Annexure I

Disclosures to be provided along with the application for listing as per Master Circular No. SEBI/HO/DDHS/PoD1/P/CIR/2024/54dated May 22, 2024 as amended

Dated: 10th July, 2024
Private and Confidential – Not for circulation
Issue of Commercial Paper intended to be listed

GODREJ HOUSING FINANCE LIMITED
Registered Office & Corporate Office: Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai –400079, Maharashtra, India |
CIN: U65100MH2018PLC315359 | **Tel:** 022 - 68815555 |
Website: https://www.godrejcapital.com/ghf/products.html |
E- mail: kunal.karnani@godrejcapital.com

1. Details pertaining to the Issuer:

1.1 Details of the Issuer:

Name	Godrej Housing Finance Limited
Registered and Corporate Office Address	Godrej One, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400079
CIN	U65100MH2018PLC315359
PAN	AAHCG4999A
Line of Business	Housing Finance Company registered with the Reserve Bank of India
Managing Director / President/ CEO / CFO	(i) Mr. Manish Anant Shah (Managing Director & CEO) (ii) Mr. Kunal Suresh Karnani (Chief FinancialOfficer)
Group Affiliation (if any)	The Company is a part of the 'Godrej Capital Group'

1.2 Details of the directors of the Company:

The Board of the Company comprises of 1 Managing Director & Chief Executive Officer, 4 Non-executive Directors out of which 3 are Independent Directors.

Sr. No.	Name, Designation and DIN	Age	Address	Director of the Company since	Details of otherdirectorships
1.	**Mr. Pirojsha Godrej** Designation: Non-Executive Chairman DIN:00432983 Nationality: Indian Occupation: Business	43	Aashraye Godrej House, 67 H Walkeshwar Road, Mumbai – 400006.	05-10-2018	1. Godrej Consumer Products Limited 2. Godrej Properties Limited 3. Godrej Fund Management and Investment Advisors Private Limited 4. Praviz Developers Private Limited 5. Karukachal Developers Private Limited 6. Eranthus Developers Private Limited 7. Swaddle Projects Private Limited 8. Godrej Agrovet Limited 9. Godrej Industries Limited 10. Godrej Capital Limited 11. Godrej Finance Limited 12. Ceres Developers Private Limited 13. Swaddle Studios Private Limited
2.	**Mr. Manish Shah** Designation: Managing Director & CEO DIN: 06422627 Nationality: Indian Occupation: Service	50	D1801, Ashok Gardens, T J Road, Sewri, Mumbai - 400015	04-09-2019	1. Ruchita Rambles Services PrivateLimited 2. Godrej Capital Limited 3. Godrej Finance Limited
3.	**Mrs. Rosemary Sebastian** Designation: Independent Director DIN:07938489 Nationality: Indian Occupation: Company Director	65	405, Buttercup, Hiranandani Meadows, Glayds Alvares Road, Thane - 400610	28-01-2021	1. Aseem Infrastructure Finance Limited 2. NIIF Infrastructure Finance Limited

Sr. No.	Name, Designation and DIN	Age	Address	Director of the Company since	Details of otherdirectorships
4.	**Mr. Saibal Ghosh** Designation: Independent Director DIN:09766300 Nationality: Indian Occupation: Service	58	Golden Rays Z wing 703/704 Shastri Nagar off J.P. Road Andheri west Mumbai 400053	17-10-2022	NIL
5	**Dr. Hemant Adarkar** Designation: Independent Director DIN: 03127893 Nationality: Indian Occupation: IT Consultant	62	B-11, Plot No 204, Seema Apartments CHS LTD, Bullock Road, Near Bandstand, Mumbai- 400050	10-01-2024	1. Godrej Finance Limited 2. National Commodity and Derivatives Exchange Limited 3. Zensung Software Private Limited 4. Dvara Kshetriya Gramin Financial Services Private Limited

1.3 Details of change in directors in last three financial years including any change in current year:

Name, Designation and DIN	Date of Appointment / Resignation	Date of Cessation (in case of resignation)	Date of Change	Director of the Company since	Reasons
Mr. Manish Shah Designation: Managing Director and CEO DIN: 06422627	September 4, 2019 (Appointment)	-	September 4, 2019	September 4, 2019	Appointment
Mr. Karan Singh Bolaria Designation: Non-Executive Director DIN: 06618461	February 22, 2021 (Resignation)	February 22, 2021	February 22, 2021	October 5, 2018	Resignation
Mr. Mohit Malhotra Designation: Non-Executive Director DIN: 07074531	February 23, 2021 (Resignation)	February 23, 2021	February 23, 2021	October 5, 2018	Resignation
Mrs. Usha Sangwan Designation: Independent Director DIN: 02609263	January 28, 2021 (Appointment)	July 30, 2022	July 30, 2022	January 28, 2021	Resignation
Mrs. Rosemary Sebastian Designation: Independent Director DIN: 07938489	January 28, 2021 (Appointment)	-	January 28, 2021	January 28, 2021	Appointment
Mr. Saibal Ghosh Designation: Independent Director	October 17, 2022 (Appointment)	-	October 17, 2022	October 17, 2022	Appointment

Name, Designation and DIN	Date of Appointment / Resignation	Date of Cessation (in case of resignation)	Date of Change	Director of the Company since	Reasons
DIN: 09766300					
Dr. Hemant Adarkar Designation: Independent Director DIN: 03127893	January 10, 2024 (Appointment)	-	January 10, 2024	January 10, 2024	Appointment

1.4 List of top 10 holders of equity shares of the company as on March 31, 2024:

Sr. No.	Name of the Shareholders	Category of the Shareholder	Total No of Equity Shares of face value of Rs. 10/- each	No of shares in Dematerialised form	Total Shareholdingas % of total no of equity shares
1	Godrej Capital Limited	Domestic Company	341,821,049	341,821,049	100
2	Mr. Adi Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
3	Mr. Nadir Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
4	Ms. Tanya Dubash (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
5	Ms. Nisaba Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
6	Mr. Pirojsha Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
7	Mr. Burjis Godrej (Nominee of Godrej Capital Limited)	Indian Individual	1	1	0
Total			**341,821,055**	**341,821,055**	**100**

The table contains details of all shareholders of issuer. It is confirmed that no shares have been pledged by the shareholders.

1.5 Details of the statutory auditor:

Name and Address	Date of Appointment	Remarks
D. Kothary & Co. Chartered Accountants Address: 102 – Ameya House, Next to Azad Nagar Metro Station, Above Standard Chartered Bank, Andheri(W), Mumbai – 400 058	May 22, 2023	-

1.6 Details of the change in statutory auditors in last three financial years including any change in the current year:

Name of Auditor	Address	Date of appointment	Date of cessation, if applicable*	Date of resignation, if applicable
M/s Kalyaniwalla & Mistry LLP	2nd Floor, Esplanade House, 29, Hazarimal Somani Road, Fort, Mumbai -	September 27, 2019	May 22, 2023	-

Name of Auditor	Address	Date of appointment	Date of cessation, if applicable*	Date of resignation, if applicable
Chartered Accountants	400001			

** Pursuant to RBI notification RBI/2021-22/25, Ref. No. DoS.CO.ARG/ SEC.01/08.91.001/2021-22 dated April 27, 2022*

1.7 List of top ten NCD Holders as on March 31, 2024:

Sr. No.	Name of Holder	Category	Face Value	Holding % as a percentage of total NCD Outstanding of the Issuer
1	Axis Bank Ltd.	Bank	96,00,00,000	48%
2	SBI Mutual Fund	Mutual Fund	49,00,00,000	25%
3	Axis Mutual Fund	Mutual Fund	25,00,00,000	13%
4	HSBC Mutual Fund	Mutual Fund	15,00,00,000	8%
5	Bandhan Mutual Fund	Mutual Fund	15,00,00,000	8%

1.8 List of top ten Commercial Paper holders as on March 31, 2024:

Sr. No.	Name of CP Holder	Category of CP Holder	Face Value of CP Holding	CP Holding % as a percentage of total CP Outstanding of the Issuer
1	LIC Mutual Fund	Mutual Fund	2,00,00,00,000	27%
2	Nippon Mutual Fund	Mutual Fund	1,50,00,00,000	20%
3	UTI Mutual Fund	Mutual Fund	1,00,00,00,000	13%
4	ICICI Prudential Mutual Fund	Mutual Fund	1,00,00,00,000	13%
5	Mirae Asset Mutual Fund	Mutual Fund	75,00,00,000	10%
6	Axis Mutual Fund	Mutual Fund	75,00,00,000	10%
7	Kotak Mahindra Mutual Fund	Mutual Fund	45,00,00,000	6%

2. Material Information:

2.1 Details of all default/s and/or delay in payments of interest and principal of CPs, (including technical delay), debt securities, term loans, external commercial borrowings and other financial indebtedness including corporate guarantee issued in the past 5 financial years including in the current financial year. – Nil

2.2 Ongoing and/or outstanding material litigation and regulatory strictures as on the date of the document. – Nil

2.3 Any material event/ development having implications on the financials/credit quality including any material regulatory proceedings against the Issuer/promoters, tax litigations resulting in material liabilities, corporate restructuring event which may affect the issue or the investor's decision to invest /continue to invest in the CP: Not Applicable

3. Details of borrowings of the Company as on March 31, 2024:

3.1 Details of outstanding Commercial Papers:

IPA Bank	ICICI Bank Ltd.
Rating Agency	CRISIL Ratings Ltd. & ICRA Ltd.
Credit Rating	CRISIL A1+ & ICRA A1+
Secured / Unsecured	Unsecured
Security	N.A.

Sr. No.	Series	ISIN	Tenor/ Period of maturity	Coupon	Amt. issued (Crs.)	Date of allotment	Redemption date/ Schedule
1	NA	INE02JD14351	3 Months	Zero Coupon	20	19-Jan-24	22-Apr-24
2	NA	INE02JD14369	3 Months	Zero Coupon	100	05-Feb-24	06-May-24
3	NA	INE02JD14377	3 Months	Zero Coupon	100	16-Feb-24	17-May-24
4	NA	INE02JD14385	3 Months	Zero Coupon	25	20-Feb-24	16-May-24
5	NA	INE02JD14393	3 Months	Zero Coupon	100	21-Feb-24	22-May-24
6	NA	INE02JD14401	12 Months	Zero Coupon	75	23-Feb-24	17-Feb-25
7	NA	INE02JD14419	3 Months	Zero Coupon	75	04-Mar-24	03-Jun-24
8	NA	INE02JD14427	3 Months	Zero Coupon	100	12-Mar-24	11-Jun-24
9	NA	INE02JD14435	12 Months	Zero Coupon	150	15-Mar-24	13-Mar-25

3.2 Details of NCDs issued on private placement basis:

Sr. No.	Series	ISIN	Tenor/ Period of Maturity	Coupon	Amt. issued (Crs.)	Date of allotment	Redemption Date	Credit Rating	Secured/ Unsecured	Security
1	Series A (FY 22-23)	INE02JD07017	3 Years	8.00%	96	29-Jul-2022	29-Jul-2025	CRISIL AA	Secured	Secured by way of pari-passu charge in the favor of the debenture trustee over the eligible receivables to the extent of security cover of one time of obligations.
2	Series B (FY 22-23)	INE02JD07025	2 Years 1 Month	7.75%	104	02-Sep-2022	03-Oct-2024	CRISIL AA	Secured	

The company has appointed Catalyst Trusteeship Ltd. as the trustee for the NCDs issued on private placement basis.

3.3 Details of secured/ unsecured loan facilities/ bank fund based facilities/ rest of the borrowing, if any, including hybrid debt like foreign currency convertible bonds (FCCB), optionally convertible debentures / preference shares from banks or financial in situations or financial creditors as on March 31, 2024:

(Rs. In Crores)

Sr. No.	Bank Name	Nature of Facility	Sanction Amount	Outstanding Amount	RepaymentSchedule	Credit Rating	Security	Asset Classification
1	Bank of India	Term Loan	200.00	200.00	Loan with quarterly repayments and tenure upto 5.5 Years	CRISIL AA	Secured by way of pari-passu charge in the favor of the debenture trustee over the eligible receivables to the extent of security cover of one	Standard
2	Central Bank of India	Term Loan	100.00	91.67	Loan with quarterly repayments and tenure upto 7 Years	CRISIL AA		Standard
3	DBS Bank India	Term Loan / WCDL	300.00	200.00	Loan with bullet repayment and tenure upto 3 Years	CRISIL AA		Standard
4	DCB Bank Ltd.	WCDL	50.00	-	Upto 12 Months.	CRISIL AA		Standard
5	Federal Bank	Term Loan	100.00	44.38	Loans with quarterly repayments and tenure upto 5 Years	CRISIL AA		Standard

Sr. No.	Bank Name	Nature of Facility	Sanction Amount	Outstanding Amount	RepaymentSchedule	Credit Rating	Security	Asset Classification
6	HDFC Bank	Term Loan/CC/ WCDL	625.00	314.74	Loans with quarterly / monthly and tenure upto 5 Years	CRISIL AA	point one times of obligations.	Standard
7	ICICI Bank	Term Loan/CC	380.00	46.88	Loans with quarterly repayments and tenure upto 3 Years	CRISIL AA		Standard
8	IDBI Bank	Term Loan/ WCDL	300.00	250.00	Loan with quarterly repayments and tenure upto 5 Years	CRISIL AA		Standard
9	Indian Bank	Term Loan	75.00	65.83	Loan with quarterly repayments and tenure upto 7 Years	CRISIL AA		Standard
10	Kotak Mahindra Bank	Term Loan/CC	75.00	8.17	Loans with quarterly repayments and tenure upto 3 Years	CRISIL AA		Standard
11	Punjab National Bank	Term Loan	300.00	300.00	Loans with quarterly repayments and tenure upto 7 Years	CRISIL AA		Standard
12	State Bank of India	Term Loan/CC/ WCDL	2,800.00	2,100.00	Loans with quarterly repayments and tenure upto 7 Years	CRISIL AA		Standard
13	Union Bank of India	Term Loan	200.00	176.92	Loan with quarterly repayments and tenure upto 7 Years	CRISIL AA		Standard
14	Yes Bank	WCDL	150.00	-	Upto 12 Months	CRISIL AA		Standard
15	National Housing Bank	Refinance	250.00	73.07	Loan with quarterly repayments and tenure upto 10 Years	CRISIL AA	First exclusive charge over the book debts (together with securities thereof) refinanced by NHB with 20% margin	Standard

There are no instances of credit rating issued and not accepted by the Company.

3.4 The amount of corporate guarantee or letter of comfort issued by the issuer along with name of the counterparty (like name of the subsidiary, JV entity, group company, etc) on behalf of whom ithas been issued, contingent liability including debt service reserve account (DSRA) guarantees/ any putoption etc. - N.A.

4 Issue Information:

4.1 Details of current tranche including ISIN, amount, date of issue, maturity, all credit ratings including unaccepted ratings, date of rating, name of credit rating agency, its validity period, declaration that therating is valid as at the date of issuance and listing, details of issuing and paying agent and other conditions, if any.

ISIN	INE02JD14500
Deal Date	08/07/2024
Issue Date (Value Date)	10/07/2024
Maturity Date	31/01/2025
Face Value per CP (Rs.)	Rs. 5,00,000/-
Amount (Rs.)	1,00,00,00,000/- (Rupees One Hundred Crore Only)
Credit Rating Agency	CRISIL Ratings Ltd. & ICRA Ltd.
Current Credit Rating	CRISIL A1+ & ICRA A1+
Rating Letter Date	03rd July 2024 & 23rd May 2024

Validity Period of Rating	60 calendar days & 3 months respectively
Credit Rating Unaccepted	NA
IPA	ICICI Bank Address: Godrej IT Park, Mumbai
Other Conditions, if any	NIL
Details of Debenture Trustee	Not Applicable

The credit rating mentioned above is valid/would remain valid as at the date of issuance and listing of the commercial papers.

4.2 CP borrowing limit, supporting board resolution for CP borrowing, details of CP issued during the last15 months:

The proposed CP programme is within the limit of Rs. 2,000 crores approved by the Board of Directors (the Board) of the Company at their meeting held on April 30, 2024. Certified true copy of said resolution is attached as Annexure A.

Details of previously issued CP during last 15 months is provided below:

IPA Bank	ICICI Bank Ltd.
Rating Agency	CRISIL Ratings Ltd. & ICRA Ltd.
Credit Rating	CRISIL A1+ & ICRA A1+

Sr. No.	ISIN	Amount	Issue Date	MaturityDate
1	INE02JD14484	100,00,00,000	12-Jun-24	11-Sep-24
2	INE02JD14476	100,00,00,000	04-Jun-24	03-Sep-24
3	INE02JD14468	100,00,00,000	03-Jun-24	02-Sep-24
4	INE02JD14450	200,00,00,000	17-May-24	16-Aug-24
5	INE02JD14443	100,00,00,000	10-May-24	09-Aug-24
6	INE02JD14435	150,00,00,000	15-Mar-24	13-Mar-25
7	INE02JD14427	100,00,00,000	12-Mar-24	11-Jun-24
8	INE02JD14419	75,00,00,000	04-Mar-24	03-Jun-24
9	INE02JD14401	75,00,00,000	23-Feb-24	17-Feb-25
10	INE02JD14393	100,00,00,000	21-Feb-24	22-May-24
11	INE02JD14385	25,00,00,000	20-Feb-24	16-May-24
12	INE02JD14377	100,00,00,000	16-Feb-24	17-May-24
13	INE02JD14369	100,00,00,000	05-Feb-24	06-May-24
14	INE02JD14351	20,00,00,000	19-Jan-24	22-Apr-24
15	INE02JD14344	100,00,00,000	06-Dec-23	06-Mar-24
16	INE02JD14336	1,00,00,00,000	04-Dec-23	28-Feb-24
17	INE02JD14328	25,00,00,000	30-Nov-23	23-Feb-24
18	INE02JD14328	50,00,00,000	24-Nov-23	23-Feb-24
19	INE02JD14310	200,00,00,000	23-Nov-23	22-Feb-24
20	INE02JD14302	75,00,00,000	31-Oct-23	28-Dec-23
21	INE02JD14294	1,00,00,00,000	31-Oct-23	22-Dec-23
22	INE02JD14286	1,00,00,00,000	07-Sep-23	07-Dec-23
23	INE02JD14278	1,00,00,00,000	04-Sep-23	04-Dec-23
24	INE02JD14245	1,00,00,00,000	10-Jan-23	23-Mar-23
25	INE02JD14252	50,00,00,000	11-Jul-23	06-Oct-23
26	INE02JD14260	50,00,00,000	19-Jul-23	18-Oct-23

4.3 End-use of funds: The Proceeds of the issue will be used for to repay existing debts of the Company and for working capital purpose.

4.4 Credit Support / enhancement (if any): Not applicable

a. Details of instrument, amount, guarantor company – NA
b. Copy of the executed guarantee – NA
c. Net worth of the guarantor company – NA
d. Names of companies to which guarantor has issued similar guarantee – NA
e. Extent of the guarantee offered by the guarantor company – NA
f. Conditions under which the guarantee will be invoked – NA

4.5 Where an issue is made by an issuer who has been in existence for less than three years, a disclosure that the issue is open for subscription only to Qualified Institutional Buyers: Not applicable

5 Financial Information

5.1 a. Audited/ Limited review half yearly consolidated (wherever available) and standalone financialinformation (Profit & Loss statement, Balance Sheet and Cash Flow statement) along with auditor qualifications, if any, for last three years along with latest available financial results,if the issuer has been in existence for a period of three years and above; or, - Please refer Annexure D to the document.

b. Audited / limited review half yearly consolidated (wherever applicable) and standalone financial information (Profit & Loss statement, Balance Sheet and Cash Flow statement) along with auditor qualifications, if any, pertaining to the years of existence, if the issuer has been in existence for less than three years – Not applicable

5.2 Latest audited financials should not be older than six months from the date of application for listing. – Audited financial results as on March 31, 2024 are attached as Annexure D.

5.3 Provided that listed issuers (who have already listed their specified securities and/ or NCDs and/ or NCRPS) who are in compliance with SEBI LODR Regulations, 2015, and/ or issuers(who have outstanding listed CPs) who are in compliance with the continuous listing conditions mentioned in the SEBI Master Circular dated May 22, 2024, as amended may file unaudited financials with limited review for the stub period in the current year, subject to making necessary disclosures in this regard including risk factors. – Not applicable, please refer Annexure E for risk factors

5.4 Latest available limited review quarterly financial results in case an issuer is not having any listed specified securities and is required to prepare such results on quarterly basis for consolidation of financial results of its holding company, under the requirement of any applicable law(s). – Not Applicable.

6 Asset Liability Management (ALM) Disclosures:

6.1 Type of loans:
The detailed break-up of the type of loans given by the Company as on March 31,2024 is as follows:

(Amount in Rs Crore)

Sr. No.	Type of Loans	Amount
1.	Secured	5,300.94
2.	Unsecured	117.58
Total Assets under Management		**5,418.52**

6.2 Sectoral Exposure as on March 31, 2024:

Sr. No.	Segment-wise break-up of AUM	Percentageof AUM
1	**Retail**	
A	-Housing Loans	75%
B	-Non Housing Loans	8%
C	-Others	18%
2	**Wholesale**	0%
Total		**100%**

6.3 Denomination of the loans outstanding by ticket size as on March 31, 2024*$*:

Sr. No.	Ticket size	Percentage of AUM
1	Up to ₹2 lakh	0%
2	₹2 lakh to 5 lakh	1%
3	₹5 lakh to 10 lakh	2%
4	₹10 lakh to 25 lakh	9%
5	₹25 lakh to 50 lakh	32%
6	₹50 lakh to 1 crore	36%
7	₹1 crore to 5 crore	17%
8	₹5 crore to 25 crore	1%
9	₹25 crore to 100 crore	0%
10	>₹100 crore	0%
Total		**100%**

$ Excludes Pass Through Certificates

*Information required at the borrower level (and not by loan account as a customer may have multiple loan accounts)

**Ticket size at the time of origination

6.4 Denominations of loans outstanding by LTV* as on March 31, 2024*$*:

Sr. No	LTV	Percentage of AUM
1	Up to 40%	32%
2	40-50%	13%
3	50-60%	15%
4	60-70%	21%
5	70-80%	19%
6	80-90%	0%
7	> 90%	0%
Total		**100%**

*LTV at the time of origination

$ Excludes Pass Through Certificates

6.5 Geographical classification of borrowers as on March 31, 2024*$*:

Sr. No	Top 5 states	Percentage of AUM
1	Maharashtra	47%
2	Karnataka	31%
3	Delhi	14%
4	Haryana	6%
5	Gujarat	1%
Total		**99%**

$ Excludes Pass Through Certificates

6.6 Details of top 20 borrowers with respect to concentration of advances as on March 31, 2024$:

Sr. No	Particulars	Amount (Rs. in Crores)
1	Total advances to 20 largest borrowers/customers	112.65
2	Percentage of total advances to 20 largest borrowers/customers	2.08%

$ Excludes Pass Through Certificates

6.7 Details of top 20 borrowers with respect to concentration of exposure as on March 31, 2024$:

Sr. No	Particulars	Amount (Rs. in Crores)
1	Total exposure of Top 20 borrowers/customers	119.94
2	Percentage of total advances to Top 20 borrowers/customers	2.21%

$ Excludes Pass Through Certificates

6.8 Details of loans overdue and classified as non-performing in accordance with the RBI's stipulations for the last three financial years:

Movement of Gross NPA*	March 2024	March 2023	March 2022
Opening gross NPA	-	NIL	NIL
-Additions during the year	0.21		
-Reductions during the year	-		
Closing balance of gross NPA	0.21		

**Please indicate the gross NPA recognition policy (DPD)*

Movement of provisions for NPA	March 2024	March 2023	March 2022
Opening balance	-	NIL	NIL
-Provisions made during the Year	0.12		
-Write-off / write-back of excess Provisions	-		
Closing balance	0.12		

6.9 Segment wise Gross NPA for the last three financial years:

Sr. No	Segment-wise gross NPA	March 2024	March 2023	March 2022
1	**Retail**		NIL	NIL
a	-Housing Loan	-		
b	-Non Housing Loan	0.21		
2	**Wholesale**	-		
	Total	**0.21**		

6.10 Residual Maturity pattern of certain items of Assets and Liabilities as on March 31, 2024:

(Amount in Rs Crores)

	1 day to 30/31 days	Over 1 month to2 months	Over 2 months to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 Years to 5 years	Over 5 years	Total
Deposits	-	-	-	-	-	-	-	-	-
Advances	31.32	10.82	7.03	21.51	45.57	231.35	282.46	3,872.83	4,502.90
Investments*	74.46	71.38	71.34	205.66	359.16	178.42	-	-	960.42
Borrowings**	67.58	385.42	290.20	442.02	317.74	1,602.50	1,315.01	398.23	4,818.70
Foreign Currency Assets	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-

**Investments includes Securities held for trading*

***Borrowings includes Debt securities, borrowing other than debt securities and Subordinated liabilities*

6.11 On approval of the listing application by the concerned stock exchange(s), the disclosures so provided along with the application for listing, shall be made available on the website of the concerned stock exchange(s).

7 Additional Points as per Master Direction – Reserve Bank of India (Commercial Paper and Non-Convertible Debenture of original or initial maturity up to one year) Directions, 2024

7.1 Details of outstanding CPs, NCDs and other debt instruments as per latest financial results, including amount issued, maturity date, amount outstanding, credit rating and name of credit rating agency for the issue, name of IPA and Debenture Trustee – Please refer point no. 3.

7.2 Net-worth of the issuer as per the latest balance sheet – Rs. 900.82 Crore as per audited balance sheet dated 31st March 2024

7.3 Shareholding of the issuer's promoters and the details of the shares pledged by the promoters, if any.- Attached as Annexure F. No shares have been pledged by issuer's promoters.

7.4 Long term credit rating, if any, obtained by the issuer – Please refer to point no. 3.3.

7.5 Unaccepted credit ratings, if any, assigned to the issuer – There are no instances of credit rating issued and not accepted by Company.

7.6 Summary of audited financials of last three years, material litigation and regulatory actions related to the issuer. If the issuer has not been in existence for three years, the information of the issuer for the period such information is available shall be disclosed - For summary of audit financials please refer 5.1 a. It is confirmed that there are no material litigation for the company. Details of material regulatory actions is provided as below:

Year	Material Regulatory Action
FY 2023-24	• Receipt of Show Cause Notice with respect to Regulatory Inspection conducted for position as of 31st March 2023. The submission with respect to show-cause notice has been done and Company is yet to receive any advisement from RBI.
FY 2022-23	• NA
FY 2021-22	• Change in control to Godrej Capital Limited (formerly known as Pyxis Limited)

7.7 Any material event/ development having implications for the financials/ credit quality resulting in material liabilities, corporate restructuring event which may affect the issue or the investor's decision to invest in the CP/NCD – Please refer to point no. 2.3.

7.8 All details of credit enhancement including backstop facilities provided by the group entity including but not limited to (a) the net-worth of the guarantor, (b) the names of the companies to which the guarantor has issued similar guarantees, (c) the extent of the guarantees offered by the guarantor and (d) the conditions under which the guarantee will be invoked, etc. – Not Applicable.

7.9 Details of default of CP, NCD or any other debt instrument and other financial indebtedness including corporate guarantee issued in the past five financial years including in the current financial year – Please refer to point no. 2.1.

7.10 Details of statutory auditor and changes thereof in the last three financial years – Please refer to point no.1.5 &1.6.

7.11 Details of current tranche including amount, current credit rating for the issue, name of credit rating agency, its validity period and details of IPA– Please refer to point no. 4.1.

7.12 Specific details of end-use of funds – Please refer to point no. 4.3.

7.13 An issuer which is either an NBFC or an HFC shall disclose the residual maturity profile of its assets and liabilities in the prescribed format – Please refer to point no. 6.10.

8 Others

8.1 Lending Policy of the Company - The Company has detailed Credit Policy related document. The Credit documents inter - alia contains internal policy rules with respect sanction of loans i.e., the type of loans which can be raised, risk categories of loans, monitoring and collection.

8.2 Classification of loans/advances given to associates, entities/person relating to the board, senior management, promoters, others, etc. – No loans and advances have been extended to associates, entities/person relating to the board, senior management, promoters, others, etc.

8.3 A portfolio summary with regard to industries/ sectors to which borrowings have been made as on 31st March 2024:

Sr. No.	Particulars	Amount (Rs. in Crs.)
A	**Bank Borrowings**	
	Term Loans, Working Capital Demand Loan and Cash Credit	3,871.65
	Total Bank Borrowings	**3,871.65**
B	**Other Borrowings**	
	Secured Long Term NCDs	200.00
	Unsecured Long Term NCDs	-
	Short Term Debt	745.00
	Total Other Borrowings	**945.00**
	Total Borrowings (A+B)	**4,816.65**

8.4 Quantum and percentage of secured vis-à-vis unsecured borrowings made:

(Rs. In Crores)

	Particulars	Amount	Percentage
A	Secured Borrowings	4,071.65	85%
B	Unsecured Borrowings	745.00	15%
	Total (A+B)	**4,816.65**	**100%**

8.5 Any change in promoters' holdings during the last financial year beyond the threshold, as prescribed by RBI:

On August 24, 2021, Anamudi Real Estates LLP (erstwhile promoter of the Company) transferred its entire shareholding comprising of 14,20,35,715 equity shares of face value of Rs.10 each constituting 95% of the Paid-up share capital of the Company to Godrej Capital Limited(present promoter of the Company).

Further, on March 30, 2023 Godrej Capital Limited (GCL) acquired 5% stake held by PAN FIN Investments LP, non-resident entity in the Company. Consequent to this acquisition, GCL holds 100% stake in the Company, i.e., the Company has become wholly owned subsidiary of GCL with effect from March 30, 2023.

For Godrej Housing Finance Limited

Godrej Housing Finance Limited
Mumbai
400079

Authorized Signatory
Name: Mayank Goel
Designation: Head Treasury

Annexure A

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF GODREJ HOUSING FINANCE LIMITED ("THE COMPANY") ON TUESDAY, APRIL 30, 2024, AT THE REGISTERED OFFICE OF THE COMPANY AT GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY, VIKHROLI (EAST), MUMBAI – 400 079.

APPROVAL OF MATTERS RELATED TO BORROWINGS OF THE COMPANY

RESOLVED THAT pursuant to Section 179 read with other applicable provisions of the Companies Act, 2013, applicable directions / regulations / notification issued by the Reserve Bank of India read with other applicable laws, if any the Company do borrow funds by issue of Commercial Paper(s) to eligible counterparties, from time to time in one or more tranche(s), in such a way that aggregate outstanding amount at any point of time does not exceed Rs. 2,000 Crores (Rupees Two Thousand Crores only), and for the said purposes, Mr. Manish Shah, MD & CEO and Mr. Kunal Karnani, Chief Financial Officer, be and are hereby authorized severally, to decide on the number of tranches for issue of Commercial Paper(s), size of each tranche, timing, pricing, quantum and all the terms and conditions of the issue of Commercial Paper(s) and to accept/agree to any amendments, modifications, variations or alterations thereto.

RESOLVED FURTHER THAT Mr. Manish Shah, MD & CEO, Mr. Kunal Karnani, Chief Financial Officer, Mr. Mayank Goel, Head - Treasury, Company Secretary be and are hereby authorized severally to do the following acts:

1. To appoint and enter into arrangements with the Bankers, Issue and paying Agents, Registrar & Share Transfer Agents, Stock Exchanges, Credit Rating Agencies and any other agencies or persons or intermediaries and to negotiate and finalise the terms of their appointment, including but not limited to execution of the mandate letter, negotiation, finalisation and execution of the agreement with Registrars, Bankers, Stock Exchanges and Credit Rating Agencies etc.;

2. To open with the bankers to the issue such accounts as are required pursuant to the applicable statutory provisions/regulations issued by RBI, the Companies Act, 2013 etc.;

3. To authorise and approve the incurring of expenditure and payment of fees in connection with the issuance of Commercial paper;

4. To make applications for admitting the Securities/Commercial Papers with the depositories for creation of the ISIN and to execute and to deliver or arrange the delivery of necessary documentation to the concerned Depository(s);

5. To make applications for admitting the Securities/Commercial Papers with the depositories for creation of the ISIN and to execute and to deliver or arrange the delivery of necessary documentation to the concerned Depository(s);

6. To make application for listing of the Commercial Papers with the Stock Exchanges and to sign and submit necessary applications and documents for the said purpose;

7. To settle all questions, difficulties or doubts that may arise with regard to issues or allotment as they may in their absolute discretion deem fit;

GODREJ HOUSING FINANCE LIMITED

8. To do all such acts, deeds, matters and things and execute all such other documents, etc. as they may in their absolute discretion, deem necessary or desirable for such purpose.

RESOLVED FURTHER THAT the Directors of the Company, Chief Financial Officer, Company Secretary and / or Mr. Yogesh Jain, Chief Compliance Officer, be and are hereby authorized severally to undertake all such acts, deeds and things, as it may in its absolute discretion deem necessary, expedient, proper or desirable to give full effect to the aforesaid resolution and to provide a certified true copy of this resolution to any regulator / entity and such regulator / entity be requested to rely upon the authority of the same."

Certified to be true,
For Godrej Housing Finance Limited

Mr. Heer Jayesh Parekh
Company Secretary

GODREJ HOUSING FINANCE LIMITED

CERTIFIED TRUE COPY OF THE SPECIAL RESOLUTION PASSED BY THE MEMBERS OF GODREJ HOUSING FINANCE LIMITED AT THE 6th (SIXTH) ANNUAL GENERAL MEETING OF THE COMPANY HELD ON TUESDAY, MAY 21, 2024, AT THE REGISTERED OFFICE OF THE COMPANY AT GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY, VIKHROLI (EAST), MUMBAI 400 079.

INCREASE IN THE BORROWING LIMITS OF THE COMPANY:

"**RESOLVED THAT** in supersession to all the earlier resolutions passed in this regard and pursuant to provisions of Sections 179, 180(1)(c) and other applicable provisions of the Companies Act, 2013 ("the Act"), as amended, read with rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof, for the time being in force), Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 read with directions/notifications/circulars prescribed by the Reserve Bank of India and National Housing Bank, and such other rules, regulations, guidelines, directions, notifications and acts, as may be applicable to the Company from time to time, the consent of the Members of the Company, be and is hereby accorded to the Board of Directors (hereinafter referred to as the "Board" which term shall be deemed to include Borrowing & Investment Committee constituted by the Board or person(s)/committee(s) authorised to exercise the powers conferred on the Board by this resolution), to borrow such sums of money (including by way of debt issuance of Tier II capital, perpetual bond, secured or unsecured, term loan(s)/ guarantee(s)/lines of credit/inter corporate deposit(s)/convertible or non-convertible instrument(s) or securities/commercial paper(s)/working capital facilities and/or in any other form from time to time as may be required for the purpose of business of the Company), in excess of the aggregate of paid up share capital of the Company, free reserves, that is to say, reserves not set apart for any specific purpose, and securities premium account subject to the condition that the total amount of such borrowing(s) outstanding at any given point of time together with the money already borrowed (apart from temporary loans obtained by the Company from its Bankers/ other entities in ordinary course of business) shall not at any time exceed the limit of Rs. 12,500 Crores (Rupees Twelve Thousand Five Hundred Crores only).

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, the Board of Directors and / or Company Secretary and / or the Chief Financial Officer of the Company and / or Chief Compliance Officer, be and are hereby severally authorised to finalize, settle and execute such document(s)/ deed(s)/ writing(s)/ paper(s)/ agreement(s) as may be required including filing of requisite forms, files, reports, returns and documents with such appropriate authorities, to settle any question, difficulty or doubt that may arise in respect of this resolution, to delegate all or any of the above powers to any Official(s) of the Company and generally to do all acts, deeds, matters and things that may be deemed necessary, proper, expedient or incidental, in its absolute discretion for the purpose of giving effect to this resolution."

Certified to be true
For Godrej Housing Finance Limited,

Ms. Heer Jayesh Parekh
Company Secretary
Membership No.: A66692

GODREJ HOUSING FINANCE LIMITED

Annexure C

CONFIDENTIAL

CRISIL Ratings

RL/GOHOFL/347628/CP/0724/92647
July 03, 2024

Mr. Kunal Karnani
Chief Financial Officer
Godrej Housing Finance Limited
3RD Floor, Godrej One, Pirojshanagar,
Eastern Express Highway,
Vikhroli (East)
Mumbai City - 400079

Dear Mr. Kunal Karnani,

Re: Review of CRISIL Rating on the Rs.2000 Crore Commercial Paper (Enhanced from Rs.1000 Crore) of Godrej Housing Finance Limited

All ratings assigned by CRISIL Ratings are kept under continuous surveillance and review.

CRISIL Ratings has, after due consideration, reaffirmed its CRISIL A1+ (pronounced as CRISIL A one plus rating) rating on the captioned debt instrument. Securities with this rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such securities carry lowest credit risk.

For the purpose of issuance of captioned commercial paper programme, this letter is valid for 60 calendar days from the date of the letter. In the event of your company not placing the above programme within this period, or in the event of any change in the size/structure of your proposed issue, the rating shall have to be reviewed and a letter of revalidation shall have to be issued to you. Once the instrument is issued, the above rating is valid (unless revised) throughout the life of the captioned Commercial Paper Programme with a maximum maturity of one year.

As per our Rating Agreement, CRISIL Ratings would disseminate the rating through its publications and other media, and keep the rating under surveillance for the life of the instrument. CRISIL Ratings reserves the right to withdraw or revise the ratings assigned to the captioned instrument at any time, on the basis of new information, or unavailability of information or other circumstances, which CRISIL Ratings believes, may have an impact on the rating. Please visit www.crisilratings.com and search with the name of the rated entity to access the latest rating/s.

Should you require any clarification, please feel free to get in touch with us.

With warm regards,

Yours sincerely,

Aesha Maru
Associate Director - CRISIL Ratings

Nivedita Shibu
Director - CRISIL Ratings

***Disclaimer**: A rating by CRISIL Ratings reflects CRISIL Ratings' current opinion on the likelihood of timely payment of the obligations under the rated instrument, and does not constitute an audit of the rated entity by CRISIL Ratings. Our ratings are based on information provided by the issuer or obtained by CRISIL Ratings from sources it considers reliable. CRISIL Ratings does not guarantee the completeness or accuracy of the information on which the rating is based. A rating by CRISIL Ratings is not a recommendation to buy / sell or hold the rated instrument; it does not comment on the market price or suitability for a particular investor. CRISIL Ratings has a practice of keeping all its ratings under surveillance and ratings are revised as and when circumstances so warrant. CRISIL Ratings is not responsible for any errors and especially states that it has no financial liability whatsoever to the subscribers / users / transmitters / distributors of its ratings. CRISIL Ratings' criteria are available without charge to the public on the web site, www.crisilratings.com. CRISIL Ratings or its associates may have other commercial transactions with the company/entity. For the latest rating information on any instrument of any company rated by CRISIL Ratings, please visit www.crisilratings.com or contact Customer Service Helpdesk at CRISILratingdesk@crisil.com or at 1800-267-1301*

ICRA

ICRA Limited

Ref: ICRA/Godrej Housing Finance Limited/23052024/1
May 23, 2024

Mr. Mayank Goel
Godrej Housing Finance Limited
Godrej One, Pirohshanagar
Easter Express Highway, Vikhroli (E)
Mumbai, Maharashtra- 400079

Dear Sir,
Re: ICRA Credit Rating for Rs. 1,000 crore commercial paper (CP) programme of Godrej Housing Finance Limited

Please refer to your request for revalidating the rating letter issued for the captioned programme.

We confirm that the [ICRA] A1+ (pronounced as ICRA A one plus) rating assigned to your captioned programme and last communicated to you vide our letter dated February 21, 2024 stands. Instruments with [ICRA]A1 rating are considered to have very strong degree of safety regarding timely payment of financial obligations. Such instruments carry lowest credit risk. Within this category rating modifier {"+" (plus)} can be used with the rating symbols. The modifier reflects the comparative standing within the category.

Additionally, we wish to highlight the following with respect to the rating:
(a) If the instrument rated, as above, is not issued by you within a period of 3 months from the date of this letter, the rating would need to be revalidated before issuance.
(b) Subject to Clause (c) below, once the instrument is issued, the rating is valid throughout the life of the captioned programme (which shall have a maximum maturity of twelve months from the date of the issuance of the instrument).
(c) Notwithstanding anything containing in clause (b) above, ICRA reserves the right to review and/or, revise the above rating at any time on the basis of new information or unavailability of information or such circumstances, which ICRA believes, may have an impact on the aforesaid rating assigned to you.

The rating, as aforesaid, however, should not be treated as a recommendation to buy, sell or hold the Commercial Paper issued by you. **The above rating of "[ICRA] A1+" is revalidated for your Commercial Paper size of Rs 1,000 crore and the maximum amount raised through Commercial Paper at any point in time, including any amount already outstanding, should not exceed this amount.** In case, you propose to enhance the size of the Commercial Paper, the same would be required to be rated afresh. ICRA does not assume any responsibility on its part, for any liability, that may arise consequent to your not complying with any eligibility criteria, applicable from time to time, for issuance of Commercial Paper.

You are requested to forthwith inform us about any default or delay in repayment of interest or principal amount of the instrument rated, as above, or any other debt instruments/ borrowing. You are also requested to keep us forthwith informed of any other developments which may have a direct or indirect impact on the debt servicing capability of the company including any proposal for re-schedulement or postponement of the repayment programmes of the dues/ debts of the company with any lender(s) / investor(s).Further, you are requested to us inform immediately as and when the borrowing limit for the instrument rated, as above, or as prescribed by the regulatory authority (ies) is exceeded.

We thank you for your kind cooperation extended during the course of the rating exercise. Please let us know if you need any clarification.

We look forward to further strengthening our existing relationship and assure you of our best services.

With kind regards,
Yours sincerely,
For ICRA Limited

AGAPPA MANI KARTHIK

Digitally signed by AGAPPA MANI KARTHIK
Date: 2024.05.23 17:50:32 +05'30'

A M KARTHIK
Senior Vice President
a.karthik@icraindia.com

Annexure D

D. KOTHARY & CO.
Chartered Accountants

Independent Auditor's Report on audited quarterly and annual financial results of Godrej Housing Finance Limited pursuant to Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

Independent Auditor's Report

To,
The Board of Directors of
Godrej Housing Finance Limited

Report on the Audit of the financial results

1. We have audited the accompanying statement of financial results of **Godrej Housing Finance Limited** (the "Company") for the quarter and year ended March 31, 2024 together with notes thereon (the "Statement") attached herewith, being submitted by the Company pursuant to the requirements of Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended (the "Listing Regulations"). The financial results for the quarter and year ended March 31, 2023 has been audited / reviewed by other auditors.

   In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Statement:

   i. are presented in accordance with the requirements of Regulation 52 of the Listing Regulations in this regard; and

   ii. gives a true and fair view in conformity with the recognition and measurement principles laid down in the applicable Indian Accounting Standards ("Ind AS"), RBI guidelines and other accounting principles generally accepted in India, of the net profit and other comprehensive income and other financial information of the Company for the year March 31, 2024.

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those SAs are further described in the Auditor's Responsibilities for the Audit of the financial results 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 statement under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics.

We believe that the audit evidence obtained by us is sufficient and appropriate to provide a basis for our opinion.

Management's Responsibilities for the Financial Results

This Statement, which is the responsibility of the Company's Management and approved by the Board of Directors, has been prepared on the basis of the annual financial statements. The Company's Board of Directors

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

is responsible for the preparation and presentation of this Statement that gives a true and fair view of the net profit and other comprehensive income and other financial information in accordance with the recognition and measurement principles laid down in Ind AS prescribed under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended issued thereunder, the circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ("RBI Guidelines") and other accounting principles generally accepted in India and in compliance with Regulation 52 of the Listing Regulations.

The Board of Directors of the Company is responsible for 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 the design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Statement, the Board of Directors of the Company are responsible for assessing the ability of the Company to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors of the Company is responsible for overseeing the financial reporting process of the Company.

Auditor's Responsibilities for the Audit of the Financial Results

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143 (3) (i) of the Act, we are also responsible for expressing our opinion through a separate report on the complete set of financial statements on whether the Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' 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 ability of 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 Statement or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

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

We communicate with those charged with governance regarding, among other matters, the planned cope 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.

