID** :  
**Or failing him**

as my/ our proxy to attend and vote (on a poll) for me/ us and on my/ behalf at the 9<sup>th</sup> Annual General Meeting of the Company to be held on Monday, 16th September, 2024 at 10:30 a.m. at D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi 110085 and at any adjournment thereof in respect of such resolutions as are indicated below:

RESOLUTION NO.	RESOLUTIONS
<b>Ordinary Business</b>	
1.	To receive, consider and adopt the financial statements of the company for the financial year ended March 31, 2023 including Audited Balance Sheet as on March 31, 2023, Cash Flow Statement and the Statement of Profit and Loss, for the financial year ended on March 31, 2023, along with the reports of the Board of Directors('the Board') and the Auditors thereon.
2.	To appoint a Director in place of Mr. Gopal Bansal (DIN: 01246420), who retires by rotation and, being eligible, offers himself for re-appointment.
3.	Re-appointment of Statutory Auditor's of the Company.

Signed this.....Day of. 2024



Signature of the member.....

Signature of the Proxy holder(s) (1)..... (2) .....(3) .....

**Note: This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.**

**IFL HOUSING FINANCE LIMITED****CIN- U65910DL2015PLC285284****Regd. Office- D-16, 1stFloor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085****E-mail Id- [info@iflhousingfinance.com](mailto:info@iflhousingfinance.com) Website- [www.iflhousingfinance.com](http://www.iflhousingfinance.com) Contact No. 01147096097****ATTENDANCE SLIP**

Full name and address of the Shareholder/Proxy Holder (in block letters)	
Joint Holder 1(in block letters)	
Joint Holder 2(in block letters)	
Folio No./DP ID*/Client ID*:	
No. of Shares Held	
I hereby certify that I am a member/proxy for the member of the Company.	
Signature of Shareholder/Proxy	

I/we hereby record my presence at the Fifth Annual General Meeting of the Shareholders of IFL Housing Finance Limited held on Monday, 16<sup>th</sup> September, 2024 at 10:30 a.m. at **D-16, First Floor, Above ICICI Bank, Prashant Vihar, Sector-14, Rohini, New Delhi-110085.**

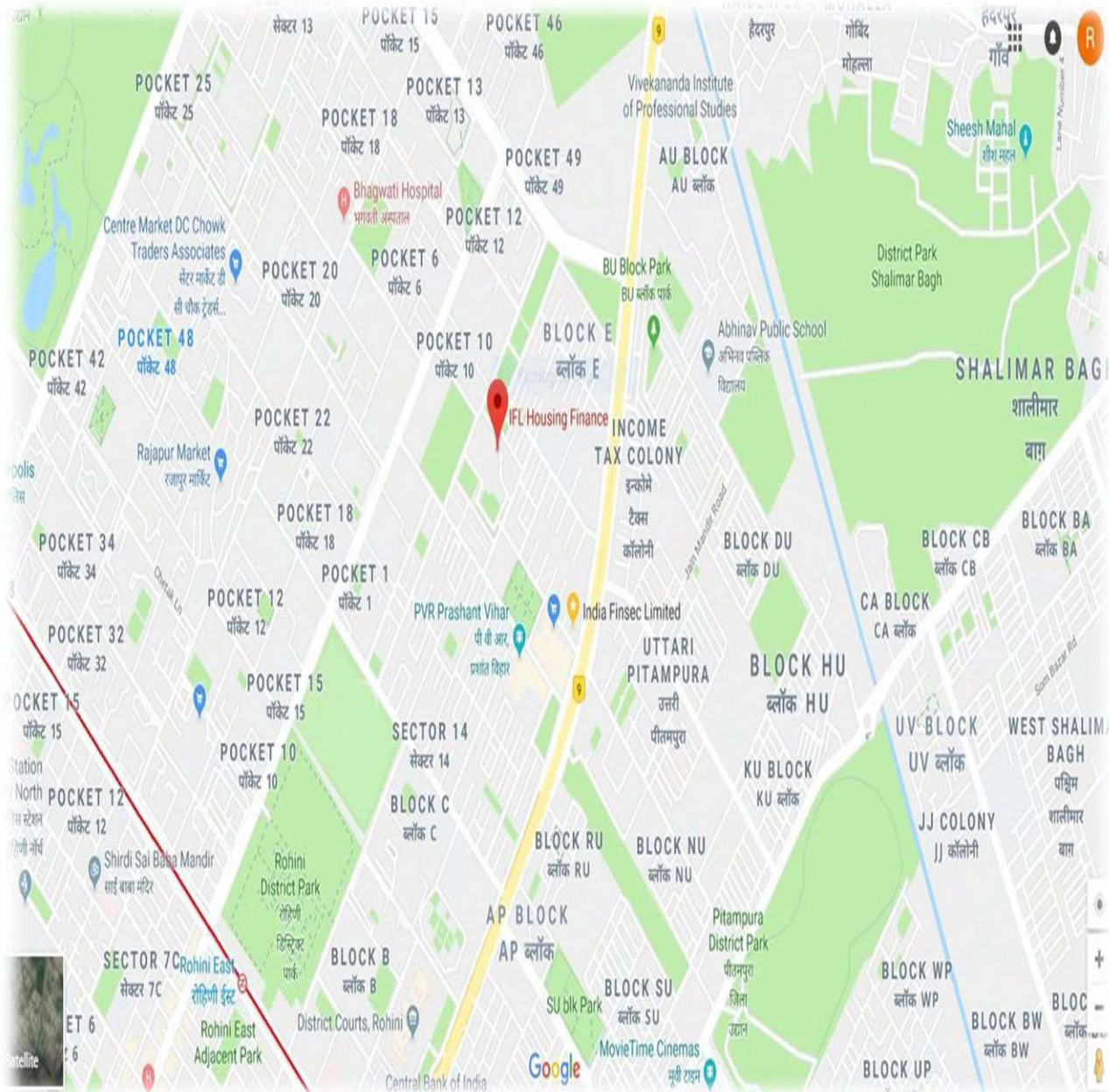
**Note:** Shareholders attending the Meeting in person or by proxy are requested to complete the attendance slip and hand over at the entrance of the premise. Shareholders are also requested to bring their copy of annual report. As a measure of economy, copies of Annual Reports will not be distributed at the venue of the Annual General Meeting.