Other Matters

The figures for the last quarter of the current and previous financial year are the balancing figures between audited figures in respect of the full financials years and the published year to date figures up to the end of third quarter of the current and previous financial year which were subjected to limited review by statutory auditors. The financial results for the quarter and year ended March 31, 2023 has been audited / reviewed by other auditors.

Our opinion on the Statement is not modified in respect of above matter.

For D. Kothary & Co.
Chartered Accountants
Firm Registration No. 105335W

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

Mehul N. Patel
Partner
Membership No. 132650
UDIN: 24132650BKBLGP3182

Place: Mumbai
Date: April 30, 2024

Godrej Housing Finance Limited
(CIN: U65100MH2018PLC315359)
Registered Office: Godrej One, Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai - 400 079
Tel. No.: 022-68815555 Email: gc.secretarial@godrejcapital.com Website: https://www.godrejcapital.com/ghf/products.html

(₹ in lakhs)

STATEMENT OF FINANCIAL RESULTS FOR THE QUARTER AND YEAR ENDED MARCH 31, 2024

Sr. No.	Particulars	Quarter ended			Year ended	
		March 31, 2024	December 31, 2023	March 31, 2023	March 31, 2024	March 31, 2023
		Unaudited	Unaudited	Unaudited	Audited	Audited
1	Revenue from operations					
	(i) Interest income	11,827.17	10,935.76	7,633.41	42,976.70	22,734.09
	(ii) Fees and commission income	185.92	180.12	117.81	700.94	294.45
	(iii) Net gain on fair value changes	177.14	265.98	176.92	853.06	516.38
	(iv) Net gain on derecognition of investments measured at amortised cost	635.36	550.47	717.40	1,874.88	717.40
2	Other income	321.72	610.38	906.04	2,657.43	3,705.79
3	**Total Income (1+2)**	**13,147.31**	**12,542.71**	**9,551.59**	**49,063.01**	**27,968.11**
4	Expenses					-
	(i) Finance costs	9,024.48	8,303.53	5,697.19	32,795.84	16,612.38
	(ii) Impairment on financial instruments	126.31	77.68	212.56	247.81	638.09
	(iii) Employee benefits expenses	1,002.29	1,113.06	851.19	3,917.01	3,366.96
	(iv) Depreciation, amortisation expense and impairment	322.46	328.60	307.66	1,296.53	1,204.19
	(v) Other expenses	919.84	922.43	523.96	2,793.43	2,344.34
	Total Expenses (4)	**11,395.38**	**10,745.30**	**7,592.56**	**41,050.62**	**24,165.96**
5	Profit/(Loss) before exceptional items and tax (3-4)	1,751.93	1,797.41	1,959.03	8,012.39	3,802.15
6	Exceptional Items	-	-	-	-	-
7	**Profit/(Loss) before tax (5-6)**	**1,751.93**	**1,797.41**	**1,959.03**	**8,012.39**	**3,802.15**
8	Tax expense					-
	(i) Current tax	-	-	537.74	-	537.74
	(ii) Deferred tax	-	-	(537.74)	-	(537.74)
	Total tax expense (8)	-	-	-	-	-
9	**Profit/(Loss) for the period/year (7-8)**	**1,751.93**	**1,797.41**	**1,959.03**	**8,012.39**	**3,802.15**
10	Other Comprehensive income					-
	(i) Items that will not be reclassified to statement of profit or loss					-
	(a) Remeasurement of defined employee benefit plans	22.51	(25.18)	23.76	4.53	28.11
	(b) Income tax relating to items that will not be reclassified to profit or loss	-	-	(7.07)	-	(7.07)
	Total Other Comprehensive Income {(i)}	22.51	(25.18)	16.69	4.53	21.04
11	**Total Comprehensive Income/(Loss) for the period/year (9+10)**	**1,774.44**	**1,772.23**	**1,975.72**	**8,016.92**	**3,823.19**
12	**Paid-up equity share capital (face value of Rs.10 per share)**	**34,182.11**	**34,182.11**	**31,024.66**	**34,182.11**	**31,024.66**
13	**Earnings per equity share:**					
	(i) Basic (₹)◦	0.51	0.53	0.65	2.39	1.26
	(ii) Diluted (₹)◦	0.51	0.53	0.65	2.39	1.26

◦ (Not annualised for quarter ended March 31, 2024, December 31, 2023 and March 31, 2023)

• (Annualised for year ended March 31, 2024 and March 31, 2023)

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
(CIN: U65100MH2018PLC315359)
Registered Office: Godrej One, Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai - 400 079
Tel. No.: 022-68815555 Email: gc.secretarial@godrejcapital.com Website: https://www.godrejcapital.com/ghf/products.html

Notes:

1 Statement of Assets and Liabilities **(₹ in lakhs)**

	Particulars	As at March 31, 2024 Audited	As at March 31, 2023 Audited
	ASSETS		
(I)	**Financial Assets**		
(a)	Cash and cash equivalents	12,527.07	61,834.51
(b)	Bank balances other than cash and cash equivalents	2,649.45	2,520.68
(c)	Loans	5,44,728.93	3,79,828.04
(d)	Investments	9,313.10	-
(e)	Other financial assets	3,511.46	1,672.95
	Sub-total - Financial assets	**5,72,730.01**	**4,45,856.18**
(II)	**Non-Financial Assets**		
(a)	Current tax assets (net)	1,169.28	-
(b)	Deferred Tax Assets (net)	530.67	530.67
(c)	Property, plant and equipment	587.73	415.82
(d)	Right-of-use assets	1,125.63	846.24
(e)	Intangible assets under development	15.44	-
(f)	Intangible assets	3,216.35	3,702.62
(g)	Other non-financial assets	619.00	313.52
	Sub-total - Non-Financial assets	**7,264.10**	**5,808.87**
	Total Assets	**5,79,994.11**	**4,51,665.05**
	LIABILITIES AND EQUITY		
	LIABILITIES		
(I)	**Financial Liabilities**		
(a)	Trade payables		
	(i) total outstanding dues of micro enterprises and small enterprises	10.91	20.27
	(ii) total outstanding dues of creditors other than micro enterprises and small enterprises	1,055.09	1,072.01
(b)	Debt securities	93,265.91	49,982.98
(c)	Borrowings (Other than debt securities)	3,88,604.23	3,26,764.87
(d)	Lease liabilities	1,147.13	858.16
(e)	Other financial liabilities	5,298.30	4,990.41
	Sub-total - Financial Liabilities	**4,89,381.57**	**3,83,688.70**
(II)	**Non-Financial Liabilities**		
(a)	Current Tax Liabilities (net)	-	199.98
(b)	Provisions	84.22	73.76
(c)	Other non-financial liabilities	104.93	135.40
	Sub-total - Non-Financial Liabilities	**189.15**	**409.14**
(III)	**EQUITY**		
(a)	Equity share capital	34,182.11	31,024.66
(b)	Other equity	56,241.28	36,542.55
	Sub-total - Equity	**90,423.39**	**67,567.21**
	Total Liabilities and Equity	**5,79,994.11**	**4,51,665.05**

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
(CIN: U65100MH2018PLC315359)
Registered Office: Godrej One, Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai - 400 079
Tel. No.: 022-68815555 Email: gc.secretarial@godrejcapital.com Website: https://www.godrejcapital.com/ghf/products.html

Notes:

2 Statement of Cash Flows (₹ in lakhs)

	Particulars	For the year ended March 31, 2024 Audited	For the year ended March 31, 2023 Audited
A	**Cash flow from operating activities**		
	Profit/(Loss) before tax	8,012.39	3,802.15
	Adjustments for		
	Net gain on fair value change	(959.43)	(530.45)
	Impairment on financial assets	247.81	638.09
	Depreciation, amortisation and impairment	1,296.53	1,204.19
	Unrealised (gain)/loss on investments	1.23	-
	Interest on security deposits	(10.94)	(12.46)
	Remeasurements of the defined benefit plans	4.53	28.11
	(Profit) or Loss on sale of fixed assets	14.35	(0.70)
	Operating cash flow before working capital changes	**8,606.47**	**5,128.93**
	Changes In Working Capital		
	(Increase)/ Decrease in Loans	(1,65,147.85)	(2,06,335.68)
	(Increase)/ Decrease in Other Financial Assets	(1,843.45)	(740.83)
	(Increase)/ Decrease in Other non-financial assets	(305.47)	111.44
	(Increase)/ Decrease in Other Bank balances	(128.77)	(2,520.68)
	Increase/ (Decrease) in Provisions	10.45	(55.62)
	Increase/ (Decrease) in Trade Payables	(26.27)	(416.53)
	Increase/ (Decrease) in Other financial liabilities	307.03	(3,191.99)
	Increase/ (Decrease) in Other non-financial liabilities	(30.47)	(233.05)
	Cash (used) in operations	**(1,58,558.33)**	**(2,08,254.01)**
	Direct taxes paid (Net of Refunds Received)	(1,369.26)	(122.87)
	Net cash (used in) operating activities -A	**(1,59,927.59)**	**(2,08,376.88)**
B	**Cash flow from investing activities**		
	Purchase of property, plant and equipment	(434.40)	(127.11)
	Purchase of intangible assets	(263.17)	(703.22)
	(Increase)/Decrease in intangible assets under development	(15.44)	99.07
	Proceeds from sale of property, plant and equipment	0.41	1.40
	Purchase of investments	(5,52,742.67)	(4,07,286.06)
	Proceeds from sale of investments	5,44,387.76	4,07,816.51
	Net cash (used in) investing activities - B	**(9,067.51)**	**(199.41)**
C	**Cash flow from financing activities**		
	Proceeds from issue of equity shares (including securities premium)	14,839.26	22,100.00
	Repayment of Lease Obligations	(273.89)	(245.20)
	Proceeds from issue of debt securities	1,65,211.97	1,34,478.05
	Repayment of debt securities	(1,21,929.03)	(94,416.25)
	Proceeds from borrowings (other than Debt securities)	1,06,657.22	2,74,247.23
	Repayment of borrowings (other than Debt securities)	(44,817.87)	(86,185.72)
	Net cash generated from financing activities - C	**1,19,687.66**	**2,49,978.11**
	Net Increase/(Decrease) in cash and cash equivalents (A+B+C)	**(49,307.44)**	**41,401.82**
	Cash and cash equivalent as at the beginning of the year	61,834.51	20,432.69
	Cash and cash equivalent as at the end of the year	12,527.07	61,834.51
	Net Increase in cash and cash equivalents	**(49,307.44)**	**41,401.82**

i) The above Statement of cash flow has been prepared under the 'Indirect Method' as set out in Ind AS 7 - 'Statement of cash flow'

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

GODREJ HOUSING FINANCE LIMITED

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Notes:

3 The above financial results have been reviewed by the Audit Committee and have been approved by the Board of Directors at their respective meetings held on April 30, 2024. The financial results are in accordance with recognition and measurement principles of Indian Accounting Standards prescribed under Section 133 of the Companies Act, 2013 ('Act') read with Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and other accounting principles generally accepted in India and in compliance with Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. These financial results are available on the website of the Company (URL: https://www.godrejcapital.com/ghf/products.html) and on the website of BSE Limited (URL: https://www.bseindia.com) and National Stock Exchange of India Ltd (URL: https://www.nseindia.com). The statutory auditors of the Company have audited the aforesaid yearly financial results and audit opinion thereon is unmodified.

4 The Company is engaged primarily in the business of financing by way of loans and operates within India. Accordingly, there are no separate reportable segments as per Ind AS 108 - Operating Segment.

5 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021, as amended from time to time.

a) The Company has not acquired any loans through assignment in respect of loans not in default during the year ended March 31, 2024.

b) Details of loans (not in default) transferred through assignment during the year ended March 31, 2024 :

Particulars	Transferred	Transferred
Entity	HFCs	Bank
Count of loan accounts assigned (in numbers)	109	603
Amount of loan account assigned (in lakhs)	5,463.75	31,759.41
Retention of beneficial economic interest (MRR)**	10.00%	10.00%
Weighted average maturity (residual maturity in months)	291.74	191.55
Weighted average holding period (in months)	21.58	21.97
Coverage of tangible security	100.00%	100.00%
Rating-wise distribution of rated loans	N/A	N/A

**Retained by the originator

c) The Company has not transferred/acquired any stressed loans during the year ended March 31, 2024.

6 Information as required by Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, is attached as

7 The secured non-convertible debentures issued by the Company are fully secured by way of pari-passu charge in favour of debenture trustee on the Standard Assets/receivables, and cash & cash equivalents to the extent required to maintain Asset Cover of 100% of debenture outstanding except those receivables exclusively charged to NHB. Further the Company has at all times, for the non-convertible debentures issued, maintained asset cover as stated in the respective information memorandum which is sufficient to discharge the principal amount, interest accrued thereon and such other sums as mentioned therein.

8 The figures for the quarter ended March 31, 2024 are the balancing figures between audited figures for the full financial year ended March 31, 2024 and published unaudited figures for the nine months ended December 31, 2023 and the figures for the quarter ended December 31, 2023 are the balancing figures between published unaudited figures for the nine month ended December 31, 2023 and published unaudited figures for the half year ended September 30, 2023, which were subjected to limited review by the statutory auditor of the Company.

9 The previous period/year figures have been reclassified/regrouped to conform to the figure of the current period/year.

For and on behalf of the Board of Directors
Godrej Housing Finance Limited

MANISH SHAH
Managing Director & CEO
DIN: 06422627

Place: Mumbai
Date: April 30, 2024

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
(CIN: U65100MH2018PLC315359)
Registered Office: Godrej One, Pirojshanagar, Eastern Express Highway,
Vikhroli (East), Mumbai - 400 079
Tel. No.: 022-68815555 Email: gc.secretarial@godrejcapital.com Website: https://www.godrejcapital.com/ghf/products.html

Annexure I:

Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the year ended March 31, 2024

Sr. No.	Particulars	31-Mar-24
1	Debt equity ratio (No.of Times) [1]	5.35
2	Debt service coverage ratio [2]	Not Applicable
3	Interest service coverage ratio [2]	Not Applicable
4	Outstanding redeemable preference shares (quantity and value)	Nil
5	Capital redemption reserve/debenture redemption reserve	Nil
6	Net worth [3](₹ in lakhs)	90,082.31
7	Net profit / (loss) after tax(₹ in lakhs)	8,012.39
8	Earning per equity share (annualised):	
	(a) Basic (₹)	2.39
	(b) Diluted (₹)	2.39
9	Current ratio [6]	Not Applicable
10	Long term debt to working capital [6]	Not Applicable
11	Bad debts to account receivable ratio [6]	Not Applicable
12	Current liability ratio [6]	Not Applicable
13	Total debts to Total assets (%) [4]	83.08%
14	Debtors turnover ratio [6]	Not Applicable
15	Inventory turnover [6]	Not Applicable
16	Operating margin [6]	Not Applicable
17	Net profit margin (%) [5]	16.33%
18	Gross Stage 3 Loans (₹ in lakhs)	21.47
19	Net Stage 3 Loans (₹ in lakhs)	9.85
20	Provision Coverage Ratio % ("PCR") {On Stage 3 Loans}	54.14%

Note:

1 Debt-equity ratio = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Net worth.

2 Debt service coverage ratio and interest service coverage ratio shall not be applicable for Non Banking Financial Companies/Housing Finance Companies registered with the Reserve Bank of India as per Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

3 Net worth is calculated as defined in section 2(57) of Companies Act 2013.

4 Total debts to total assets = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Total assets.

5 Net profit margin = Net profit/(loss) after tax / Total income.

6 The Company is registered under The Reserve Bank of India Act, 1934 as a Housing Finance Company, hence these ratios are generally not applicable.

B. KOTHARY & CO. * CHARTERED ACCOUNTANTS * MUMBAI

GODREJ HOUSING FINANCE LIMITED

Independent Auditor's Report on Security Cover as at March 31, 2024 under Regulation 54 read with Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (as amended)

The Board of Directors,

Godrej Housing Finance Limited

Dear Sirs,

1. We **D. Kothary & Co,** Chartered Accountants are the Statutory Auditor of the Company and have been requested by the Company to examine the accompanying Statement showing 'Security Cover' for the listed non-convertible debt securities as at March 31, 2024 (the "Statement") which has been prepared by the Company from the financial statements and other relevant records and documents maintained by the Company as at and for the quarter and year ended March 31, 2024 pursuant to the requirements of the Regulation 56(1)(d) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended,(the "SEBI Regulations"), and has been initialed by us for identification purpose only.

   This Report is required by the Company for the purpose of submission to the Stock Exchange to ensure compliance with the SEBI Regulations and SEBI Circular SEBI/HO/MIRSD/MIRSD_CRADT/CIR/P/2022/67 dated May 19, 2022 (the "Circular") in respect of its listed non-convertible debt securities as at March 31, 2024 ("Debentures").

Management Responsibility

2. The preparation of the Statement is the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of \internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

3. The Management of the Company is also responsible for ensuring that the Company complies with the relevant requirements of the SEBI Regulations, the circular and for providing all relevant information to the Stock Exchange.

Auditor's Responsibility

4. Pursuant to the requirements of the SEBI Regulations and the circular, it is our responsibility to provide a limited assurance as to whether as at March 31, 2024, the Company has maintained security cover as per the terms of the Information Memorandum and Debenture Trust Deeds.

5. We have audited the financial statements of the Company for the year ended March 31, 2024 and issued an unmodified audit opinion vide our report dated April 24, 2024. Our audit of such financial Statement was conducted in accordance with the Standard on Auditing. This standard requires that we plan and perform the audit to obtain reasonable assurance as to whether the Statement is free of material misstatement.

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

6. We conducted our examination, on a test check basis, of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1 Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

8. Our scope of work for this certificate did not involve us performing audit tests for the purposes of expressing an opinion on the fairness or accuracy of any of the financial information or the financial results of the Company taken as a whole. We have not performed an audit, the objective of which would be the expression of an opinion on the financial results, specified elements, accounts or items thereof, for the purpose of this report. Accordingly, we do not express such opinion.

9. A limited assurance engagement includes performing procedures to obtain sufficient appropriate evidence on the applicable criteria, mentioned in paragraph 4 above. The procedures performed vary in nature and timing from and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed. Accordingly, we have performed the following procedures in relation to the Statement:

a) Obtained and read on a test check basis, the Debenture Trust Deeds and the Information Memorandum in respect of the secured Debentures and noted the particulars of security cover and the security cover percentage required to be maintained by the Company in respect of such Debentures, as indicated in the Statement.

b) Traced and agreed the principal amount of the Debentures outstanding as at March 31, 2024 to the financial results referred to in paragraph 5 above, and the books of account maintained by the Company as at quarter and nine months ended March 31, 2024.

c) Traced the book value of assets indicated in the Statement to the financial statements referred to in paragraph 5 above and other relevant records maintained by the company.

d) Obtained the list and the book value of assets placed under lien or encumbrance for the purpose of obtaining any other loan and determined that such assets are not included in the calculation of security cover in respect of the Debentures on a test check basis.

e) Examined and verified the arithmetical accuracy of the computation of security cover indicated in the Statement.

f) Performed necessary inquiries with the Management and obtained necessary representations.

Conclusion

10. Based on the procedures performed by us, as referred to in paragraph 9 above and according to the information and explanations received and Management representations obtained, the Company has maintained security cover as at March 31, 2024 as per the terms of the Information Memorandum and Debenture Trust Deeds.

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

Restriction on Use

11. The Report has been issued at the request of the Company, solely in connection with the purpose mentioned in paragraph 1 above and to be submitted with the accompanying Statement to the Stock Exchange and is not to be used or referred to for any other reason. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come. We have no responsibility to update this certificate for events and circumstances occurring after the date of this report.

For D. Kothary & Co.
Chartered Accountants
Firm Registration No. 105335W

Mehul N. Patel
Partner
Membership No. 132650
UDIN: 24132650BKBIGQ2115

D. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

Place: Mumbai
Date: April 30, 2024

Statement of Security Cover as at March 31, 2024

Column A Particulars	Column B Description of asset for which this certificate relate	Column C Exclusive Charge Debt for which this certificate being issued	Column D Exclusive Charge Other Secured Debt	Column E Pari-Passu Charge Debt for which this certificate being issued	Column F Pari-Passu Charge Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-passu charge)	Column G Pari-Passu Charge Other assets on which there is pari-Passu charge (excluding items covered in column F)	Column H Assets not offered as Security	Column I Elimination (amount in negative) debt amount considered more than once (due to exclusive plus pari passu charge)	Column J (Total C to H)	Column K	Column L	Column M Related to only those items covered by this certificate	Column N	Column O
										Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets*(VII)	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
												Relating to Column F		
		Book Value	Book Value	Yes/ No	Book Value	Book Value								
ASSETS									-					
Property, Plant and Equipment							587.73		587.73					
Capital Work-in-Progress														
Right of Use Assets							1,125.63		1,125.63					
Goodwill														
Intangible Assets							3,216.36		3,216.36					
Intangible Assets under Development							15.44		15.44					
Investments							9,313.10		9,313.10					
Loans	Standard Loans Receivables		10,415.02		5,34,292.44		21.47		5,44,728.93			5,34,292.44		5,34,292.44
Inventories														
Trade Receivables														
Cash and Cash Equivalents					12,527.07				12,527.07			12,527.07		12,527.07
Bank Balances other than Cash and Cash Equivalents	Fixed Deposits				2,649.45				2,649.45			2,649.45		2,649.45
Others							5,830.43		5,830.43					
Total			**10,415.02**		**5,49,468.96**		**28,110.13**		**5,79,994.11**			**5,49,468.96**		**5,49,468.96**
LIABILITIES														
Debt securities to which this certificate pertains	Secured Non-Convertible Debentures			Yes	20,916.12				20,916.12					
Other debt sharing pari-passu charge with above debt		not to be filled	7,655.06	No	3,80,949.17				3,88,604.23					
Other Debt							72,349.79		72,349.79					
Subordinated debt														
Borrowings														
Bank														
Debt Securities														
Others							1,066.00		1,066.00					
Trade payables							1,147.13		1,147.13					
Lease Liabilities							84.22		84.22					
Provisions							5,403.22		5,403.22					
Others														
Total			**7,655.06**		**4,01,865.29**		**80,050.37**		**4,89,570.71**					
Cover on Book Value			1.36		1.37									
Cover on Market Value														
		Exclusive Security Cover Ratio			**Pari-Passu Security Cover Ratio**									

G. KOTHARY & CO. MUMBAI CHARTERED ACCOUNTANTS

GODREJ HOUSING FINANCE LIMITED

INDEPENDENT AUDITOR'S REPORT

To the Members of Godrej Housing Finance Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Godrej Housing Finance Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2024, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, (Ind AS) and with other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2024, the profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended March 31, 2024.These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context. We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditors' responsibilities for the audit of the financial statements section of our report, including in relation to these matters.

Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the financial statements.

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1.	**Impairment of financial assets as at balance sheet date (expected credit losses):** Ind AS 109 requires the Company to provide for impairment of its loans and advances (designated at	• We understood and assessed the Company's accounting policies for impairment of financial assets and their

	amortised cost and fair value through other comprehensive income) using the expected credit loss (ECL) approach. ECL involves an estimation of probability-weighted loss on financial instruments over their life, considering reasonable and supportable information about past events, current conditions, and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. In the process, significant degree of judgement has been applied by the management are : • Grouping of borrowers based on homogeneity by using appropriate statistical techniques; • Staging of Loans • In absence of sufficiently long history and adequate number of defaults in company's own data, estimation of Probability of default (PD) is carried out using Logistic Regression model using a Bureau data obtained from Experian on a lookalike portfolio considering various factors like Ticket Size, Location, Age, Peer Institution. • Determination of Loss Given Default (LGD) and Exposure at Default (EAD) In view of requirement of several data inputs and High management judgements in estimation of ECL, it is a key audit matter. Refer note no 5 of the financial statements.	compliance with Ind AS 109 and the governance framework approved by the Board of Directors pursuant to Reserve Bank of India guidelines. • We have discussed with the management and evaluated the reasonableness of the management estimates by understanding the process of ECL estimation and related assumptions including factors that affect the PD, LGD and EAD and tested the controls around data extraction and validation. • Reconciled the total loans considered for ECL assessment with the books of accounts to ensure the completeness. • Tested categorization of loan portfolio into different segments. • Tested the arithmetical accuracy of computation of ECL provision. • Assessed disclosures included in the financial statements in respect of expected credit losses.
2.	**IT systems and controls** The financial accounting and reporting processes, especially in the financial services sector, are fundamentally reliant on IT systems and IT controls to process significant voluminous transactions. IT environment controls, which include IT governance, general IT controls over program development and changes, access to programs and data and IT operations, are required to be designed and to operate effectively to ensure reliable financial reporting. Hence, we identified IT systems and IT general controls (ITGC) as a key audit matter for the Company.	• We tested the design and operating effectiveness of the Company's IT access controls over the IT applications that are important to financial reporting and other identified application controls. • We tested IT general controls (logical access, changes management and aspects of IT operational controls). This included testing requests for access to systems were reviewed and authorized. • We tested the company's periodic review of access roles, user id deactivation. • We reviewed the IS policy. • Tested change management control. We tested requests of changes to systems for approval and authorization • In addition to the above, we tested the design and operating effectiveness of certain automated controls that were considered as key internal controls over financial reporting.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report, including Annexures to Board's 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 in the audit, or otherwise appears to be materially misstated.

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards prescribed under section 133 of the Act, read with relevant rules issued thereunder.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether 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 Act, we are also responsible for expressing our opinion on whether the Company has internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

- 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 the users of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the year ended March 31, 2024 and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

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

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

(a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

(b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

(e) On the basis of the written representations received from the directors of the Company as on March 31,2024 taken on record by the Board of Directors, none of the directors of the Company is disqualified as on March 31, 2024 from being appointed as a director in terms of Section 164(2) of the Act.

(f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to the financial statements.

(g) With respect to 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 the explanations given to us, the remuneration paid by the Company to its director during the year is in accordance with the provisions of section 197 of the Act.

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

i. The Company does not have any pending litigations on its financial position in its financial statements.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the note to the financial statements; no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s)/ entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented that, to best of its knowledge and belief, other than as disclosed in note to the financial statements, no funds have been received by the company from any person(s)/entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

c) Based on audit procedures that have been considered reasonable and appropriate in the circumstances performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has neither declared nor paid any dividend during the year.

vi. Based on our examination, which included test checks, the Company has used accounting software for maintaining its books of account and Loan management system for maintaining loan portfolio for the financial year ended March 31, 2024 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's. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.

For D. Kothary & Co.
Chartered Accountants
Firm Registration No. 105335W

SD/-

Mehul N. Patel
Partner
Membership No. 132650
UDIN:
Place: Mumbai
Date: April 30, 2024

Annexure A to the Independent Auditor's report.

Referred to in Para 1 under 'Report on Other Legal and Regulatory Requirements' of our Report to the members of the Company on the financial statements for the year ended March 31, 2024:

Statement on Matters Specified in paragraphs 3 and 4 of the Companies (Auditors Report) Order, 2020

i. (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant, and Equipment and relevant details of Right to Use assets.

(B) The Company is maintaining proper records showing full particulars of intangible assets.

(b) The Property, Plant, and Equipment, including Right of Use assets have been physically verified by management at reasonable intervals. No material discrepancies were noticed on such verification.

(c) The Company does not have any immovable properties (other than properties where the company is the lessee and the lease agreements are duly executed in favor of the lessee) as at the balance sheet date and therefore the provisions of paragraph 3 (i) (c) of the Order are not applicable.

(d) The Company has not revalued any of its Property, Plant, and Equipment (including Right of Use assets) or intangible assets or both during the year, and therefore the provisions of paragraph 3 (i) (d) of the Order are not applicable.

(e) According to the information and explanation given to us and based on the examination of the records of the Company we report that no proceedings have been initiated during the year or are pending against the Company as of 31 March 2024 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

ii. (a) The Company does not have any inventories and hence reporting under paragraph 3(ii)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, during the year, from banks on the basis of security of current assets. The quarterly returns or statements filed by the Company with such banks are in agreement with the books of account of the Company.

iii. (a) The company being a Non-Banking Housing Finance Company, the provision of paragraph 3(iii) (a) does not apply to the company.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, we are of the opinion that, the investments made, guarantees provided, security given and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided, if any, during the year are, prima facie not prejudicial to the Company's interest.

(c) In respect of loans granted by the Company, the schedule of repayment of principal and payment of interest has been duly stipulated and the repayments of principal amounts and receipts of interest have been regular as per repayment schedules except for 23 cases having loan outstanding balance at year end aggregating to Rs. 492.74 Lakhs wherein the repayments of principal and interest are not regular.

(d) The total amount overdue for more than ninety days is Rs. 21.47 Lakh with respect to two borrower as per Note 5.1 of the financial statement. Based on the information and explanations given to us and in our opinion reasonable steps have been taken by the company for recovery of principal and interest.

(e) The Company's principal business is to give loans. Accordingly, paragraph 3(iii)(e) of the Order is not applicable to the Company.

(f) According to the information and explanations given to us and based on the audit procedures performed by 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 during the year.

iv. According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not provided any loans, investment, guarantees, or security as covered under Section 185 and 186 of the Companies Act, 2013 and therefore, the provisions of paragraph 3(iv) of the Order are not applicable.

v. According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not accepted any deposits from the public within the meaning of the directives issued by the Reserve Bank of India and the provisions of sections 73 to 76 or any other applicable provisions of the Act and the rules framed there under and therefore the provisions of paragraph 3(v) of the Order are not applicable.

vi. The maintenance of cost records is not applicable to the Company pursuant to the provision of section 148(1) of the Companies Act, 2013 and therefore the provisions of paragraph 3(vi) of the Order are not applicable.

vii. (a) The Company is regular in depositing undisputed statutory dues, including Goods and Services Tax, provident fund, employees' state insurance, income tax, and any other statutory dues applicable to it with the appropriate authorities. There were no undisputed amounts payable in respect of Goods and Services Tax, provident fund, employees' state insurance, income tax, and any other statutory dues in arrears as of 31st March 2024 for a period of more than six months from the date they became payable.

(b) There are no statutory dues of Goods and Services Tax, provident fund, employees' state insurance, income-tax, and any other statutory dues applicable to it which have not been deposited on account of any disputes.

viii. According to the information and explanations given to us, and based on the audit procedures performed by us, we have not come across any transactions not recorded in the books of account that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

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

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared as a wilful defaulter by any bank or financial institution or other lender.

(c) According to the information and explanations given to us, and based on the audit procedures performed by us, the term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us, and based on the audit procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on a short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiaries, associates or joint ventures and therefore the provisions of paragraph 3 (ix) (e) of the Order are not applicable.

(f) The Company does not have any subsidiaries, associates or joint ventures and therefore the provisions of paragraph 3 (ix) (f) of the Order are not applicable.

x. (a) During the year, the Company has not raised any money by way of initial public offer or further public offer (including debt instruments), and therefore the provisions of paragraph 3(x) (a) of the Order are not applicable.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not made any preferential allotment or private placement of shares or convertible debenture (fully, partially, or optionally convertible) during the year, and therefore the provisions of paragraph 3(x) (b) of the Order are not applicable.

xi. (a) During the course of our examination of the books and records of the company carried out in accordance with generally accepted auditing practices in India and according to the information and explanations given to us, no fraud by and on the company has been noticed or reported during the year. We have not been informed of any such case by the management.

(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) According to the information and explanations given to us and as represented to us by the management, there are no whistle-blower complaints received by the Company during the year.

xii. The Company is not a Nidhi Company and therefore provisions of paragraph 3(xii) (a) to (c) of the Order are not applicable.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with Section 177 and 188 of the Act, where applicable and the details of such related party transactions have been disclosed in the financial statements as required by the applicable Ind AS.

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

(b) Reports issued by the Internal auditors for the period under audit which has been provided by the management have been considered by us.

xv. According to the information and explanations given to us, and based on the audit procedures performed by us, the Company has not entered into any non-cash transactions with Directors or persons connected with him, and therefore the provisions of paragraph 3(xv) of the Order are not applicable.

xvi. (a) The Company is a Housing Finance Company having a valid Certificate of Registration under Section 29A of the NHB Act, 1987, and is not required to be registered under section 45-IA of the Reserve Bank of India Act,1934, and therefore the provisions of paragraph 3(xvi) (a) of the Order are not applicable.

(b) According to the information and explanation given to us, we report that the company is registered with a valid Certificate of Registration (CoR) issued by National Housing Bank Act, 1987, and conducted housing finance activities.

(c) According to the information and explanation given to us, the company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, and therefore the provisions of paragraph 3(xvi) (c) of the Order are not applicable.

(d) According to the information and explanation given to us, the Company does not have more than one Core Investment Company (CIC) in the Group therefore provisions of paragraph 3(xvi) (d) of the Order are not applicable to the Company.

xvii. The Company has not incurred any cash losses in the current financial year as well as the immediately preceding financial year.

xviii. There is no resignation of the statutory auditor of the Company during the year and therefore the provisions of paragraph 3(xviii) of the Order are not applicable.

xix. According to the information and explanations given to us and on the basis of the financial ratios, aging and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. The Company is not required to incur any expenditure towards Corporate Social Responsibility (CSR) during the period under audit as per provision of Section 135 of the said Act, therefore, the provisions of paragraph 3(xx) (a) and (b) of the Order are not applicable.

xxi. The Company is not required to prepare consolidated financial statements and therefore the provisions of paragraph 3 (xxi) of the Order are not applicable.

For D. Kothary & Co.
Chartered Accountants
Firm Registration No. 105335W

SD/-

Mehul N. Patel
Partner
Membership No. 132650
UDIN:
Place: Mumbai
Date: April 30, 2024

Annexure B to the Independent Auditor's Report

The Annexure referred to in Para 2(f) under 'Report on Other Legal and Regulatory Requirements' of our Independent Auditor's Report to the members of the Company on the financial statements for the year ended March 31, 2024:

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 with reference to financial statements of **Godrej Housing Finance Limited** ("the Company") as at March 31, 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the ICAI 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. 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 with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls over Financial Reporting

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

Inherent Limitations of Internal Financial Controls over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control with reference to financial statements 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2024, based on the criteria for internal financial control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For D. Kothary & Co.
Chartered Accountants
Firm Registration No. 105335W

SD/-

Mehul N. Patel
Partner
Membership No. 132650
UDIN:
Place: Mumbai
Date: April 30, 2024

Godrej Housing Finance Limited

Balance Sheet as at March 31, 2024

(Currency : Indian Rupees in lakhs)

		Note No.	As at March 31, 2024	As at March 31, 2023
ASSETS				
(I)	**Financial Assets**			
	(a) Cash and cash equivalents	3	12,527.07	61,834.51
	(b) Bank balances other than (a) above	4	2,649.45	2,520.68
	(c) Loans	5	5,44,728.93	3,79,828.04
	(d) Investments	6	9,313.10	-
	(e) Other financial assets	7	3,511.46	1,672.95
			5,72,730.01	**4,45,856.18**
(II)	**Non Financial Assets**			
	(a) Current tax assets (net)	26	1,169.28	-
	(b) Deferred tax assets (net)	26	530.67	530.67
	(c) Property, plant and equipment	8	587.73	415.82
	(d) Right-of-use assets	8	1,125.63	846.24
	(e) Intangible assets under development	8	15.44	-
	(f) Other intangible assets	8	3,216.35	3,702.62
	(g) Other non financial assets	9	619.00	313.52
			7,264.10	**5,808.87**
	Total Assets		**5,79,994.11**	**4,51,665.05**
LIABILITIES AND EQUITY				
LIABILITIES				
(I)	**Financial Liabilities**			
	(a) Payables	10		
	(i) Trade payables			
	total outstanding dues of micro enterprises and small enterprises	10.1	10.91	20.27
	total outstanding dues of creditors other than micro enterprises and small enterprises	10.1	1,055.09	1,072.01
	(b) Debt securities	11	93,265.91	49,982.98
	(c) Borrowings (Other than debt securities)	12	3,88,604.23	3,26,764.87
	(d) Lease liabilities	33	1,147.13	858.16
	(e) Other financial liabilities	13	5,298.30	4,990.41
			4,89,381.57	**3,83,688.70**
(II)	**Non-Financial Liabilities**			
	(a) Current tax liabilities (Net)	26	-	199.98
	(b) Provisions	14	84.22	73.76
	(c) Other non-financial liabilities	15	104.93	135.40
			189.15	**409.14**
(III)	**EQUITY**			
	(a) Equity share capital	16	34,182.11	31,024.66
	(b) Other equity	17	56,241.28	36,542.55
			90,423.39	**67,567.21**
	Total Liabilities and Equity		**5,79,994.11**	**4,51,665.05**
Material Accounting Policies and accompanying notes forming part of the Financial Statements.		2-45		

As per our report of even date attached
For D. Kothary & Co.
Chartered Accountants
Firm Registration No.: 105335W

SD/-

Mehul N. Patel
Partner
Membership No. - 132650

Mumbai
April 30, 2024

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

SD/-

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
April 30, 2024

SD/-

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
April 30, 2024

SD/-

Kunal Karnani
Chief Financial Officer

Mumbai
April 30, 2024

SD/-

Chunni Singh
Company Secretary

Mumbai
April 30, 2024

Godrej Housing Finance Limited

Statement of Profit and Loss for the year ended March 31, 2024

(Currency : Indian Rupees in lakhs)

	Particulars	Note No.	For the year ended March 31, 2024	For the year ended March 31, 2023
(I)	**Revenue from operations**			
	(a) Interest income	18	42,976.70	22,734.09
	(b) Fee and commission income	19	700.94	294.45
	(c) Net gain on fair value change	20	853.06	516.38
	(d) Net gain on derecognition of financial instruments under amortised cost	20a	1,874.88	717.40
	Total revenue from operations		**46,405.58**	**24,262.32**
(II)	Other income	21	2,657.43	3,705.79
	Total income		**49,063.01**	**27,968.11**
(III)	**Expenses**			
	(a) Finance costs	22	32,795.84	16,612.38
	(b) Impairment on financial assets	23	247.81	638.09
	(c) Employee Benefits Expenses	24	3,917.01	3,366.96
	(d) Depreciation and amortization	8	1,296.53	1,204.19
	(e) Other expenses	25	2,793.43	2,344.34
	Total expenses		**41,050.62**	**24,165.96**
(IV)	**Profit/(Loss) before tax for the year (I + II - III)**		**8,012.39**	**3,802.15**
(V)	**Tax Expense**	26		
	(a) Current tax		-	537.74
	(c) Deferred tax		-	(537.74)
(VI)	**Net Profit/(loss) after tax for the year (IV - V)**		**8,012.39**	**3,802.15**
(VII)	**Other Comprehensive Income/(Loss)**			
	(a) Items that will not be reclassified to profit and loss			
	(i) Remeasurement gains and (losses) on defined benefit obligations		4.53	28.11
	(ii) Income tax relating to items that will not be reclassified to profit and loss		-	(7.07)
	Total (a)		4.53	21.04
	(b) Items that will be reclassified to profit and loss		-	-
	Other Comprehensive Income/(Loss) (a+b)		**4.53**	**21.04**
(VIII)	**Total Comprehensive Income/(Loss) for the year (VI + VII)**		**8,016.92**	**3,823.19**
(IX)	**Earnings per equity share in Rupees (Face value Rs. 10 each)**			
	Basic and Diluted	27	2.39	1.26
	Material Accounting Policies and accompanying notes forming part of the Financial Statements.	2-45		

As per our report of even date attached
For D. Kothary & Co.
Chartered Accountants
Firm Registration No.: 105335W

SD/-

Mehul N. Patel
Partner
Membership No. - 132650

Mumbai
April 30, 2024

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

SD/-

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
April 30, 2024

SD/-

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
April 30, 2024

SD/-

Kunal Karnani
Chief Financial Officer

Mumbai
April 30, 2024

SD/-

Chunni Singh
Company Secretary

Mumbai
April 30, 2024

Godrej Housing Finance Limited

Statement of cash flow for the year ended March 31, 2024

(Currency : Indian Rupees in lakhs)

	Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
A	**Cash flow from operating activities**		
	(Loss) before tax	8,012.39	3,802.15
	Adjustments for		
	Net gain on fair value change	(959.43)	(530.45)
	Impairment on financial assets	247.81	638.09
	Depreciation, amortisation and impairment	1,296.53	1,204.19
	Unrealised (Gain)/loss on investments	1.23	-
	Interest on security deposits	(10.94)	(12.46)
	(Gain)/Loss on sale of fixed assets	14.35	(0.70)
	Remeasurements of the defined benefit plans	4.53	28.11
	Operating cash flow before working capital changes	**8,606.47**	**5,128.93**
	Add / (Less): Adjustments for working capital changes		
	(Increase)/ Decrease in Loans	(1,65,147.85)	(2,06,335.68)
	(Increase)/ Decrease in Other Financial Assets	(1,843.45)	(740.83)
	(Increase)/ Decrease in Other non financial assets	(305.47)	111.44
	(Increase)/ Decrease in Other Bank balances	(128.77)	(2,520.68)
	Increase/ (Decrease) in Provisions	10.45	(55.62)
	Increase/ (Decrease) in Trade Payables	(26.27)	(416.53)
	Increase/ (Decrease) in Other financial liabilities	307.03	(3,191.99)
	Increase/ (Decrease) in Other non-financial liabilities	(30.47)	(233.05)
	Cash (used in) operations	**(1,58,558.33)**	**(2,08,254.01)**
	Income taxes paid (Net of refunds received)	(1,369.26)	(122.87)
	Net cash (used in) operating activities -A	**(1,59,927.59)**	**(2,08,376.88)**
B	**Cash flow from investing activities**		
	Purchase of property, plant and equipment	(434.40)	(127.11)
	Purchase of intangible assets	(263.17)	(703.22)
	(Increase)/Decrease in intangible assets under development	(15.44)	99.07
	Proceeds from sale of property, plant and equipment	0.41	1.40
	Purchase of investments	(5,52,742.67)	(4,07,286.06)
	Proceeds from sale of investments	5,44,387.76	4,07,816.51
	Net cash generated from/(used in) investing activities - B	**(9,067.51)**	**(199.41)**
C	**Cash flow from financing activities**		
	Proceeds from issue of equity shares (including securities premium)	14,839.26	22,100.00
	Repayment of Lease Obligations	(273.89)	(245.20)
	Proceeds from issue of debt securities	1,65,211.97	1,34,478.05
	Repayment of debt securities	(1,21,929.03)	(94,416.25)
	Proceeds from borrowings (other than Debt securities)	1,06,657.22	2,74,247.23
	Repayment of borrowings (other than Debt securities)	(44,817.87)	(86,185.72)
	Net cash generated from financing activities - C	**1,19,687.66**	**2,49,978.11**
	Net increase / (Decrease) in cash and cash equivalents (A+B+C)	**(49,307.44)**	**41,401.82**
	Cash and cash equivalent as at the beginning of the year	61,834.51	20,432.69
	Cash and cash equivalent as at the end of the year	**12,527.07**	**61,834.51**

Godrej Housing Finance Limited

Statement of cash flow for the year ended March 31, 2024

(Currency : Indian Rupees in lakhs)

Notes:

i) **Reconciliation of cash and cash equivalents as per the statement of cash flow**

Particulars	March 31, 2024	March 31, 2023
Cash and Cash Equivalents as per above comprise of the following		
- Cash in hand	0.86	-
- In Current accounts	5,522.03	14,652.92
- In Fixed deposits	4,504.73	10,193.62
- In certificate of deposit	2,499.45	36,987.97
Balances as per statement of cash flow	**12,527.07**	**61,834.51**

ii) The above Statement of Cash Flow has been prepared under the indirect method as set out in Indian Accounting Standard - 7 " Statement of Cash flow ".

iii) There is no amount of cash and cash equivalent balances held by the entity that are not available for use by the group.

Material Accounting Policies and accompanying notes forming part of the Financial Statements. 2-45

As per our report of even date attached
For D. Kothary & Co.
Chartered Accountants
Firm Registration No.: 105335W

SD/-

Mehul N. Patel
Partner
Membership No. - 132650

Mumbai
April 30, 2024

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

SD/-

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
April 30, 2024

SD/-

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
April 30, 2024

SD/-

Kunal Karnani
Chief Financial Officer

Mumbai
April 30, 2024

SD/-

Chunni Singh
Company Secretary

Mumbai
April 30, 2024

Godrej Housing Finance Limited

Statement of changes in equity As at March 31, 2024

(Currency : Indian Rupees in lakhs)

A. Equity Share Capital

Particulars	As at March 31, 2024		As at March 31, 2023	
	Number of Shares	Amount	Number of Shares	Amount
Issued, subscribed and fully paid up equity shares outstanding at the beginning of the year	31,02,46,587	31,024.66	26,13,31,138	26,133.11
Add: Shares issued during year	3,15,74,468	3,157.45	4,89,15,449	4,891.55
Add: Conversion during the year	-	-	-	-
Issued, subscribed and fully paid up equity shares outstanding at the end of the year	**34,18,21,055**	**34,182.11**	**31,02,46,587**	**31,024.66**

B. Other Equity

Particulars	Reserves and Surplus			Items of Other Comprehensive Income	Total Other Equity
	Securities premium	Special reserve	Retained Earnings	Remeasurement of defined benefit liabilities / assets	
Balance As at April 01, 2022	**30,124.04**	**-**	**(14,597.24)**	**(15.88)**	**15,510.90**
Profit for the year	-	-	3,802.15	-	**3,802.15**
Other comprehensive income/(loss) for the year	-	-	-	21.04	**21.04**
Issue of equity shares	17,208.46	-	-	-	**17,208.46**
Transfer from / (to)	-	760.43	(760.43)	-	**-**
Share issue expenses	-	-	-	-	**-**
Balance As at March 31, 2023	**47,332.50**	**760.43**	**(11,555.52)**	**5.16**	**36,542.55**
Profit for the year	-	-	8,012.39	-	**8,012.39**
Other comprehensive income/(loss) for the year	-	-	-	4.53	**4.53**
Issue of equity shares	11,681.81	-	-	-	**11,681.81**
Transfer from / (to)	-	1,602.47	(1,602.47)	-	**-**
Share issue expenses	-	-	-	-	**-**
Balance As at March 31, 2024	**59,014.31**	**2,362.90**	**(5,145.60)**	**9.69**	**56,241.28**

Nature and purpose of reserve - Refer Note 17.A

Material Accounting Policies and accompanying notes forming part of the Financial Statements. 2-45

As per our report of even date attached
For D. Kothary & Co.
Chartered Accountants
Firm Registration No.: 105335W

SD/-

Mehul N. Patel
Partner
Membership No. - 132650

Mumbai
April 30, 2024

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

SD/-

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
April 30, 2024

SD/-

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
April 30, 2024

SD/-

Kunal Karnani
Chief Financial Officer

Mumbai
April 30, 2024

SD/-

Chunni Singh
Company Secretary

Mumbai
April 30, 2024

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024

1. Corporate Information

Godrej Housing Finance Limited ("the Company") was incorporated on October 05, 2018 having Corporate Identity Number (CIN): U65100MH2018PLC315359 as a company limited by shares. The Company obtained the certificate of registration from the Reserve Bank of India ('RBI') as required under Section 29A of the National Housing Bank ('NHB') Act, 1987 on October 26, 2020. The Company is registered as a non deposit taking housing finance company. The main objects of the Company, inter alia are to carry out the business of housing finance and provide financial assistance to construct, purchase, expand, renovate property.The Company is a wholly owned subsidiary of Godrej Capital Limited w.e.f from March 30, 2023.

2 Basis of preparation and Material accounting policies

2.1 Statement of compliance

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016. These financial statements together with the comparative reporting period have been prepared in accordance with the recognition and measurement principles as laid down in lnd AS, prescribed under Section 133 of the Companies Act, 2013 ('the Act') and the provisions of the National Housing Bank Act, 1987 and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by Reserve Bank of India (RBI) , as amended from time to time.

The Company uses accrual basis of accounting except in case of significant uncertainties. The accounting policies are applied consistently to all the financial years presented in the financial statements.

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 going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources.

The financial statements of the Company for the year ended March 31, 2024 were approved for issue in accordance with the resolution of the Board of Directors on April 30, 2024.

2.2 Basis of measurement

The financial statements have been prepared on an accrual basis under the historical cost convention as modified by the application of fair value measurements required or allowed by the relevant standards under Ind AS.

Historical cost is generally the amount of cash or cash equivalents paid or the fair value of the consideration given in exchange for goods and services.

The financial statements have been prepared on a historical cost basis except for the fair value through other comprehensive income (FVOCI) instruments and certain financial assets and financial liabilities measured at fair value through profit and loss statement (FVTPL).

2.3 Functional and Presentation Currency

The financial statements are presented in Indian Rupees (rounded to the nearest lakhs) which is determined to be the functional currency of the Company and the currency of the primary economic environment in which the Company operates.

2.4 Presentation of financial statements

The Balance Sheet and the Statement of profit and loss are prepared and presented in the format prescribed in the Division III to Schedule III to the Companies Act, 2013 (“the Act”) as amended from time to time. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 “Statement of Cash Flow”. The disclosure requirements with respect to items in the Balance Sheet and Statement of Profit and Loss, as prescribed in the Schedule III to the Act, are presented by way of notes forming part of the financial statements along with the other notes required to be disclosed under the notified Ind AS, RBI, NHB and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

2.5 Use of estimates and judgements

The preparation of financial statements in conformity with Ind-AS requires management to make estimates, judgements and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities (including contingent liabilities) and disclosures as of the date of the financial statements and the reported amounts of revenues and expenses for the reporting period. Actual results could differ from these estimates. Accounting estimates and underlying assumptions are reviewed on an ongoing basis and could change from period to period. Appropriate changes in estimates are recognised in the periods in which the Company becomes aware of the changes in circumstances surrounding the estimates. Any revisions to accounting estimates are recognised prospectively in the period in which the estimate is revised and future periods. The estimates and judgements that have significant impact on the carrying amount of assets and liabilities at each balance sheet date listed here in below under critical accounting estimates and judgements.

Information about critical judgements in applying accounting policies, as well as estimates and assumptions that have the most significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:

A. Useful lives of property, plant and equipment and intangible assets

The Company reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period or even earlier in case, circumstances change such that the amount recorded value of an asset may not be recoverable.

B. Determination of lease term:

Ind AS 116 – Leases requires lessee to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes assessment on the expected lease term on lease by lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of lease and the importance of the underlying to the Company's operations taking into account the location of the underlying asset and the availability of the suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

C. Fair value of financial instruments

The fair value of financial instruments 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 another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility. For further details about determination of fair value please see Note - 37.

D. Business model assessment

Classification and measurement of financial asset depends upon the results of the solely payment of principal and interest (SPPI) and the business model test. The Company determines the business model at a level that reflects how groups of financial asset are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the asset is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

E. Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation as at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation.

F. Contingent liabilities

Contingent liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefits is not probable or cannot be reliably measured. Contingent liabilities are disclosed unless the possibility of an outflow of resources embodying economic benefit is remote.

G. Employee Benefits

i) Short-term employee benefits

Short-term employee benefits in respect of salaries and wages, including non-monetary benefits are recognised as an expense at the undiscounted amount in the statement of profit and loss for the year in which the related service is rendered.

ii) Defined Contribution Plan

The Company's contribution paid/payable during the year towards Provident and other funds is charged to the statement of profit and loss in the year in which employee renders the related service.

iii) Measurement of defined benefit obligations

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each financial year end.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate, the actuary considers the interest rates of government bonds.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

The Company has an obligation towards gratuity, a non funded defined benefit plan covering eligible employees. Vesting for gratuity occurs upon completion of five years of service.
Details of the unfunded defined benefit plans for its employees are given in Note - 35 which is as certified by the actuary using projected unit credit method.

iv) Compensated Absences

Eligible employees of the Company are entitled to compensated absences which are both accumulating and non-accumulating in nature. The expected cost of accumulating compensated absences is determined by actuarial valuation using projected unit credit method for the unused entitlement that has accumulated as at the balance sheet date.

H. Effective interest rate

The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of a financial (i.e. its amortised cost before any impairment allowance) or to the amortised cost of a financial liability. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments and other fee income/expense that are integral parts of the instrument.

I. Measurement of impairment of loans and advances

Judgement is required by management in the estimation of the amount and timing of future cash flows when determining an impairment loss for loans and advances in new businesses. In estimating these cash flows, the Company makes judgements about the borrower’s financial situation compare the borrower's profile with customers having similar profile to estimate probability of default and the net realisable value of collateral, if any. These estimates are based on assumptions about a number of factors including forward looking information, and actual results may differ, resulting in future changes to the impairment allowance.

2.6 Recent 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. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the compnay.

2.7 Material accounting policies

2.7.1 Financial Instruments

Financial assets and financial liabilities are recognised in the balance sheet when the Company becomes a party to the contractual provisions of the instrument. The Company determines the classification of its financial assets and financial liabilities at initial recognition based on its nature and characteristics.

2.7.1.1 Financial assets

i) Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset.

The financial assets include investments in mutual funds, trade and other receivables, loans and advances and cash and bank balances. However, trade and other receivables that do not contain a significant financing component are measured at transaction price.

ii) Subsequent measurement

For the purpose of subsequent measurement, financial assets are classified in the following categories:

• At amortised cost, and
• At fair value through other comprehensive income (FVOCI), and
• At fair value through profit and loss (FVTPL).

Debt instruments at amortised cost

A 'debt instrument' is 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 the asset for collecting contractual cash flows, and
• Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at Amortised Cost

Financial assets at amortised cost include loans receivable, and other financial assets that are held with the objective of collecting contractual cash flows. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). The effective interest rate (EIR) amortisation is included in interest income in the statement of Profit and Loss.

Fair value through other comprehensive income (FVOCI)
Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income ("OCI"), except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the statement of Profit and Loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to the Statement of profit and loss and recognised in other gains/(losses) (net). Interest income from these financial assets is included in other income using the effective interest rate (EIR) method.

Fair value through Profit and Loss (FVTPL)
Financial assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit and loss ('FVTPL').

iii) Reclassifications
Financial assets are not reclassified subsequent to their initial recognition, except in the period in which the Company changes its business model for managing financial assets.

iv) Impairment
The provision for credit risks, which is recognized in accordance with the expected credit loss method specified by Ind AS 109 and in accordance with uniform standards applied, encompasses all financial assets measured at amortised cost. The calculation of the provision for credit risks generally takes into account the exposure at default, the probability of default and the loss given default.
Financial assets are subject to credit risks, which are taken into account by recognising the amount of the expected loss; such allowances are recognised for both financial assets with objective evidence of impairment and non-impaired financial assets.

The general approach is used for financial assets measured at amortised cost on initial recognition. Financial assets are broken down into three stages in the general approach.

Stage 1 consists of financial assets that are being recognised for the first time or that have not demonstrated any significant increase in probability of default since initial recognition. In this stage, the model requires the calculation of an expected credit loss for the next twelve months.

Stage 2 consists of financial assets for which there is a significant increase in credit risk. The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

Stage 3 Financial assets demonstrating objective indications of impairment are allocated to stage 3. The Company assumes that the financial asset is credit impaired if it is 90 days or more past due.

In stage 2 and 3, an expected credit loss is calculated for the entire remaining maturity of the asset.

The Company considers a financial asset to be in default when :
- the borrower is unlikely to pay its credit obligations to the Company in full or in part, without recourse by the Company to actions such as realising security (if any is held): or
- the financial asset is 90 days or more past due.

Both historical information, such as average historical default probabilities for each portfolio, and forward-looking information is used to determine the measurement parameters for calculating the provision for credit risks.

Impairment arises in a number of situations, such as delayed payment over a certain period, the initiation of enforcement measures, the threat of insolvency or over indebtedness, application for or the initiation of insolvency proceedings, or the failure of restructuring measures.

Reviews are regularly carried out to ensure that the allowances are appropriate. Uncollectible loans or receivables that are already subject to a workout process and for which all collateral has been recovered and all further options for recovering the loan or receivable have been exhausted are written off directly. Any valuation allowances previously recognised are utilised. Income subsequently collected in connection with loans or receivables already written off is recognised in the statement of profit and loss.

Loans are reported in the balance sheet at the net off Expected Credit Loss (ECL) provision.

Measurement of ECL

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

The Probability of Default (PD) is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

The Exposure at Default (EAD) is an estimate of the exposure at a Balance sheet date.

The Loss Given Default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

When estimating the ECLs, the company adds a management override to account for stressed scenarios which are then reviewed on a periodic basis . This takes into account the expected inherent risk for different segments in the portfolio and the macro economic environment. The assumptions are periodically validated and modified as appropriate.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.

v) Write - offs
Financial assets are written off either partially or in their entirety when the Company has no reasonable expectations of recovery. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to impairment of financial instruments in the statement of profit and loss. However, financial assets that are written off may be subject to enforcement activities to comply with the Company's procedures for recovery of amounts due.

2.7.1.2 Financial liabilities

i) Initial recognition and measurement
All financial liabilities are recognised initially at fair value and, in the case of financial liabilities classified at amortised cost, net of directly attributable transaction costs. The financial liabilities include trade and other payables, term loans and borrowings, lease liabilities etc.

ii) Subsequent measurement
For the purpose of subsequent measurement, financial liabilities are classified as financial liabilities at amortised cost.

Financial liabilities at amortised cost
After initial recognition, financial liabilities are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the effective interest rate (EIR) amortisation process.
Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). The effective interest rate (EIR) amortisation is included as finance costs in the statement of profit and loss.

2.7.1.3 De-recognition, Modification and Transfer

Financial Asset

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primary derecognised when ;

- The rights to receive cash flows from the asset have expired; or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under as 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset; or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in the statement of profit and loss.

If the terms of a financial assets are modified, the Company evaluates whether the cash flow of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised and a new financial asset is recognised at fair value.

If the cash flows of the modified asset carried at amortised cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Company recalculates the gross carrying amount of the financial asset as the present value of the renegotiated or modified contractual cashflows that are discounted at the financial asset's original effective interest rate and recognises the amount arising from adjusting the gross carrying amount as a modification gain or loss in the the statement of profit and loss. Any costs or fees incurred adjust the carrying amount of modified financial asset and are amortised over the remaining term of the modified financial asset. If such a modification is carried out because of financial difficulties of the borrower, then the gain or loss is presented together with impairment losses, in other cases, it is presented as interest income.

Financial Liability

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

The Company derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in the statement of profit and loss.

2.7.1.4 Offsetting of financial instruments

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 recognised amounts and there is an intention to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

2.7.1.5 Derivative financial instruments

The Company enters into derivative financial instruments such as foreign exchange forward contracts to manage its exposure to foreign exchange rate risk and are measured at fair value through profit or loss.

2.7.1.6 Cash and Cash equivalents

Cash and cash equivalents consist of cash on hand, balances with bank, deposits with bank (with original maturity of three months or less). For the purposes of presentation in the statement of cash flow, cash and cash equivalents include cash on hand and current account balances with banks that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

2.7.1.7 Fair value measurement

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques are as follows :

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as price) or indirectly (i.e. derived from prices).

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

2.7.2 Share capital

An equity instrument is a contract that evidences residual interest in the assets of the Company after deducting all of its liabilities. Incremental costs directly attributable to the issuance of new equity shares are recognized as a deduction from equity, net of any tax effects.

2.7.3 Cash flow statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments.The cash flows from regular revenue generating, investing and financing activities of the Company are segregated.

2.7.4 Foreign currency transactions and balances

i) Initial recognition:

Foreign currency transactions are recorded in the reporting currency (which is Indian Rupees), by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

ii) Conversion:

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

iii) Exchange differences:

All exchange differences arising on settlement or translation of monetary items are recognized as income or as expenses in the period in which they arise.

2.7.5 Property, Plant and Equipment (Tangible assets) & Depreciation

i) Recognition and measurement

Property, Plant and Equipment (“PPE”) are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

ii) Subsequent measurement

Subsequent costs are included in the asset's carrying amount only when it is probable that future economic benefits associated with the part will flow to the Company and its cost can be measured reliably. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from derecognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

iii) Depreciation

Depreciation on PPE is provided on a straight-line basis to allocate their cost, net of their residual value over the estimated useful life of the respective asset. The Company has estimated the useful lives to depreciate its PPE which is in accordance with those prescribed under Schedule II of the The Companies Act ,2013, except vehicles, in whose case the life of the assets has been assessed based on the nature of the asset, the estimated usage of the asset. The following are the estimates of the useful lives to depreciate its PPE: The following are the estimates of the useful lives to depreciate its PPE:

Particulars	**Estimated useful life by the Company**
Computer Hardware	3 - 5 Years
Office Equipment	5 Years
Vehicles	5 Years
Furniture and Fixtures	10 Years

Leasehold improvements are amortized on a straight line basis over the period of lease of the asset.

2.7.6 Intangible assets

i) Recognition and measurement

The Company's intangible assets primarily consist of computer softwares. Intangible assets are recognised when it is probable that the future economic benefits that are attributable to the asset will flow to the Company and the cost of the asset can be measured reliably. Intangible assets are stated at original cost net of tax/duty credits availed, if any, less accumulated amortisation and cumulative impairment.

Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the Company are recognised as intangible assets.

Development costs include employee costs and an appropriate portion of relevant overheads. Capitalised development costs are recorded as intangible assets and amortised from the point at which the asset is available for use.

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

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the assets are recognised in the statement of profit and loss when the asset is derecognised.

ii) Amortisation of intangible assets

Intangible assets are amortized on a straight line basis over the estimated useful economic life. Intangible assets are amortised as per management's estimate over a period of 3 to 10 years or license period whichever is earlier. Intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method are reviewed at least at each financial year end. Costs associated with maintaining software programmes are recognised as an expense as incurred.

On review of estimates related to the intangible assets following changes have been made prospectively during the year:
- Life of certain core intangible assets is increased from 5 years to 10 years
- Residual value of intangible assets updated to zero

2.7.7 Employee Benefits Expenses

2.7.7.1 Short Term Employee Benefits

The undiscounted amount of short term employee benefits expected to be paid in exchange for the services rendered by employees are recognised as an expense during the period when the employees render the services.

2.7.7.2 Post-Employment Benefits

Defined contribution schemes

All eligible employees of the company are entitled to receive benefits under the provident fund, a defined contribution plan in which both the employee and the company contribute monthly at a stipulated percentage of the covered employee's salary. Contributions are made to Employees Provident Fund Organization in respect of Provident Fund, Pension Fund and are charged to Statement of Profit and Loss at actuals. The company has no liability for future provident fund benefits other than its annual contribution.

Defined Benefit schemes

Gratuity

The Company provides for gratuity covering eligible employees under which a lumpsum payment is paid to vested employees at retirement, death, incapacitation or termination of employment, of an amount reckoned on the respective employee's salary and his tenor of employment with the Company. The Company accounts for its liability for future gratuity benefits based on actuarial valuation determined at each Balance Sheet date by an Independent Actuary using Projected Unit Credit Method.

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan are based on the market yields on Government Securities as at the Balance Sheet date.

An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its longterm nature, these liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

Re-measurement, comprising of actuarial gains and losses (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through Other Comprehensive Income in the period in which they occur.Re-measurements are not reclassified to profit and loss in subsequent periods.

Other Long term employee benefits

Accumulated compensated absences

The Company provides for liability of accumulated compensated absences for eligible employees on the basis of an independent actuarial valuation carried out at the end of the year, using the projected unit credit method. Actuarial gains and losses are recognised in the Statement of Profit and Loss for the period in which they occur.

2.7.8 Employee Share Based Payments

Equity-settled scheme:

Equity-settled share-based payments made by the parent Company to the employees of the Company are measured at the fair value of the equity instruments at the grant date. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest. Fair value determined at the grant date is reduced by payment, If any, made to the parent, is recognised as deemed contribution to equity from parent.

2.7.9 Impairment of non-financial assets

Non-financial assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

2.7.10 Earnings per share

Basic earnings per share are calculated by dividing the net profit and 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 is adjusted for events such as bonus issue, bonus element in a rights issue, share split and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit and 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 which may involve issue of equity shares. The calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share.

2.7.11 Income Taxes

Income tax expense comprises current tax and deferred tax and is recognized in the statement of profit and loss except to the extent it relates to items directly recognized in equity or in OCI.

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities using the tax rates and tax laws that are enacted or substantively enacted by the balance sheet date and applicable for the period.
Current tax items in correlation to the underlying transaction relating to OCI and equity are recognized in OCI and in equity respectively.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

Deferred income tax

Deferred income tax is recognized using the balance sheet approach. Deferred income tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred tax assets are recognized for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that 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 utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised.

Unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off deferred tax assets against deferred tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

2.7.12 Leases

The Company's lease assets primarily consist of leases for office premises. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

(i) the contract involves the use of an identified asset
(ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and
(iii) the Company has the right to direct the use of the asset.

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

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

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

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

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

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

2.7.13 Segment reporting

The Company is engaged in the business segment of Financing, whose operating results are regularly reviewed by the entity's chief operating decision maker to make decisions about resources to be allocated and to assess its performance, and for which discrete financial information is available. Further other business segments do not exceed the quantitative thresholds as defined by the Ind AS 108 on "Operating Segment". Hence, there are no separate reportable segments, as required by the Ind AS 108 on "Operating Segment".

2.7.14 Revenue and Expense Recognition

2.7.14.1 Interest income

Interest income is presented in the statement of profit and loss includes interest on financial assets measured at amortised cost calculated on an effective interest basis. Fee income and expense that are integral to the effective interest rate on a financial asset are included in the effective interest rate computation. The amortization of income and expenses for financial assets under EIR approach is done on a systematic basis that exactly discounts estimated future cash flows of the financial assets through the expected life of the assets.

The interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets. (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets the interest income is calculated applying the EIR to the amortised cost of the credit-impaired financial asset (i.e. the gross carrying amount less the allowances for ECLs).

2.7.14.2 Commission and fee income

Commissions earned by the Company which are not directly attributable to disbursal of loans are recognised in the statement of profit and loss as and when incurred.

Fee and commission income include fees other than those that are an integral part of EIR. The Company recognises the fee and commission income in accordance with the terms of the relevant contracts / agreement and when it is probable that the Company will collect the consideration.

2.7.14.3 Profit or loss earned on sale of investments is recognised on trade date basis, determined based on the weighted average cost of the investments sold.

2.7.14.4 Dividend income

Dividend income is recognized when:

• the right to receive dividend is established which is generally when shareholders approve the dividend,
• it is probable that the economic benefits associated with the dividend will flow to the entity and
• amount of dividend can be measured reliably.

2.7.14.5 Other income

Revenue from services is recognised net of taxes as and when the service is performed as per the relevant agreements.

2.7.14.6 Interest expenses

Interest expense is presented in the statement of profit and loss includes interest on liabilities measured at amortised cost calculated on an effective interest basis. Fee and borrowing costs that are integral to the effective interest rate on a financial liability are included in the effective interest rate computation. The amortization of expenses for financial liabilities under EIR approach is done on a systematic basis that exactly discounts estimated future cash flows of the financial liabilities through the expected life of the financial liability.

2.7.14.7 Borrowing costs

Borrowing costs incurred in connection with the borrowing of funds including the ancillary cost are amortised and accounted as interest expense using the EIR method.

Other borrowing costs are recognised as expense in the period in which they are incurred.

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
3. Cash and cash equivalents		
a) Cash on hand	0.86	-
b) Balances with Banks		
i) in current accounts	5,522.03	14,652.92
ii) in deposit accounts having original maturity less than 3 months	4,504.73	10,193.62
iii) in certificate of deposits	2,499.45	36,987.97
Total	**12,527.07**	**61,834.51**
4. Bank balances other than (a) above		
Other Bank balances		
a) In fixed deposit accounts		
i) in deposit accounts having original maturity more than 3 months	2,649.45	2,520.68
Total	**2,649.45**	**2,520.68**

Note: Balance with Banks in deposit accounts comprises deposits that have an original maturity exceeding 3 months at balance sheet date.

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars		As at March 31, 2024	As at March 31, 2023
5. Loans			
At amortised cost			
A. Product wise Details			
At Amortised cost			
a) Term loans		4,50,290.21	3,55,387.44
b) Pass through certificates		96,042.36	25,796.93
	Total (A) - Gross	5,46,332.57	3,81,184.37
Less: Impairment loss allowance		(1,603.64)	(1,356.33)
	Total (A) - Net	**5,44,728.93**	**3,79,828.04**
B. Security wise Details			
At Amortised cost			
a) Secured by tangible assets		5,34,219.77	3,73,637.85
b) Unsecured		12,112.80	7,546.52
	Total (B) - Gross	5,46,332.57	3,81,184.37
Less: Impairment loss allowance		(1,603.64)	(1,356.33)
	Total (B) - Net	**5,44,728.93**	**3,79,828.04**
C. **Region wise Details**			
At Amortised cost			
a) Loans in India			
- Public sector		-	-
- Others		5,46,332.57	3,81,184.37
b) Loans outside India		-	-
	Total (C) - Gross	5,46,332.57	3,81,184.37
Less: Impairment loss allowance		(1,603.64)	(1,356.33)
	Total (C) - Net	**5,44,728.93**	**3,79,828.04**
D. **Nature of Loan wise Details**			
At Amortised cost			
a) Housing Loans		4,08,563.75	2,80,728.44
b) Non Housing Loans		41,726.46	74,659.00
c) Pass through certificates		96,042.36	25,796.93
	Total (D) - Gross	5,46,332.57	3,81,184.37
Less: Impairment loss allowance		(1,603.64)	(1,356.33)
	Total (D) - Net	**5,44,728.93**	**3,79,828.04**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

5. Loans (Continued)

5.1 Analysis of changes in the gross carrying amount and corresponding Impairment loss allowance in relation to loans:

Particulars	As at March 31, 2024							
	Stage 1		Stage 2		Stage 3		Total	
	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance
Balance as at the beginning of the year	**3,81,171.86**	**1,354.81**	**12.51**	**1.52**	**-**	**-**	**3,81,184.37**	**1,356.33**
New Assets Originated or Purchased, net of repayments	1,09,888.65	447.88	-	-	-	-	1,09,888.65	447.88
Assets derecognised or repaid (excluding write offs)	(57,968.49)	(290.31)	-	-	-	-	(57,968.49)	(290.31)
Transfer during the year	-	-	-	-	-	-	-	-
Transfer to Stage 1	10.73	1.31	(10.73)	(1.31)	-	-	-	-
Transfer to Stage 2	(148.03)	(1.42)	148.03	1.42			-	-
Transfer to Stage 3	(20.29)	(0.23)	-	-	20.29	0.23	-	-
Changes in opening credit exposures (additional disbursement net of repayments)	1,13,227.11	75.61	(0.25)	-	1.18	-	1,13,228.04	75.61
Impact of changes in credit risk on account of stage movements	-	(1.18)	-	3.91	-	11.39	-	14.12
Amounts written off	-	-	-	-	-	-	-	-
Balance as at the end of the year	**5,46,161.53**	**1,586.47**	**149.57**	**5.54**	**21.47**	**11.63**	**5,46,332.57**	**1,603.64**

Particulars	As at March 31, 2023							
	Stage 1		Stage 2		Stage 3		Total	
	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance
Balance as at the beginning of the year	**1,74,849.53**	**718.24**	**-**	**-**	**-**	**-**	**1,74,849.53**	**718.24**
New Assets Originated or Purchased, net of repayments	2,06,334.84	638.09	-	-	-	-	2,06,334.84	638.09
Transfer during the year	-	-	-	-	-	-	-	-
Transfer to Stage 1	163.00	54.52	-	-	(163.00)	(54.52)	-	-
Transfer to Stage 2	(12.51)	(1.52)	12.51	1.52	-	-	-	-
Transfer to Stage 3	(163.00)	(54.52)	-	-	163.00	54.52	-	-
Changes in opening credit exposures (additional disbursement net of repayments)	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Balance as at the end of the year	**3,81,171.86**	**1,354.81**	**12.51**	**1.52**	**-**	**-**	**3,81,184.37**	**1,356.33**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars		As at March 31, 2024	As at March 31, 2023
6. Investments			
Investments Carried at fair value through profit and loss			
a) Treasury Bills Investments (Quoted)		9,313.10	-
	Total - Gross	**9,313.10**	**-**
Of the Above			
a) Investment in India		9,313.10	-
b) Investments outside India		-	-
	Total Gross	**9,313.10**	**-**
7. Other financial assets			
Unsecured, considered good			
a) Security deposits		252.54	256.73
b) Excessive Interest Spread (EIS) Receivable		2,508.91	656.10
c) Other Receivables		750.01	760.12
	Total	**3,511.46**	**1,672.95**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

8. Property, plant and equipment, Intangible assets and Right of use assets

Particulars	Property, plant and equipment						Right-of-use assets*		Other intangible assets	
	Leasehold Improvements	Office Equipments	Furniture & Fixtures	Vehicles	Computers	Total	Premises	Total	Computer Software	Total
	(A)	(B)	(C)	(D)	(E)	F = (A+B+C+D+E)				
A. Gross carrying amount										
Balance at April 01, 2022	25.25	41.99	20.09	166.27	447.28	**700.88**	1,391.93	**1,391.93**	4,627.44	**4,627.44**
Addition	-	5.64	-	-	121.49	**127.13**	307.03	**307.03**	703.22	**703.22**
Disposal/Adjustments	-	-	-	-	(13.91)	**(13.91)**	-	**-**	-	**-**
Balance at March 31, 2023	**25.25**	**47.63**	**20.09**	**166.27**	**554.86**	**814.10**	**1,698.96**	**1,698.96**	**5,330.66**	**5,330.66**
Addition	211.22	3.57	100.87	49.92	68.82	434.40	914.69	**914.70**	263.17	**263.17**
Disposal/Adjustments	(3.04)	(3.48)	(17.85)	-	(4.16)	**(28.53)**	(1,131.07)	**(1,131.07)**	-	**-**
Balance at March 31, 2024	**233.43**	**47.72**	**103.11**	**216.19**	**619.52**	**1,219.97**	**1,482.59**	**1,482.59**	**5,593.83**	**5,593.83**
B. Accumulated Depreciation / amortisation										
Balance at April 01, 2022	**4.52**	**7.73**	**2.82**	**49.76**	**139.41**	**204.24**	562.48	**562.48**	**921.34**	**921.34**
Depreciation / Amortisation expense	4.81	9.11	1.91	33.89	157.52	**207.24**	290.24	**290.24**	706.70	**706.70**
Disposal/Adjustments	-	-	-	-	(13.20)	**(13.20)**	-	**-**	-	**-**
Balance at March 31, 2023	**9.33**	**16.84**	**4.73**	**83.65**	**283.73**	**398.28**	**852.72**	**852.72**	**1,628.04**	**1,628.04**
Depreciation / Amortisation expense	30.77	9.98	7.89	44.94	154.14	**247.72**	299.35	**299.35**	749.44	**749.44**
Disposal/Adjustments	(2.25)	(1.51)	(6.11)	-	(3.89)	**(13.76)**	(795.12)	**(795.12)**	-	**-**
Balance at March 31, 2024	**37.85**	**25.31**	**6.51**	**128.59**	**433.98**	**632.24**	**356.96**	**356.96**	**2,377.48**	**2,377.48**
C. Net carrying amount (A-B)										
As at March 31, 2023	**15.92**	**30.79**	**15.36**	**82.62**	**271.13**	**415.82**	**846.24**	**846.24**	**3,702.62**	**3,702.62**
As at March 31, 2024	**195.58**	**22.41**	**96.60**	**87.60**	**185.54**	**587.73**	**1,125.63**	**1,125.63**	**3,216.35**	**3,216.35**

*Refer note 33 for detailed disclosure related to Leases

D. Ageing schedule

Particulars	Amount in Intangibles under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
As at March 31, 2024					
Project in progress*	15.44	-	-	-	**15.44**
Project temporarily suspended	-	-	-	-	-
As at March 31, 2023					
Project in progress*	-	-	-	-	-
Project temporarily suspended	-	-	-	-	-

* There are no projects whose completion are overdue or has exceeded its cost compared to its original plan.

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
9. Other non financial assets		
Unsecured, considered good		
a) Balances with statutory authorities	151.37	(1.56)
b) Advances to vendors	124.13	186.40
c) Prepaid expenses	341.08	127.13
d) Advances to employees	2.42	1.55
Total	**619.00**	**313.52**

10. Payables		
10.1 Trade payables * #		
a) total outstanding dues of micro enterprises and small enterprises	10.91	20.27
b) total outstanding dues of creditors other than micro enterprises and small enterprises	1,055.09	1,072.01
Total	**1,066.00**	**1,092.28**

10.1.1 Trade Payable Ageing	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at March 31, 2024					
i) MSME	10.91	-	-	-	10.91
ii) Others	94.88	4.15	0.56	-	99.58
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**105.79**	**4.15**	**0.56**	**-**	**110.49**
As at March 31, 2023					
i) MSME	20.27	-	-	-	20.27
ii) Others	83.42	6.69	-	-	90.11
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**103.69**	**6.69**	**-**	**-**	**110.38**

***Note:**

Particulars	As at March 31, 2024	As at March 31, 2023
Trade payables as per above ageing	110.49	110.38
Add: Unbilled dues	955.51	981.90
Total	**1,066.00**	**1,092.28**

Refer note 31: Dues to Micro, Small Enterprises

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars		As at March 31, 2024	As at March 31, 2023
11 Debt securities			
11.1 At amortised cost			
A. Secured (Refer Note 11.3)			
a) Non convertible debentures (listed, fully paid and privately placed)		20,916.12	20,913.51
	(A)	20,916.12	20,913.51
B. Unsecured (Refer Note 11.4)			
a) Commercial Papers		72,349.79	29,069.47
	(B)	72,349.79	29,069.47
	Total	**93,265.91**	**49,982.98**
11.2 Of the Above			
i) Debt securities in India		93,265.91	49,982.98
ii) Debt securities outside India		-	-
	Total	**93,265.91**	**49,982.98**

11.3 Terms of repayment of Secured Non convertible debentures As at March 31, 2024

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at par and redeemable at par				
365 days to 3 years	10,400.00	9,600.00	-	20,000.00
Interest accrued and impact of EIR	916.58	(0.46)	-	916.12
Total	**11,316.58**	**9,599.54**	**-**	**20,916.12**

Listed and Secured Non Convertible Debentures

Particulars	Face Value	Types of Charge	ROI	Amount
8% Secured Rated Listed Redeemable NCD. Series A. Date Of Maturity 29/07/2025	9,600.00	Pari-pasu	8.00%	10,118.30
7.75% Secured Rated Listed Redeemable NCD Series B. Date Of Maturity 03/10/2024.	10,400.00	Pari-pasu	7.75%	10,798.60
Less: EIR Impact				0.78
Total	**20,000.00**			**20,916.12**

Interest rate ranges from 7.75 % p.a. to 8.00 % p.a. as at 31 March 2024

Face value of non convertible debentures is 20,000 lakhs as at 31 March 2024

The secured non-convertible debentures issued by the Company are fully secured by way of pari-passu charge in favour of debenture trustee on the Standard Assets/receivables, and cash & cash equivalents to the extent required to maintain Asset Cover of 100% of debenture outstanding except those receivables exclusively charged to NHB. Further the Company has at all times, for the non-convertible debentures issued, maintained asset cover as stated in the respective information memorandum which is sufficient to discharge the principal amount, interest accrued thereon and such other sums as mentioned therein.

(Currency : Indian Rupees in lakhs)

Terms of repayment of Secured Non convertible debentures As at March 31, 2023

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at par and redeemable at par				
365 days to 3 years	-	20,000.00	-	20,000.00
Interest accrued and impact of EIR	915.09	(1.58)		913.51
Total	**915.09**	**19,998.42**	**-**	**20,913.51**

Listed and Secured Non Convertible Debentures

Particulars	Face Value	Types of Charge	ROI	Amount
8% Secured Rated Listed Redeemable NCD. Series A. Date Of Maturity 29/07/2025	9,600.00	Pari-pasu	8.00%	10,117.61
7.75% Secured Rated Listed Redeemable NCD Series B. Date Of Maturity 03/10/2024.	10,400.00	Pari-pasu	7.75%	10,797.48
Less: EIR Impact				1.58
Total	**20,000.00**			**20,913.51**

Interest rate ranges from 7.75 % p.a. to 8.00 % p.a. as at 31 March 2023
Face value of non convertible debentures is 20,000 lakhs as at 31 March 2023
Non convertible debentures are secured by way of pari-passu charge in favour of debenture trustee on the Standard Assets/ /receivables and cash & cash equivalents to the extent required to maintain Asset Cover of 100% of debenture outstanding except those receivables exclusively charged to NHB. Further the Company has at all times, for the non-convertible debentures issued, maintained asset cover as stated in the respective information memorandum which is sufficient to discharge the principal amount, interest accrued thereon and such other sums as mentioned therein.

11.4 Terms of repayment of Commercial paper As at March 31, 2024

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at discount and redeemable at par				
Upto 365	71,789.66	-	-	71,789.66
Discount accrued	560.13			560.13
Total	**72,349.79**	**-**	**-**	**72,349.79**

Interest rate ranges from 7.20% p.a. to 8.30% p.a. as at 31 March 2024
Face value of commercial paper is 74,000 lakhs as at 31 March 2024

Terms of repayment of Commercial paper As at March 31, 2023

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at discount and redeemable at par				
Upto 365	27,988.22	-	-	27,988.22
Discount accrued	1,081.25	-	-	1,081.25
Total	**29,069.47**	**-**	**-**	**29,069.47**

Interest rate ranges from 4.00 % p.a. to 7.20 % p.a. as at 31 March 2023
Face value of commercial paper is 30,000 lakhs as at 31 March 2023

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

	Particulars	As at March 31, 2024	As at March 31, 2023
12	**Borrowings (Other than debt securities)**		
12.1	**At amortised cost**		
	Secured * #		
	a) Term loans from banks	3,88,604.23	3,26,017.64
	b) Loan repayable on demand from banks	-	747.23
	Total	**3,88,604.23**	**3,26,764.87**
12.2	**Of the Above**		
	i) Borrowings in India	3,88,604.23	3,26,764.87
	ii) Borrowings outside India	-	-
	Total	**3,88,604.23**	**3,26,764.87**

*Note: Loans taken from a banks are secured by first ranking pari passu charge on standard receivables of the borrower, both present and future, however standard receivable excludes receivables which are / or will be exclusively charged to National Housing Bank (NHB). There is also first ranking pari passu charge on cash and cash equivalents of the borrower, both present and future, to the extent required to make up any shortfall in the stipulated security cover over the standard receivables.

The quarterly returns/statements of current assets filed by the Company with the banks are in agreement with the books of accounts.

12.3 Repayment terms of Borrowings (Other than debt securities)

Terms of repayment of Borrowings (Other than debt securities) As at March 31, 2024

Original maturity of loan (No. of days)	Due within 1 year		Due 1 to 3 years		More than 3 years		Total
	No. of Instalments	Amount	No. of Instalments	Amount	No. of Instalments	Amount	Amount
Monthly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	-	-	-	-	-	-	-
More than 1095 Days	-	-	-	-	-	-	-
Quarterly							
Upto 365 Days	78	41,295.40	-	-	-	-	41,295.40
366 to 1095 Days	-	-	170	1,50,211.75	-	-	1,50,211.75
More than 1095 Days	-	-	-	-	163	1,71,656.64	1,71,656.64
On maturity (bullet)							
Upto 365 Days	12	23,878.33	-	-	-	-	23,878.33
366 to 1095 Days	-	-	7	437.28	-	-	437.28
More than 1095 Days	-	-	-	-	-	-	-
Interest accrued and impact of EIR	-	-	-	-	-	-	1,124.84
TOTAL							**3,88,604.23**

Interest rates range from 6.48% p.a. to 8.99% p.a.

Terms of repayment of Borrowings (Other than debt securities) As at March 31, 2023

Original maturity of loan (No. of days)	Due within 1 year		Due 1 to 3 years		More than 3 years		Total
	No. of Instalments	Amount	No. of Instalments	Amount	No. of Instalments	Amount	Amount
Monthly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	-	-	-	-	-	-	-
More than 1095 Days	12	666.67	-	-	-	-	666.67
Quarterly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	22	7,791.67	4	2,291.67	-	-	10,083.34
More than 1095 Days	54	21,432.25	133	87,515.47	158	1,86,039.78	2,94,987.50
On maturity (bullet)							
Upto 365 Days	1	747.23	-	-	-	-	747.23
366 to 1095 Days	-	-	-	-	-	-	-
More than 1095 Days	-	-	2	20,000.00	-	-	20,000.00
Interest accrued and impact of EIR							280.13
TOTAL							**3,26,764.87**

Interest rates range from 7.80% p.a. to 9.32% p.a.

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

		As at March 31, 2024	As at March 31, 2023
13.	**Other financial liabilities**		
a)	Book overdraft	3,677.49	4,030.59
b)	Payable to Employees	627.86	512.55
c)	Advances received from customers	26.09	11.30
d)	Other Financial Liabilities	966.86	435.97
	Total	**5,298.30**	**4,990.41**
14.	**Provisions**		
a)	Provision for Employee Benefits		
	i) Gratuity (Refer Note 35)	65.04	51.19
	ii) Compensated absences (Refer Note 35)	19.18	22.57
	Total	**84.22**	**73.76**
15.	**Other non-financial liabilities**		
a)	Statutory dues payable	104.93	135.40
	Total	**104.93**	**135.40**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2024	As at March 31, 2023
17. Other equity		
a) Securities premium	59,014.31	47,332.50
b) (Deficit) in Statement of Profit and Loss	(5,145.62)	(11,555.54)
c) Impairment reserve	-	-
d) Special Reserve	2,362.90	760.43
e) Other comprehensive income	9.69	5.16
Total	**56,241.28**	**36,542.55**

A. Nature and purpose of reserves

a. Securities premium

Securities premium represents the amount of premium received by the Company on the issuance of shares. The utilisation of the Securities premium is in accordance with the provisions of the Companies Act, 2013.

b. (Deficit) in Statement of Profit and Loss

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

c. Impairment reserve

Impairment reserve is created when impairment allowance under Ind AS 109 is lower than the provisioning required (including standard asset provisioning) under prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP), as directed by RBI vide circular DOR (NBFC).CC.PD.No.109/22.10.106/2019- 20 dated 13th March, 2020.

d. Special Reserve

Reserve Fund is created as per the Section 29C of the National Housing Bank Act, 1987, which requires every housing finance company to create a reserve fund and transfer therein a sum not less than twenty percent of its net profit every year as disclosed in the Profit and Loss Account and before any dividend is declared.

e. Other Comprehensive income

It represents the gain / (loss) on account of actuarial valuation of defined benefit obligation.

B. Movement in Other equity

		As at March 31, 2024	As at March 31, 2023
a) Securities premium			
Balance as at beginning of the year		47,332.50	30,124.04
Add : Premium Received on issue of shares		11,681.81	17,208.46
Less : Share issue expenses		-	-
Balance as at end of the year	**(a)**	**59,014.31**	**47,332.50**
b) Retained Earnings / (Deficit) in Statement of Profit and Loss			
Balance as at beginning of the year		(11,555.54)	(14,597.24)
Add : Profit / (Loss) for the year		8,012.39	3,802.15
Less: Transferred to Special Reserve		(1,602.47)	(760.43)
Balance as at end of the year	**(b)**	**(5,145.62)**	**(11,555.54)**
c) Other comprehensive income			
Balance as at beginning of the year		5.16	(15.88)
Add : Other comprehensive income for the year (net of tax)		4.53	21.04
Balance as at end of the year	**(c)**	**9.69**	**5.16**
d) Impairment reserve			
Balance as at beginning of the year		-	-
Add : Transfer from retained earnings		-	-
Balance as at end of the year	**(d)**	**-**	**-**
e) Special Reserve			
Balance as at beginning of the year		760.43	-
Add : Transfer from retained earnings		1,602.47	760.43
Balance as at end of the year	**(e)**	**2,362.90**	**760.43**
	Total (a+b+c+d+e)	**56,241.28**	**36,542.55**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

16. Equity share capital

a) Share capital authorised, issued, subscribed and paid up

Particulars	As at March 31, 2024		As at March 31, 2023	
	No. of shares	Amount	No. of shares	Amount
Authorised Share Capital				
Equity shares of Rs.10/- each	85,00,00,000	85,000.00	85,00,00,000	85,000.00
Total	**85,00,00,000**	**85,000.00**	**85,00,00,000**	**85,000.00**
Issued, Subscribed and fully paid up:				
Equity Shares of Rs. 10 each	34,18,21,055	34,182.11	31,02,46,587	31,024.66
Total	**34,18,21,055**	**34,182.11**	**31,02,46,587**	**31,024.66**

b) Reconciliations of the number of shares and equity share capital :

Particulars	As at March 31, 2024		As at March 31, 2023	
	No. of shares	Amount	No. of shares	Amount
Equity Shares				
Outstanding at the beginning of year	31,02,46,587	31,024.66	26,13,31,138	26,133.11
Add: Shares issued during year	3,15,74,468	3,157.45	4,89,15,449	4,891.55
Outstanding at the end of the year	**34,18,21,055**	**34,182.11**	**31,02,46,587**	**31,024.66**

c) Details of Shares held by Holding Entity, Ultimate holding Entity, their subsidiaries and associates -

Name of the Shareholder	As at March 31, 2024		As at March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
(i) Equity shares held by holding entity:				
Godrej Capital Limited (including 1 share each held by its nominees)	34,18,21,055	100.00%	31,02,46,587	100.00%

d) Shareholder holding more than 5% shares as at the end of the year :

Name of Shareholders	As at March 31, 2024		As at March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
Equity Shares				
Godrej Capital Limited (including 1 share each held by its nominees)	34,18,21,055	100.00%	31,02,46,587	100.00%

e) Shareholding of Promoters

Name of Promoter	As at March 31, 2024		As at March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
Godrej Capital Limited (including 1 share each held by its nominees)*	34,18,21,055	100.00%	31,02,46,587	100.00%

(Currency : Indian Rupees in lakhs)

16. Equity share capital

* There is no change in promoter holding percentage during the period.

f) Terms/rights attached to Equity Shares
The Company has one class of equity shares. Each equity share entitles the holder to one vote. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts in proportion to their shareholding.

g) There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares / disinvestment.

h) The Company has not allotted any shares as fully paid up pursuant to contracts without payment being received in cash, or as bonus shares from the date of incorporation. The Company has not bought back any of its equity shares.

i) There are no calls unpaid on any equity shares, and forfeited shares.