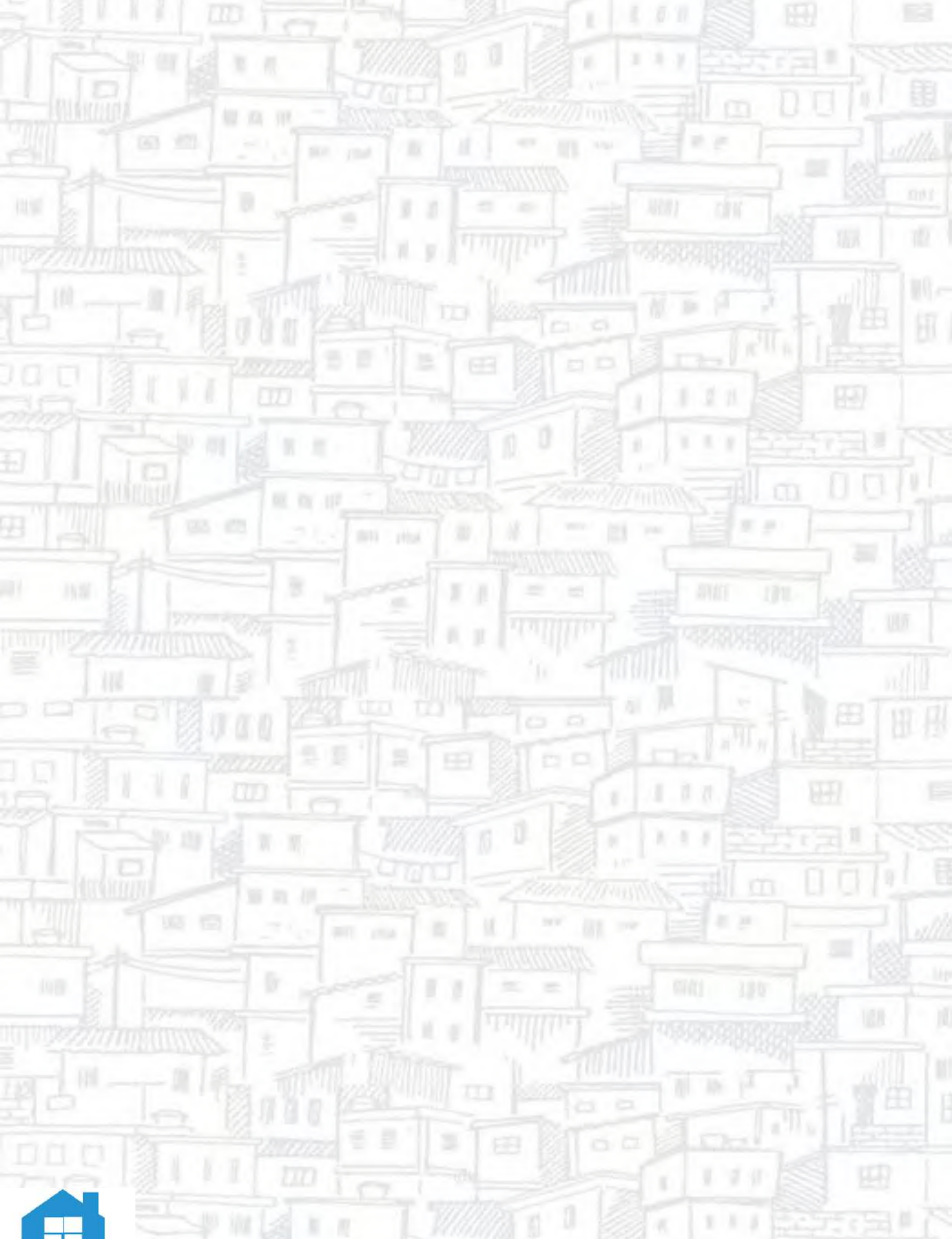
\*Applicable for shareholders holding shares in electronic form.

## ROUTE MAP TO THE VENUE OF AGM

**Name of the Company**  
**Registered Office**

: IFL Housing Finance Limited Registered  
: D-16, First Floor, Above ICICI bank, Prashant  
Vihar, Sector-14, Rohini, New Delhi-110085.





Loan in 3 days

**IFL HOUSING FINANCE LIMITED**

D-16, First Floor, Above ICICI Bank, Sector-14, Prashant Vihar, New Delhi- 110085

CIN: U65910DL2015PLC285284