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
18. Interest income		
a) On financial assets measured at amortised cost		
i) Interest income on loans	41,674.80	22,450.84
ii) Interest income on investments / debt instruments	11.64	-
iii) Interest income on deposits	952.17	269.18
b) On financial assets measured at Fair value through profit and loss (FVTPL)		
i) Interest income on investments / debt instruments	338.09	14.07
Total	**42,976.70**	**22,734.09**
19. Fee and commission income		
a) Fee income and other charges	699.24	294.45
b) Commission income	1.70	-
Total	**700.94**	**294.45**
20. Net gain on fair value change		
A. On trading portfolio		
Investments at Fair value through profit and loss (FVTPL)		
i) Profit on liquid mutual funds	818.83	515.78
ii) Profit on debt securities and other investments held for trade (net)	34.23	0.60
Total	**853.06**	**516.38**
i) Realised	854.29	516.38
ii) Unrealised	(1.23)	-
Total	**853.06**	**516.38**
20a. Net gain on de-recognition of financial assets at amortized cost		
a) Net gain on derecognition of financial instruments under amortised cost category	1,874.88	717.40
Total	**1,874.88**	**717.40**
Total	**-**	**-**
21. Other income		
a) Interest income on security deposits	10.94	12.46
b) Gain on Lease Modification	25.01	-
c) Gain on Foreign Exchange Translation	-	0.28
d) Interest on I.T.Refund	18.74	10.98
e) Service Charges	2,594.07	3,679.69
f) Profit on sale of assets (net)	-	0.70
g) Miscellaneous income	8.67	1.68
Total	**2,657.43**	**3,705.79**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
22. Finance costs		
a) On Financial liabilities measured at amortised cost		
i) Interest on borrowings (other than debt securities)	27,912.76	13,318.46
ii) Interest on debt securities	4,644.16	3,153.78
iii) Interest on lease liabilities	76.12	59.97
iv) Other Borrowing costs	162.80	80.17
Total	**32,795.84**	**16,612.38**
23. Impairment on financial assets		
a) On Financial assets measured at amortised cost		
i) Loans (Refer Note - 5)	247.31	638.09
b) Write off	0.50	-
Total	**247.81**	**638.09**
24. Employee Benefits Expenses		
a) Salaries, bonus and allowances (net)*	3,455.64	3,035.36
b) Contribution to provident fund and other funds	103.29	96.81
c) Gratuity expense (Refer note - 35)	23.46	52.77
d) ESOP Expenses (Refer Note - 36)	24.90	5.28
e) Staff welfare expenses	309.72	176.74
Total	**3,917.01**	**3,366.96**

***Notes:**

Salaries, bonus and allowances is net of salary cost recovered/reimbursed from related parties. Refer related party transaction Note - 34

25. Other expenses		
a) Advertisement and Sales Promotion expenses	140.78	167.68
b) Auditor's fees and expenses (Refer note below)	30.04	22.77
c) Commission and Brokerage	24.18	19.82
d) Travelling and Conveyance	73.97	212.99
e) Computer & IT Expenses	486.53	419.06
f) Communication Expenses	38.68	63.49
g) Electricity Expenses	49.18	26.74
h) Housekeeping Expenses	150.70	88.40
i) Legal and Professional Fees	471.65	355.80
j) Loan sourcing cost	1,020.53	642.46
k) Membership and Subscription Fees	24.87	7.19
l) Office expenses	86.89	56.63
m) Printing and stationery	18.19	81.80
n) Rates, duties and taxes	10.19	5.20
o) Recruitment Expenses	18.00	43.62
p) Rent Expenses	55.05	43.66
q) Repair and Maintenance- Others	52.69	77.10
r) Miscellaneous Expenses	26.75	9.93
s) Loss on sale of fixed assets	14.35	-
t) Loans related other charges	0.01	-
u) Loss on Foreign Exchange Translation	0.20	-
Total	**2,793.43**	**2,344.34**
25.1 Auditors' fees and expenses		
Payments to auditor		
a) Audit fees	24.53	16.62
b) Certification	2.62	0.70
c) Previous Auditor	2.89	-
d) Tax audit fee	-	5.45
Total	**30.04**	**22.77**

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023

(Currency : Indian Rupees in lakhs)

26. Tax expense and related balances

A. Amounts recognised in statement of profit and loss

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Current tax expense		
Current period	-	537.74
Changes in estimated related to prior years	-	-
Total current tax expense (A)	**-**	**537.74**
Deferred income tax liability / (asset), net		
Origination and reversal of temporary differences	-	(537.74)
Deferred tax expense (B)	**-**	**(537.74)**
Total tax expense for the year (A) + (B)	**-**	**-**

B. Amounts recognised in other comprehensive income

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
(a) Items that will not be reclassified to profit and loss		
(i) Remeasurement gains and (losses) on defined benefit obligations	4.53	28.11
(ii) Income tax relating to items that will not be reclassified to profit and loss	-	(7.07)
Total (a)	**4.53**	**21.04**
(b) Items that will be reclassified to profit and loss	-	-
Total (b)	**-**	**-**
Total (a+b)	**4.53**	**21.04**

C. Reconciliation of effective tax rate

	For the year ended March 31,2024		For the year ended March 31,2023	
	Amount	**%age**	**Amount**	**%age**
Profit before tax as per Statement of profit and loss	8,012.39		3,802.15	-
Tax using the Company's domestic tax rate	2,016.56	25.17	956.93	25.17
Tax effect of:			-	-
Non-deductible expenses	(854.52)	(10.67)	(214.88)	(5.65)
Others	(1,162.04)	(14.50)	(204.31)	(5.37)
Total tax expense	**-**	**-**	**537.74**	**14.14**

D. Deferred tax balances

Particulars	As at March 31, 2024	As at March 31, 2023
Deferred Tax Assets (DTA)		
Business loss and others	1,705.24	3,140.33
DTA restricted to	**530.67**	**530.67**
Deferred Tax Liabilities (DTL)		
WDV of tangible and intangible assets and others	(1,699.90)	(1,392.02)
Total DTL	**(1,699.90)**	**(1,392.02)**

Deferred tax asset on unabsorbed depreciation, business losses, EIR impact on financial instruments at amortised cost, lease related adjustments, unrealised net gain/(loss) on fair value changes, disallowances under u/s 43B of Income Tax Act, 1961 and others are not created on conservative basis but it restricted to current period tax.

E. Tax balances

Particulars	As at March 31, 2024	As at March 31, 2023
Current tax assets (net)		
Advance Income Taxes (net)	1,169.28	-
[Net of provision for income tax Rs. 537.74 Lakhs (Previous year - Rs. Nil]		
Total	**1,169.28**	**-**
Current tax liabilities (Net)	-	199.98
(Net of Advance tax Rs.Nil Lakhs (Previous year Rs.337.06 Lakhs)		
Total	**-**	**199.98**

(Currency : Indian Rupees in lakhs)

27. Earning per Share

	For the year ended March 31, 2024	For the year ended March 31, 2023
Basic and Diluted earning per share		
a) Profit/(Loss) after tax attributable to equity shareholders for Basic EPS (Numerator)	8,012.39	3,802.15
b) Weighted average no. of equity shares outstanding during the year for Basic EPS (Denominator)	33,50,05,801	30,10,19,660
c) Nominal value of equity shares (Rs. per share)	10.00	10.00
d) Basic and diluted earnings per share (EPS) (Rs. per share)	2.39	1.26

28. Commitments and contingencies

A. Contingent liabilities

The contingent liabilities and litigations which are pending against the company as at 31st March, 2024 are Nil (As at 31st March, 2023: Nil).

B. Capital commitments

	Particulars	As at March 31, 2024	As at March 31, 2023
i)	Estimated amount of contracts remaining to be executed on capital account and not provided for	331.25	277.64
ii)	Undisbursed commitments in respect of the loan agreements	2,91,421.10	2,58,906.91

The Holding Company has given a coprate guarantee for an amount of Rs. 25,000 lakh in favour of National Housing Bank as a security of refinance asssitance on behalf of the Company. (Previous Year Rs. Nil)

29. Investor Education and Protection Fund

There are no amounts due and outstanding to be credited to Investor Education and Protection Fund as at March 31, 2024 (as at 31st March, 2023: Nil).

30. Unhedged foreign currency exposures

The Company has unhedged foreign currency exposure of Rs. Nil As at March 31, 2024 (as at 31st March, 2023: Nil).

31. Dues to Micro, Small Enterprises

During the year micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company. The disclosures pursuant to MSMED Act based on the books of account are as under:

		As at March 31, 2024	As at March 31, 2023
i)	The principal amount remaining unpaid to any supplier as at the end of the accounting year;	10.91	20.27
ii)	The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	-	-
iii)	The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iv)	the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	-	-
v)	The amount of interest accrued and remaining unpaid at the end of accounting year;	-	-
vi)	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the year ended and as at March 31, 2024 and March 31, 2023 to Micro, Small and Medium Enterprises on account of principal or interest.

32. Segment Reporting

The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per Ind-AS 108 dealing with Operating Segment.

(Currency : Indian Rupees in lakhs)

33. Leases

Information about leases for which the Company is a lessee is presented below:

(i) Right of use Asset

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Right of use Asset	846.24	829.45
Add: Addition for new leases	914.69	307.03
Less: Reduction for termination / closure	(1,131.07)	-
Less: Depreciation charge for the year (net of deduction)	495.77	(290.24)
Closing Right of use Asset	1,125.63	846.24

(ii) Movement in Lease liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Opening lease liabilities	858.15	803.94
Add: Addition for new leases	882.90	299.41
Less: Reduction for termination / closure	(345.32)	-
Add: Interest on lease liabilities	76.12	59.97
Add: Lease adjustment	-	-
Less: Lease payments	(324.72)	(305.17)
Closing lease liabilities	**1,147.13**	**858.15**

(iii) Amount recognised in Statement of Profit and Loss

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
(a) Depreciation charge of right-of-use assets	(495.77)	290.24
(b) Interest on lease liabilities	76.12	59.97
(c) Expense relating to short-term leases	55.05	43.66
Total	**(364.60)**	**393.87**

(iv) The total cash outflow for leases for the year:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
The total cash outflow of leases	324.72	305.17

(v) Maturity analysis (undiscounted amounts)

Particulars	As at March 31, 2024	As at March 31, 2023
Less than one year	347.48	329.09
One to five years	987.63	623.36
	-	-
Total undiscounted lease liabilities	**1,335.11**	**952.45**
Lease liabilities included in the statement of financial position		
Current	269.19	281.41
Non-Current	877.94	576.76
Weighted average effective interest rate %	6.50% to 8.50%	6.50% to 7.00%

34. Related Party Disclosure

As per the requirement of Ind AS 24, on related party disclosures, the name of the related parties with the description of the relationship and transactions between the reporting enterprise and its related parties, as identified by the management are as follows :

34.1 List of related parties

A. Ultimate Holding Company

Godrej Industries Limited (w.e.f. August 24, 2021)

B. Holding Company / Entity

Godrej Capital Limited (w.e.f. August 24, 2021)

C. Fellow Subsidiaries

Godrej Consumer Products Limited (w.e.f. August 24, 2021)
Godrej One Premises Management Private Limited (w.e.f. August 24, 2021)
Godrej Finance Limited (w.e.f. August 24, 2021)
Godrej Properties Limited (w.e.f. August 24, 2021)

D. Company under common ownership
Godrej Boyce Manufacturing Company

E. Firm in which a director, manager or his relative is a partner
Anamudi Real Estates LLP

D. Key management personnel (KMP)

Mr. Pirojsha Godrej (Non Executive Chairperson) (w.e.f October 05, 2018)
Mrs. Rosemary Sebastian (Independent Director) (w.e.f January 28, 2021)
Mr. Saibal Ghosh (Independent Director) (w.e.f. October 17,2022)
Mr. Hemant Adarkar (Independent Director) (w.e.f January 10, 2024)
Mr. Manish Shah (Managing Director & CEO) (w.e.f. September 04, 2019)
Mr. Kunal Karnani (Chief Financial Officer) (w.e.f. January 03, 2020)
Ms. Chunni Singh (Company Secretary) (w.e.f. June 01, 2022)

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

34.2 Transactions and Balances with Related parties

Sr. No.	Nature of Transaction	Ultimate Holding Company		Holding Company/ Entity		Fellow Subsidiaries		Company under common ownership		Firm in which a director, manager or his relative is a partner		Key management personnel	
		FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023
	Transactions with Related parties												
1	Issue of equity shares	-	-	14,840.00	22,100.00	-	-	-	-	-	-	-	-
2	Expenses/ Reimbursement Paid To	162.65	366.34	24.90	4.85	100.16	1,021.63	-	-	61.25	-	-	-
3	Expenses/ Reimbursement Recovered From	-	2.60	26.99	12.75	515.32	640.90	-	-	-	-	-	-
4	Purchase of Goods	-	-	-	-	0.77	0.25	298.98	-	-	-	-	-
5	Remuneration to Key Management Personnel	-	-	-	-	-	-	-	-	-	-	503.29	437.37
6	Security deposit received back	148.62	-	-	-	-	-	-	-	-	-	-	-
7	Security deposit paid	-	-	-	-	-	-	-	-	44.96	-	-	-
	Balances with related parties as at the end of the year												
8	Trade Payables	0.46	1.06	7.84	5.24	41.39	32.29	-	-	-	-	-	-
9	Security Deposits	-	148.62	-	-	-	-	-	-	44.96	-	-	-
10	Other Receivables	-	2.13	3.58	6.50	232.07	208.81	-	-	-	-	-	-
11	Corporate Guarantee	-	-	25,000.00	-	-	-	-	-	-	-	-	-

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

Sr. No.	Nature of Transaction	Ultimate Holding Company		Holding Company/ Entity		Fellow Subsidiaries		Company under common ownership		Firm in which a director, manager or his relative is a partner		Key management personnel	
		FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023	FY 2024	FY 2023
1	**Issue of equity shares**												
	Godrej Capital Limited	-	-	14,840.00	22,100.00	-	-	-	-	-	-	-	-
2	**Expenses/ Reimbursement Paid To**												
	Godrej Industries Limited	162.65	366.34	-	-	-	-	-	-	-	-	-	-
	Godrej One Premises Management Private Limited	-	-	-	-	46.72	62.96	-	-	-	-	-	-
	Godrej Properties Limited	-	-	-	-	-	0.20	-	-	-	-	-	-
	Godrej Capital Limited	-	-	24.90	4.85	-	-	-	-	-	-	-	-
	Godrej Finance Limited	-	-	-	-	53.43	958.47	-	-	-	-	-	-
	Anamudi Real Estates LLP	-	-	-	-	-	-	-	-	61.25	-	-	-
3	**Expenses/ Reimbursement Recovered From**												
	Godrej Industries Limited	-	2.60	-	-	-	-	-	-	-	-	-	-
	Godrej Capital Limited	-	-	26.99	12.75	-	-	-	-	-	-	-	-
	Godrej Properties Limited	-	-	-	-	5.28	5.28	-	-	-	-	-	-
	Godrej Finance Limited	-	-	-	-	510.05	635.62	-	-	-	-	-	-
4	**Purchase of Goods**												
	Godrej Boyce Manufacturing Company	-	-	-	-	-	-	298.98	-	-	-	-	-
	Godrej Consumer Products Limited	-	-	-	-	0.77	0.25	-	-	-	-	-	-
5	**Remuneration to Key Management Personnel**												
	Short term employee benefit	-	-	-	-	-	-	-	-	-	-	441.09	383.71
	Post employment benefit	-	-	-	-	-	-	-	-	-	-	18.60	17.66
	Sitting Fees	-	-	-	-	-	-	-	-	-	-	43.60	36.00
7	**Security deposit received back**												
	Godrej Industries Limited	148.62	-	-	-	-	-	-	-	-	-	-	-
8	**Security deposit paid**												
	Anamudi Real Estates LLP	-	-	-	-	-	-	-	-	44.96	-	-	-
6	**Trade Payables**												
	Godrej Industries Limited	0.46	1.06	-	-	-	-	-	-	-	-	-	-
	Godrej Capital Limited	-	-	7.84	5.24	-	-	-	-	-	-	-	-
	Godrej One Premises Management Private Limited	-	-	-	-	3.77	5.21	-	-	-	-	-	-
	Godrej Finance Limited	-	-	-	-	37.62	27.08	-	-	-	-	-	-
9	**Other Receivables**												
	Godrej Properties Limited	-	-	-	-	1.78	2.30	-	-	-	-	-	-
	Godrej Finance Limited	-	-	-	-	230.28	206.51	-	-	-	-	-	-
	Godrej Industries Limited	-	2.13	-	-	-	-	-	-	-	-	-	-
	Godrej Capital Limited	-	-	3.58	6.50	-	-	-	-	-	-	-	-
10	**Security Deposits**												
	Godrej Industries Limited	-	148.62	-	-	-	-	-	-	-	-	-	-
	Anamudi Real Estates LLP	-	-	-	-	-	-	-	-	44.96	-	-	-
11	**Corporate Gurantee Taken**												
	Godrej Capital Limited	-	-	25,000.00	-	-	-	-	-	-	-	-	-

Note: All related party trannsactions entered during the year were in ordinary course of business and are on arm's length basis.

35. Employee benefits - Disclosure pursuant to Ind AS 19 'Employee Benefits'

35.1 Defined contribution plans

The Company makes Provident fund contributions which are defined contribution plans for qualifying employees. Under the schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits.

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

	Year Ended March 31, 2024	Year Ended March 31, 2023
Provident fund	103.29	96.81

35.2 Defined Benefit Plan

The Company has an obligation towards gratuity, a non funded defined benefit plan covering eligible employees. Vesting for gratuity occurs upon completion of five years of service. Details of the unfunded post retirement benefit plans for its employees are given below which is as certified by the actuary.

Gratuity Disclosure Statement as Per Indian Accounting Standard 19 (Ind AS 19) as below.

a) Changes in Present Value of Defined Benefit Obligation

	Year Ended March 31, 2024	Year Ended March 31, 2023
Present Value of Benefit Obligation at the Beginning of the year	51.19	84.04
Current Service Cost	19.72	47.65
Past service cost	-	-
Interest Expense/(Income)	3.73	5.12
Liability transferred in	3.21	0.80
Liability transferred out	(7.52)	(58.31)
Settlement Cost (Credit)/Cost	-	-
Benefit Paid Directly by the Employer	(0.77)	
Actuarial (Gains)/Losses on obligations - due to experience	11.13	(24.37)
Actuarial (Gains)/Losses on obligations - due to change in demographic assumptions	(12.82)	(5.55)
Actuarial (Gains)/Losses on obligations - due to change in financial assumptions	(2.83)	1.81
Experience (gains)/losses	-	-
Present Value of Benefit Obligation at the End of the year	**65.04**	**51.19**
Change in plan assets:		
Fair value of plan assets, beginning of the year	-	-
Expected return on Plan Assets	-	-
Contributions	-	-
Benefits paid	-	-
Actuarial Gain (loss) on plan assets	-	-
Fair value of plan assets, end of the year	**-**	**-**

b) Amount recognized in the balance sheet consists of:

	As at March 31, 2024	As at March 31, 2023
Present value of defined benefit obligation	65.04	51.19
Fair value of plan assets	-	-
Net liability	**65.04**	**51.19**

c) The amounts recognised in the Statement of Profit and Loss are as follows:

		Year Ended March 31, 2024	Year Ended March 31, 2023
Service Cost			
Current service cost		19.72	47.65
Past service cost		-	-
Total Service cost	(i)	**19.72**	**47.65**
Net interest cost			
Interest expense on DBO		3.73	5.12
Interest expense / (income) on plan assets		-	-
Total Interest cost	(ii)	**3.73**	**5.12**
Defined benefit cost included in Statement of Profit and Loss	(iii) - (i + ii)	**23.45**	**52.77**
Total remeasurement in other comprehensive income (OCI)	(iv)	(4.52)	(28.11)
Total Defined benefit cost included in Statement of Profit and loss and OCI	(v) = (iii + iv)	**18.93**	**24.66**

35. Employee benefits - Disclosure pursuant to Ind AS 19 'Employee Benefits' (Continued)

	As at March 31, 2024	As at March 31, 2023
d) The amounts recognised in the Balance Sheet are as follows:		
Opening Net Liability	51.19	84.04
Expenses Recognized in Statement of Profit or Loss	23.46	52.77
Expenses Recognized in OCI	(4.53)	(28.11)
Net Liability/(Asset) Transfer In	3.21	0.80
Net (Liability)/Asset Transfer Out	(7.52)	(58.31)
(Benefit Paid Directly by the Employer)	(0.77)	-
(Employer's Contribution)	-	-
Net Liability/(Asset) Recognized in the Balance Sheet	**65.04**	**51.19**

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

With the objective of presenting the plan assets and plan liabilities of the defined benefits plans and post retirement medical benefits at their fair value on the balance sheet, assumptions under Ind AS 19 are set by reference to market conditions at the valuation date.

	As at March 31, 2024	As at March 31, 2023
Discount rate	7.14%	7.29%
Salary growth rate	8.00%	10.00%
Employee attrition rate	36.00%	24.00%
Mortality rate during employment	Indian Assured Lives Mortality (2012-14) Urban	Indian Assured Lives Mortality (2012-14) Urban
Expected average remaining working lives of employees	2 Years	3 Years

f) Impact on defined benefit obligation - Sensitivity Analysis

	March 31, 2024		March 31, 2023	
Particulars	**Increase**	**Decrease**	**Increase**	**Decrease**
i) Discount rate (1% movement)	(1.46)	1.54	(2.34)	2.54
ii) Change in salary growth rate (1% movement)	1.51	(1.46)	2.45	(2.31)
iii) Change in employee attrition rate (1% movement)	(0.73)	0.75	(1.40)	1.45

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.
The sensitivity analysis presented above may not be representative of the actual change in the benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.
Furthermore, in presenting the above sensitivity analysis, the present value of the benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the benefit obligation as recognised in the balance sheet.
There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

g) Maturity

The defined benefit obligations shall mature after year end as follows:

	As at March 31,	
Particulars	**2024**	**2023**
i) 1st Following Year	13.91	0.17
ii) 2nd Following Year	15.25	5.82
iii) 3rd Following Year	13.08	8.92
iv) 4th Following Year	10.43	9.81
v) 5th Following Year	8.03	8.92
vi) Sum of Years 6 to 10	14.98	26.66
vii) Sum of Years 11 and above	2.59	15.93

The weighted average duration of the defined benefit obligation is 3 years (previous year - 6 years).

h) Risk Exposure

Gratuity is a defined benefit plan and Company is exposed to the Following Risks:
Interest rate risk: A fall in the discount rate which is linked to the Government Security Rate will increase the present value of the liability requiring higher provision.
Salary Risk: The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.
Asset Liability Matching Risk: The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.
Mortality risk: Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

i) Accumulated Compenstated Absences

The Company provides for accumulated compensated absences as at the balance sheet date on the basis of an actuarial valuation. The Company recognized 12.89 lakhs (Previous year 10.13 lakhs) for Compensated Absences in the Statement of Profit and Loss.

35.3 Impact of Code on Social Security, 2020

The Indian Parliament has approved the Code on social security, 2020 which may impact the contributions by the Company towards Provident Fund and Gratuity. The effective date from which the changes are applicable is yet to be notified and the rules for quantifying and financial impact are yet to be determined. The Company will complete its evaluation and will give appropriate impact in the financial statements in the year in which, the code becomes effective and the related rules to determine the financial impact are notified.

(Currency : Indian Rupees in lakhs)

36. Share based payment arrangement (Employee Stock Option Plan)

36.01 The Godrej Capital Employee Stock Option Scheme 2021 ("ESOP Scheme 2021") of the Parent Company was approved and adopted by its members at an Extraordinary General Meeting held on January 5, 2021 and Employee Stock Option Scheme 2022 ("ESOP Scheme 2022") of the Company was approved and adopted by its members at an Anuual General Meeting held on June 1, 2022 The Scheme is administered by Company's Board of Directors. The Scheme applies to all the Eligible Employees, who are the permanent employees of the Company or any Subsidiary of the Company, on the date of Grant of Options. The Compensation Committee of the Company would decide the entitlement of each employee based on his/her performance, level, grade, seniority and such other parameters as may be decided by the Compensation Committee. The Exercise Price will be as decided by the Compensation Commitee. The Options granted would vest after twenty one months but not later than fifty seven months from the date of Grant of Options or as may be decided by Compensation committee. Exercise period is 7 (seven) years from the date of Vesting of Options or such other period as may be decided by the Compensation Committee, within which the Employee should exercise his right to apply for transfer of Equity Shares of the Company to him pursuant to the Option Vested in him in accordance with the ESOP Scheme 2021 and ESOP Scheme 2022.

The fair value of the options at grant date is determined using Black Scholes Model which takes into account the exercise price, the term of the option, the share price at the grant date and expected price volatility of the underlying shares, the expected dividend yield and the risk free interest rate for the term of the options. The compensation costs, if any, is amortised on a straight line basis.

During the year, the Company granted stock options to employees under the ESOP 2022 Plan where the exercise price was linked to the fair value of shares on the date of the grant.

36.02 Movements in the number of share options outstanding under the ESOP Scheme 2021 is set out below:

	As at March 31, 2024		As at March 31, 2023	
	Number of Options	Weighted average exercise price	Number of Options	Weighted average exercise price
Options outstanding at the beginning of the year	416	10.00	347	10.00
Granted	-	-	69	10.00
Vested	-	-	-	-
Exercised	-	-	-	-
Forfeited/Cancelled	-	-	-	-
Lapsed/Expired	(139)	10.00	-	-
Options outstanding at the end of the year	**277**	**10.00**	**416**	**10.00**
Options exercisable at the end of the year	72		-	

36.03 Movements in the number of share options outstanding under the ESOP Scheme 2022 is set out below:

	As at March 31, 2024		As at March 31, 2023	
	Number of Options	Weighted average exercise price	Number of Options	Weighted average exercise price
Options outstanding at the beginning of the year	184	80,496.49	-	-
Granted	215	1,08,556.00	184	80,496.49
Vested	-	-	-	-
Exercised	-	-	-	-
Forfeited/Cancelled	-	-	-	-
Lapsed/Expired	(32)	80,496.49	-	-
Options outstanding at the end of the year	**367**	**96,934.62**	**184**	**80,496.49**
Options exercisable at the end of the year/ period	-		-	

36.04 Vesting period

Vesting period	**As at March 31, 2024 No. of Options**	**As at March 31, 2023 No. of Options**
Less than 1 Year	208	211
1 to 3 years	199	297
More than 3 years	237	92
Total	**644**	**600**

Weighted average contractual life of options remaining outstanding at end of year is 10.21 years.

(Currency : Indian Rupees in lakhs)

36. Share based payment arrangement (Employee Stock Option Plan) (Continued)

36.05 Fair value options

The fair value of options have been estimated as on the date of the grant using "Black Scholes" model. The key assumptions used in the model for calculating the fair value as on the date of grant are as follows:

	Grant Date	Share price	Exercise price	Risk-free interest rate	Expected life of the option	Expiry Date (from vesting date)	Expected volatility	Expected dividend yield	Fair Value of Options
ESOP 2021	January 29, 2021	4.29	10	5.71% to 6.61%	7 years	3 years	42.4% to 43%	0.00%	0.9 to 1.6
ESOP 2021	Feburary 3, 2021	4.29	10	5.71% to 6.61%	7 years	3 years	42.4% to 43%	0.00%	0.9 to 1.6
ESOP 2021	May 10, 2021	4.29	10	5.71% to 6.61%	7 years	3 years	42.4% to 43%	0.00%	0.9 to 1.6
ESOP 2022	November 09, 2022	80,496.49	80,496.49	6.69% to 7.34%	7 years	3 years	20.51% to 29.79%	0.00%	12836.81 to 33681.63
ESOP 2022	March 10, 2023	80,496.49	80,496.49	7.26% to 7.33%	7 years	3 years	24.27% to 23.93%	0.00%	21055.68 to 33172.25
ESOP 2022	July 03, 2023	1,08,556.00	1,08,556.00	6.9% to 6.98%	7 years	3 years	20.26% to 27.78%	0.00%	24640.57 to 45534.12
ESOP 2022	September 04, 2023	1,08,556.00	1,08,556.00	7.07% to 7.09%	7 years	3 years	19.71% to 24%	0.00%	25532.32 to 44058.86
ESOP 2022	January 08, 2024	1,08,556.00	1,08,556.00	7% to 7.08%	7 years	3 years	18 % to 23.95%	0.00%	24610.08 to 44092.14
ESOP 2022	March 23, 2024	1,08,556.00	1,08,556.00	6.92% to 6.94%	7 years	3 years	16.73% to 23.98%	0.00%	23565.57 to 43579.38

The expected life of the share option is based on the management's current expectations and not necessarily indicative of exercise pattern that may occur. The volatility of the options is based on the historical volatility of listed comparable companies.

36.06 Expenses recognised in statement of profit and loss

	For the year ended March 31, 2024	For the year ended March 31, 2023
ESOP expenses/Share based payments recognised in profit and loss	24.90	5.28

(Currency : Indian Rupees in lakhs)

37. Fair Value Measurement

The fair value is the amount at which financial instruments could be sold on fair terms as of the reporting date. Where market prices (e.g. for marketable securities) were available, we have used these prices without modification for measuring fair value. If no market prices were available, the fair values for loans/receivables and liabilities were calculated by discounting using a maturity-matched discount rate appropriate to the risk.

37.1 Classification of financial assets and financial liabilities:

The following table shows the carrying amounts and fair values of Financial assets and Financial liabilities which are classified as Amortised Cost, Fair value through Profit and Loss (FVTPL) and Fair value through other comprehensive income (FVTOCI).

37.1.1 As at March 31, 2024

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	12,527.07	-	-	12,527.07	12,527.07
Other Bank balances	2,649.45	-	-	2,649.45	2,649.45
Loans	5,44,728.93	-	-	5,44,728.93	5,44,728.93
Investments	-	9,313.10	-	9,313.10	9,313.10
Other financial assets	3,511.46	-	-	3,511.46	3,511.46
Total	**5,63,416.91**	**9,313.10**	**-**	**5,72,730.01**	**5,72,730.01**
Financial Liabilities					
Trade payables	1,066.00	-	-	1,066.00	1,066.00
Debt securities	93,265.91	-	-	93,265.91	93,265.91
Borrowings (other than debt securities)	3,88,604.23	-	-	3,88,604.23	3,88,604.23
Lease liabilities	1,147.13	-	-	1,147.13	1,147.13
Other financial liabilities	5,298.30	-	-	5,298.30	5,298.30
Total	**4,89,381.57**	**-**	**-**	**4,89,381.57**	**4,89,381.57**

37.1.2 As at March 31, 2023

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	61,834.51	-	-	61,834.51	61,834.51
Other Bank balances	2,520.68	-	-	2,520.68	2,520.68
Loans	3,79,828.04	-	-	3,79,828.04	3,79,828.04
Other financial assets	1,672.95			1,672.95	1,672.95
Total	**4,45,856.18**	**-**	**-**	**4,45,856.18**	**4,45,856.18**
Financial Liabilities					
Trade payables	1,092.28	-	-	1,092.28	1,092.28
Debt securities	49,982.98	-	-	49,982.98	49,982.98
Borrowings (other than debt securities)	3,26,764.87	-	-	3,26,764.87	3,26,764.87
Lease liabilities	858.16	-	-	858.16	858.16
Other financial liabilities	4,990.41	-	-	4,990.41	4,990.41
Total	**3,83,688.70**	**-**	**-**	**3,83,688.70**	**3,83,688.70**

(Currency : Indian Rupees in lakhs)

37. Fair Value Measurement (Continued)

37.2 Fair value hierarchy of financial instruments

The fair value of financial instruments are classified into three categories i.e. Level 1, 2 or 3 depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active market for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements).

Level 1: Financial instruments measured using quoted prices and that are traded in active market are categorized under level 1.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using observable market data and not the entity specific estimates.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The instruments are valued based on quoted prices for the similar instruments but for which significant observables adjustments are required to reflect the difference between the instruments.

37.2.1 Financial instruments valued at carrying value:

The respective carrying values of certain on-balance sheet financial instruments approximated their fair value. These financial instruments include cash in hand and bank balances, trade receivables, trade payables, overdraft facility payable on demand certain other assets and liabilities that are considered financial instruments. Carrying values were assumed to approximate fair values for these financial instruments as they are short-term in nature and their recorded amounts approximate fair values or are receivable or payable on demand.

37.2.2 Valuation techniques used to determine fair value:

The Company's accounting policies and disclosures require measurement of fair values, for both financial assets and financial liabilities.

The Company has an established control framework with respect to the measurement of fair values. The Board / Audit Committee has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values.

The Company uses the following hierarchy for determining and disclosing the fair value of financial assets by valuation technique:

i) Investments in Mutual Funds

The fair values of investments in mutual funds is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.

ii) Loans

Substantially all loans are at floating rate of interest, the carrying value of loans approximates their fair value.

iii) Borrowings and Debt Securities - (other than Market linked debt securities)

The Company's borrowings are at floating rate of interest and the carrying value of loans approximates their fair value.

Commercial Papers are short-term in nature and hence carrying value approximates their fair value.

(Currency : Indian Rupees in lakhs)

37. Fair Value Measurement (Continued)

37.2.3 Transfers between Levels

There are no transfers between Level 1, 2 and 3 of financial instruments.

37.2.4 Fair values of financial assets and financial liabilities not measured at fair value, including their levels in the fair value hierarchy, are presented below. It also includes the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Fair Value As at March 31, 2024			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	12,527.07	-	-	12,527.07
Other Bank balances	2,649.45	-	-	2,649.45
Loans	-	-	5,44,728.93	5,44,728.93
Investments	9,313.10	-	-	9,313.10
Other financial assets	-	-	3,511.46	3,511.46
Total	**24,489.62**	**-**	**5,48,240.39**	**5,72,730.01**
Financial Liabilities				
Trade payables	-	-	1,066.00	1,066.00
Debt securities	-	-	93,265.91	93,265.91
Borrowings (other than debt securities)	-	-	3,88,604.23	3,88,604.23
Lease liabilities	-	-	1,147.13	1,147.13
Other financial liabilities	-	-	5,298.30	5,298.30
Total	**-**	**-**	**4,89,381.57**	**4,89,381.57**

	As at March 31, 2023			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	61,834.51	-	-	61,834.51
Other Bank balances	2,520.68	-	-	2,520.68
Loans	-	-	3,79,828.04	3,79,828.04
Other financial assets	-	-	1,672.95	1,672.95
Total	**64,355.19**	**-**	**3,81,500.99**	**4,45,856.18**
Financial Liabilities				
Trade payables	-	-	1,092.28	1,092.28
Debt securities	-	-	49,982.98	49,982.98
Borrowings (other than debt securities)	-	-	3,26,764.87	3,26,764.87
Lease liabilities	-	-	858.16	858.16
Other financial liabilities	-	-	4,990.41	4,990.41
Total	**-**	**-**	**3,83,688.70**	**3,83,688.70**

37.2.5 Fair values of financial assets and financial liabilities measured at fair value, including their levels in the fair value hierarchy, are presented below. It also includes the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Fair Value As at March 31, 2024			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Investments	9,313.10	-	-	9,313.10
Total	**9,313.10**	**-**	**-**	**9,313.10**
Financial Assets	**As at March 31, 2023**			
Investments	-	-	-	-
Total	**-**	**-**	**-**	**-**

(Currency : Indian Rupees in lakhs)

38. Risk Management framework

38.1 Introduction

As a financial institution, Godrej Housing Finance is exposed to various types of risks namely credit risk, liquidity risk, market risks, operational risk, strategic risk (including emerging & external risks) and compliance & reputation risk.

We have adopted a holistic and data driven enterprise level risk management approach which includes monitoring both internal and external indicators. We as an organization periodically adjust our strategy, incognizance with industry risk dynamics and emergence of new challenges and opportunities. Godrej Housing Finance's risk management framework has been laid down with long term sustainability and value creation in mind.

Important pillars of the risk management approach are developing a strong risk management culture within the Company, alignment of risk with business strategy, creating, preserving and realizing value. The key risks are being monitored by way of various policies covering these areas.

The policies provide guiding principles by setting various guardrails, procedures, risk assessment and control frameworks etc. which are regularly tracked and reviews are presented to various senior management committees and board committees. An effort is also made to understand the best practices in risk management across industries which are then customized to our business requirements.

38.2 Company's Risk Management Framework for Measuring and Managing Risk

Risk management framework

Risk Management forms an integral part of the Company's operations. The company's Board of Directors with support of risk function has overall responsibility for the establishment and oversight of the risk management framework. The Board of Directors has constituted following committees and defined their role for monitoring the risk management policies of the company.

Board level committees

Risk Management Committee of the Board (RMC): The purpose of the Committee is to assist the Board in its oversight of various risks

i) Credit Risk
ii) Liquidity and Interest Rate Risk
iii) Operational Risk (Process, HR, Technology and Fraud)
iv) Strategic Risks (including emerging and external risks)
v) Compliance and Reputation Risk (compliance risk and reputation risk are covered through compliance risk management charter).

Borrowing and Investment Committee: Provide guidance on nature of investments that shall be undertaken, and approve credit limits for various counterparties, where exposures in aggregate exceed a certain level.

Asset Liability Management Committee of the Board (ALCO): ALCO shall review the Liquidity Risk and Interest Rate Risk on a regular basis and suggest necessary actions based on its view and expectations on the liquidity and interest rate profile. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The risk management policies and systems are reviewed regularly to reflect changes in the market conditions and the activities of the Company. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Risk Management Committee oversees how the management monitors compliance with the risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

The **Audit Committee** is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Credit Committee (MCC): Committee members include Managing Director (MD), Chief Risk Officer (CRO), Chief Financial Officer (CFO) and Chief Business Officer (CBO). Committee approves policies on recommendation of concerned credit committee. It approves/ modifies/disapproves business proposal based on delegation of authority (DOA) approved by the Board and recommends proposals.

(Currency : Indian Rupees in lakhs)

38. Risk Management framework (Continued)

38.2 Company's Risk Management Approach for handling various type of risks

(A) Credit risk management:

The credit risk is governed by defined credit policies and Board approved DOA which undergo periodic review. The credit policies outline the type of products that can be offered, customer categories, targeted customer profile, credit approval process, DOA and limits etc. Each business unit is required to implement company's credit policies and procedures and maintain the quality of its credit portfolio.

Credit Risk assessment methodology

The Company has a structured credit approval process, which includes a well-established procedure of comprehensive credit appraisal. The credit appraisal process involves critical assessment of quantitative and qualitative parameters subject to review and approval as per defined DOA. The credit assessment involves detailed analysis of industry, business, management, financials, end use etc. An internal rating is also assigned to the borrower based on defined parameters. For retail customers, the credit assessment is based on a parameterised approach. Credit risk monitoring and portfolio review. The company measures, monitors and manages credit risk at an individual borrower level. The credit risk for retail borrowers is being managed at portfolio level.

The credit assessment is carried out based on an internal risk assessment framework which rates the customers accordingly to various parameters. Data analytics is extensively used for effective risk monitoring.

(B) Market Risk

Risk due to change in market prices – e.g. interest rates, equity prices, foreign exchange rates and credit spreads, but not relating to changes in the obligor's/issuer's credit standing and will affect the Company's income or the value of its holdings of financial instruments. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable risk tolerances levels to ensure the solvency while optimising the return on risk. ALCO sets up limits for each significant type of risk/aggregated risk and various products in the portfolio, with market liquidity being a primary factor in determining the level of limits.

Exposure to Market Risk

Interest rate risk

Core business of the Company is borrowing and lending as permitted by the Reserve Bank of India, exposing us to interest rate risk. Interest rate risk is measured through Interest rate sensitivity report where gaps are being monitored classifying all rate sensitive assets and rate sensitive liabilities into various time period categories according to earliest of contracted/behavioural maturities or anticipated re-pricing date. The Company monitors interest rate risk through above measures on a monthly basis. The interest rate risk limits are approved by the ALCO. A regular stress testing on liquidity scenarios and interest rate scenarios is carried out and presented to the ALCO.

Interest rate risk on investments

As at March 31, 2024			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	9,313.10	93.13	(93.13)
As at March 31, 2023			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	-	-	-

(Currency : Indian Rupees in lakhs)

38. Risk Management framework (Continued)

Interest rate risk (Continued)

Below table illustrates impact on earnings on account of 100 bps change on in interest rate on the loans and borrowings due for repayment / rate reset in one year.

As at March 31, 2024

Rate sensitive	**Less than 1 Year**	**@ 100bps change increase**	**@ 100bps change decrease**
i) Loans	4,48,584.65	4,485.85	(4,485.85)
ii) Borrowings (Other than debt securities)	3,88,604.23	3,886.04	(3,886.04)
iii) Net Gap (iii) = (i-ii)	59,980.42	599.80	(599.80)

As at March 31, 2023

Rate sensitive	**Less than 1 Year**	**@ 100bps change increase**	**@ 100bps change decrease**
i) Loans	3,54,293.57	3,542.94	(3,542.94)
ii) Borrowings (Other than debt securities)	3,26,764.87	3,267.65	(3,267.65)
iii) Net Gap (iii) = (i-ii)	27,528.70	275.29	(275.29)

The following table sets forth, for the periods indicated, the break-up of borrowings into variable rate and fixed rate

Particulars	**As at March 31, 2024**	**As at March 31, 2023**
Variable rate borrowings	81%	87%
Fixed rate borrowings	19%	13%
Total borrowings	**100%**	**100%**

Currency Risk
The company is currently not exposed to currency risk since its primary dealings are in INR.

Equity price risk
The Company does not have any exposure to equities and hence it not exposed to any equity price risk.

(Currency : Indian Rupees in lakhs)

38. Risk Management framework (Continued)

(C) Liquidity risk

A risk that the Company will encounter difficulty in meeting its day to day financial obligations is known as liquidity risk. Management of liquidity risk is done as follows:

i) ALCO sets the strategy for managing liquidity risk commensurate with the business objectives.

ii) ALCO has delegated the responsibility of managing overall liquidity risk and interest rate risk to Treasury. ALCO has set various gap limits for tracking liquidity risk. The CFO and head of treasury monitor the gap limits with actuals and present the same to the MD & CEO.

iii) Treasury department manages the liquidity position on a day-to-day basis and reviews daily reports covering the liquidity position of the Company. Treasury team ensures the regulatory compliance to the liquidity risk related limits approved in the ALM policy by ALCO.

iv) The Company's approach to managing liquidity is to ensure sufficient liquidity to meet its liabilities when they are due without incurring unacceptable losses or risking damage to the Company's reputation.

The key elements of the Company's liquidity risk management strategy are as follows:

i) Maintaining a diversified funding through market and bank borrowings resources such as debentures, commercial papers, subordinated debt, perpetual debt, Inter-corporate deposits (ICD's), overdraft and bank term loans. Unused bank lines constitute the main liquidity back up to meet the contingency funding plan. Additionally, based on Market scenario, the company also maintains a portfolio of highly liquid mutual fund units.

ii) Under the ALM guidelines, the dynamic liquidity statement and structural liquidity statement are being prepared periodically to monitor the maturity gaps in the Assets and Liabilities cash flows.

iii) The company carries out stress testing of cash flows on periodic basis and shares the results with ALCO to gauge the adequacy of liquidity.

The below table analyses the Company's financial liabilities and financial assets into relevant maturity groupings based on the remaining period as at the reporting date to the contractual maturity date.

As at March 31, 2024

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	1,066.00	1,066.00	-	-	-	-
Debt securities*	93,265.91	10,400.00	73,266.37	9,599.54	-	-
Borrowings (other than debt securities)*	3,88,604.23	22,492.34	43,806.22	76,022.82	2,06,117.89	40,164.96
Lease Liabilities	1,147.13	303.40	574.54	162.13	107.06	-
Other financial liabilities	5,298.30	5,272.21	-	-	-	26.09
Total	**4,89,381.57**	**39,533.95**	**1,17,647.13**	**85,784.49**	**2,06,224.95**	**40,191.05**

*Impact of EIR on Borrowings (other than debt securities) & Debt securities is shown in "More than 5 years" bucket.

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial assets						
Cash and cash equivalents	12,527.07	12,527.07	-	-	-	-
Bank balance other than cash and cash equivalents above	2,649.45	-	2,649.45	-	-	-
Loans*	5,44,728.93	49,352.17	40,473.70	27,084.75	42,138.76	3,85,679.55
Investments	9,313.10	-	9,313.10	-	-	-
Other financial assets	3,511.46	83.83	953.15	187.78	529.20	1,757.50
Total	**5,72,730.01**	**61,963.07**	**53,389.40**	**27,272.53**	**42,667.96**	**3,87,437.05**

*Impact of EIR on Loans is shown in "More than 5 years" bucket.

(Currency : Indian Rupees in lakhs)

38. Risk Management framework (Continued)

(C) Liquidity risk (continued)

As at March 31, 2023

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	1,092.28	1,092.28	-	-	-	-
Debt securities*	49,982.98	17,651.28	12,333.28	10,399.20	9,599.22	-
Borrowings (other than debt securities)*	3,26,764.87	15,778.33	15,725.74	52,822.32	1,60,567.39	81,871.09
Lease Liabilities	858.16	137.42	143.99	307.63	269.12	-
Other financial liabilities	4,990.41	4,979.11	-	-	-	11.30
Total	**3,83,688.70**	**39,638.42**	**28,203.01**	**63,529.15**	**1,70,435.73**	**81,882.39**
Financial assets						
Cash and cash equivalents	61,834.51	61,834.51	-	-	-	-
Bank balance other than cash and cash equivalents above	2,520.68	-	2,520.68	-	-	-
Loans*	3,79,828.04	15,870.11	10,994.12	16,403.88	32,727.32	3,03,832.61
Other financial assets	1,672.95	731.94	-	140.01	116.72	684.28
Total	**4,45,856.18**	**78,436.56**	**13,514.80**	**16,543.89**	**32,844.04**	**3,04,516.89**

*Impact of EIR on on Borrowings (other than debt securities), Debt securities and Loans is shown in "More than 5 years" bucket.

(D) Operational Risk

The risk of direct or indirect potential loss arising from a wide variety of causes associated with the company's processes, personnel, systems, or from external factors other than credit, compliance, reputation, market and liquidity risks. Management of operational risk forms an integral part of the Company's enterprise wide risk management systems. Clear strategies and oversight by the Board of Directors and senior management, a strong operational risk management culture, effective internal control and reporting and contingency planning are crucial elements of the Company's operational risk management framework.

Cyber Security Risk

Various measures are adopted to effectively protect the company against phishing, social media threats and rogue mobile. Company ensures seamless accessibility of critical systems through virtual private network (VPN), thereby minimizing the risk of security/data breaches and cyber-attacks.

(E) Regulatory and Compliance Risk

Company being a debt listed NBFC is required to comply with variety of regulations such as RBI regulations, SEBI regulations, Companies Act, 2013, labor law and other administrative regulations. These regulations are undertaken by respective teams and are reviewed through central compliance management system.

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

39. Maturity analysis of assets and liabilities

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

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
I Assets						
A. Financial assets						
a) Cash and cash equivalents	12,527.07	-	12,527.07	61,834.51	-	61,834.51
b) Other Bank balances	2,649.45	-	2,649.45	2,520.68	-	2,520.68
c) Loans	90,399.73	4,54,329.20	5,44,728.93	27,231.47	3,52,596.57	3,79,828.04
d) Investments	9,313.10	-	9,313.10	-	-	-
e) Other financial assets	1,036.98	2,474.48	3,511.46	788.77	884.18	1,672.95
B. Non-financial assets						
a) Current tax assets (net)	-	1,169.28	1,169.28	-	-	-
b) Deferred tax assets (Net)	-	530.67	530.67	530.67	-	530.67
c) Property, plant and equipment	-	587.73	587.73	-	415.82	415.82
d) Right of use asset	-	1,125.63	1,125.63	-	846.24	846.24
e) Intangible assets under development	15.44	-	15.44	-	-	-
f) Other intangible assets	-	3,216.35	3,216.35	-	3,702.62	3,702.62
g) Other non-financial assets	541.92	77.08	619.00	290.36	23.16	313.52
Total Assets	**1,16,483.69**	**4,63,510.42**	**5,79,994.11**	**93,196.46**	**3,58,468.59**	**4,51,665.05**
II Liabilities						
A. Financial liabilities						
a) Trade payables	1,066.00	-	1,066.00	1,092.28	-	1,092.28
b) Debt securities	83,666.37	9,599.54	93,265.91	29,983.75	19,999.23	49,982.98
c) Borrowings (other than debt securities)	66,630.94	3,21,973.28	3,88,604.23	31,348.84	2,95,416.03	3,26,764.87
d) Lease liabilities	269.19	877.94	1,147.13	281.40	576.76	858.16
e) Other financial liabilities	5,298.30	-	5,298.30	4,990.41	-	4,990.41
B. Non-financial Liabilities						
a) Current tax liabilities (Net)	-	-	-	199.98	-	199.98
b) Provisions	21.22	63.00	84.22	5.86	67.90	73.76
c) Other non-financial liabilities	104.93	-	104.93	135.40	-	135.40
Total Liabilities	**1,57,056.95**	**3,32,513.76**	**4,89,570.72**	**68,037.92**	**3,16,059.92**	**3,84,097.84**

(Currency : Indian Rupees in lakhs)

40. Capital Management

The Company's assessment of capital requirement is aligned to its planned growth which forms part of an annual operating plan which is approved by the Board and also a long range strategy. The Company's objectives when managing capital are to safeguard their ability to continue as a going concern, so that they can continue to provide returns for shareholders and benefits for other stakeholders and maintain an optimal capital structure to reduce the cost of capital.These growth plans are aligned to assessment of risks- which include credit, liquidity and interest rate.The Company monitors its capital adequacy ratio (CRAR) on a monthly basis through its assets liability management committee (ALCO). Company has formulated an ICAAP document which tests the capital adequacy in stress scenarios. These include stress on loan portfolio, operational risks, liquidity risk. The objective is to define capital planning and budgeting approval which shall demonstrate that the capital is commensurate with the risk profile in normal and stressed scenarios.

40.1 Analytical Ratio

Ratio	Numerator	Denominator	As at 31st March 2024	As at 31st March 2023	% of variance	Reasons for Variance (if 25% above)
Capital to risk weighted assets ratio (CRAR)	85,397.41	3,42,790.48	24.91%	24.42%	2%	NA
Tier I CRAR	83,810.94	3,42,790.48	24.45%	23.90%	2%	NA
Tier II CRAR	1,586.47	3,42,790.48	0.46%	0.52%	-12%	NA
Debt Equity Ratio	4,81,870.14	90,082.31	5.35	5.59	-5%	NA
Liquidity Coverage Ratio	9,769.59	8,756.09	112%	-	100%	Applicable from Current year

41. Other statutory information

i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.

ii) The Company does not have any transactions with struck off companies.

iii) The Company does not have any charges or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.

iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) 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

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) 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

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vii) The Company has not entered into any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

viii) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act.

ix) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act.

x) The Company has obtained various borrowings from banks/ FI on basis of security of current assets wherein the quarterly returns/ statements of current assets as filed with banks/ FI are in agreement with the books. The company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date. The company is not declared as willful defaulter by any bank or financial Institution or other lender as at 31 March 2024.

xi) The Company is not having any immovable property in its name. Therefore, there is no such immovable property, title deed of which is not held in name of the Company.

xii) The Company is not having any subsidiary. Therefore, the provisions of lause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 in respect of Number of Layers is not applicable to the Company.

xiii) Thers is no such scheme of arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

xiv) No loans were granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person during the year.

(Currency : Indian Rupees in lakhs)

42. SEBI disclosures

42.1 Disclosures under Listing Agreement for Debt Securities

Disclosure under Regulation 53(e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Debenture Trustees:
Catalyst Trusteeship Limited
GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038, Tel No.(020)66807200

42. SEBI disclosures (Continued)

Disclosure under Regulation 53(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Related Party transactions (Refer Note 34)

Particulars	As at March 31, 2024	As at March 31, 2023
Loans and advances in the nature of loans to subsidiaries	-	-
Loans and advances in the nature of loans to associates	-	-
Loans and advances in the nature of loans to firms/companies in which directors are Interested	-	-
Investments by the loanee in the shares of parent company and subsidiary company, when the company has made a loan or advance in the nature of loan	-	-

Disclosure under Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015
Asset cover
The secured non-convertible debentures issued by the Company are fully secured by (a) creation and maintenance of first ranking par-passu charge on the receivables except those exclusively charged to NHB and any other statutory regulatory authority as the case may be and (b) First ranking pari passu charge on cash and cash equivalents to the extent required to maintain the stipulated security cover.The assets of the Company provide coverage of 1.37 times of the interest and principal amount, which is in accordance with the terms of the issue / debenture trust deed.

Large Corporate details for financial year 2023-24

Company Name	Financial From	Financial To	Outstanding Qualified Borrowings at the start of the financial year	Outstanding Qualified Borrowings at the end of the financial year	Highest Credit rating of the Company (highest in case of multiple ratings) ("AA"/"AA+"/"AAA")	Incremental borrowing done during the year (qualified borrowings)	Borrowings by way of issuance of debt securities during the year
Godrej Housing Finance Limited	01-04-2023	31-03-2024	3,46,931.15	4,09,520.35	AA	92,657.22	-

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

42. SEBI disclosures (Continued)

42.4 Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the year ended March 31, 2024

Sr. No.	Particulars	31-Mar-24
1	Debt equity ratio (No.of Times) [1]	5.35
2	Debt service coverage ratio [2]	Not Applicable
3	Interest service coverage ratio [2]	Not Applicable
4	Outstanding redeemable preference shares (quantity and value)	Nil
5	Capital redemption reserve/debenture redemption reserve	Nil
6	Net worth [3](₹ in lakhs)	90,082.31
7	Net profit / (loss) after tax(₹ in lakhs)	8,012.39
8	Earning per equity share (annualised):	
	(a) Basic (₹)	2.39
	(b) Diluted (₹)	2.39
9	Current ratio [6]	Not Applicable
10	Long term debt to working capital [6]	Not Applicable
11	Bad debts to account receivable ratio [6]	Not Applicable
12	Current 1iability ratio [6]	Not Applicable
13	Total debts to Total assets (%) [4]	83.08%
14	Debtors turnover ratio [6]	Not Applicable
15	Inventory turnover [6]	Not Applicable
16	Operating margin [6]	Not Applicable
17	Net profit margin (%) [5]	16.33%
18	Gross Stage 3 Loans (₹ in lakhs)	21.47
19	Net Stage 3 Loans (₹ in lakhs)	9.85
20	Provision Coverage Ratio % ("PCR") {On Stage 3 Loans}	54.14%

1 Debt-equity ratio = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Net worth.

2 Debt service coverage ratio and interest service coverage ratio shall not be applicable for Non Banking Financial Companies/Housing Finance Companies registered with the Reserve Bank of India as per Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

3 Net worth is calculated as defined in section 2(57) of Companies Act 2013.

4 Total debts to total assets = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Total assets.

5 Net profit margin = Net profit/(loss) after tax / Total income.

6 The Company is registered under The Reserve Bank of India Act, 1934 as a Housing Finance Company, hence these ratios are generally not applicable.

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI

43.1 Disclosure in notes to Financial statements as required under paragraph 2 (a) of RBI Notification No RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020

43.1.1 Comparison of provisions required under Income Recognition, Asset Classification and Provisioning (IRACP) and Impairment allowances made under Ind AS 109

As at March 31, 2024

Asset Classification		Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
As per RBI Norms	As per Ind AS 109					
Performing Assets						
Standard	Stage-1	5,46,161.53	1,586.47	5,44,575.06	1,513.27	73.20
	Stage-2	149.57	5.54	144.03	0.44	5.10
Sub total		**5,46,311.10**	**1,592.01**	**5,44,719.08**	**1,513.71**	**78.30**
Non Performing Assets (NPA)						
Substandard	Stage-3	21.47	11.63	9.85	3.22	8.41
Doubtful						
up to 1 year	Stage-3	-	-	-	-	-
1 to 3 Years	Stage-3	-	-	-	-	-
More than 3 years	Stage-3	-	-	-	-	-
Sub total for Doubtful		-	-	-	-	-
Loss	Stage-3	-	-	-	-	-
Subtotal for NPA		**21.47**	**11.63**	**9.85**	**3.22**	**8.41**
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	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage-1**	**5,46,161.53**	**1,586.47**	**5,44,575.06**	**1,513.27**	**73.20**
	Stage-2	**149.57**	**5.54**	**144.03**	**0.44**	**5.10**
	Stage-3	**21.47**	**11.63**	**9.85**	**3.22**	**8.41**
	Total	**5,46,332.57**	**1,603.64**	**5,44,728.93**	**1,516.93**	**86.71**

As at March 31, 2023

Asset Classification		Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
As per RBI Norms	As per Ind AS 109					
Performing						
Standard	Stage-1	3,81,171.86	1,354.81	3,79,817.05	1,341.00	13.81
	Stage-2	12.51	1.52	10.99	0.03	1.49
Sub total		**3,81,184.37**	**1,356.33**	**3,79,828.04**	**1,341.03**	**15.30**
Non Performing Assets (NPA)						
Substandard	Stage-3	-	-	-	-	-
Doubtful						
up to 1 year	Stage-3	-	-	-	-	-
1 to 3 Years	Stage-3	-	-	-	-	-
More than 3 years	Stage-3	-	-	-	-	-
Sub total for Doubtful		-	-	-	-	-
Loss	Stage-3	-	-	-	-	-
Subtotal for NPA		-	-	-	-	-
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	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage-1**	**3,81,171.86**	**1,354.81**	**3,79,817.05**	**1,341.00**	**13.81**
	Stage-2	**12.51**	**1.52**	**10.99**	**0.03**	**1.49**
	Stage-3	-	-	-	-	-
	Total	**3,81,184.37**	**1,356.33**	**3,79,828.04**	**1,341.03**	**15.30**

43.1.2 Company conducted sale of its business portfolio as per details provided at Note No. 43.3.6 as per Policy for Transfer of Loan Exposure approved by its Board of Directors.

43.1.3 There are no accounts which are past due beyond 90 days but not treated as impaired.

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.2 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

i) Funding Concentration based on significant counterparty (both deposits and borrowings)

Particulars	As at March 31, 2024	As at March 31, 2023
No. of Significant Counterparties	25	13
Amount	4,81,870.14	3,72,210.06
Percentage of funding concentration to total deposits	-	-
Percentage of funding concentration to total liabilities	98.43%	96.86%

ii) Top 20 large deposits

Since the Company is registered as a Non - Deposit taking Non - Banking Financial Company - Housing Finance Company, this is not applicable.

iii) Top 10 Borrowings

Particulars	As at March 31, 2024	As at March 31, 2023
Total amount of top 10 borrowings	3,99,076.73	3,53,584.06
Percentage of amount of top 10 borrowings to total borrowings	82.82%	94.04%

iv) Funding concentration based on significant instrument / product:

Particulars	As at March 31, 2024		As at March 31, 2023	
	₹ in lakh	% of Total liabilities	₹ in lakh	% of Total liabilities
a) Term Loans	3,88,604.23	79.38%	3,26,017.64	84.88%
b) Working Capital Bank Lines	-	-	747.23	0.19%
c) Non-Convertible Debentures	20,916.12	4.27%	20,913.51	5.44%
d) Commercial Papers	72,349.79	14.78%	29,069.47	7.57%

v) Stock Ratios:

Particulars	As at March 31, 2024	As at March 31, 2023
a) Commercial Papers to Total Liabilities	14.78%	7.57%
b) Commercial Papers to Total Assets	12.47%	6.44%
c) Commercial Papers to Public funds	15.01%	7.72%
d) NCD (Original Maturity < 1year) to Total Liabilities	NA	N.A
e) NCD (Original Maturity < 1year) to Total Assets	NA	N.A
f) NCD (Original Maturity < 1year) to Public funds	NA	N.A
g) Other Short Term Liabilities to Total Liabilities ##	1.35%	1.66%
h) Other Short Term Liabilities to Total Assets ##	1.14%	1.41%
i) Other Short Term Liabilities to Public funds ##	1.38%	1.69%

Other short term liabilities include all the financial liabilities as per IND As maturing within next 12 months other than Debt securities and Borrowings (other than debt securities).

vi) Institutional set-up for liquidity risk management:

Asset Liability Management Committee (ALCO) supervises liquidity risk management. Meetings of ALCO are held periodically.

Notes:

1 A "Significant counterparty" is defined as a single counterparty or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the total liabilities.

2 Total Liabilities has been computed as sum of all liabilities (Balance Sheet figure) less Equities and Reserves/Surplus.

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.3.1 Schedule to the Balance Sheet

	Particulars	As at March 31, 2024		As at March 31, 2023	
	Liabilities side	**Amount outstanding**	**Amount overdue**	**Amount outstanding**	**Amount overdue**
1	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**				
	a) Debentures:				
	Secured	20,916.12	-	20,913.51	-
	Unsecured	-	-	-	-
	b) Deferred Credits	-	-	-	-
	c) Term Loans	3,88,604.23	-	3,26,017.64	-
	d) Inter-corporate loans and borrowing	-	-	-	-
	e) Commercial Paper	72,349.79	-	29,069.47	-
	f) Public Deposits	-	-	-	-
	g) Other Loans (Loan repayable on demand from banks)	-	-	747.23	-
2	**Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):**				
	a) In the form of Unsecured debentures	-	-	-	-
	b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-	-	-
	c) Other public deposits	-	-	-	-

	Assets side	**Amount outstanding**	
3	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**	**As at March 31, 2024**	**As at March 31, 2023**
	a) Secured	5,34,219.77	3,73,637.85
	b) Unsecured	12,112.80	7,546.52
4	**Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities**		
	i) Lease assets including lease rentals under sundry debtors		
	a) Financial lease	-	-
	b) Operating lease	-	-
	ii) Stock on hire including hire charges under sundry debtors		
	a) Assets on hire	-	-
	b) Repossessed Assets	-	-
	iii) Other loans counting towards asset financing activities		
	a) Loans where assets have been repossessed	-	-
	b) Loans other than (a) above	-	-
5	**Break-up of Investments**		
	Current Investments		
	Quoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (Treasury Bills)	9,313.10	-
	Unquoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

	Assets side (Continued)	Amount outstanding	
		As at March 31, 2024	As at March 31, 2023
	Long Term investments		
	Quoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-
	Unquoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-

6	**Borrower group-wise classification of assets financed as in (3) and (4) above:**			
	Category	**Amount net of provisions**		
		As at March 31, 2024		
		Secured	**Unsecured**	**Total**
	a) Subsidiaries	-	-	-
	b) Companies in the same group	-	-	-
	c) Other related parties	-	-	-
	Other than related parties	5,32,709.17	12,019.76	5,44,728.93
	Category	**Amount net of provisions**		
		As at March 31, 2023		
		Secured	**Unsecured**	**Total**
	Related Parties			
	a) Subsidiaries	-	-	-
	b) Companies in the same group	-	-	-
	c) Other related parties	-	-	-
	Other than related parties	3,72,325.04	7,503.00	3,79,828.04

7	**Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :**				
	Category	**As at March 31, 2024**		**As at March 31, 2023**	
		Market Value / Break up or fair value or NAV	**Book Value (Net of Provisions)**	**Market Value / Break up or fair value or NAV**	**Book Value (Net of Provisions)**
	Related Parties				
	a) Subsidiaries	-	-	-	-
	b) Companies in the same group	-	-	-	-
	c) Other related parties	-	-	-	-
	Other than related parties	9,313.10	9,314.33	-	-

8	**Other information**	**Amount**	
	Particulars	**As at March 31, 2024**	**As at March 31, 2023**
	i) Gross Non-Performing Assets		
	a) Related parties	-	-
	b) Other than related parties	21.47	-
	ii) Net Non-Performing Assets		
	a) Related parties	-	-
	b) Other than related parties	9.85	-
	iii) Assets acquired in satisfaction of debt	-	-

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.2 Capital to risk assets ratio (CRAR)

Particulars	As at March 31,	
	2024	2023
CRAR (%)	24.91%	24.42%
CRAR - Tier 1 capital (%)	24.45%	23.90%
CRAR - Tier 2 Capital (%)	0.46%	0.52%
Amount of Subordinated debt raised as Tier II capital	-	-
Amount raised by issue of perpetual debt instruments	-	-

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

Particulars	As at March 31,	
	2024	2023
Balance at the beginning of the year		
a) Statutory Reserve under Section 29C of the NHB Act, 1987	760.43	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Total	**760.43**	**-**
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred under Section 29C of the NHB Act, 1987	1,602.47	760.43
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act,1961 taken into account for the purpose of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Less:		
a) Amount appropriated from Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from Special Reserve under Section 36 (1)(viii) of the Income Tax Act,1961 which has been taken into account for the purpose of provision under Section 29C of the NHB Act, 1987	-	-
Balance at the end of the year	**2,362.90**	**760.43**
a) Statutory Reserve under Section 29C of the NHB Act, 1987	2,362.90	760.43
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Total	**2,362.90**	**760.43**

43.3.4 Investments

Particulars	As at March 31,	
	2024	2023
I) Value of Investment		
(i) Gross value of investments*		
(a) In India	9,313.10	-
(b) Outside India	-	-
(ii) Provisions for depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments		
(a) In India	9,313.10	-
(b) Outside India	-	-
II) Movement of provisions held towards depreciation on investments.		
Opening balance	-	-
Add : Provisions made during the year	-	-
Less : Write-off / written-back of excess provisions during the year	-	-
Closing balance	**-**	**-**

(*includes Mark to Market loss of Rs. 1.23 lakhs (previous Year Rs. Nil))

43.3.5 Derivatives

a) Forward rate agreement (FRA) / interest rate swap

Particulars	As at March 31,	
	2024	2023
i) The notional principal of swap agreements	-	-
ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	-
iii) Collateral required by the HFC upon entering into swaps	-	-
iv) Concentration of credit risk arising from the swaps $	-	-
v) The fair value of the swap book @	-	-

Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.

$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies.

@ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

b) Exchange traded interest rate (IR) derivatives

Particulars	As at March 31,	
	2024	2023
i) Notional principal amount of exchange traded IR derivatives undertaken during the year	-	-
ii) Notional principal amount of exchange traded IR derivatives outstanding	-	-
iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	-	-
iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	-	-

c) Disclosures on risk exposure in derivatives

Qualitative disclosure

Considering no trade in Derivatives have been carried out “Nil” disclosure is being made.

Quantitative disclosure

Particulars	As at March 31, 2024		As at March 31, 2023	
	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
Derivatives (notional principal amount)	-	-	-	-
Marked to market positions	-	-	-	-
Assets (+)	-	-	-	-
Liability (-)	-	-	-	-
Credit exposure	-	-	-	-
Unhedged exposures	-	-	-	-

43.3.6 As per Paragraph 86 of Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021.

a) The Company has not acquired any loans through assignment in respect of loans not in default during the year ended March 31, 2024.

b) Details of loans transferred through assignment in respect of loans not in default during the year ended March 31, 2024

Particulars	Transferred	Transferred
Entity	HFCs	Bank
Count of loan accounts assigned (in numbers)	109	603
Amount of loan account assigned (in lakhs)	5,463.75	31,759.41
Retention of beneficial economic interest (MRR)**	10.00%	10.00%
Weighted average maturity (residual maturity in months)	291.74	191.55
Weighted average holding period (in months)	21.58	21.97
Coverage of tangible security	100.00%	100.00%
Rating-wise distribution of rated loans	N/A	N/A

**Retained by the originator

c) The Company has not transferred/acquired any stressed loans during the year ended March 31, 2024

d) The Company has not transferred/acquired through novation and loan participation during the year ended March 31, 2024

43.3.7 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/85 DOR.STR.REC.53/21.04.177/2021-22 dated September 24, 2021.

No securitization has been done by the company during the year

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.8 Asset liability management

a) Maturity pattern of certain items of assets and liabilities As at March 31, 2024

Particulars	Liabilities			
	Deposits	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	1,801.74	193.00	-
8 days to 14 days	-	12.35	-	-
15 days to 30/31 days	-	2,760.32	1,991.04	-
Over One month up to 2 months	-	6,353.69	32,188.46	-
Over 2 months up to 3 months	-	11,254.10	17,247.45	-
Over 3 months up to 6 months	-	22,839.16	20,965.07	-
Over 6 months up to 1 year	-	21,609.59	11,081.35	-
Over 1 year up to 3 years	-	1,50,649.81	9,599.54	-
Over 3 years up to 5 years	-	1,31,500.69	-	-
Over 5 years	-	39,822.79	-	-
Total	**-**	**3,88,604.23**	**93,265.91**	**-**

Particulars	Assets		
	Advances	Investments	Foreign Currency Assets
1 day to 7 days	3,527.64	9,313.10	-
8 days to 14 days	567.53	-	-
15 days to 30/31 days	6,482.38	-	-
Over One month to 2 months	8,220.24	-	-
Over 2 months up to 3 months	7,836.77	-	-
Over 3 months up to 6 months	22,717.61	-	-
Over 6 months up to 1 year	40,473.71	-	-
Over 1 year up to 3 years	27,084.75	-	-
Over 3 years up to 5 years	42,138.76	-	-
Over 5 years	3,85,679.55	-	-
Total	**5,44,728.93**	**9,313.10**	**-**

b) Maturity pattern of certain items of assets and liabilities As at March 31, 2023

Particulars	Liabilities			
	Deposits	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	1,613.49	-	-
8 days to 14 days	-	-	4,991.99	-
15 days to 30/31 days	-	55.56	-	-
Over One month up to 2 months	-	693.06	-	-
Over 2 months up to 3 months	-	5,845.03	-	-
Over 3 months up to 6 months	-	7,571.20	12,659.29	-
Over 6 months up to 1 year	-	15,725.74	12,333.28	-
Over 1 year up to 3 years	-	1,09,807.14	19,998.42	-
Over 3 years up to 5 years	-	1,03,582.57	-	-
Over 5 years	-	81,871.08	-	-
Total	**-**	**3,26,764.87**	**49,982.98**	**-**

Particulars	Assets		
	Advances	Investments	Foreign Currency Assets
1 day to 7 days	2,883.91	-	-
8 days to 14 days	63.72	-	-
15 days to 30/31 days	1,429.03	-	-
Over One month to 2 months	2,907.69	-	-
Over 2 months up to 3 months	2,673.19	-	-
Over 3 months up to 6 months	5,912.57	-	-
Over 6 months up to 1 year	10,994.12	-	-
Over 1 year up to 3 years	26,927.38	-	-
Over 3 years up to 5 years	22,203.83	-	-
Over 5 years	3,03,832.60	-	-
Total	**3,79,828.04**	**-**	**-**

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.9 Exposure

i) Exposure to real estate sector

Category	As at March 31, 2024	As at March 31, 2023
a) Direct exposure		
Residential mortgages - Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits.	3,82,294.44	3,03,444.99
Commercial real estate - Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based (NFB) limits.	42,096.19	34,318.48
Investments in mortgage backed securities (MBS) and other securitised exposures -		
- Residential	-	-
- Commercial Real Estate	-	-
b) Indirect exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total exposure to Real Estate Sector	**4,24,390.63**	**3,37,763.47**

(Note: Loans for third dwelling unit onwards are being classified as CRE exposure)

ii) Exposure to Capital Market

	Particulars	As at March 31, 2024	As at March 31, 2023
a)	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	-	-
b)	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	-	-
c)	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	-	-
d)	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	-	-
e)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
f)	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	-	-
g)	Bridge loans to companies against expected equity flows / issues	-	-
h)	Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
i)	Financing to stockbrokers for margin trading	-	-
j)	All exposures to Alternative Investment Funds: (i) Category I (ii) Category II (iii) Category III	-	-
	Total exposure to Capital Market	**-**	**-**

43.3.10 Details of financing of parent company products:

No parent company products were financed during the year (Previous Year: Nil).

43.3.11 Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL) exceeded by the Company:

The Company has not exceeded prudential exposure limit stipulated by RBI prudential norms applicable to HFC as on reporting date (Previous Year: Nil).

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.12 Unsecured advances

The Company has unsecured advances of Rs.12,112.8 lakhs As at March 31, 2024 (As at March 31, 2023: 7,546.52 lakhs). The Company has not granted any advances against intangible collateral.

43.3.13 Exposure to group companies engaged in real estate business

Description	As at March 31, 2024		As at March 31, 2023	
	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	-	-	-	-

Note: Company has funded the customers of the Godrej Properties Limited and/or its subsidiaries/associates though no exposure has been taken on Godrej Properties Limited and/or its subsidiaries/associates.

43.3.14 Registration obtained from other financial sector regulators

The Company is registered with following regulators effective As at March 31, 2024:

Regulator	Registration No.
i) Ministry of Company Affairs	U65100MH2018PLC315359
ii) Reserve Bank of India	DOR - 00184
iii) Legal Entity Identifier	33580013ZGNIERZRLU44

43.3.15 Disclosure of penalties imposed by NHB/RBI and other regulators

There were no penalties imposed on the Company by NHB/RBI or any other regulator during the year (Previous Year: Nil).

43.3.16 Related Party Transactions

Details of all material transactions with related parties are disclosed in Note 34 to Financial Statements.

43.3.17 Group Structure

Ultimate Holding Company	Godrej Industries Limited (w.e.f. August 24, 2021)
Holding Company	Godrej Capital Limited (w.e.f. August 24, 2021)
Subsidiaries of Holding Company	Godrej Finance Limited (w.e.f. August 24, 2021)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.18 Rating assigned by credit rating agencies

Instruments	Credit Rating Agency	Migration in Ratings During the year	As at March 31,	
			2024	2023
Bank Borrowings	CRISIL Ltd.	NO	CRISIL AA/Stable	CRISIL AA/Stable
Commercial Paper	ICRA Ltd.		ICRA A1+	ICRA A1+/Stable
Commercial Paper	CRISIL Ltd.		CRISIL A1+	CRISIL A1+/Stable
Non Convertible Debentures	CRISIL Ltd.		CRISIL AA/Stable	CRISIL AA/Stable

43.3.19 Remuneration of Directors

Details of all pecuniary transactions with Non-Executive Independent Directors

Particulars	As at March 31,	
	2024	2023
Directors sitting fees paid to		
i) Rosemary Sebastian	20.00	19.00
ii) Usha Sangwan	-	7.00
iii) Saibal M Ghosh	16.00	10.00
iv) Hemant Adarkar	4.00	-

There are no other pecuniary transactions with Non-executive Directors during the year (Previous Year: Nil).

43.3.20 Management Discussion and Analysis

Refer to the Management Discussion and Analysis report which is part of Director Report for relevant Disclosure.

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

There are no prior period items that have impact on the current year's profit and loss. The accounting policies regarding key areas of operations are disclosed in Note 1 & 2 to the Financial Statement for the year ended March 31, 2024.

43.3.22 Revenue Recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties. (Previous Year: Nil)

43.3.23 Consolidated Financial Statements (CFS)

The Company does not have any Subsidiary/Joint Venture/Associates As at March 31, 2024.

43.3.24 Provisions and contingencies

Breakup of provisions and contingencies shown under the head expenditure in the Statement of Profit and loss

Particulars	Year Ended March 31,	
	2024	2023
i) Provision made for depreciation on investment	-	-
ii) Provision made towards non performing assets	11.63	-
iii) Provision made towards income tax	-	-
iv) Provision made for gratuity	18.93	24.66
v) Provision made for leave encashment	(3.39)	10.14
vi) Provision made for standard assets: *	953.92	638.09

* This includes provision towards Commercial Real Estate (CRE) loans of Rs. 565.18 Lakhs as at 31st March 2024. (As at 31st March 2023 Rs. 219.17 Lakhs)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.25 Break up of Loan & Advances and Provisions thereon

Particulars		As at March 31, 2024		As at March 31, 2023	
		Housing	Non Housing	Housing	Non Housing
i)	**Standard Assets**				
	Total Outstanding Amount	4,08,563.75	1,37,747.35	2,80,728.44	1,00,455.93
	Provisions made	(1,303.00)	(289.01)	(601.89)	(754.44)
ii)	**Sub-Standard Assets**				
	Total Outstanding Amount	-	21.47	-	-
	Provisions made	-	(11.63)	-	-
iii)	**Doubtful Assets – Category-I**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
iv)	**Doubtful Assets – Category-II**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
v)	**Doubtful Assets – Category-III**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
vi)	**Loss Assets**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
vii)	**Total**				
	Total Outstanding Amount	**4,08,563.75**	**1,37,768.82**	**2,80,728.44**	**1,00,455.93**
	Provisions made	**(1,303.00)**	**(300.64)**	**(601.89)**	**(754.44)**

43.3.26 Draw down from reserves

No drawdown from the reserves during the year. (Previous Year: Nil)

43.3.27 Concentration of deposits, advances, exposures and NPA assets

Particulars		As at March 31,	
		2024	2023
i)	**Concentration of public deposits**		
	Total deposits of twenty largest depositors	N.A	N.A
	Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	N.A	N.A
ii)	**Concentration of Loans & Advances**		
	Total loans & advances to twenty largest borrowers	12,126.57	14,883.39
	Percentage of loans & advances to twenty largest borrowers to Total Advances of the HFC	2.69%	4.19%
iii)	**Concentration of all Exposure (including off-balance sheet exposure)**		
	Total Exposures to twenty largest borrowers / Customers	13,703.54	16,920.84
	Percentage of Exposures to twenty largest borrowers / Customers to Total Exposure of the HFC on borrowers /	1.71%	2.67%
iv)	**Concentration of NPAs**		
	Total Exposures to top ten NPA accounts	21.47	-

43.3.27 Concentration of deposits, advances, exposures and NPA assets (Continued)

v) Sector-wise NPAs

Sectors		Percentage of NPAs to Total Advances in that sector	
		As at March 31,	
		2024	2023
a.	**Housing Loans:**		
	i) Individual	-	-
	ii) Builder/Project Loans	-	-
	iii) Corporates	-	-
b.	**Non-Housing Loans:**	-	
	i) Individual	0.00%	-
	ii) Builder/Project Loans	-	-
	iii) Corporates	-	-

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

43.3.28 Movement in non-performing assets (NPAs)

Particulars	As at March 31,	
	2024	2023
(i) Net NPAs to net advances (%)	0.00%	0.00%
(ii) Movement of NPAs (gross)		
(a) Opening balance	-	-
(b) Additions during the year	21.47	163.00
(c) Reductions during the year	-	(163.00)
(d) Closing balance	**21.47**	**-**
(iii) Movement of net NPAs		
(a) Opening balance	-	-
(b) Additions during the year	9.85	108.48
(c) Reductions during the year	-	(108.48)
(d) Closing balance	**9.85**	**-**
(iv) Movement of provisions for NPAs (excluding provision on standard assets)		
(a) Opening Balance	-	-
(b) Provisions made during the year	11.63	54.52
(c) Write off/write back of excess provision	-	(54.52)
(d) Closing balance	**11.63**	**-**

43.3.29 Overseas Assets

The Company does not own any overseas assets As at March 31, 2024. (As at March 31, 2023: Nil)

43.3.30 Off-balance Sheet SPVs sponsored

Particulars	As at March 31,	
	2024	2023
Name of the SPV sponsored	NA	NA
Domestic	Nil	Nil
Overseas	Nil	Nil

43.3.31 Details of customers complaints

Particulars	As at March 31,	
	2024	2023
i) No. of complaints pending at the beginning of the year	0	0
ii) No. of complaints received during the year	21	8
iii) No. of complaints redressed during the year	21	8
iv) No. of complaints pending at the end of the year	0	0

43.3.32 Disclosure of principal business criteria

Particulars		As at March 31,	
		2024	2023
i)	Financial assets, in the business of providing finance for housing, to total assets (netted off by intangible assets)	68.60%	62.74%
ii)	Housing finance to individuals to total assets (netted off by intangible assets)	68.34%	62.31%

43.3.33 Disclosure of frauds as per Master Direction - Monitoring of Frauds in NBFCs (Reserve Bank) Directions, 2016

There were no cases as fraud reported to NHB during the financial year ended March 31, 2024 (Previous Year: Nil)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.3.34 Liquidity Coverage Ratio

	Particulars	Average Q1 2023-24		Average Q2 2023-24		Average Q3 2023-24		Average Q4 2023-24	
		Total Unweighted Value	Total Weighted Value	Total Unweighted Value	Total Weighted Value	Total Unweighted Value	Total Weighted Value	Total Unweighted Value	Total Weighted Value
High Quality Liquid Assets									
1	Total High Quality Liquid Assets (HQLA)*	# #	-	# #	-	# #	-	9,783.33	9,769.59
Cash Outflows									
2	Deposits (for deposit taking companies)	# #	-	# #	-	# #	-	-	-
3	Unsecured wholesale funding	#	-	#	-	#	-	15,857.14	18,235.71
4	Secured wholesale funding	#	-	#	-	#	-	8,317.46	9,565.08
5	Additional requirements, of which	-	-	-	-	-	-	**5,990.65**	**6,889.25**
(i)	Outflows related to derivative exposures and other collateral requirements	-	-	-	-	-	-	-	-
(ii)	Outflows related to loss of funding on debt products	-	-	-	-	-	-	-	-
(iii)	Credit and liquidity facilities	-	-	-	-	-	-	5,990.65	6,889.25
6	Other contractual funding obligations	-	-	-	-	-	-	290.70	334.31
7	Other contingent funding obligations	-	-	-	-	-	-	-	-
8	**TOTAL CASH OUTFLOWS**	-	-	-	-	-	-	**30,455.96**	**35,024.35**
Cash Inflows									
9	Secured lending	-	-	-	-	-	-	-	-
10	Inflows from fully performing exposures	-	-	-	-	-	-	16,092.66	12,069.49
11	Other cash inflows	-	-	-	-	-	-	55,417.76	41,563.32
12	**TOTAL CASH INFLOWS**	-	-	-	-	-	-	**71,510.41**	**53,632.81**
									Total Adjusted Value
13	**TOTAL HQLA**		-		-		-	-	9,769.59
14	**TOTAL NET CASH OUTFLOWS**		-		-		-	-	8,756.09
15	**LIQUIDITY COVERAGE RATIO (%)**		**NA**		**NA**		**NA**	-	**112%**

	High Quality Liquid Assets (HQLA)	Average Q1 2023-24		Average Q2 2023-24		Average Q3 2023-24		Average Q4 2023-24	
		Total Unweighted Value	Total Weighted Value	Total Unweighted Value	Total Weighted Value	Total Unweighted Value	Total Weighted Value	Total Unweighted Value	Total Weighted Value
1	Cash & callable FDs	-	-	-	-	-	-	625.09	625.09
2	G-sec/T-bills	-	-	-	-	-	-	9,158.24	9,158.24
3	Any other - please specify	-	-	-	-	-	-	-	-

Qualitaitive Disclosure

(a) **The main drivers of their LCR results and the evolution of the contribution of inputs to the LCR's calculation over time;**

RBI had introduced the liquidity coverage ratio (LCR) to ensure that NBFC has an adequate stock of unencumbered high-quality liquid assets (HQLA) to survive a significant liquidity stress lasting for a period of 30 days. LCR is defined as a ratio of HQLA to the total net cash outflows estimated for the next 30 calendar days. At March 31, 2024, the applicable minimum LCR required to be maintained by HFC is 85%.

The Company has an Asset Liability Management Committee (ALCO), a management level committee to handle liquidity risk. The ALCO meets at periodic intervals. At the apex level, the Risk Management Committee (RMC), a sub-committee of the Board of Directors of the Company, oversees the liquidity risk management. The RC subsequently updates the Board of Directors on the same.

(b) **The composition of HQLAs:**

Particulars	As at 31st March 2024	As at 31st March 2023
Cash & callable FDs	625.09	-
G-sec/T-bills	9,158.24	-
Total	**9,783.33**	**-**

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.4.1 Exposure to real estate sector
Refer Note 43.3.9

43.4.2 Exposure to capital market
Refer Note 43.3.9

43.4.3 Intra-group exposures
Nil

43.4.4 Unhedged foreign currency exposure
Nil

43.4.5 Sectoral exposure

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	**-**	**-**	**-**	**305.45**	**-**	**-**
2. Industry (2.1 to 2.4)	**22,128.78**	**21.47**	**-**	**9,914.95**	**-**	**-**
2.1 Micro and Small	3,458.96	-	-	-	-	-
2.2 Medium	25.00	-	-	-	-	-
2.3 Large	-	-	-	-	-	-
2.4 Others	18,644.82	21.47	0.12%	9,914.95	-	-
3. Services (3.1 to 3.4)	**98,557.08**	**-**	**-**	**37,216.15**	**-**	**-**
3.1 Commercial Real Estate	79,169.19	-	-	-	-	-
3.2 Professional Services	4,420.87	-	-	9,691.68	-	-
3.3 Trade	6,813.82	-	-	12,831.68	-	-
3.4 Other Services	8,153.21	-	-	14,692.79	-	-
4. Personal Loans	**6,82,322.49**	**-**	**-**	**-**	**-**	**-**
4.1 Housing Loan	6,45,423.04	-	-	-	-	-
4.2 Other Personal Loan	36,899.46	-	-	-	-	-
5.Retail Loans	**-**	**-**	**-**	**5,66,858.60**	**-**	**-**
Total	**8,03,008.36**	**21.47**	**0.12%**	**6,14,295.15**	**-**	**-**

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.4.6 Related Party Disclosure

Related Party	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management[@]		Relatives of Key Management Personnel[@]		Others*		Total	
Items	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous Year**	**Current year**	**Previous year**
Borrowings[#]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits[#]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits[#]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances[#]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments[#]	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchase offixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of fixed/otherassets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Issue of equity shares	14,840.00	22,100.00	-	-	-	-	-	-	-	-	-	-	14,840.00	22,100.00
Expenses/ Reimbursement Paid To	24.90	4.85	-	-	-	-	-	-	-	-	324.06	1,387.97	348.96	1,392.82
Expenses/ Reimbursement Recovered From	26.99	12.75	-	-	-	-	-	-	-	-	515.32	643.50	542.31	656.25
Purchase of Goods	-	-	-	-	-	-	-	-	-	-	299.75	0.25	299.75	0.25
Remuneration to Key Management Personnel	-	-	-	-	-	-	503.29	437.37	-	-	-	-	503.29	437.37
Security deposit received back	-	-	-	-	-	-	-	-	-	-	148.62	-	148.62	-
Security deposit paid	-	-	-	-	-	-	-	-	-	-	44.96	-	44.96	-
Corporate Guarantee	-	-	25,000.00	-	-	-	-	-	-	-	-	-	-	-

[@] Disclosures for directors and relatives of directors should be made separately in separate columns from other KMPs and relatives of other KMPs.

[#] The outstanding at the year end and the maximum during the year are to be disclosed

* Specify item if total for the item is more than 5 per cent of total related party transactions. Related parties would include trusts and other bodies in which the NBFC can directly or indirectly (through its related parties) exert control or significant influence.

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

1. Related party, in the context of the aforementioned disclosure, shall include all related parties as per the applicable accounting standards. Further, related party shall also include following related parties defined under Section 2(76) of the Companies Act, 2013.

i. a director or his relative;
ii. a key managerial personnel or his relative;
iii. a firm, in which a director, manager or his relative is a partner;
iv. a private company in which a director or manager or his relative is a member or director;

v. a public company in which a director or manager is a director or holds along with his relatives, more than two per cent. of its paid-up share capital;
vi. any body corporate whose Board of Directors, managing director or manager is accustomed to act in accordance with the advice, directions or instructions of a director or manager;
vii. any person on whose advice, directions or instructions a director or manager is accustomed to act:

Provided that nothing in clauses (vi) and (vii) shall apply to the advice, directions or instructions given in a professional capacity;

2. At a minimum, Key Management Personal (KMPs) shall include following key managerial personnel as per section 2(51) of the Companies Act, 2013.

i. the Chief Executive Officer or the managing director or the manager
ii. the company secretary
iii. the whole-time director
iv. the Chief Financial Officer
v. such other officer, not more than one level below the Directors who is in whole-time employment, designated as key managerial personnel by the Board; and
vi. such other officer as may be prescribed

3. Relatives of KMPs at the minimum, shall include following relatives as defined under section 2(77) of the Companies Act, 2013 and Rule 4 of the Companies (Specification of definitions details) Rules, 2014.

(i) they are members of a Hindu Undivided Family;
(ii) they are husband and wife; or
(iii) one person is related to the other in such manner as may be prescribed;

A person shall be deemed to be the relative of another, if he or she is related to another in the following manner, namely:-

(1) Father; Provided that the term “Father” includes step-father.
(2) Mother: Provided that the term “Mother” includes the step-mother.
(3) Son: Provided that the term “Son” includes the step-son.
(4) Son’s wife.
(5) Daughter.
(6) Daughter’s husband.
(7) Brother: Provided that the term “Brother” includes the step-brother;
(8) Sister: Provided that the term “Sister” includes the step-sister.

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.4.7 Disclosure of complaints

1) Summary information on complaints received by the NBFCs from customers and from the Offices of Ombudsman (applicable in case included under The Reserve Bank - Intergrated Ombudsman Scheme 2021)

Sr. No	Particulars	Current Year	Previous Year
	Complaints received by the HFC from its customers		
1.	Number of complaints pending at beginning of the year	-	-
2.	Number of complaints received during the year	21	8
3.	Number of complaints disposed during the year	21	8
3.1	Of which, number of complaints rejected by the HFC	-	-
4.	Number of complaints pending at the end of the year	-	-

Maintainable complaints received by the HFC from Office of Ombudsman*

Sr. No	Particulars	Current Year	Previous Year
5.*	Number of maintainable complaints received by the HFC from Office of Ombudsman	-	-
	5.1. Of 5, number of complaints resolved in favour of the HFC by Office of Ombudsman	-	-
	5.2 Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
	5.3 Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the HFC	-	-
6.*	Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

*In FY 2023-24, 7 Complaints were on GRIDS which were resolved in favor of Company.

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 and covered within the ambit of the Scheme.
*Company is currently not included under The Reserve Bank - Integrated Ombudsman Scheme, 2021 and accordingly appropriate disclosures are not applicable.

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

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	6
	Current Year				
Levy of charges without prior notice/ excessive charges/ foreclosure charges	-	3	300%		
Mis-Selling	-	3	50%	-	-
Staff behaviour	-	4	100%	-	-
Loans and advances	-	2	(100%)	-	-
Others		9	900%		
Total	**-**	**21**	163%	**-**	**-**
	Previous Year				
Mis-Selling	-	2	200%	-	-
Staff behaviour	-	2	200%		
Loans and advances	-	4	(33%)	-	-
Total	**-**	**8**	**33%**	**-**	**-**

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2024 (Continued)

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.4.8 Corporate governance

Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Paragraph C of Schedule V - Annual Report) as amended from time to time, specifies disclosures to be made in the section on the corporate governance of the Annual Report. With respect to the corporate governance report, non-listed HFCs should also endeavor to make full disclosure in accordance with the requirement of SEBI (LODR) Regulation, 2015. Non-listed HFCs at the minimum should disclose following under the corporate governance section of the annual report.

1) Composition of the Board

Sl. No	Name of Director	Director since	Capacity (i.e.Executive/ Non- Executive/ Chairman/ Promoter nominee/ Independent)	DIN	Number of Board Meetings		No. of other Director ships	Remuneration			No. of shares held in and convertible instruments held in the NBFC
					Held	Attended		Salary and other compensation	Sitting Fee	Commission	
1	Mr. Pirojsha Godrej	05-10-2018	Non – Executive Chairperson	00432983	4	4	14 (incl. this company)	-	-	-	1 (as Nominee of Godrej Capital Limited)
2	Mr. Manish Shah	04-09-2019	Managing Director & Chief Executive Officer (MD & CEO)	06422627	4	4	4 (incl. this company)	Rs. 423.84 lakhs	-	-	-
3	Mrs. Rosemary Sebasti	28-01-2021	Independent Director	07938489	4	4	3 (incl. this company)	-	Rs. 20 Lakhs	-	-
4	Mr. Saibal Ghosh	17-10-2022	Independent Director	09766300	4	4	1 (incl. this company)	-	Rs. 16 Lakhs	-	-
5	Mr. Hemant Adarkar	10-01-2024	Independent Director	03127893	1	1	5 (incl. this company)	-	Rs. 4 Lakhs	-	-

Details of change in composition of the Board during the current and previous financial year.

Current Financial Year (2023-24)

Sr No.	Name of Director	(Capacity i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
1	Mr. Hemant Adarkar	Independent Director	Appointment	10-01-2024

Previous Financial Year (2022-23)

Sr No.	Name of Director	(Capacity i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
1	Mrs. Usha Sangwan	Independent Director	Resignation*	30-07-2022
2	Mr. Saibal Ghosh	Independent Director	Appointment	17-10-2022

*- Reason for resignation: To ease the burden of regulatory restrictions on borrowing of Company due to her being on Board of subsidiaries of Bank/ Financial Institutions.

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

2)Committees of the Board and their composition

i. Mention the names of the committees of the Board along with summarized Terms of Reference.

Name of the Committee	Summarized Terms of Reference
Audit Committee of Board	Required under Section 177 of Companies Act, 2013, Paragraph 50.1 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and undertakes all matters prescribed for its working thereunder. It reviews and recommends all matters related to financials, auditors, compliances / regulatory matters, related party transaction review & approval, internal controls and other matters incidental thereto.
Nomination & Remuneration Committee	Required under Section 178 of Companies Act, 2013, Paragraph 50.2 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and undertakes all matters prescribed for its working thereunder. It reviews and recommends all matters related to Director / Key Management Person appointment, tenure, review of performance & pay and exit including those prescribed under Paragraph 52c of above Directions. It also reviews compliance with fit & proper criteria for Directors and annual declaration to compliance by Directors.
Risk Management Committee	Required under Paragraph 50.3 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and undertakes all matters prescribed for its working thereunder. Among other things it quarterly reviews risk which impact the organization and actions taken to mitigate them.
IT Strategy Committee	Required under Paragraph 6 of Master Direction on Information Technology Governance, Risk, Controls and Assurance Practices dated November 7, 2023 and undertakes all matters prescribed for its working thereunder. It reviews working of IT Steering Committee and matters related to Information Technology such as Information Security and business continuity.
Grievance Redressal Committee	The Committee has been constituted to ensure that all matters related to customer & their grievances are regularly reviewed.
Corporate Social Responsibility Committee	Required under Section 135 of Companies Act, 2013 & oversees requirements placed on Company under the Act for corporate social responsibility.
Asset Liability Committee	Required under Paragraph 50.3 of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and undertakes all matters prescribed for its working thereunder. It deals with all matters related to Asset-Liability and matters prescribed under Board approved Asset-Liability Management Policy and Borrowing & Investment Policy. Asset Liability Management Committee reports to Risk Management Committee.
Credit Committee	The Committee has been constituted to take decisions relating to credit. Among other things, committee approves cases above defined limit, reviews subsidiary credit policies, manual, products etc. It reviews working of Product Committee.
Borrowing & Investment Committee	This committee has been constituted to enable decisions with respect to borrowing & investments of the Company. The decisions are governed as per Board approved Borrowing & Investment policy of the Company.
Willful Defaulter Review Committee	Required under Annex XVII of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and undertakes all matters prescribed for its working thereunder. It reviews recommendation of Willful Defaulter Identification Committee with respect to any wilful default.
IT Steering Committee	Required under Paragraph 7 of Master Direction on Information Technology Governance, Risk, Controls and Assurance Practices dated November 7, 2023 and undertakes all matters prescribed for its working thereunder. It reviews matters related to Information Technology such as Information Security and business continuity. IT Steering Committee reports to IT Strategy Committee.
Whistle-blower Committee (Under Vigil Mechanism)	Required under Section 177 of Companies Act, 2013 and undertakes all matters prescribed for its working thereunder. It takes decisions with respect to whistle-blow complaints and matters incidental thereto. Whistleblower Committee will report to the Audit Committee.

Willful Defaulter Identification Committee	Required under Annex XVII of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and undertakes all matters prescribed for its working therein. It reviews matters related to wilful default. Willful Defaulter Identification Committee reports to Willful Defaulter Review Committee.
Internal Committee (constituted as per the provisions of Sexual Harassment of Women at Workplace (Prevention,	Required under Section 4 of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 and undertakes all matters prescribed for its working thereunder.
Product Committee	Required as per RBI notification on Compliance Function and Role of Chief Compliance Officer (CCO) – NBFCs dated April 11, 2022 and undertakes all matters prescribed for its working therein. It approves new products, changes in existing products and reviews their performance. Product Committee reports to Credit Committee.
Information Security Committee	Required as per Paragraph 24(b) of Master Direction on Information Technology Governance, Risk, Controls and Assurance Practices dated November 7, 2023 and undertakes all matters prescribed for its working therein. It undertakes development / implementation of information/ cyber security policies, approving and monitoring information security projects and security awareness initiatives, reviewing cyber incidents etc. Information Security Committee reports to IT Strategy Committee.

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

ii.For each committee, mention the summarized terms of reference and provide the following details.
Terms of reference of each committee provided at 2 (i)

Audit Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mrs. Rosemary Sebastian	28-01-2021	Independent Director & Chairperson of the Committee	4	4	-
2	Mr. Saibal Ghosh	17-10-2022	Independent Director	4	4	-
3	Mr. Hemant Adarkar	10-01-2024	Independent Director	1	1	-

Nomination And Remuneration Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Saibal Ghosh	17-10-2022	Independent Director & Chairperson of the Committee	1	1	-
2	Mrs. Rosemary Sebastian	28-01-2021	Independent Director	1	1	-
3	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director	1	1	1(Nominee of Godrej Capital Limited)

Risk Management Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Saibal Ghosh	17-10-2022	Independent Director & Chairperson of the Committee	4	4	-
2	Mr. Manish Shah	28-01-2021	MD & CEO (Chief Executive Officer)	4	4	-
3	Mrs. Shalinee Mimani	17-10-2022	Authorised Person	4	4	-

IT Strategy Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Hemant Adarkar	10-01-2024	Independent Director & Chairperson of the Committee	1	1	-
2	Mrs. Rosemary Sebastian	17-10-2022	Independent Director	4	4	-
3	Mr. Manish Shah	28-01-2021	MD & CEO (Chief Executive Officer)	4	4	-
4	Mrs. Jyothirlatha B.	28-01-2021	CTO (Chief Technology Officer)	4	4	-

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

Grievance Redressal Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mrs. Rosemary Sebastian	28-01-2021	Independent Director & Chairperson of the Committee	4	4	-
2	Mr. Manish Shah	28-01-2021	MD & CEO (Chief Executive Officer)	4	4	-
3	Mr. Nalin Jain	28-01-2021	CMO (Chief Marketing Officer)	4	4	-

Corporate Social Responsibility Committee (CSR):

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Pirojsha Godrej	17-10-2022	Non-Executive Director & Chairperson of the Committee	-	-	1(Nominee of Godrej Capital Limited)
2	Mr. Saibal Ghosh	17-10-2022	Independent Director	-	-	-
3	Mr. Manish Shah	17-10-2022	MD & CEO (Chief Executive Officer)	-	-	-

Asset Liability Management Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	14	14	-
2	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director	14	-	1(Nominee of Godrej Capital Limited)
3	Mr. Kunal Karnani	28-01-2021	CFO (Chief Financial Officer)	14	14	-
4	Ms. Shalinee Mimani	11-05-2022	Authorised Person	14	13	-
5	Mr. Mayank Goel	11-05-2022	Head - Treasury	14	13	-

Credit Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director & Chairperson of the Committee	12	-	1(Nominee of Godrej Capital Limited)
2	Mr. Manish Shah	28-01-2021	MD & CEO (Chief Executive Officer)	12	12	-
3	Mrs. Shalinee Mimani	28-01-2021	Authorised Person	12	12	-

Borrowing and Investment Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	15	15	-
2	Mr. Kunal Karnani	28-01-2021	CFO (Chief Financial Officer)	15	15	-

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

Willful Defaulter Review Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Saibal Ghosh	17-10-2022	Independent Director & Chairperson of the Committee	2	2	-
2	Mrs. Rosemary Sebastian	28-01-2021	Independent Director	2	2	-
3	Mr. Manish Shah	28-01-2021	MD & CEO (Chief Executive Officer)	2	2	-

IT Steering Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	4	4	-
2	Mr. Kunal Karnani	28-01-2021	CFO (Chief Financial Officer)	4	4	-
3	Mrs. Jyothirlatha B	28-01-2021	CTO (Chief Technology Officer)	4	4	-

Whistleblower Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	-	-	-
2	Mrs. Shalinee Mimani	28-01-2021	Authorised Person	-	-	-
4	Mr. V Swaminathan	28-01-2021	Head – Corporate Audit & Assurance	-	-	-

Willful Default Identification Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	2	2	-
2	Mr. Kunal Karnani	28-01-2021	CFO (Chief Financial Officer)	2	2	-
3	Mrs. Shalinee Mimani	28-01-2021	Authorised Person	2	2	-
4	Mr. Gaurav Tanna	28-01-2021	Chief Credit Officer	2	2	-

Internal Complaints Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Ms. Monika Gupta	03-08-2023	Chief of Staff -Presiding Officer	-	-	-
2	Mr. Nalin Jain,	25-06-2022	CMO (Chief Marketing Officer)	-	-	-
3	Mr. Debashish Majumdar	25-06-2022	Head- HR Business Partnering & Rewards	-	-	-

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

4	Ms. Deepa Padmanaban	31-10-2023	Head - Credit (Salaried Underwriting)	-	-	-
5	Mr. Kostubh Singh	31-10-2023	HRBP - Corporate Functions	-	-	-
6	Ms. Raheen Jummani	25-06-2022	External Member	-	-	-

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

Product Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Kunal Karnani	31-10-2023	CFO (Chief Financial Officer)	1	1	-
2	Ms. Shalinee Mimani	31-10-2023	Authorised Person	1	1	-
3	Mr. Pankaj Gupta	31-10-2023	Chief Business Officer	1	1	-
4	Ms. Jyothirlatha B	31-10-2023	CTO (Chief Technology Officer)	1	1	-
5	Mr. Nalin Jain	31-10-2023	CMO (Chief Marketing Officer)	1	1	-
6	Mr. Yogesh Jain	31-10-2023	Chief Compliance Officer	1	1	-

Information Security Committee#

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Vijay Jain	02-04-2024	Chief Risk Officer & Chairperson of the Committee	NA	NA	-
2	Ms. Jyothirlatha B.,	02-04-2024	CTO (Chief Technology Officer)	NA	NA	-
3	Mr. Rupesh Poojary	02-04-2024	Chief Information Security Officer	NA	NA	-

#Committee was constituted on April 2, 2024 and shall hold its meeting in Q1 of FY 2024-25.

3)General Body Meetings

Sr. No	Type of Meeting (Annual / Extra-Ordinary)	Date and Place	Special Resolutions Passed
1	Annual General Meetings	May 22, 2023 at the Registered Office of the Company at Godrej One, Pirojshanagar, Eastern Express Highway Vikhroli (East), Mumbai -400 079	1. Amendment of the Memorandum of Association of the Company. 2. Amendment of Articles of Association of Company. 3. Remuneration payable to Mr. Manish Shah as the Managing Director & Chief Executive Officer of the Company. 4. Increase in the Borrowing limits of the Company. 5. Authorizing the Board to mortgage/create charge on the assets. 6. Issuance of Non-Convertible Debentures under Private
2	Extra Ordinary General Meeting	February 1, 2024 at the Registered Office of the Company at Godrej One, Pirojshanagar, Eastern Express Highway Vikhroli (East), Mumbai -400 079	1. Amendment of the Memorandum of Association of the Company.

4)Details of non-compliance with requirements of Companies Act, 2013

As of 31st March 2024, Company is in compliance with requirements of Companies Act, 2013, including with respect to compliance with accounting and secretarial standards.

5)Details of penalties and strictures

Not applicable. However fine of Rs. 11,800/- was levied by National Stock Exchange of India Limited for delay in filing of compliance with respect to Regulation 60(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended. The Company has paid the fine and put necessary checks and controls in place to ensure timely submission.

6)Remuneration of Directors

There were no pecuniary relationship/transactions of any of the Non-Executive Directors with the Company apart from sitting fees paid to Independent Directors for attending various Board/Committee Meetings

43. Regulatory disclosures - RBI (Continued)

43.4 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

7)Breach of covenant
There are no instances of breach of covenant of loan availed or debt securities issued.

8)Divergence in Asset Classification and Provisioning
No Divergence in asset classification and provisioning has been observed and neither conditions are satisfied:

Sr.	Particulars	Amount
1	Gross NPAs as on March 31, 2024 as reported by the HFC	NA
2	Gross NPAs as on March 31, 2024 as assessed by the NHB	
3	Divergence in Gross NPAs (2-1)	
4	Net NPAs as on March 31, 2024 as reported by the HFC	
5	Net NPAs as on March 31, 2024 as assessed by the NHB	
6	Divergence in Net NPAs (5-4)	
7	Provisions for NPAs as on March 31, 2024 as reported by the HFC	
8	Provisions for NPAs as on March 31, 2024 as assessed by the NHB	
9	Divergence in provisioning (8-7)	
10	Reported Profit before tax and impairment loss on financial instruments for the year ended March 31, 2024	
11	Reported Net Profit after Tax (PAT) for the year ended March 31, 2024	
12	Adjusted (notional) Net Profit after Tax (PAT) for the year ended March 31, 2024 after considering the divergence in provisioning	

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - RBI (Continued)

43.5 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

43.5.1 Loans to Directors, Senior Officers and relatives of Directors

Particulars	Current Year	Previous Year
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	348.00	-

43.6 Disclosures pursuant to Scale Based Regulation (SBR): A Revised Regulatory Framework for NBFCs dated October 22, 2021 - DOR.CRE.REC.No.60/03.10.001/2021-22

i) Corporate Governance report containing composition and category of directors, shareholding of non-executive directors, etc. - Refer Note 43.4.8

ii) Disclosure on modified opinion, if any, expressed by auditors, its impact on various financial items and views of management on audit qualifications. - Not applicable

iii) Items of income and expenditure of exceptional nature. - Not applicable

iv) Breaches in terms of covenants in respect of loans availed by the HFC or debt securities issued by the HFC including incidence/s of default. - Refer Note 43.4.8

v) Divergence in asset classification and provisioning above a certain threshold to be decided by the Reserve Bank. - Refer Note 43.4.8

(Currency : Indian Rupees in lakhs)

43. Regulatory disclosures - (Continued)

43.7 Additional Disclosures

The Company has not granted any loans against collateral of gold jewellery during the year (Previous Year: Nil) and consequently no gold loan auction has been carried out.

There are no adverse comments during the year on the Company made in writing by the Bank or NHB on regulatory compliances with a specific communication to disclose the same to public (Previous Year: Nil).

The Company does not have any joint ventures and overseas subsidiaries As at March 31, 2024.

The Company has not issued any structured products during the year.

The Company does not conduct any insurance broking / agency business and has not received any fees / brokerage in respect thereof.

No loan extended by the Company has been restructured under moratorium offered under Covid.

No dividend has been declared by the Company.

44. Events after reporting date

There have been no major events which will cause changes to any numbers reported in the financial statements.

45. The previous year figures, which are considered to be immaterial, have been reclassified/regrouped to conform to the figures of the current year.

As per our report of even date attached
For D. Kothary & Co.
Chartered Accountants
Firm Registration No.: 105335W

SD/-

Mehul N. Patel
Partner
Membership No. - 132650

Mumbai
April 30, 2024

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

SD/-

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
April 30, 2024

SD/-

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
April 30, 2024

SD/-

Kunal Karnani
Chief Financial Officer

Mumbai
April 30, 2024

SD/-

Chunni Singh
Company Secretary

Mumbai
April 30, 2024

INDEPENDENT AUDITOR'S REPORT

To the Members of Godrej Housing Finance Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Godrej Housing Finance Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2023, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, (Ind AS) and with other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, the profit, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended March 31, 2023.These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1	Impairment of financial assets as at the balance sheet date (Expected Credit Losses) Total ECL Provision as at March 31, 2023 – Rs.1,356.33 lakh (Previous year Rs. 718.24 lakh) Charge to the Statement of Profit and Loss – Rs. 638.09 lakh (Previous year Rs. 647.22 lakh) (as described in *Note no 2.7.1.1.iv on Significant Accounting Policies, Note 5 and Note 22 of the Financial Statements.*	

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	As part of our risk assessment, we determined that the allowance for Expected Credit Loss (ECL) on loan assets has a high degree of estimation uncertainty, with a potential range of reasonable outcomes for the financial statements. Ind AS 109 requires the Company to provide for impairment of its financial assets designated at amortised cost and fair value through other comprehensive income (including loan receivables and investments) using the expected credit loss (ECL) approach. ECL involves an estimation of probability-weighted loss on financial instruments over their life, considering reasonable and supportable information about past events, current conditions, and forecasts of future economic conditions which could impact the credit quality of the Company's financial assets. The key areas where we identified greater levels of management judgement and therefore increased levels of audit focus in the Company's estimation of ECLs are: • In process for or estimation of ECL for the Company, the entire portfolio has been segmented into various homogenous product segments. • The Company's portfolio currently has neither a sufficiently long history nor adequate number of defaults to use own data for estimation of Probability of Default (PD). A Logistic Regression model developed on the lookalike data obtained from Experian for estimating the PD of Applicant for a 24 Month period, has been used for PD estimation. • Bureau data for product segment during the period January 2016 to October 2017 was considered for scorecard development. The lookalike population was arrived at by considering the ticket size, location, age and peer institution. Performance was monitored for the above selected accounts from account open date, giving an outcome period of 24 months for all customers. Appropriate adjustments based on bureau data has been carried out to align the PD models to the required ECL performance period. • The Loss Given Default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including	We have examined the ECL methodology of the Company, which has been reviewed by the Board of Directors, and have confirmed that adjustments to the output of the ECL model is consistent with the documented methodology. Read and assessed the Company's accounting policies for impairment of financial assets and their compliance with Ind AS 109. Our audit procedures relating to the allowance for ECL included the following, among others: Tested the design and operating effectiveness of the internal financial controls relevant to the impairment loss allowance process, as detailed below: - completeness and accuracy of the Exposure at Default ("EAD"). - appropriateness of information used in the estimation of the Probability of Default ("PD") and Loss given Default ("LGD") for the different loan portfolio. - reconciled the total loans considered for ECL assessment with the books of accounts to ensure the completeness. Performed the following substantive procedures on sample of loan assets: - Tested categorization of loan portfolio into different segments. - Tested the accuracy of information such as ratings and other related information used in estimating the PD; - Reviewed the JSON file obtained from Credit Rating Agency to re-compute the score as per the ECL Model provided to us, on sample basis. - Performed inquiries with the Company's Management and its risk management function to assess basis for determining the PD and LGD rates.

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Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	from the realisation of any collateral. It is usually expressed as a percentage of the EAD. The Company's Portfolio is at a nascent stage and has till date had no defaults. Given the nature of the business, nascency of business and restricted observation period, a Loss Given Default (LGD) Rate has been considered based on the industry trend. • In case of Exposure at Default (EAD), the principal outstanding for the accounts has been considered as EAD. If required, definition of the above segments can change with business expansion, change in portfolio performance or economic cycle. Each segment is further split into delinquency buckets. For each such bucket, Probability of Default (PD), Loss Given Default (LGD) and EAD are estimated. In addition to the output of the ECL models, macroeconomic overlays and adjustments are recognised by the Company to align historic LGD estimates with the current collection and recovery practices. The Company has considered a management overlay of Rs. 736.78 lakh (PY Rs.487.30 lakh) as part of its ECL, to reflect among other things an increased risk of deterioration in macro-economic factors. The management overlay is based on various uncertain variables, which could result in actual credit loss being different than that being estimated. In view of such high degree of Management's judgement involved in estimation of ECL, it is a key audit matter.	- Evaluated the methodology used to determine macroeconomic overlays. - Tested the arithmetical accuracy of computation of ECL provision performed by the Company in spreadsheets. - Assessed the disclosures included in the financial statements in respect of ECL to confirm compliance with Ind AS provisions.
2.	Information Technology ("IT") Systems and Controls The Company has a complex IT architecture to support its day-to-day business operations. Moderate volume of transactions is processed and recorded multiple applications. The reliability and security of IT systems plays a key role in the business operations of the Company. Since transactions are processed on daily basis in multiple applications hence IT controls are required to ensure that applications process data as expected and that changes are made in an appropriate manner. Appropriate IT General Controls and Application Controls are required to ensure that such IT systems are able to process the data, as required, completely,	Our Audit procedures with respect to this matter included the following: Involved IT specialists as part of the audit for the purpose of testing the IT General Controls and Application Controls (automated) to determine the accuracy of the information produced by the Company's IT systems. Obtained an understanding of IT applications landscape implemented by the Company, including an understanding of the process, mapping of applications and understanding financial risks posed by people-process and technology.

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Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	accurately and consistently for reliable financial reporting. We have identified 'IT systems and controls' as a key audit matter because of the high-level automation, significant number of systems being used by the management and the complexity of the IT architecture and its impact on the financial reporting system.	Tested operating effectiveness of key controls over user access management, change management program development, computer operations, backup. Also tested Entity Level Controls pertaining to IT Policy and Procedure and Business Continuity Plan assessment. Tested the design and operating effectiveness of certain automated controls within application that were considered as key internal controls over the financial reporting system.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report, including Annexures to Board's 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 in the audit, or otherwise appears to be materially misstated.

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards prescribed under section 133 of the Act, read with relevant rules issued thereunder.

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

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

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Auditor's Responsibilities for the Audit of the 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 Act, we are also responsible for expressing our opinion on whether the Company has internal financial controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

- 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 the users of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the year ended March 31, 2023 and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation

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precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

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

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

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

   (c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

   (d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

   (e) On the basis of the written representations received from the directors of the Company as on March 31, 2023 taken on record by the Board of Directors, none of the directors of the Company is disqualified as on March 31, 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 with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to the financial statements.

   (g) With respect to 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 the explanations given to us, the remuneration paid by the Company to its director during the year is in accordance with the provisions of section 197 of the Act.

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

      i. The Company does not have any pending litigations on its financial position in its financial statements.

      ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.

      iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

      iv. a) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the note to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s)/ entity(ies), including

foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall , directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in note to the financial statements, no funds have been received by the Company from any person(s) / entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

c) Based on audit procedures that have been considered reasonable and appropriate in the circumstances performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has neither declared nor paid any dividend during the year.

vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable for the Company only with effect from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, as amended is not applicable.

For **Kalyaniwalla & Mistry LLP**
Chartered Accountants
Firm Registration No.104607W/W100166

Jamshed. K. Udwadia
Partner
Membership No. 124658
UDIN: 23124658BGXLKT5345
Mumbai, May 4, 2023

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Annexure A to the Independent Auditor's Report

Referred to in Para 1 under 'Report on Other Legal and Regulatory Requirements' of our Report to the members of the Company on the financial statements for the year ended March 31, 2023:

Statement on Matters Specified in paragraphs 3 and 4 of the Companies (Auditors Report) Order, 2020

1) (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B) The Company is maintaining proper records showing full particulars of intangible assets.

(b) The Property, Plant and Equipment, including Right of Use assets have been physically verified by management at reasonable intervals. No material discrepancies were noticed on such verification.

(c) The Company does not have any investment properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) as at the balance sheet date and therefore the provisions of paragraph 3 (i) (c) of the Order are not applicable.

(d) The Company has not revalued any of its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year and therefore the provisions of paragraph 3 (i) (d) of the Order are not applicable.

(e) Based on the information and explanations provided to us and our verification of the books and records of the Company, no proceedings have been initiated during the year or are pending against the Company as at 31 March 2023 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

2) (a) The Company does not have any inventory and hence reporting under paragraph 3 (ii)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, during the year, from banks on the basis of security of current assets. The quarterly returns or statements filed by the Company with such banks are in agreement with the books of account of the Company.

3) According to the information and explanations given to us and based on the audit procedures performed by us, the principal business of the Company is to carry out the business of housing finance and provide financial assistance therefore provisions of paragraph 3 (iii) (a) & 3 (iii) (e) of the Order are not applicable. The Company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties during the year therefore provisions of paragraph 3 (iii) (b) to 3(iii) (d) & 3 (iii) (f) of the Order are not applicable.

4) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not provided any loans, investment, guarantees or security as covered under Section 185 and 186 of the Companies Act, 2013 and therefore, the provisions of paragraph 3 (iv) of the Order are not applicable.

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5) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not accepted any deposits from the public within the meaning of the directives issued by Reserve Bank of India and the provisions of sections 73 to 76 or any other applicable provisions of the Act and the rules framed there under and therefore the provisions of paragraph 3 (v) of the Order are not applicable.

6) The Central Government has not prescribed the maintenance of cost records under section 148 (1) of the Companies Act, 2013 for any of the services rendered by the Company and therefore the provisions of paragraph 3 (vi) of the Order are not applicable.

7) (a) The Company is regular in depositing undisputed statutory dues, including Goods and Services Tax, provident fund, employees' state insurance, income-tax, and any other statutory dues applicable to it with the appropriate authorities.

   (b) There are no statutory dues of Goods and Services Tax, provident fund, employees' state insurance, income-tax, and any other statutory dues applicable to it which have not been deposited on account of any disputes.

8) According to the information and explanations given to us, and based on the audit procedures performed by us, we have not come across any transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

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

   (b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared as a wilful defaulter by any bank or financial institution or other lender.

   (c) The term loans were applied for purpose for which the loans were obtained.

   (d) According to the information and explanations given to us, and based on the audit procedures performed by us, and on an overall examination of the financial statements of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

   (e) The Company does not have any subsidiaries, associates or joint ventures and therefore the provisions of paragraph 3 (ix) (e) of the Order are not applicable.

   (f) The Company does not have any subsidiaries, associates or joint ventures and therefore the provisions of paragraph 3 (ix) (f) of the Order are not applicable.

10) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) and therefore the provisions of paragraph 3 (x) (a) of the Order are not applicable.

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(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not made any preferential allotment of shares and therefore the provisions of paragraph 3 (x) (b) of the Order are not applicable.

11) (a) Based on the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(b) In view of paragraph 11 (a) above, the provisions of paragraph 11 (b) of the Order are not applicable.

(c) According to the information and explanations given to us and as represented to us by the management, there are no whistle blower complaints received by the Company during the year.

12) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and therefore provisions of paragraph 3 (xii) of the Order are not applicable.

13) In our opinion and according to the information and explanations given to us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with Section 177 and 188 of the Act, where applicable. The details of such related party transactions have been disclosed in the financial statements as required by the applicable Ind AS.

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

(b) Reports issued by the Internal auditors for the period under audit which has been provided by the management have been considered by us.

15) According to the information and explanations given to us, and based on the audit procedures performed by us, the Company has not entered into any non-cash transactions with Directors or persons connected with him and therefore the provisions of paragraph 3 (xv) of the Order are not applicable.

16) (a) According to the information and explanation given to us, the Company is not required to be registered under section 45- IA of the Reserve Bank of India Act, 1934 and therefore the provisions of paragraph 3 (xvi) (a) of the Order are not applicable.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934. The Company has been registered under section 29A of the National Housing Bank Act, 1987 to carry out the business of housing finance activities.

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and therefore the provisions of paragraph 3 (xvi) (c) of the Order are not applicable.

(d) According to the information and explanation given to us, the Company does not have more than one Core Investment Company (CIC) in the Group therefore provisions of paragraph 3 (xvi)(d) of the Order are not applicable to the Company.

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17) The Company has not incurred any cash losses during the financial year covered by our audit but has incurred a cash loss of Rs. 5,938.19 lakh during the immediately preceding financial year.

18) There is no resignation of statutory auditor of the Company during the year and therefore the provisions of paragraph 3 (xviii) of the Order are not applicable.

19) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

20) The Company is not required to incur any expenditure towards Corporate Social Responsibility (CSR) during the period under audit as per provision of Section 135 of the said Act, as Company had incurred losses during the preceding three years and therefore, the provisions of paragraph 3 (xx) (a) and (b) of the Order are not applicable.

21) The Company is not required to prepare consolidated financial statements and therefore the provisions of paragraph 3 (xxi) of the Order are not applicable.

For **Kalyaniwalla & Mistry LLP**
Chartered Accountants
Firm Registration No: 104607W / W100166

Jamshed K. Udwadia
Partner
Membership No: 124658
UDIN: 23124658BGXLKT5345
Mumbai, May 4, 2023

KALYANIWALLA & MISTRY LLP
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Annexure B to the Independent Auditor's Report

The Annexure referred to in Para 2 (f) under 'Report on Other Legal and Regulatory Requirements' of our Independent Auditor's Report to the members of the Company on the financial statements for the year ended March 31, 2023:

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 with reference to financial statements of **Godrej Housing Finance Limited** ("the Company") as at March 31, 2023 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the ICAI 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. 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 with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

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

KALYANIWALLA & MISTRY LLP MUMBAI

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 financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide 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.

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 with reference to financial statements 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, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2023, based on the criteria for internal financial control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For **Kalyaniwalla & Mistry LLP**
Chartered Accountants
Firm Registration No: 104607W / W100166

KALYANIWALLA & MISTRY LLP MUMBAI

Jamshed K. Udwadia
Partner
Membership No: 124658
UDIN: 23124658BGXLKT5345
Mumbai, May 4, 2023

Godrej Housing Finance Limited

Balance Sheet as at March 31, 2023

(Currency : Indian Rupees in lakhs)

	Note No.	As at March 31, 2023	As at March 31, 2022
ASSETS			
(I) Financial Assets			
(a) Cash and cash equivalents	3	61,834.51	20,432.69
(b) Bank balances other than cash and cash equivalents	4	2,520.68	-
(c) Loans	5	3,79,828.04	1,74,131.29
(d) Other financial assets	6	1,672.95	929.73
		4,45,856.18	**1,95,493.71**
(II) Non Financial Assets			
(a) Current tax assets (net)	25	-	214.89
(b) Deferred tax assets (net)	25	530.67	-
(b) Property, plant and equipment	7	415.82	496.64
(c) Right-of-use assets	7	846.24	829.45
(d) Intangible assets under development		-	99.07
(e) Other intangible assets	7	3,702.62	3,706.11
(f) Other non financial assets	8	473.31	422.51
		5,968.66	**5,768.67**
Total Assets		**4,51,824.84**	**2,01,262.38**
LIABILITIES AND EQUITY			
LIABILITIES			
(I) Financial Liabilities			
(a) Payables	9		
(i) Trade payables			
total outstanding dues of micro enterprises and small enterprises	9.1	20.27	25.66
total outstanding dues of creditors other than micro enterprises and small enterprises	9.1	1,072.01	1,483.19
(b) Debt securities	10	49,982.98	9,921.18
(c) Borrowings (Other than debt securities)	11	3,26,764.87	1,38,703.37
(d) Lease liabilities	32	858.16	803.94
(e) Other financial liabilities	12	4,990.41	8,183.20
		3,83,688.70	**1,59,120.54**
(II) Non-Financial Liabilities			
(a) Current tax liabilities (Net)	25	199.98	-
(a) Provisions	13	73.76	129.38
(b) Other non-financial liabilities	14	295.19	368.45
		568.93	**497.83**
(III) EQUITY			
(a) Equity share capital	15	31,024.66	26,133.11
(b) Other equity	16	36,542.55	15,510.90
		67,567.21	**41,644.01**
Total Liabilities and Equity		**4,51,824.84**	**2,01,262.38**
Significant Accounting Policies and accompanying notes forming part of the Financial Statements.	2-43		

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 04, 2023

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
May 04, 2023

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 04, 2023

Kunal Karnani
Chief Financial Officer

Mumbai
May 04, 2023

Chunni Singh
Company Secretary

Mumbai
May 04, 2023

Godrej Housing Finance Limited

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

(Currency : Indian Rupees in lakhs)

	Particulars	Note No.	For the year ended March 31, 2023	For the year ended March 31, 2022
(I)	**Revenue from operations**			
	(a) Interest income	17	22,734.09	4,871.88
	(b) Fee and commission income	18	294.45	15.80
	(c) Net gain on fair value change	19	516.38	197.99
	(d) Net gain on derecognition of financial instruments under amortised cost category		717.40	-
	Total revenue from operations		**24,262.32**	**5,085.67**
(II)	Other income	20	3,705.79	980.20
	Total income		**27,968.11**	**6,065.87**
(III)	**Expenses**			
	(a) Finance costs	21	16,612.38	3,685.82
	(b) Impairment on financial assets	22	638.09	647.22
	(c) Employee Benefits Expenses	23	3,327.72	5,585.17
	(d) Depreciation and amortization	7	1,204.19	1,027.67
	(e) Other expenses	24	2,383.58	2,699.50
	Total expenses		**24,165.96**	**13,645.38**
(IV)	**Profit/(Loss) before tax for the year (I + II - III)**		**3,802.15**	**(7,579.51)**
(V)	**Tax Expense**	25		
	(a) Current tax		537.74	-
	(c) Deferred tax		(537.74)	-
(VI)	**Net Profit/(loss) after tax for the year (IV - V)**		**3,802.15**	**(7,579.51)**
(VII)	**Other Comprehensive Income/(Loss)**			
	(a) Items that will not be reclassified to profit and loss			
	(i) Remeasurement gains and (losses) on defined benefit obligations		28.11	1.02
	(ii) Income tax relating to items that will not be reclassified to profit and loss		(7.07)	-
	Total (a)		21.04	1.02
	(b) Items that will be reclassified to profit and loss		-	-
	Other Comprehensive Income/(Loss) (a+b)		**21.04**	**1.02**
(VIII)	**Total Comprehensive Income/(Loss) for the year (VI + VII)**		**3,823.19**	**(7,578.49)**
(IX)	**Earnings per equity share in Rupees (Face value Rs. 10 each)**			
	Basic	26	1.26	(4.96)
	Diluted	26	1.26	(4.96)
	Significant Accounting Policies and accompanying notes forming part of the Financial Statements.	2-43		

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 04, 2023

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
May 04, 2023

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 04, 2023

Kunal Karnani
Chief Financial Officer

Mumbai
May 04, 2023

Chunni Singh
Company Secretary

Mumbai
May 04, 2023

Godrej Housing Finance Limited

Statement of cash flow for the year ended March 31, 2023

(Currency : Indian Rupees in lakhs)

	Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
A	**Cash flow from operating activities**		
	(Loss) before tax	3,802.15	(7,579.51)
	Adjustments for		
	Net gain on fair value change	(530.45)	(197.99)
	Impairment on financial assets	638.09	647.22
	Depreciation, amortisation and impairment	1,204.19	1,027.67
	Interest on security deposits	(12.46)	(9.36)
	(Gain)/Loss on sale of fixed assets	(0.70)	0.14
	Gain on Lease Modification	-	(176.23)
	Operating cash flow before working capital changes	**5,100.82**	**(6,288.06)**
	Add / (Less): Adjustments for working capital changes		
	Decrease / (Increase) in Trade Receivables	-	-
	(Increase)/ Decrease in Loans	(2,06,334.84)	(1,54,819.73)
	(Increase)/ Decrease in Other Financial Assets	(740.83)	(910.13)
	(Increase)/ Decrease in Other non financial assets	(48.35)	(149.59)
	(Increase)/ Decrease in Other Bank balances	(2,520.68)	-
	Increase/ (Decrease) in Provisions	(55.62)	65.33
	Increase/ (Decrease) in Trade Payables	(416.56)	783.15
	Increase/ (Decrease) in Other financial liabilities	(968.99)	7,514.63
	Increase/ (Decrease) in Other non-financial liabilities	(73.26)	255.05
	Cash (used in) operations	**(2,06,058.31)**	**(1,53,549.35)**
	Income taxes paid (Net of refunds received)	(122.88)	(206.62)
	Net cash (used in) operating activities -A	**(2,06,181.19)**	**(1,53,755.97)**
B	**Cash flow from investing activities**		
	Purchase of property, plant and equipment	(127.13)	(366.24)
	Purchase of intangible assets	(703.22)	(563.86)
	(Increase)/Decrease in intangible assets under development	99.07	(99.07)
	Proceeds from sale of property, plant and equipment	1.40	-
	Changes in Right-of-use assets	-	-
	Purchase of investments	(4,07,286.06)	(2,30,080.96)
	Proceeds from sale of investments	4,07,816.52	2,30,351.95
	Investment in fixed deposits with banks	-	-
	Proceeds from fixed deposits with banks	-	-
	Net cash generated from/(used in) investing activities - B	**(199.42)**	**(758.18)**
C	**Cash flow from financing activities**		
	Proceeds from issue of equity shares (including securities premium)	22,100.01	38,420.33
	Proceeds from issue of compulsorily convertible preference shares (including securities premium)	-	2,214.29
	Share issue expenses	-	(108.69)
	Repayment of Lease Obligations	(245.19)	(282.40)
	Proceeds from issue of debt securities	1,34,478.05	37,174.39
	Repayment of debt securities	(96,337.58)	(27,326.65)
	Proceeds from borrowings (other than Debt securities)	2,74,247.23	1,44,525.84
	Repayment of borrowings (other than Debt securities)	(86,460.09)	(30,426.78)
	Net cash generated from financing activities - C	**2,47,782.43**	**1,64,190.33**

KALYANIWALLA & MISTRY LLP MUMBAI

GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited

Statement of cash flow for the year ended March 31, 2023

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Net increase / (Decrease) in cash and cash equivalents (A+B+C)	**41,401.82**	**9,676.18**
Cash and cash equivalent as at the beginning of the year	20,432.69	10,756.51
Cash and cash equivalent as at the end of the year	61,834.51	20,432.69

Notes:

i) **Reconciliation of cash and cash equivalents as per the statement of cash flow**

Particulars	March 31, 2023	March 31, 2022
Cash and Cash Equivalents as per above comprise of the following		
- In Current accounts	14,652.92	13,234.42
- In Fixed deposits	10,193.62	4,700.95
- In certificate of deposit	36,987.97	2,497.32
Balances as per statement of cash flow	**61,834.51**	**20,432.69**

ii) The above Statement of Cash Flow has been prepared under the indirect method as set out in Indian Accounting Standard - 7 " Statement of Cash flow ".

Significant Accounting Policies and accompanying notes forming part of the Financial Statements. 2-43

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 04, 2023

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
May 04, 2023

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 04, 2023

Kunal Karnani
Chief Financial Officer

Mumbai
May 04, 2023

Chunni Singh
Company Secretary

Mumbai
May 04, 2023

Godrej Housing Finance Limited

Statement of changes in equity As at March 31, 2023

(Currency : Indian Rupees in lakhs)

A. Equity Share Capital

Particulars	As at March 31, 2023		As at March 31, 2022	
	Number of Shares	Amount	Number of Shares	Amount
Issued, subscribed and fully paid up equity shares outstanding at the beginning of the year	26,13,31,138	26,133.11	1,47,36,842	1,473.68
Add: Shares issued during year	4,89,15,449	4,891.55	11,18,19,860	11,181.99
Add: Conversion during the year	-	-	13,47,74,436	13,477.44
Issued, subscribed and fully paid up equity shares outstanding at the end of the year	**31,02,46,587**	**31,024.66**	**26,13,31,138**	**26,133.11**

B. Other Equity

Particulars	Reserves and Surplus			Items of Other Comprehensive Income	Total Other Equity
	Securities premium	Special reserve	Retained Earnings	Remeasurement of defined benefit liabilities / assets	
Balance As at April 01, 2021	**2,994.39**	-	**(7,017.75)**	**(16.90)**	**(4,040.26)**
Profit for the year	-	-	(7,579.51)	-	**(7,579.51)**
Other comprehensive income/(loss) for the year	-	-	-	1.02	**1.02**
Issue of equity shares	27,238.34	-	-	-	**27,238.34**
Share issue expenses	(108.69)	-	-	-	**(108.69)**
Balance As at March 31, 2022	**30,124.04**	-	**(14,597.26)**	**(15.88)**	**15,510.90**
Profit for the year	-	-	3,802.15	-	**3,802.15**
Other comprehensive income/(loss) for the year	-	-	-	21.04	**21.04**
Issue of equity shares	17,208.46	-	-	-	**17,208.46**
Transfer from Statement of Profit and Loss to Special Reserve	-	760.43	(760.43)	-	-
Share issue expenses	-	-	-	-	-
Balance As at March 31, 2023	**47,332.50**	**760.43**	**(11,555.54)**	**5.16**	**36,542.55**

Nature and purpose of reserve - Refer Note 16.A

Significant Accounting Policies and accompanying notes forming part of the Financial Statements. 2-43

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 04, 2023

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
May 04, 2023

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Mumbai
May 04, 2023

Kunal Karnani
Chief Financial Officer

Mumbai
May 04, 2023

Chunni Singh
Company Secretary

Mumbai
May 04, 2023

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023

1. Corporate Information

Godrej Housing Finance Limited ("the Company") was incorporated on October 05, 2018 having Corporate Identity Number (CIN): U65100MH2018PLC315359 as a company limited by shares. The Company obtained the certificate of registration from the Reserve Bank of India ('RBI') as required under Section 29A of the National Housing Bank ('NHB') Act, 1987 on October 26, 2020. The Company is registered as a non deposit taking housing finance company. The main objects of the Company, inter alia are to carry out the business of housing finance and provide financial assistance to construct, purchase, expand, renovate property.The Company is a wholly owned subsidiary of Godrej Capital Limited w.e.f from March 30, 2023.

2 Basis of preparation

2.1 Statement of compliance

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016. These financial statements together with the comparative reporting period have been prepared in accordance with the recognition and measurement principles as laid down in Ind AS, prescribed under Section 133 of the Companies Act, 2013 ('the Act') and the provisions of the National Housing Bank Act, 1987 and the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by Reserve Bank of India (RBI) , as amended from time to time.

The Company uses accrual basis of accounting except in case of significant uncertainties. The accounting policies are applied consistently to all the financial years presented in the financial statements.

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 going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources.

The financial statements of the Company for the year ended March 31, 2023 were approved for issue in accordance with the resolution of the Board of Directors on May 04, 2023.

2.2 Basis of measurement

The financial statements have been prepared on an accrual basis under the historical cost convention as modified by the application of fair value measurements required or allowed by the relevant standards under Ind AS.

Historical cost is generally the amount of cash or cash equivalents paid or the fair value of the consideration given in exchange for goods and services.

The financial statements have been prepared on a historical cost basis except for the fair value through other comprehensive income (FVOCI) instruments and certain financial assets and financial liabilities measured at fair value through profit and loss statement (FVTPL).

2.3 Functional and Presentation Currency

The financial statements are presented in Indian Rupees (rounded to the nearest lakhs) which is determined to be the functional currency of the Company and the currency of the primary economic environment in which the Company operates.

2.4 Presentation of financial statements

The Balance Sheet and the Statement of profit and loss are prepared and presented in the format prescribed in the Division III to Schedule III to the Companies Act, 2013 ("the Act") as amended from time to time. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flow". The disclosure requirements with respect to items in the Balance Sheet and Statement of Profit and Loss, as prescribed in the Schedule III to the Act, are presented by way of notes forming part of the financial statements along with the other notes required to be disclosed under the notified Ind AS, RBI, NHB and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

KANWALLA & MISTRY LLP MUMBAI

GODREJ HOUSING FINANCE LIMITED

2.5 Use of estimates and judgements

The preparation of financial statements in conformity with Ind-AS requires management to make estimates, judgements and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities (including contingent liabilities) and disclosures as of the date of the financial statements and the reported amounts of revenues and expenses for the reporting period. Actual results could differ from these estimates. Accounting estimates and underlying assumptions are reviewed on an ongoing basis and could change from period to period. Appropriate changes in estimates are recognised in the periods in which the Company becomes aware of the changes in circumstances surrounding the estimates. Any revisions to accounting estimates are recognised prospectively in the period in which the estimate is revised and future periods. The estimates and judgements that have significant impact on the carrying amount of assets and liabilities at each balance sheet date listed here in below under critical accounting estimates and judgements.

Information about critical judgements in applying accounting policies, as well as estimates and assumptions that have the most significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:

A. Useful lives of property, plant and equipment and intangible assets

The Company reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period or even earlier in case, circumstances change such that the amount recorded value of an asset may not be recoverable.

B. Determination of lease term:

Ind AS 116 – Leases requires lessee to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes assessment on the expected lease term on lease by lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of lease and the importance of the underlying to the Company's operations taking into account the location of the underlying asset and the availability of the suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances.

C. Fair value of financial instruments

The fair value of financial instruments 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 another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility. For further details about determination of fair value please see **Note - 36.**

D. Business model assessment

Classification and measurement of financial asset depends upon the results of the solely payment of principal and interest (SPPI) and the business model test. The Company determines the business model at a level that reflects how groups of financial asset are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the asset is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

KALYANIWALLA & MISTRY LLP K&M MUMBAI

GODREJ HOUSING FINANCE LIMITED

E. Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation as at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation.

F. Contingent liabilities

Contingent liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefits is not probable or cannot be reliably measured. Contingent liabilities are disclosed unless the possibility of an outflow of resources embodying economic benefit is remote.

G. Employee Benefits

i) Short-term employee benefits

Short-term employee benefits in respect of salaries and wages, including non-monetary benefits are recognised as an expense at the undiscounted amount in the statement of profit and loss for the year in which the related service is rendered.

ii) Defined Contribution Plan

The Company's contribution paid/payable during the year towards Provident and other funds is charged to the statement of profit and loss in the year in which employee renders the related service.

iii) Measurement of defined benefit obligations

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each financial year end.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate, the actuary considers the interest rates of government bonds.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

The Company has an obligation towards gratuity, a non funded defined benefit plan covering eligible employees. Vesting for gratuity occurs upon completion of five years of service.
Details of the unfunded defined benefit plans for its employees are given in Note - 35 which is as certified by the actuary using projected unit credit method.

iv) Compensated Absences

Eligible employees of the Company are entitled to compensated absences which are both accumulating and non-accumulating in nature. The expected cost of accumulating compensated absences is determined by actuarial valuation using projected unit credit method for the unused entitlement that has accumulated as at the balance sheet date.

H. Effective interest rate

The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of a financial (i.e. its amortised cost before any impairment allowance) or to the amortised cost of a financial liability. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments and other fee income/expense that are integral parts of the instrument.

I. Measurement of impairment of loans and advances

Judgement is required by management in the estimation of the amount and timing of future cash flows when determining an impairment loss for loans and advances in new businesses. In estimating these cash flows, the Company makes judgements about the borrower's financial situation compare the borrower's profile with customers having similar profile to estimate probability of default and the net realisable value of collateral, if any. These estimates are based on assumptions about a number of factors including forward looking information, and actual results may differ, resulting in future changes to the impairment allowance.

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2.6 Amendment to Existing IND AS:

Ministry of Corporate Affairs ("MCA") notifies new standard or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. On March 31, 2023, MCA amended the Companies (Indian Accounting Standards) Rules, 2015 by issuing the Companies (Indian Accounting Standards) Amendment Rules, 2023, applicable from April 1, 2023, as below:

Ind AS 1 – Presentation of Financial Statements

The amendments require companies to disclose their material accounting policies rather than their significant accounting policies. Accounting policy information, together with other information, is material when it can reasonably be expected to influence decisions of primary users of general purpose financial statements. The Company does not expect this amendment to have any significant impact in its financial statements.

Ind AS 12 – Income Taxes

The amendments clarify how companies account for deferred tax on transactions such as leases and decommissioning obligations. The amendments narrowed the scope of the recognition exemption in paragraphs 15 and 24 of Ind AS 12 (recognition exemption) so that it no longer applies to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. The Company is evaluating the impact, if any, in its financial statements.

Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors

The amendments will help entities to distinguish between accounting policies and accounting estimates. The definition of a change in accounting estimates has been replaced with a definition of accounting estimates. Under the new definition, accounting estimates are "monetary amounts in financial statements that are subject to measurement uncertainty". Entities develop accounting estimates if accounting policies require items in financial statements to be measured in a way that involves measurement uncertainty. The Company does not expect this amendment to have any significant impact in its financial statements.

2.7 Significant accounting policies

2.7.1 Financial Instruments

Financial assets and financial liabilities are recognised in the balance sheet when the Company becomes a party to the contractual provisions of the instrument. The Company determines the classification of its financial assets and financial liabilities at initial recognition based on its nature and characteristics.

2.7.1.1 Financial assets

i) Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset.

The financial assets include investments in mutual funds, trade and other receivables, loans and advances and cash and bank balances. However, trade and other receivables that do not contain a significant financing component are measured at transaction price.

ii) Subsequent measurement

For the purpose of subsequent measurement, financial assets are classified in the following categories:

- At amortised cost, and
- At fair value through other comprehensive income (FVOCI), and
- At fair value through profit and loss (FVTPL).

Debt instruments at amortised cost

A 'debt instrument' is 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 the asset for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at Amortised Cost

Financial assets at amortised cost include loans receivable, and other financial assets that are held with the objective of collecting contractual cash flows. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). The effective interest rate (EIR) amortisation is included in interest income in the statement of Profit and Loss.

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Fair value through other comprehensive income (FVOCI)
Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income ("OCI"), except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the statement of Profit and Loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to the Statement of profit and loss and recognised in other gains/(losses) (net). Interest income from these financial assets is included in other income using the effective interest rate (EIR) method.

Fair value through Profit and Loss (FVTPL)
Financial assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit and loss ('FVTPL').

iii) Reclassifications
Financial assets are not reclassified subsequent to their initial recognition, except in the period in which the Company changes its business model for managing financial assets.

iv) Impairment
The provision for credit risks, which is recognized in accordance with the expected credit loss method specified by Ind AS 109 and in accordance with uniform standards applied, encompasses all financial assets measured at amortised cost. The calculation of the provision for credit risks generally takes into account the exposure at default, the probability of default and the loss given default.

Financial assets are subject to credit risks, which are taken into account by recognising the amount of the expected loss; such allowances are recognised for both financial assets with objective evidence of impairment and non-impaired financial assets.

The general approach is used for financial assets measured at amortised cost on initial recognition. Financial assets are broken down into three stages in the general approach.

Stage 1 consists of financial assets that are being recognised for the first time or that have not demonstrated any significant increase in probability of default since initial recognition. In this stage, the model requires the calculation of an expected credit loss for the next twelve months.

Stage 2 consists of financial assets for which there is a significant increase in credit risk. The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

Stage 3 Financial assets demonstrating objective indications of impairment are allocated to stage 3. The Company assumes that the financial asset is credit impaired if it is more than 90 days past due.

In stage 2 and 3, an expected credit loss is calculated for the entire remaining maturity of the asset.

The Company considers a financial asset to be in default when :
- the borrower is unlikely to pay its credit obligations to the Company in full or in part, without recourse by the Company to actions such as realising security (if any is held): or
- the financial asset is 90 days or more past due.

Both historical information, such as average historical default probabilities for each portfolio, and forward-looking information is used to determine the measurement parameters for calculating the provision for credit risks.

Impairment arises in a number of situations, such as delayed payment over a certain period, the initiation of enforcement measures, the threat of insolvency or over indebtedness, application for or the initiation of insolvency proceedings, or the failure of restructuring measures.

Reviews are regularly carried out to ensure that the allowances are appropriate. Uncollectible loans or receivables that are already subject to a workout process and for which all collateral has been recovered and all further options for recovering the loan or receivable have been exhausted are written off directly. Any valuation allowances previously recognised are utilised. Income subsequently collected in connection with loans or receivables already written off is recognised in the statement of profit and loss.

Loans are reported in the balance sheet at the net off Expected Credit Loss (ECL) provision.

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Measurement of ECL

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

The Probability of Default (PD) is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

The Exposure at Default (EAD) is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date of repayments of principal and interest.

The Loss Given Default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

When estimating the ECLs, the company adds a management override to account for stressed scenarios which are then reviewed on a periodic basis . This takes into account the expected inherent risk for different segments in the portfolio and the macro economic environment. The assumptions are periodically validated and modified as appropriate.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.

v) Write - offs
Financial assets are written off either partially or in their entirety when the Company has no reasonable expectations of recovery. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to impairment of financial instruments in the statement of profit and loss. However, financial assets that are written off may be subject to enforcement activities to comply with the Company's procedures for recovery of amounts due.

2.7.1.2 Financial liabilities

i) Initial recognition and measurement
All financial liabilities are recognised initially at fair value and, in the case of financial liabilities classified at amortised cost, net of directly attributable transaction costs. The financial liabilities include trade and other payables, term loans and borrowings, lease liabilities etc.

ii) Subsequent measurement
For the purpose of subsequent measurement, financial liabilities are classified as financial liabilities at amortised cost.

Financial liabilities at amortised cost
After initial recognition, financial liabilities are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the effective interest rate (EIR) amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). The effective interest rate (EIR) amortisation is included as finance costs in the statement of profit and loss.

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2.7.1.3 De-recognition, Modification and Transfer

Financial Asset

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primary derecognised when ;

- The rights to receive cash flows from the asset have expired; or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under as 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset; or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in the statement of profit and loss.

If the terms of a financial assets are modified, the Company evaluates whether the cash flow of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised and a new financial asset is recognised at fair value.

If the cash flows of the modified asset carried at amortised cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Company recalculates the gross carrying amount of the financial asset as the present value of the renegotiated or modified contractual cashflows that are discounted at the financial asset's original effective interest rate and recognises the amount arising from adjusting the gross carrying amount as a modification gain or loss in the the statement of profit and loss. Any costs or fees incurred adjust the carrying amount of modified financial asset and are amortised over the remaining term of the modified financial asset. If such a modification is carried out because of financial difficulties of the borrower, then the gain or loss is presented together with impairment losses, in other cases, it is presented as interest income.

Financial Liability

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

The Company derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in the statement of profit and loss.

2.7.1.4 Offsetting of financial instruments

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 recognised amounts and there is an intention to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

2.7.1.5 Derivative financial instruments

The Company enters into derivative financial instruments such as foreign exchange forward contracts to manage its exposure to foreign exchange rate risk and are measured at fair value through profit or loss.

2.7.1.6 Cash and Cash equivalents

Cash and cash equivalents consist of cash on hand, balances with bank, deposits with bank (with original maturity of three months or less). For the purposes of presentation in the statement of cash flow, cash and cash equivalents include cash on hand and current account balances with banks that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

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2.7.1.7 Fair value measurement

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques are as follows :

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as price) or indirectly (i.e. derived from prices).

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

2.7.2 Share capital

An equity instrument is a contract that evidences residual interest in the assets of the Company after deducting all of its liabilities. Incremental costs directly attributable to the issuance of new equity shares are recognized as a deduction from equity, net of any tax effects.

2.7.3 Cash flow statement

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature and any deferrals or accruals of past or future cash receipts or payments.The cash flows from regular revenue generating, investing and financing activities of the Company are segregated.

2.7.4 Foreign currency transactions and balances

i) Initial recognition:

Foreign currency transactions are recorded in the reporting currency (which is Indian Rupees), by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

ii) Conversion:

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

iii) Exchange differences:

All exchange differences arising on settlement or translation of monetary items are recognized as income or as expenses in the period in which they arise.

2.7.5 Property, Plant and Equipment (Tangible assets) & Depreciation

i) Recognition and measurement

Property, Plant and Equipment ("PPE") are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

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ii) Subsequent measurement

Subsequent costs are included in the asset's carrying amount only when it is probable that future economic benefits associated with the part will flow to the Company and its cost can be measured reliably. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from derecognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

iii) Depreciation

Depreciation on PPE is provided on a straight-line basis to allocate their cost, net of their residual value over the estimated useful life of the respective asset. The Company has estimated the useful lives to depreciate its PPE which is in accordance with those prescribed under Schedule II of the The Companies Act ,2013, except vehicles, in whose case the life of the assets has been assessed based on the nature of the asset, the estimated usage of the asset. The following are the estimates of the useful lives to depreciate its PPE: The following are the estimates of the useful lives to depreciate its PPE:

Particulars	**Estimated useful life by the Company**
Computer Hardware	3 - 5 Years
Office Equipment	5 Years
Vehicles	5 Years
Furniture and Fixtures	10 Years

Leasehold improvements are amortized on a straight line basis over the period of lease of the asset.

2.7.6 Intangible assets

i) Recognition and measurement

The Company's intangible assets primarily consist of computer softwares. Intangible assets are recognised when it is probable that the future economic benefits that are attributable to the asset will flow to the Company and the cost of the asset can be measured reliably. Intangible assets are stated at original cost net of tax/duty credits availed, if any, less accumulated amortisation and cumulative impairment.

Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the Company are recognised as intangible assets.

Development costs include employee costs and an appropriate portion of relevant overheads. Capitalised development costs are recorded as intangible assets and amortised from the point at which the asset is available for use.

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

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the assets are recognised in the statement of profit and loss when the asset is derecognised.

ii) Amortisation of intangible assets

Intangible assets are amortized on a straight line basis over the estimated useful economic life. Intangible assets are amortised as per management's estimate over a period of 3 to 10 years or license period whichever is earlier. Intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method are reviewed at least at each financial year end. Costs associated with maintaining software programmes are recognised as an expense as incurred.

On review of estimates related to the intangible assets following changes have been made prospectively during the year:
- Life of certain core intangible assets is increased from 5 years to 10 years
- Residual value of intangible assets updated to zero

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2.7.7 Employee Benefits Expenses

2.7.7.1 Short Term Employee Benefits

The undiscounted amount of short term employee benefits expected to be paid in exchange for the services rendered by employees are recognised as an expense during the period when the employees render the services.

2.7.7.2 Post-Employment Benefits

Defined contribution schemes

All eligible employees of the company are entitled to receive benefits under the provident fund, a defined contribution plan in which both the employee and the company contribute monthly at a stipulated percentage of the covered employee's salary. Contributions are made to Employees Provident Fund Organization in respect of Provident Fund, Pension Fund and are charged to Statement of Profit and Loss at actuals. The company has no liability for future provident fund benefits other than its annual contribution.

Defined Benefit schemes

Gratuity

The Company provides for gratuity covering eligible employees under which a lumpsum payment is paid to vested employees at retirement, death, incapacitation or termination of employment, of an amount reckoned on the respective employee's salary and his tenor of employment with the Company. The Company accounts for its liability for future gratuity benefits based on actuarial valuation determined at each Balance Sheet date by an Independent Actuary using Projected Unit Credit Method.

The obligation is measured at the present value of the estimated future cash flows. The discount rates used for determining the present value of the obligation under defined benefit plan are based on the market yields on Government Securities as at the Balance Sheet date.

An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its longterm nature, these liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

Re-measurement, comprising of actuarial gains and losses (excluding amounts included in net interest on the net defined benefit liability), are recognized immediately in the balance sheet with a corresponding debit or credit to retained earnings through Other Comprehensive Income in the period in which they occur.Re-measurements are not reclassified to profit and loss in subsequent periods.

Other Long term employee benefits

Accumulated compensated absences

The Company provides for liability of accumulated compensated absences for eligible employees on the basis of an independent actuarial valuation carried out at the end of the year, using the projected unit credit method. Actuarial gains and losses are recognised in the Statement of Profit and Loss for the period in which they occur.

2.7.8 EMPLOYEE SHARE BASED PAYMENTS

Equity-settled scheme:

Equity-settled share-based payments made by the parent Company to the employees of the Company are measured at the fair value of the equity instruments at the grant date. The fair value determined at the grant date of the equity-settled share-based payments is expensed on a straight-line basis over the vesting period, based on the Company's estimate of equity instruments that will eventually vest. Fair value determined at the grant date is reduced by payment, If any, made to the parent, is recognised as deemed contribution to equity from parent.

2.7.9 Impairment of non-financial assets

Non-financial assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

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2.7.10 Earnings per share

Basic earnings per share are calculated by dividing the net profit and 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 is adjusted for events such as bonus issue, bonus element in a rights issue, share split and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit and 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 which may involve issue of equity shares. The calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share.

2.7.11 Income Taxes

Income tax expense comprises current tax and deferred tax and is recognized in the statement of profit and loss except to the extent it relates to items directly recognized in equity or in OCI.

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities using the tax rates and tax laws that are enacted or substantively enacted by the balance sheet date and applicable for the period.
Current tax items in correlation to the underlying transaction relating to OCI and equity are recognized in OCI and in equity respectively.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

Deferred income tax

Deferred income tax is recognized using the balance sheet approach. Deferred income tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred tax assets are recognized for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that 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 utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised.

Unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off deferred tax assets against deferred tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

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2.7.12 Leases

The Company's lease assets primarily consist of leases for office premises. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

(i) the contract involves the use of an identified asset
(ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and
(iii) the Company has the right to direct the use of the asset.

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

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

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

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

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

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

2.7.13 Segment reporting

The Company is engaged in the business segment of Financing, whose operating results are regularly reviewed by the entity's chief operating decision maker to make decisions about resources to be allocated and to assess its performance, and for which discrete financial information is available. Further other business segments do not exceed the quantitative thresholds as defined by the Ind AS 108 on "Operating Segment". Hence, there are no separate reportable segments, as required by the Ind AS 108 on "Operating Segment".

2.7.14 Revenue and Expense Recognition

2.7.14.1 Interest income

Interest income is presented in the statement of profit and loss includes interest on financial assets measured at amortised cost calculated on an effective interest basis. Fee income and expense that are integral to the effective interest rate on a financial asset are included in the effective interest rate computation. The amortization of income and expenses for financial assets under EIR approach is done on a systematic basis that exactly discounts estimated future cash flows of the financial assets through the expected life of the assets.

The interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets. (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets the interest income is calculated applying the EIR to the amortised cost of the credit-impaired financial asset (i.e. the gross carrying amount less the allowances for ECLs).

2.7.14.2 Commission and fee income

Commissions earned by the Company which are not directly attributable to disbursal of loans are recognised in the statement of profit and loss as and when incurred.

Fee and commission income include fees other than those that are an integral part of EIR. The Company recognises the fee and commission income in accordance with the terms of the relevant contracts / agreement and when it is probable that the Company will collect the consideration.

2.7.14.3 Profit or loss earned on sale of investments is recognised on trade date basis, determined based on the weighted average cost of the investments sold.

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2.7.14.4 Dividend income

Dividend income is recognized when:

- the right to receive dividend is established which is generally when shareholders approve the dividend,
- it is probable that the economic benefits associated with the dividend will flow to the entity and
- amount of dividend can be measured reliably.

2.7.14.5 Other income

Revenue from services is recognised net of taxes as and when the service is performed as per the relevant agreements.

2.7.14.6 Interest expenses

Interest expense is presented in the statement of profit and loss includes interest on liabilities measured at amortised cost calculated on an effective interest basis. Fee and borrowing costs that are integral to the effective interest rate on a financial liability are included in the effective interest rate computation. The amortization of expenses for financial liabilities under EIR approach is done on a systematic basis that exactly discounts estimated future cash flows of the financial liabilities through the expected life of the financial liability.

2.7.14.7 Borrowing costs

Borrowing costs incurred in connection with the borrowing of funds including the ancillary cost are amortised and accounted as interest expense using the EIR method.

Other borrowing costs are recognised as expense in the period in which they are incurred.

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited

Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
3. Cash and cash equivalents		
a) Balances with Banks		
i) in current accounts	14,652.92	13,234.42
ii) in deposit accounts having original maturity less than 3 months	10,193.62	4,700.95
iii) in certificate of deposit	36,987.97	2,497.32
Total	**61,834.51**	**20,432.69**

4. Bank balances other than cash and cash equivalents		
Other Bank balances		
a) In fixed deposit accounts		
i) in deposit accounts having original maturity more than 3 months	2,520.68	-
Total	**2,520.68**	**-**

Note: Balance with Banks in deposit accounts comprises deposits than have an original maturity exceeding 3 months at balance sheet date.

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars		As at March 31, 2023	As at March 31, 2022
5. Loans			
At amortised cost			
A. Product wise Details			
At Amortised cost			
a) Term loans		3,55,387.44	1,74,849.53
b) Pass Through Certificates		25,796.93	-
	Total (A) - Gross	3,81,184.37	1,74,849.53
Less: Impairment loss allowance		(1,356.33)	(718.24)
	Total (A) - Net	**3,79,828.04**	**1,74,131.29**
B. Security wise Details			
At Amortised cost			
a) Secured by tangible assets		3,73,637.85	1,71,610.28
b) Unsecured		7,546.52	3,239.25
	Total (B) - Gross	3,81,184.37	1,74,849.53
Less: Impairment loss allowance		(1,356.33)	(718.24)
	Total (B) - Net	**3,79,828.04**	**1,74,131.29**
C. Region wise Details			
At Amortised cost			
a) Loans in India			
- Public sector		-	-
- Others		3,81,184.37	1,74,849.53
b) Loans outside India		-	-
	Total (C) - Gross	3,81,184.37	1,74,849.53
Less: Impairment loss allowance		(1,356.33)	(718.24)
	Total (C) - Net	**3,79,828.04**	**1,74,131.29**
D. Nature of Loan wise Details			
At Amortised cost			
a) Housing Loans		2,80,728.44	1,25,387.05
b) Non Housing Loans		74,659.00	49,462.48
c) Pass Through Certificates		25,796.93	-
	Total (D) - Gross	3,81,184.37	1,74,849.53
Less: Impairment loss allowance		(1,356.33)	(718.24)
	Total (C) - Net	**3,79,828.04**	**1,74,131.29**

KALYANIWALLA & MISTRY LLP MUMBAI K&M

GODREJ HOUSING FINANCE LIMITED

(Currency : Indian Rupees in lakhs)

5. Loans (Continued)

5.1 Analysis of changes in the gross carrying amount and corresponding Impairment loss allowance in relation to loans:

Particulars	As at March 31, 2023							
	Stage 1		Stage 2		Stage 3		Total	
	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance
Balance as at the beginning of the year	**1,74,849.53**	**718.24**	-	-	-	-	**1,74,849.53**	**718.24**
New Assets Originated or Purchased, net of repayments	2,06,334.84	638.09	-	-	-	-	**2,06,334.84**	**638.09**
Transfer during the year	-	-	-	-	-	-	-	-
Transfer to Stage 1	163.00	54.52	-	-	(163.00)	(54.52)	-	-
Transfer to Stage 2	(12.51)	(1.52)	12.51	1.52	-	-	-	-
Transfer to Stage 3	(163.00)	(54.52)	-	-	163.00	54.52	-	-
Impact of changes in credit risk on account of stage movements	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Balance as at the end of the year	**3,81,171.86**	**1,354.81**	**12.51**	**1.52**	-	-	**3,81,184.37**	**1,356.33**

Particulars	As at March 31, 2022							
	Stage 1		Stage 2		Stage 3		Total	
	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance
Balance as at the beginning of the year	**20,029.80**	**71.02**	-	-	-	-	**20,029.80**	**71.02**
New Assets Originated or Purchased, net of repayments	1,54,819.73	647.22	-	-	-	-	**1,54,819.73**	**647.22**
Transfer during the year	-	-	-	-	-	-	-	-
Transfer to Stage 1	-	-	-	-	-	-	-	-
Transfer to Stage 2	-	-	-	-	-	-	-	-
Transfer to Stage 3	-	-	-	-	-	-	-	-
Impact of changes in credit risk on account of stage movements	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Balance as at the end of the year	**1,74,849.53**	**718.24**	-	-	-	-	**1,74,849.53**	**718.24**

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars		As at March 31, 2023	As at March 31, 2022
6. Other financial assets			
Unsecured, considered good			
a) Security deposits		256.73	210.52
b) Receivable from employees		-	2.45
c) Excessive Interest Spread (EIS) Receivable		656.10	-
d) Other Receivables		760.12	716.76
	Total	**1,672.95**	**929.73**

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

7. Property, plant and equipment and intangible assets

Particulars	Property, plant and equipment						Right-of-use assets		Other intangible assets	
	Leasehold Improvements	Office Equipments	Furniture & Fixtures	Vehicles	Computers	Total	Premises	Total	Computer Software	Total
	(A)	(B)	(C)	(D)	(E)	F = (A+B+C+D+E)				
A. Gross carrying amount										
Balance at April 01, 2021 (deemed cost)	8.63	17.48	17.40	114.76	176.61	**334.88**	1,425.30	**1,425.30**	4,063.58	**4,063.58**
Addition	16.62	24.75	2.69	51.51	270.67	**366.24**	635.76	**635.76**	563.86	**563.86**
Disposal/Adjustments	-	(0.24)	-	-	-	**(0.24)**	(669.13)	**(669.13)**	-	-
Balance at March 31, 2022	**25.25**	**41.99**	**20.09**	**166.27**	**447.28**	**700.88**	**1,391.93**	**1,391.93**	**4,627.44**	**4,627.44**
Addition	-	5.64	-	-	121.49	127.13	307.03	**307.03**	703.22	**703.22**
Disposal/Adjustments	-	-	-	-	(13.91)	**(13.91)**	-	-	-	-
Balance at March 31, 2023	**25.25**	**47.63**	**20.09**	**166.27**	**554.86**	**814.10**	**1,698.96**	**1,698.96**	**5,330.66**	**5,330.66**
B. Accumulated Depreciation / amortisation										
Balance at April 01, 2021	**1.16**	**1.97**	**1.05**	**24.10**	**37.57**	**65.85**	248.22	**248.22**	**346.42**	**346.42**
Depreciation / Amortisation expense	3.36	5.85	1.77	25.66	101.84	**138.48**	490.49	**490.49**	574.91	**574.91**
Disposal/Adjustments	-	(0.09)	-	-	-	**(0.09)**	(176.23)	**(176.23)**	-	-
Balance at March 31, 2022	**4.52**	**7.73**	**2.82**	**49.76**	**139.41**	**204.24**	**562.48**	**562.48**	**921.33**	**921.33**
Depreciation / Amortisation expense	4.81	9.11	1.91	33.89	157.52	**207.24**	290.24	**290.24**	706.71	**706.71**
Disposal/Adjustments	-	-	-	-	(13.20)	**(13.20)**	-	-	-	-
Balance at March 31, 2023	**9.33**	**16.84**	**4.73**	**83.65**	**283.73**	**398.28**	**852.72**	**852.72**	**1,628.04**	**1,628.04**
C. Net carrying amount (A-B)										
As at March 31, 2022	**20.73**	**34.26**	**17.27**	**116.51**	**307.87**	**496.64**	**829.45**	**829.45**	**3,706.11**	**3,706.11**
As at March 31, 2023	**15.92**	**30.79**	**15.36**	**82.62**	**271.13**	**415.82**	**846.24**	**846.24**	**3,702.62**	**3,702.62**

Refer note 32 for detailed disclosure related to Leases

D. Ageing schedule

Particulars	Amount in Intangibles under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
As at March 31, 2023					
Project in progress*	-	-	-	-	-
Project temporarily suspended	-	-	-	-	-
As at March 31, 2022					
Project in progress*	99.07	-	-	-	99.07
Project temporarily suspended	-	-	-	-	-

* There are no projects whose completion are overdue or has exceeded its cost compared to its original plan.

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(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
8. Other non financial assets		
Unsecured, considered good		
a) Balances with statutory authorities	158.23	115.93
b) Advances to vendors	186.40	148.55
c) Prepaid expenses	127.13	158.03
d) Advances to employees	1.55	-
Total	**473.31**	**422.51**

9. Payables		
9.1 Trade payables *		
a) total outstanding dues of micro enterprises and small enterprises (Refer Note 30)	20.27	25.66
b) total outstanding dues of creditors other than micro enterprises and small enterprises	1,072.01	1,483.19
Total	**1,092.28**	**1,508.85**

9.1.1 Trade Payable Ageing	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at March 31, 2023					
i) MSME	20.27	-	-	-	20.27
ii) Others	83.42	6.69	-	-	90.11
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**103.69**	**6.69**	-	-	**110.38**
As at March 31, 2022					
i) MSME	25.66	-	-	-	25.66
ii) Others	53.41	-	-	-	53.41
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**79.07**	-	-	-	**79.07**

***Note:**

Particulars	As at March 31, 2023	As at March 31, 2022
Trade payables as per above ageing	110.38	79.07
Add: Unbilled dues	981.90	1,429.78
Total	**1,092.28**	**1,508.85**

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars		As at March 31, 2023	As at March 31, 2022
10 Debt securities			
10.1 At amortised cost			
A. Secured (Refer Note 10.3)			
a) Non convertible debentures (listed, fully paid and privately placed)		20,913.51	-
	(A)	20,913.51	-
B. Unsecured (Refer Note 10.4)			
a) Commercial Papers		29,069.47	9,921.18
	(B)	29,069.47	9,921.18
	Total	**49,982.98**	**9,921.18**
10.2 Of the Above			
i) Debt securities in India		49,982.98	9,921.18
ii) Debt securities outside India		-	-
	Total	**49,982.98**	**9,921.18**

10.3 Terms of repayment of Non convertible debentures (Currency : Indian Rupees in lakhs)

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at par and redeemable at par				
Upto 365	-	20,000.00	-	20,000.00
Interest accrued and impact of EIR	915.09	(1.58)		913.51
Total	**915.09**	**19,998.42**	**-**	**20,913.51**

Listed and Secured Non Convertible Debentures

Particulars	Face Value	Types of Charge	ROI	Amount
8% Secured Rated Listed Redeemable NCD. Series A. Date Of Maturity 29/07/2025	96,000.00	Pari-pasu	8.00%	10,116.83
7.75% Secured Rated Listed Redeemable NCD Series B. Date Of Maturity 03/10/2024.	1,04,000.00	Pari-pasu	7.75%	10,796.68

Non convertible debentures are secured by way of pari-passu charge in favour of debenture trustee on the Standard Assets/ /receivables and cash & cash equivalents to the extent required to maintain Asset Cover of 100% of debenture outstanding except those receivables exclusively charged to NHB.

There were no outstanding non convertible debentures as on 31 March 2022

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GODREJ HOUSING FINANCE LIMITED

(Currency : Indian Rupees in lakhs)

10.4 Terms of repayment of Commercial paper As at March 31, 2023

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at discount and redeemable at par				
Upto 365	27,988.22	-	-	27,988.22
Discount accrued	1,081.25			1,081.25
Total	**29,069.47**	-	-	**29,069.47**

Interest rate ranges from 4.00 % p.a. to 7.20 % p.a. as at 31 March 2023
Face value of commercial paper is 30,000 lakhs as at 31 March 2023

Terms of repayment of Commercial paper As at March 31, 2022

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at discount and redeemable at par				
Upto 365	9,847.75	-	-	9,847.75
Discount accrued	73.43	-	-	73.43
Total	**9,921.18**	-	-	**9,921.18**

Interest rate ranges from 4.20 % p.a. to 4.30 % p.a. as at 31 March 2022
Face value of commercial paper is 10,000 lakhs as at 31 March 2022

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Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

	Particulars	As at March 31, 2023	As at March 31, 2022
11	**Borrowings (Other than debt securities)**		
11.1	**At amortised cost**		
	Secured * #		
	a) Term loans from banks	3,26,017.64	1,31,702.96
	b) Loan repayable on demand from banks	747.23	7,000.41
	Total	**3,26,764.87**	**1,38,703.37**
11.2	**Of the Above**		
	i) Borrowings in India	3,26,764.87	1,38,703.37
	ii) Borrowings outside India	-	-
	Total	**3,26,764.87**	**1,38,703.37**

*Note: Loans taken from a banks are secured by first ranking pari passu charge with a minimum cover of 1.1 times on standard receivables of the borrower, both present and future, however standard receivable excludes receivables which are / or will be exclusively charged to National Housing Bank (NHB). There is also first ranking pari passu charge on cash and cash equivalents of the borrower, both present and future, to the extent required to make up any shortfall in the stipulated security cover over the standard receivables.

The quarterly returns/statements of current assets filed by the Company with the banks are in agreement with the books of accounts.

11.3 Repayment terms of Borrowings (Other than debt securities)

Terms of repayment of Borrowings (Other than debt securities) As at March 31, 2023

Original maturity of loan (No. of days)	Due within 1 year		Due 1 to 3 years		More than 3 years		Total
	No. of Instalments	Amount	No. of Instalments	Amount	No. of Instalments	Amount	Amount
Monthly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	-	-	-	-	-	-	-
More than 1095 Days	12	666.67	-	-	-	-	666.67
Quarterly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	22	7,791.67	4	2,291.67	-	-	10,083.34
More than 1095 Days	54	21,432.25	133	87,515.47	158	1,86,039.78	2,94,987.50
On maturity (bullet)							
Upto 365 Days	1	747.23	-	-	-	-	747.23
366 to 1095 Days	-	-	-	-	-	-	-
More than 1095 Days	-	-	2	20,000.00	-	-	20,000.00
Interest accrued and impact of EIR							280.13
TOTAL							**3,26,764.87**

Interest rates range from 7.80% p.a. to 9.32% p.a.

Terms of repayment of Borrowings (Other than debt securities) As at March 31, 2022

Original maturity of loan (No. of days)	Due within 1 year		Due 1 to 3 years		More than 3 years		Total
	No. of Instalments	Amount	No. of Instalments	Amount	No. of Instalments	Amount	Amount
Monthly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	12	666.67	12	666.67	-	-	1,333.34
More than 1095 Days	-	-	-	-	-	-	-
Quarterly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	21	6,291.67	26	10,083.33	-	-	16,375.00
More than 1095 Days	22	7,300.00	77	29,595.83	104	49,604.17	86,500.00
On maturity (bullet)							
Upto 365 Days	1	2,500.00	-	-	-	-	2,500.00
366 to 1095 Days	3	12,000.00	-	-	-	-	12,000.00
More than 1095 Days	-	-	2	20,000.00	-	-	20,000.00
Interest accrued and impact of EIR							(4.97)
TOTAL							**1,38,703.37**

Interest rates range from 5.60% p.a. to 7.35% p.a.

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Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

		As at March 31, 2023	As at March 31, 2022
12. Other financial liabilities			
a)	Book overdraft	4,030.59	6,959.73
b)	Payable to Employees	512.55	1,211.76
c)	Advances received from customers	11.30	10.77
d)	Other Financial Liabilities	435.97	0.94
	Total	**4,990.41**	**8,183.20**
13. Provisions			
a)	Provision for Employee Benefits		
	i) Gratuity (Refer Note 34)	51.19	84.04
	ii) Compensated absences	22.57	45.34
	Total	**73.76**	**129.38**
14. Other non-financial liabilities			
a)	Statutory dues payable	295.19	368.45
	Total	**295.19**	**368.45**

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(Currency : Indian Rupees in lakhs)

15. Equity share capital

a) Share capital authorised, issued, subscribed and paid up

Particulars	As at March 31, 2023		As at March 31, 2022	
	No. of shares	Amount	No. of shares	Amount
Authorised:				
Equity shares of Rs.10/- each	85,00,00,000	85,000.00	66,50,00,000	66,500.00
Preference Shares of Rs.10/- each	-	-	18,50,00,000	18,500.00
Total	**85,00,00,000**	**85,000.00**	**85,00,00,000**	**85,000.00**
Issued, Subscribed and fully paid up:				
Equity Shares of Rs. 10 each	31,02,46,587	31,024.66	26,13,31,138	26,133.11
0.01% Compulsorily Convertible Preference Shares of Rs.10/- each, fully paid up	-	-	-	-
Total	**31,02,46,587**	**31,024.66**	**26,13,31,138**	**26,133.11**

b) Reconciliations of the number of shares and equity share capital :

Particulars	As at March 31, 2023		As at March 31, 2022	
	No. of shares	Amount	No. of shares	Amount
I Equity Shares				
Outstanding at the beginning of year	26,13,31,138	26,133.11	1,47,36,842	1,473.68
Add: Shares issued during year	4,89,15,449	4,891.55	11,18,19,860	11,181.99
Add: Conversion during the year	-	-	13,47,74,436	13,477.44
Outstanding at the end of the year	**31,02,46,587**	**31,024.66**	**26,13,31,138**	**26,133.11**
II 0.01% Compulsorily Convertible Preference shares				
Outstanding at the beginning of year	-	-	11,26,31,579	11,263.16
Add: Shares issued during year	-	-	2,21,42,857	2,214.29
Less: Conversion during the year	-	-	(13,47,74,436)	(13,477.45)
Outstanding at the end of the year	-	-	-	-

c) Details of Shares held by Holding Entity, Ultimate holding Entity, their subsidiaries and associates -

Name of the Shareholder	As at March 31, 2023		As at March 31, 2022	
	No. of shares	% Holding	No. of shares	% Holding
(i) Equity shares held by holding entity:				
Godrej Capital Limited (formerly known as Pyxis Holdings Limited) and its nominees	31,02,46,587	100.00%	24,82,64,584	95.00%

d) Shareholder holding more than 5% shares as at the end of the year :

Name of Shareholders	As at March 31, 2023		As at March 31, 2022	
	No. of shares	% Holding	No. of shares	% Holding
Equity Shares				
Godrej Capital Limited (formerly known as Pyxis Holdings Limited) and its nominees	31,02,46,587	100.00%	24,82,64,584	95.00%

e) Shareholding of Promoters

Name of Promoter	As at March 31, 2023		As at March 31, 2022	
	No. of shares	% Holding	No. of shares	% Holding
Godrej Capital Limited (formerly known as Pyxis Holdings Limited) and its nominees	31,02,46,587	100.00%	24,82,64,584	95.00%

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(Currency : Indian Rupees in lakhs)

15. Equity share capital

f) Rights, Preferences and Restrictions Attached to Shares

i) Equity Shares
The Company has one class of equity shares. Each equity share entitles the holder to one vote. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts in proportion to their shareholding.

g) There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares / disinvestment.

h) The Company has not allotted any shares as fully paid up pursuant to contracts without payment being received in cash, or as bonus shares from the date of incorporation. The Company has not bought back any of its equity shares.

i) There are no calls unpaid on any equity shares, and forfeited shares.

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2023	As at March 31, 2022
16. Other equity		
a) Securities premium	47,332.50	30,124.04
b) (Deficit) in Statement of Profit and Loss	(11,555.54)	(14,597.26)
c) Special Reserve	760.43	-
d) Other comprehensive income	5.16	(15.88)
Total	**36,542.55**	**15,510.90**

A. Nature and purpose of reserves

a. Securities premium
Securities premium represents the amount of premium received by the Company on the issuance of shares. The utilisation of the Securities premium is in accordance with the provisions of the Companies Act, 2013.

b. (Deficit) in Statement of Profit and Loss
Retained earnings comprises of the Company's undistributed earnings after taxes.

c. Other Comprehensive income
It represents the gain / (loss) on account of actuarial valuation of defined benefit obligation.

d. Impairment reserve
Impairment reserve is created when impairment allowance under Ind AS 109 is lower than the provisioning required (including standard asset provisioning) under prudential norms on Income Recognition, Asset Classification and Provisioning (IRACP), as directed by RBI vide circular DOR (NBFC).CC.PD.No.109/22.10.106/2019- 20 dated 13th March, 2020.

e. Special Reserve
Special reserve represents appropriation of retained earning as per Section 29 C of NHB Act.

B. Movement in Other equity

		As at March 31, 2023	As at March 31, 2022
a) Securities premium			
Balance as at beginning of the year		30,124.04	2,994.39
Add : Premium Received on issue of shares		17,208.46	27,238.34
Less : Share issue expenses		-	(108.69)
Balance as at end of the year	**(a)**	**47,332.50**	**30,124.04**
b) Retained Earnings / (Deficit) in Statement of Profit and Loss			
Balance as at beginning of the year		(14,597.26)	(7,017.75)
Add : Profit / (Loss) for the year		3,802.15	(7,579.51)
Less: Transferred to Special Reserve		(760.43)	-
Balance as at end of the year	**(b)**	**(11,555.54)**	**(14,597.26)**
c) Other comprehensive income			
Balance as at beginning of the year		(15.88)	(16.90)
Add : Transfer from retained earnings		21.04	1.02
Balance as at end of the year	**(c)**	**5.16**	**(15.88)**
d) Impairment reserve			
Balance as at beginning of the year		-	-
Add : Transfer from retained earnings		-	-
Closing Balance	**(d)**	**-**	**-**
e) Special Reserve			
Balance as at beginning of the year		-	-
Add : Transfer from retained earnings		760.43	-
Closing Balance	**(e)**	**760.43**	**-**
	Total (a+b+c+d+e)	**36,542.55**	**15,510.90**

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
17. Interest income		
a) On financial assets measured at amortised cost		
i) Interest income on loans	22,450.84	4,714.86
ii) Interest income on investments / debt instruments	-	-
iii) Interest income on deposits	269.18	157.02
b) On financial assets measured at Fair value through profit and loss (FVTPL)		
i) Interest income on investments / debt instruments	14.07	-
Total	**22,734.09**	**4,871.88**
18. Fee and commission income		
a) Fee income and other charges	294.45	15.80
Total	**294.45**	**15.80**
19. Net gain on fair value change		
a) Investments at Fair value through profit and loss (FVTPL)		
i) Profit on liquid mutual funds	515.78	197.99
ii) Profit on debt securities and other investments held for trade (net)	0.60	-
Total	**516.38**	**197.99**
i) Realised	516.38	197.99
ii) Unrealised	-	-
Total	**516.38**	**197.99**
20. Other income		
a) Interest income on security deposits	12.46	9.36
b) Gain on Lease Modification	-	176.23
c) Gain on Foreign Exchange Translation	0.28	1.49
d) Interest on I.T.Refund	10.98	0.26
e) Service Charges	3,679.69	792.83
f) Profit on sale of assets (net)	0.70	-
g) Miscellaneous income	1.68	0.03
Total	**3,705.79**	**980.20**

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
21. Finance costs		
a) On Financial liabilities measured at amortised cost		
i) Interest on borrowings (other than debt securities)	13,318.46	3,253.78
ii) Interest on debt securities	3,153.78	246.79
iii) Interest - lease liabilities	59.97	83.47
iv) Other Borrowing costs	80.17	101.78
Total	**16,612.38**	**3,685.82**
22. Impairment on financial assets		
a) On Financial assets measured at amortised cost		
i) Loans	638.09	647.22
Total	**638.09**	**647.22**
23. Employee Benefits Expenses		
a) Salaries, bonus and allowances (net)*	2,996.12	4,802.82
b) Contribution to provident fund and other funds	96.81	196.41
c) Gratuity expense	52.77	33.87
d) ESOP Expenses (Refer Note - 36)	5.28	-
e) Staff welfare	176.74	552.07
Total	**3,327.72**	**5,585.17**

***Notes:**

Salaries, bonus and allowances is net of salary cost recovered/reimbursed from related parties. Refer related party transaction Note - 33

24. Other expenses		
a) Advertisement and Sales Promotion expenses	167.68	277.59
b) Auditor's fees and expenses (Refer note below)	22.77	19.02
c) Commission and Brokerage	19.82	10.11
d) Travelling and Conveyance	212.99	115.78
e) Computer & IT Expenses	419.06	774.37
f) Director's sitting fee	39.24	58.86
g) Communication Expenses	63.49	33.41
h) Electricity Expenses	26.74	24.12
i) Housekeeping Expenses	88.40	152.18
j) Legal and Professional Fees	355.80	690.24
k) Loan sourcing cost	642.46	226.00
l) Membership and Subscription Fees	7.19	9.71
m) Office expenses	56.63	14.75
n) Printing and stationery	81.80	45.72
o) Rates, duties and taxes	5.20	10.89
p) Recruitment Expenses	43.62	133.30
q) Rent	43.66	50.20
r) Repair and Maintenance- Others	77.10	51.03
s) Miscellaneous Expenses	9.93	2.08
t) Loss on sale of fixed assets	-	0.14
Total	**2,383.58**	**2,699.50**
24.1 Auditors' fees and expenses		
Payments to auditor		
a) Audit fees	16.62	11.99
b) Certification	0.70	2.67
c) Tax audit fee	5.45	4.36
Total	**22.77**	**19.02**

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GODREJ HOUSING FINANCE LIMITED

(Currency : Indian Rupees in lakhs)

25. Tax expense and related balances

A. Amounts recognised in statement of profit and loss

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Current tax expense		
Current period	537.74	-
Changes in estimated related to prior years	-	-
Total current tax expense (A)	**537.74**	-
Deferred income tax liability / (asset), net		
Origination and reversal of temporary differences	(537.74)	-
Deferred tax expense (B)	**(537.74)**	-
Total tax expense for the year (A) + (B)	-	-

B. Amounts recognised in other comprehensive income

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Items that will not be reclassified to profit and loss		
(i) Remeasurement gains and (losses) on defined benefit obligations	28.11	1.02
(ii) Income tax relating to items that will not be reclassified to profit and loss	(7.07)	-
Total (a)	**21.04**	**1.02**
(b) Items that will be reclassified to profit and loss	-	-
Total (b)	-	-
Total (a+b)	**21.04**	**1.02**

C. Reconciliation of effective tax rate

	For the year ended March 31,2023		For the year ended March 31,2022	
	Amount	%age	Amount	%age
Profit before tax as per Statement of profit and loss	3802.15		-	-
Tax using the Company's domestic tax rate	956.93	25.168	-	-
Tax effect of:			-	-
Non-deductible expenses	(214.88)	(5.65)	-	-
Others	(204.31)	(5.37)	-	-
Total tax expense	**537.74**	**14.14**	-	-

D. Deferred tax balances

Particulars	As at March 31, 2023	As at March 31, 2022
Deferred Tax Assets (DTA)		
Business loss and others	3,140.33	2,811.05
DTA restricted to	**530.67**	**393.82**
Deferred Tax Liabilities (DTL)		
WDV of tangible and intangible assets	(1,392.02)	(393.82)
Total DTL	**(1,392.02)**	**(393.82)**

Deferred tax asset on unabsorbed depreciation, business losses, EIR impact on financial instruments at amortised cost, lease related adjustments, unrealised net gain/(loss) on fair value changes. disallowances under u/s 43B of Income Tax Act, 1961 and others are not created on conservative basis but it restricted to current period tax.

D. Tax balances

Particulars	As at March 31, 2023	As at March 31, 2022
Current tax assets (net)		
Advance Income Taxes (net)	-	214.89
[Net of provision for income tax Rs. Nil (As at March 31, 2022 - Rs. Nil]		
Total	-	**214.89**
Current tax liabilities (Net)	199.98	-
(Net of Advance tax Rs. 337.06 Lakhs (Previous year Rs.Nil Lakhs)		
Total	**199.98**	-

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(Currency : Indian Rupees in lakhs)

26. Earning per Share

	Year Ended March 31, 2023	Year Ended March 31, 2022
Basic and Diluted earning per share		
a) Profit/(Loss) after tax attributable to equity shareholders for Basic EPS	3,802.15	(7,579.51)
b) Weighted average no. of equity shares outstanding during the year for Basic EPS	30,10,19,660	15,29,01,371
c) Nominal value of equity shares (Rs. per share)	10.00	10.00
d) Basic and diluted earnings per share (EPS) (Rs. per share)	1.26	(4.96)

27. Commitments and contingencies

A. Contingent liabilities

The contingent liabilities and litigations which are pending against the company as at 31st March, 2023 are Nil (As at 31st March, 2022: Nil).

B. Capital commitments

	Particulars	As at March 31, 2023	As at March 31, 2022
i)	Estimated amount of contracts remaining to be executed on capital account and not provided for	277.64	273.21
ii)	Undisbursed commitments in respect of the loan agreements	2,58,906.91	1,40,019.09

28. Investor Education and Protection Fund

There are no amounts due and outstanding to be credited to Investor Education and Protection Fund as at March 31, 2023 (as at 31st March, 2022: Nil).

29. Unhedged foreign currency exposures

The Company has unhedged foreign currency exposure of Rs. Nil As at March 31, 2023 (as at 31st March, 2022: Ni).

30. Dues to Micro, Small Enterprises

During the year micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company. The disclosures pursuant to MSMED Act based on the books of account are as under:

		As at March 31, 2023	As at March 31, 2022
i)	The principal amount remaining unpaid to any supplier as at the end of the accounting year;	20.27	25.66
ii)	The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	-	-
iii)	The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-
iv)	the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	-	-
v)	The amount of interest accrued and remaining unpaid at the end of accounting year;	-	-
vi)	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the year ended and as at March 31, 2023 and March 31, 2022 to Micro, Small and Medium Enterprises on account of principal or interest.

31. Segment Reporting

The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.

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(Currency : Indian Rupees in lakhs)

32. Leases

Information about leases for which the Company is a lessee is presented below:

(i) Right of use Asset

Particulars	As at March 31, 2023	As at March 31, 2022
Opening Right of use Asset	829.45	1,177.08
Add: Addition for new leases	307.03	635.76
Less: Reduction for termination / closure	-	(669.13)
Less: Depreciation charge for the year (net of deduction)	(290.24)	(314.26)
Closing Right of use Asset	846.24	829.45

(ii) Movement in Lease liabilities

Particulars	As at March 31, 2023	As at March 31, 2022
Opening lease liabilities	803.94	1,339.77
Add: Addition for new leases	299.41	618.01
Less: Reduction for termination / closure	-	(845.36)
Add: Interest on lease liabilities	59.97	83.47
Add: Lease adjustment	-	(28.19)
Less: Lease payments	(305.17)	(363.76)
Closing lease liabilities	**858.15**	**803.94**

(iii) Amount recognised in Statement of Profit and Loss

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
(a) Depreciation charge of right-of-use assets	290.24	314.26
(b) Interest on lease liabilities	59.97	83.47
(c) Expense relating to short-term leases	43.66	50.20
Total	**393.87**	**447.93**

(iv) The total cash outflow for leases for the year:

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
The total cash outflow of leases	305.17	363.76

(v) Maturity analysis (undiscounted amounts)

Particulars	As at March 31, 2023	As at March 31, 2022
Less than one year	329.09	257.15
One to five years	623.36	646.01
More than five years	-	-
Total undiscounted lease liabilities	**952.45**	**903.16**
Lease liabilities included in the statement of financial position		
Current	281.41	211.05
Non-Current	576.76	592.89
Weighted average effective interest rate %	6.5% to 7%	6.5% to 7%

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33. Related Party Disclosure

As per the requirement of Ind AS 24, on related party disclosures, the name of the related parties with the description of the relationship and transactions between the reporting enterprise and its related parties, as identified by the management are as follows :

33.1 List of related parties

A. Ultimate Holding Company

Godrej Industries Limited (w.e.f. August 24, 2021)

B. Holding Company / Entity

Godrej Capital Limited (formerly known as Pyxis Holdings Limited) (w.e.f. August 24, 2021)
Anamudi Real Estates LLP (upto August 23, 2021)

C. Fellow Subsidiaries

Godrej Fund Management and Investment Advisers Private Limited (formerly known as Godrej Investment Advisers Private Limited)
Karukachal Developers Private Limited (upto August 23, 2021)
Ceres Developers Private Limited (upto August 23, 2021)
Godrej Consumer Products Limited (w.e.f. August 24, 2021)
Godrej One Premises Management Private Limited (w.e.f. August 24, 2021)
Godrej Finance Limited (formerly known as Ensemble Holdings & Finance Limited) (w.e.f. August 24, 2021)
Godrej Properties Limited (w.e.f. August 24, 2021)
Godrej Agrovet Limited (w.e.f. August 24, 2021)

D. Key management personnel (KMP)

Mr. Manish Shah (Managing Director & CEO) (w.e.f. September 04, 2019)
Mr. Kunal Karnani (Chief Financial Officer) (w.e.f. January 03, 2020)
Ms. Chunni Singh (Company Secretary) (w.e.f. June 01, 2022)
Ms. Milli Desai (Company Secretary) (upto May 31, 2022)
Ms. Usha Sangwan (Independent Director) (upto July 30,2022)
Mrs. Rosemary Sebastian (Independent Director)
Mr. Saibal Ghosh (Independent Director) (w.e.f. October 17,2022)

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Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

33.2 Transactions and Balances with Related parties

Sr. No.	Nature of Transaction	Ultimate Holding Company		Holding Company/ Entity		Fellow Subsidiaries		Key management personnel	
		FY 2023	FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023	FY 2022
	Transactions with Related parties								
1	Issue of equity shares	-	-	22,100.00	50,702.89	-	-	-	-
2	Issuance of Preference Share Capital	-	-	-	-	-	-	-	-
3	Cost Reimbursement Paid To	366.34	244.01	4.85	-	1,021.63	78.95	-	-
4	Cost Reimbursement Recovered From	2.60	6.37	12.75	806.86	640.90	1,626.32	-	-
5	Purchase of Goods	-	-	-	-	0.25	0.62	-	-
6	Remuneration to Key Management Personnel	-	-	-	-	-	-	437.37	401.74
	Balances with related parties as at the end of the year								
7	Trade Payables	1.06	2.76	5.24	-	32.29	0.62	-	-
8	Security deposits	133.55	126.61	-	-	-	-	-	-
9	Other Receivables	2.13	-	6.50	1.66	208.81	714.86	-	-

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Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

Sr. No.	Nature of Transaction	Ultimate Holding Company		Holding Company/ Entity		Fellow Subsidiaries		Key management personnel	
		FY 2023	FY 2022	FY 2023	FY 2022	FY 2023	FY 2022	FY 2023	FY 2022
1	**Issue of equity shares**								
	Godrej Capital Limited	-	-	22,100.00	50,702.89	-	-	-	-
	Anamudi Real Estates LLP	-	-	-	-	-	-	-	-
2	**Issuance of Preference Share Capital**								
	Anamudi Real Estates LLP	-	-	-	-	-	-	-	-
3	**Cost Reimbursement Paid To**								
	Godrej Industries Limited	366.34	244.01	-	-	-	-	-	-
	Godrej One Premises Management Private Limited	-	-	-	-	62.96	58.77	-	-
	Godrej Properties Limited	-	-	-	-	0.20	19.88	-	-
	Godrej Capital Limited	-	-	4.85	-	-	-	-	-
	Godrej Finance Limited	-	-	-	-	958.47	-	-	-
4	**Cost Reimbursement Recovered From**								
	Godrej Industries Limited	2.60	6.37	-	-	-	-	-	-
	Godrej Capital Limited	-	-	12.75	806.86	-	-	-	-
	Godrej Properties Limited	-	-	-	-	5.28	21.90	-	-
	Godrej Finance Limited	-	-	-	-	635.62	1,589.67	-	-
	Godrej Fund Management and Investment Advisers Private Limited	-	-	-	-	-	14.75	-	-
5	**Purchase of Goods**								
	Godrej Consumer Products Limited	-	-	-	-	0.25	0.62	-	-
6	**Remuneration to Key Management Personnel**								
	Short term employee benefit	-	-	-	-	-	-	383.71	325.16
	Post employment benefit	-	-	-	-	-	-	17.66	22.58
	Sitting Fees	-	-	-	-	-	-	36.00	54.00
7	**Trade Payables**								
	Godrej Consumer Products Limited	-	-	-	-	-	0.62	-	-
	Godrej Industries Limited	1.06	2.76	-	-	-	-	-	-
	Godrej Capital Limited	-	-	5.24	-	-	-	-	-
	Godrej One Premises Management Private Limited	-	-	-	-	5.21	-	-	-
	Godrej Finance Limited					27.08			
8	**Security deposits**								
	Godrej Industries Limited	133.55	126.61	-	-	-	-	-	-
9	**Other Receivables**								
	Godrej Properties Limited	-	-	-	-	2.30	1.78	-	-
	Godrej Finance Limited	-	-	-	-	206.51	713.08	-	-
	Godrej Industries Limited	2.13	-						
	Godrej Capital Limited	-	-	6.50	1.66	-	-	-	-

Note: All related party trannsactions entered during the year were in ordinary course of business and are on arm's length basis.

34. Employee benefits - Disclosure pursuant to Ind AS 19 'Employee Benefits'

34.1 Defined contribution plans

The Company makes Provident fund contributions which are defined contribution plans for qualifying employees. Under the schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits

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

	Year Ended March 31, 2023	Year Ended March 31, 2022
Provident fund	96.81	196.41

34.2 Defined Benefit Plan

I The Company has an obligation towards gratuity, a non funded defined benefit plan covering eligible employees. Vesting for gratuity occurs upon completion of five years of service. Details of the unfunded post retirement benefit plans for its employees are given below which is as certified by the actuary.

Gratuity Disclosure Statement as Per Indian Accounting Standard 19 (Ind AS 19) as below.

a) Changes in Present Value of Defined Benefit Obligation

	Year Ended March 31, 2023	Year Ended March 31, 2022
Present Value of Benefit Obligation at the Beginning of the year	84.04	47.98
Current Service Cost	47.65	31.11
Past service cost	-	-
Interest Expense/(Income)	5.12	3.11
Liability transferred in	0.80	2.86
Liability transferred out	(58.31)	-
Settlement Cost (Credit)/Cost	-	-
Actuarial (Gains)/Losses on obligations - due to experience	(24.37)	15.67
Actuarial (Gains)/Losses on obligations - due to change in demographic assumptions	(5.55)	(23.54)
Actuarial (Gains)/Losses on obligations - due to change in financial assumptions	1.81	6.85
Experience (gains)/losses	-	-
Present Value of Benefit Obligation at the End of the year	**51.19**	**84.04**
Change in plan assets:		
Fair value of plan assets, beginning of the year	-	-
Expected return on Plan Assets	-	-
Contributions	-	-
Benefits paid	-	-
Actuarial Gain (loss) on plan assets	-	-
Fair value of plan assets, end of the year	-	-

b) Amount recognized in the balance sheet consists of:

	As at March 31, 2023	As at March 31, 2022
Present value of defined benefit obligation	51.19	84.04
Fair value of plan assets	-	-
Net liability	**51.19**	**84.04**

c) The amounts recognised in the Statement of Profit and Loss are as follows:

		Year Ended March 31, 2023	Year Ended March 31, 2022
Service Cost			
Current service cost		47.65	31.11
Past service cost		-	-
Total Service cost	(i)	**47.65**	**31.11**
Net interest cost			
Interest expense on DBO		5.12	3.11
Interest expense / (income) on plan assets		-	-
Total Interest cost	(ii)	**5.12**	**3.11**
Defined benefit cost included in Statement of Profit and Loss	(iii) - (i + ii)	**52.77**	**34.22**
Total remeasurement in other comprehensive income (OCI)	(iv)	(28.11)	(1.02)
Total Defined benefit cost included in Statement of Profit and loss and OCI	(v) = (iii + iv)	**24.66**	**33.20**

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34. Employee benefits - Disclosure pursuant to Ind AS 19 'Employee Benefits' (Continued)

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

With the objective of presenting the plan assets and plan liabilities of the defined benefits plans and post retirement medical benefits at their fair value on the balance sheet, assumptions under Ind AS 19 are set by reference to market conditions at the valuation date.

	As at March 31, 2023	As at March 31, 2022
Discount rate	7.29%	6.09%
Salary growth rate	10.00%	8.00%
Employee attrition rate	24.00%	20.00%
Mortality rate during employment	Indian Assured Lives Mortality (2012-14) Urban	Indian Assured Lives Mortality 2012-14 (Urban)
Expected average remaining working lives of employees	3 Years	4 Years

e) Impact on defined benefit obligation - Sensitivity Analysis

Particulars	March 31, 2023		March 31, 2022	
	Increase	Decrease	Increase	Decrease
i) Discount rate (1% movement)	(2.34)	2.54	(5.00)	5.51
ii) Change in salary growth rate (1% movement)	2.45	(2.31)	5.36	(4.96)
iii) Change in employee attrition rate (1% movement)	(1.40)	1.45	(3.06)	3.17

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.
The sensitivity analysis presented above may not be representative of the actual change in the benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.
Furthermore, in presenting the above sensitivity analysis, the present value of the benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the benefit obligation as recognised in the balance sheet.
There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

f) Maturity

The defined benefit obligations shall mature after year end as follows:

Particulars	As at March 31, 2023	2022
i) 1st Following Year	0.17	0.30
ii) 2nd Following Year	5.82	0.28
iii) 3rd Following Year	8.92	9.08
iv) 4th Following Year	9.81	13.95
v) 5th Following Year	8.92	15.32
vi) Sum of Years 6 to 10	26.66	51.25
vii) Sum of Years 11 and above	15.93	38.47

The weighted average duration of the defined benefit obligation is 6 years (previous year - 8 years).

g) Risk Exposure

Gratuity is a defined benefit plan and Company is exposed to the Following Risks:
Interest rate risk: A fall in the discount rate which is linked to the Government Security Rate will increase the present value of the liability requiring higher provision.
Salary Risk: The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.
Asset Liability Matching Risk: The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.
Mortality risk: Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

34.3 Impact of Code on Social Security, 2020

The Indian Parliament has approved the Code on social security, 2020 which may impact the contributions by the Company towards Provident Fund and Gratuity. The effective date from which the changes are applicable is yet to be notified and the rules for quantifying and financial impact are yet to be determined. The Company will complete its evaluation and will give appropriate impact in the financial statements in the year in which, the code becomes effective and the related rules to determine the financial impact are notified.

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35. Share based payment arrangement (Employee Stock Option Plan)

35.01 The Godrej Capital Employee Stock Option Scheme 2021 ("ESOP Scheme 2021") of the Parent Company was approved and adopted by its members at an Extraordinary General Meeting held on January 5, 2021 and Employee Stock Option Scheme 2022 ("ESOP Scheme 2022") of the Company was approved and adopted by its members at an Anuual General Meeting held on June 1, 2022 The Scheme is administered by Company's Board of Directors. The Scheme applies to all the Eligible Employees, who are the permanent employees of the Company or any Subsidiary of the Company, on the date of Grant of Options. The Compensation Committee of the Company would decide the entitlement of each employee based on his/her performance, level, grade, seniority and such other parameters as may be decided by the Compensation Committee. The Exercise Price will be as decided by the Compensation Commitee. The Options granted would vest after twenty one months but not later than fifty seven months from the date of Grant of Options or as may be decided by Compensation committee. Exercise period is 7 (seven) years from the date of Vesting of Options or such other period as may be decided by the Compensation Committee, within which the Employee should exercise his right to apply for transfer of Equity Shares of the Company to him pursuant to the Option Vested in him in accordance with the ESOP Scheme 2021 and ESOP Scheme 2022.

The fair value of the options at grant date is determined using Black Scholes Model which takes into account the exercise price, the term of the option, the share price at the grant date and expected price volatility of the underlying shares, the expected dividend yield and the risk free interest rate for the term of the options. The compensation costs, if any, is amortised on a straight line basis.

During the year, the Company granted stock options to employees under the ESOP 2022 Plan where the exercise price was linked to the fair value of shares on the date of the grant.

35.02 Movements in the number of share options outstanding under the ESOP Scheme 2021 is set out below:

	As at March 31, 2023		As at March 31, 2022	
	Number of Options	Weighted average exercise price	Number of Options	Weighted average exercise price
Options outstanding at the beginning of the year	329	10.00	260	10.00
Granted	-	-	69	10.00
Vested	-	-	-	-
Exercised	-	-	-	-
Forfeited/Cancelled	-	-	-	-
Lapsed/Expired	-	-	-	-
Options outstanding at the end of the year	**329**	**10.00**	**329**	**10.00**
Options exercisable at the end of the year/ period	-		-	

35.03 Movements in the number of share options outstanding under the ESOP Scheme 2022 is set out below:

	As at March 31, 2023		As at March 31, 2022	
	Number of Options	Weighted average exercise price	Number of Options	Weighted average exercise price
Options outstanding at the beginning of the year*	-	-	-	-
Granted	184	80,496	-	-
Vested	-	-	-	-
Exercised	-	-	-	-
Forfeited/Cancelled	-	-	-	-
Lapsed/Expired	-	-	-	-
Options outstanding at the end of the year	**184**	**80,496.49**	-	-
Options exercisable at the end of the year/ period	-		-	

35.04 Vesting period

Vesting period	**As at March 31, 2023**	**As at March 31, 2022**
7 years from grant date	513	329
Total	513	329

Weighted average contractual life of options remaining outstanding at end of year is 5.56 years.

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35. Share based payment arrangement (Employee Stock Option Plan) (Continued)

35.05 Fair value options

The fair value of options have been estimated as on the date of the grant using "Black Scholes" model. The key assumptions used in the model for calculating the fair value as on the date of grant are as follows:

	ESOP 2021	**ESOP 2021**	**ESOP 2021**	**ESOP 2022**
Grant Date	January 29, 2021	Feburary 3, 2021	May 10, 2021	November 09, 2022
Share price	4.29	4.29	4.29	80,496.49
Exercise price	10	10	10	80,496.49
Risk-free interest rate	5.71% to 6.61%	5.71% to 6.61%	5.71% to 6.61%	6.69% to 7.34%
Expected life of the option	7 years	7 years	7 years	7 years
Expiry Date (from vesting date)	3 years	3 years	3 years	3 years
Expected volatility	42.4% to 43%	42.4% to 43%	42.4% to 43%	20.51% to 29.79%
Expected dividend yield	0.00%	0.00%	0.00%	0.00%
Fair Value of Options	0.9 to 1.6	0.9 to 1.6	0.9 to 1.6	12836.81 to 33681.63

The expected life of the share option is based on the management's current expectations and not necessarily indicative of exercise pattern that may occur. The volatility of the options is based on the historical volatility of listed comparable companies.

35.06 Expenses recognised in statement of profit and loss

	For the year ended March 31, 2023	**For the year ended March 31, 2022**
ESOP expenses/Share based payments recognised in profit and loss	5.28	-

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36. Fair Value Measurement

The fair value is the amount at which financial instruments could be sold on fair terms as of the reporting date. Where market prices (e.g. for marketable securities) were available, we have used these prices without modification for measuring fair value. If no market prices were available, the fair values for loans/receivables and liabilities were calculated by discounting using a maturity-matched discount rate appropriate to the risk.

36.1 Classification of financial assets and financial liabilities:

The following table shows the carrying amounts and fair values of Financial assets and Financial liabilities which are classified as Amortised Cost, Fair value through Profit and Loss (FVTPL) and Fair value through other comprehensive income (FVTOCI).

36.1.1 As at March 31, 2023

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	61,834.51	-	-	61,834.51	61,834.51
Loans	3,79,828.04	-	-	3,79,828.04	3,79,828.04
Other financial assets	1,672.95	-	-	1,672.95	1,672.95
Total	**4,45,856.18**	**-**	**-**	**4,45,856.18**	**4,45,856.18**
Financial Liabilities					
Trade payables	1,092.28	-	-	1,092.28	1,092.28
Debt securities	49,982.98	-	-	49,982.98	49,982.98
Borrowings (other than debt securities)	3,26,764.87	-	-	3,26,764.87	3,26,764.87
Lease liabilities	858.16	-	-	858.16	858.16
Other financial liabilities	4,990.41	-	-	4,990.41	4,990.41
Total	**3,83,688.70**	**-**	**-**	**3,83,688.70**	**3,83,688.70**

36.1.2 As at March 31, 2022

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	20,432.69	-	-	20,432.69	20,432.69
Loans	1,74,131.29	-	-	1,74,131.29	1,74,131.29
Other financial assets	929.73			929.73	929.73
Total	**1,95,493.71**	**-**	**-**	**1,95,493.71**	**1,95,493.71**
Financial Liabilities					
Trade payables	1,508.85	-	-	1,508.85	1,508.85
Debt securities	9,921.18	-	-	9,921.18	9,921.18
Borrowings (other than debt securities)	1,38,703.37	-	-	1,38,703.37	1,38,703.37
Lease liabilities	803.94	-	-	803.94	803.94
Other financial liabilities	8,183.20	-	-	8,183.20	8,183.20
Total	**1,59,120.54**	**-**	**-**	**1,59,120.54**	**1,59,120.54**

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36. Fair Value Measurement (Continued)

36.2 Fair value hierarchy of financial instruments

The fair value of financial instruments are classified into three categories i.e. Level 1, 2 or 3 depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active market for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements).

Level 1: Financial instruments measured using quoted prices and that are traded in active market are categorized under level 1.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using observable market data and not the entity specific estimates.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The instruments are valued based on quoted prices for the similar instruments but for which significant observables adjustments are required to reflect the difference between the instruments.

36.2.1 Financial instruments valued at carrying value:

The respective carrying values of certain on-balance sheet financial instruments approximated their fair value. These financial instruments include cash in hand and bank balances, trade receivables, trade payables, overdraft facility payable on demand certain other assets and liabilities that are considered financial instruments. Carrying values were assumed to approximate fair values for these financial instruments as they are short-term in nature and their recorded amounts approximate fair values or are receivable or payable on demand.

36.2.2 Valuation techniques used to determine fair value:

The Company's accounting policies and disclosures require measurement of fair values, for both financial assets and financial liabilities.

The Company has an established control framework with respect to the measurement of fair values. The Board / Audit Committee has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values.

The Company uses the following hierarchy for determining and disclosing the fair value of financial assets by valuation technique:

i) Investments in Mutual Funds

The fair values of investments in mutual funds is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.

ii) Loans

Substantially all loans are at floating rate of interest, the carrying value of loans approximates their fair value.

iii) Borrowings and Debt Securities - (other than Market linked debt securities)

The Company's borrowings are at floating rate of interest and the carrying value of loans approximates their fair value.

Debt securities are short-term in nature and hence carrying value approximates their fair value.

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36. Fair Value Measurement (Continued)

36.2.3 Transfers between Levels

There are no transfers between Level 1, 2 and 3 since there are no financial instruments at fair value under the category.

36.2.4 Fair values of financial assets and financial liabilities not measured at fair value, including their levels in the fair value hierarchy, are presented below. It also includes the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Fair Value As at March 31, 2023			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	61,834.51	-	-	61,834.51
Other Bank balances	2,520.68	-	-	2,520.68
Trade receivables	-	-	-	-
Loans	-	-	3,79,828.04	3,79,828.04
Other financial assets	-	-	1,672.95	1,672.95
Total	**64,355.19**	**-**	**3,81,500.99**	**4,45,856.18**
Financial Liabilities				
Trade payables	-	-	1,092.28	1,092.28
Debt securities	-	-	49,982.98	49,982.98
Borrowings (other than debt securities)	-	-	3,26,764.87	3,26,764.87
Lease liabilities	-	-	858.16	858.16
Other financial liabilities	-	-	4,990.41	4,990.41
Total	**-**	**-**	**3,83,688.70**	**3,83,688.70**

	As at March 31, 2022			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	20,432.69	-	-	20,432.69
Loans	-	-	1,74,131.29	1,74,131.29
Other financial assets	-	-	929.73	929.73
Total	**20,432.69**	**-**	**1,75,061.02**	**1,95,493.71**
Financial Liabilities				
Trade payables	-	-	1,508.85	1,508.85
Debt securities			9,921.18	9,921.18
Borrowings (other than debt securities)			1,38,703.37	1,38,703.37
Lease liabilities	-	-	803.94	803.94
Other financial liabilities	-	-	8,183.20	8,183.20
Total	**-**	**-**	**1,59,120.54**	**1,59,120.54**

36.2.5 Fair values of financial assets and financial liabilities measured at fair value, including their levels in the fair value hierarchy, are presented below. It also includes the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Fair Value As at March 31, 2023			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Investments	-	-	-	-
Total	**-**	**-**	**-**	**-**

	As at March 31, 2022			
Financial Assets				
Investments	-	-	-	-
Total	**-**	**-**	**-**	**-**

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37. Risk Management framework

37.1 Introduction

As a financial institution, Godrej Housing Finance is exposed to various types of risks namely credit risk, liquidity risk, market risks, operational risk, strategic risk (including emerging & external risks) and compliance & reputation risk.

We have adopted a holistic and data driven enterprise level risk management approach which includes monitoring both internal and external indicators. We as an organization periodically adjust our strategy, incognizance with industry risk dynamics and emergence of new challenges and opportunities. Godrej Housing Finance's risk management framework has been laid down with long term sustainability and value creation in mind.

Important pillars of the risk management approach are developing a strong risk management culture within the Company, alignment of risk with business strategy, creating, preserving and realizing value. The key risks are being monitored by way of various policies covering these areas.

The policies provide guiding principles by setting various guardrails, procedures, risk assessment and control frameworks etc. which are regularly tracked and reviews are presented to various senior management committees and board committees. An effort is also made to understand the best practices in risk management across industries which are then customized to our business requirements.

37.2 Company's Risk Management Framework for Measuring and Managing Risk

Risk management framework

Risk Management forms an integral part of the Company's operations. The company's Board of Directors with support of risk function has overall responsibility for the establishment and oversight of the risk management framework. The Board of Directors has constituted following committees and defined their role for monitoring the risk management policies of the company.

Board level committees

Risk Management Committee of the Board (RMC): The purpose of the Committee is to assist the Board in its oversight of various risks

i) Credit Risk
ii) Liquidity and Interest Rate Risk
iii) Operational Risk (Process, HR, Technology and Fraud)
iv) Strategic Risks (including emerging and external risks)
v) Compliance and Reputation Risk (compliance risk and reputation risk are covered through compliance risk management charter).

Borrowing and Investment Committee: Provide guidance on nature of investments that shall be undertaken, and approve credit limits for various counterparties, where exposures in aggregate exceed a certain level.

Asset Liability Management Committee of the Board (ALCO): ALCO shall review the Liquidity Risk and Interest Rate Risk on a regular basis and suggest necessary actions based on its view and expectations on the liquidity and interest rate profile. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The risk management policies and systems are reviewed regularly to reflect changes in the market conditions and the activities of the Company. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Risk Management Committee oversees how the management monitors compliance with the risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

The **Audit Committee** is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Credit Committee (MCC): Committee members include Managing Director (MD), Chief Risk Officer (CRO), Chief Financial Officer (CFO) and Chief Business Officer (CBO). Committee approves policies on recommendation of concerned credit committee. It approves/ modifies/disapproves business proposal based on delegation of authority (DOA) approved by the Board and recommends proposals.

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37. Risk Management framework (Continued)

(C) Liquidity risk

A risk that the Company will encounter difficulty in meeting its day to day financial obligations is known as liquidity risk. Management of liquidity risk is done as follows:

i) ALCO sets the strategy for managing liquidity risk commensurate with the business objectives.

ii) ALCO has delegated the responsibility of managing overall liquidity risk and interest rate risk to Treasury. ALCO has set various gap limits for tracking liquidity risk. The CFO and head of treasury monitor the gap limits with actuals and present the same to the MD & CEO.

iii) Treasury department manages the liquidity position on a day-to-day basis and reviews daily reports covering the liquidity position of the Company. Treasury team ensures the regulatory compliance to the liquidity risk related limits approved in the ALM policy by ALCO.

iv) The Company's approach to managing liquidity is to ensure sufficient liquidity to meet its liabilities when they are due without incurring unacceptable losses or risking damage to the Company's reputation.

The key elements of the Company's liquidity risk management strategy are as follows:

i) Maintaining a diversified funding through market and bank borrowings resources such as debentures, commercial papers, subordinated debt, perpetual debt, Inter-corporate deposits (ICD's), overdraft and bank term loans. Unused bank lines constitute the main liquidity back up to meet the contingency funding plan. Additionally, based on Market scenario, the company also maintains a portfolio of highly liquid mutual fund units.

ii) Under the ALM guidelines, the dynamic liquidity statement and structural liquidity statement are being prepared periodically to monitor the maturity gaps in the Assets and Liabilities cash flows.

iii) The company carries out stress testing of cash flows on periodic basis and shares the results with ALCO to gauge the adequacy of liquidity.

The below table analyses the Company's financial liabilities and financial assets into relevant maturity groupings based on the remaining period as at the reporting date to the contractual maturity date.

As at March 31, 2023

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	1,092.28	1,092.28	-	-	-	-
Debt securities	49,982.98	17,651.28	12,333.28	10,399.20	9,599.22	-
Borrowings (other than debt securities)	3,26,764.87	15,778.33	15,725.74	52,822.32	1,60,567.39	81,871.09
Lease Liabilities	858.16	137.42	143.99	307.63	269.12	-
Other financial liabilities	4,990.41	4,979.11	-	-	-	11.30
Total	**3,83,688.70**	**39,638.42**	**28,203.01**	**63,529.15**	**1,70,435.73**	**81,882.39**

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial assets						
Cash and cash equivalents	61,834.51	61,834.51	-	-	-	-
Bank balance other than cash and cash equivalents above	2,520.68	-	2,520.68	-	-	-
Loans	3,79,828.04	15,870.11	10,994.12	16,403.88	32,727.32	3,03,832.61
Other financial assets	1,672.95	731.94	-	140.01	116.72	684.28
Total	**4,45,856.18**	**78,436.56**	**13,514.80**	**16,543.89**	**32,844.04**	**3,04,516.89**

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37. Risk Management framework (Continued)

(C) Liquidity risk (continued)

As at March 31, 2022

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	1,508.85	1,508.85	-	-	-	-
Debt securities	9,921.18	9,921.18	-	-	-	-
Borrowings (other than debt securities)	1,38,703.37	18,453.78	10,409.62	20,122.68	69,396.04	20,321.25
Lease Liabilities	803.94	103.06	108.01	230.79	362.08	-
Other financial liabilities	8,183.20	8,149.15	22.34	-	-	11.71
Total	**1,59,120.54**	**38,136.02**	**10,539.97**	**20,353.47**	**69,758.12**	**20,332.96**
Financial assets						
Cash and cash equivalents	20,432.69	20,432.69	-	-	-	-
Loans	1,74,131.29	4,166.22	3,607.80	7,726.06	26,545.81	1,32,085.41
Other financial assets	929.73	716.76	-	-	208.84	4.13
Total	**1,95,493.71**	**25,315.67**	**3,607.80**	**7,726.06**	**26,754.65**	**1,32,089.54**

(D) Operational Risk

The risk of direct or indirect potential loss arising from a wide variety of causes associated with the company's processes, personnel, systems, or from external factors other than credit, compliance, reputation, market and liquidity risks. Management of operational risk forms an integral part of the Company's enterprise wide risk management systems. Clear strategies and oversight by the Board of Directors and senior management, a strong operational risk management culture, effective internal control and reporting and contingency planning are crucial elements of the Company's operational risk management framework.

Godrej Housing Finance has a Business Continuity Planning "BCP" framework in place, to ensure uninterrupted business operations in case any disruptive event occurs. The company immediately activated its Business Continuity Plan (BCP) during this time of COVID 19 pandemic. The Company continues to seamlessly carry out normal operations hence addressing the risk associated with occurrence of the pandemic.

Cyber Security Risk

Various measures are adopted to effectively protect the company against phishing, social media threats and rogue mobile. Company ensures seamless accessibility of critical systems through virtual private network (VPN), thereby minimizing the risk of security/data breaches and cyber-attacks.

(E) Regulatory and Compliance Risk

Company being a debt listed NBFC is required to comply with variety of regulations such as RBI regulations, SEBI regulations, Companies Act, 2013, labor law and other administrative regulations. These regulations are undertaken by respective teams and are reviewed through central compliance management system.

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37. Risk Management framework (Continued)

37.3 Company's Risk Management Approach for handling various type of risks

(A) Credit risk management:

The credit risk is governed by defined credit policies and Board approved DOA which undergo periodic review. The credit policies outline the type of products that can be offered, customer categories, targeted customer profile, credit approval process, DOA and limits etc. Each business unit is required to implement company's credit policies and procedures and maintain the quality of its credit portfolio.

Credit Risk assessment methodology

The Company has a structured credit approval process, which includes a well-established procedure of comprehensive credit appraisal. The credit appraisal process involves critical assessment of quantitative and qualitative parameters subject to review and approval as per defined DOA. The credit assessment involves detailed analysis of industry, business, management, financials, end use etc. An internal rating is also assigned to the borrower based on defined parameters. For retail customers, the credit assessment is based on a parameterised approach. Credit risk monitoring and portfolio review. The company measures, monitors and manages credit risk at an individual borrower level. The credit risk for retail borrowers is being managed at portfolio level.

The credit assessment is carried out based on an internal risk assessment framework which rates the customers accordingly to various parameters. Data analytics is extensively used for effective risk monitoring.

(B) Market Risk

Risk due to change in market prices – e.g. interest rates, equity prices, foreign exchange rates and credit spreads, but not relating to changes in the obligor's/issuer's credit standing and will affect the Company's income or the value of its holdings of financial instruments. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable risk tolerances levels to ensure the solvency while optimising the return on risk. ALCO sets up limits for each significant type of risk/aggregated risk and various products in the portfolio, with market liquidity being a primary factor in determining the level of limits.

Exposure to Market Risk

Interest rate risk

Core business of the Company is borrowing and lending as permitted by the Reserve Bank of India, exposing us to interest rate risk. Interest rate risk is measured through Interest rate sensitivity report where gaps are being monitored classifying all rate sensitive assets and rate sensitive liabilities into various time period categories according to earliest of contracted/behavioural maturities or anticipated re-pricing date. The Company monitors interest rate risk through above measures on a monthly basis. The interest rate risk limits are approved by the ALCO. A regular stress testing on liquidity scenarios and interest rate scenarios is carried out and presented to the ALCO.

Interest rate risk on investments

As at March 31, 2023			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	-	-	-
As at March 31, 2022			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	-	-	-
As at April 01, 2021			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	-	-	-

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37. Risk Management framework (Continued)

Interest rate risk (Continued)

Below table illustrates impact on earnings on account of 100 bps change on in interest rate on the loans and borrowings due for repayment / rate reset in one year.

As at March 31, 2023

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
i) Loans	3,54,293.57	3,542.94	(3,542.94)
ii) Borrowings (Other than debt securities)	3,26,764.87	3,267.65	(3,267.65)
iii) Net Gap (iii) = (i-ii)	27,528.70	275.29	(275.29)

As at March 31, 2022

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
i) Loans	1,73,313.38	1,733.13	(1,733.13)
ii) Borrowings (Other than debt securities)	1,38,703.37	1,387.03	(1,387.03)
iii) Net Gap (iii) = (i-ii)	24,688.83	246.89	(246.89)

The following table sets forth, for the periods indicated, the break-up of borrowings into variable rate and fixed rate

Particulars	As at March 31, 2023	As at March 31, 2022
Variable rate borrowings	87%	93%
Fixed rate borrowings	13%	7%
Total borrowings	**100%**	**100%**

Currency Risk
The company is currently not exposed to currency risk since its primary dealings are in INR.

Equity price risk
The Company does not have any exposure to equities and hence it not exposed to any equity price risk.

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GODREJ HOUSING FINANCE LIMITED

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

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38. Maturity analysis of assets and liabilities

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

Particulars	As at March 31, 2023			As at March 31, 2022		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
I Assets						
A. Financial assets						
a) Cash and cash equivalents	61,834.51	-	61,834.51	20,432.69	-	20,432.69
b) Other Bank balances	2,520.68	-	2,520.68	-	-	-
d) Loans	27,231.47	3,52,596.57	3,79,828.04	7,774.01	1,66,357.28	1,74,131.29
e) Investments	-	-	-	-	-	-
f) Other financial assets	788.77	884.18	1,672.95	716.76	212.97	929.73
B. Non-financial assets						
a) Current tax assets (net)	-	-	-	-	214.89	214.89
b) Deferred tax assets (Net)	530.67	-	530.67	-	-	-
c) Property, plant and equipment	-	415.82	415.82	-	496.64	496.64
d) Capital work-in-progress	-	-	-	-	-	-
e) Right of use asset	-	846.24	846.24	-	829.45	829.45
f) Intangible assets under development	-	-	-	-	99.07	99.07
g) Other intangible assets	-	3,702.62	3,702.62	-	3,706.11	3,706.11
h) Other non-financial assets	450.15	23.16	473.31	115.93	306.58	422.51
Total Assets	**93,356.25**	**3,58,468.59**	**4,51,824.84**	**29,039.39**	**1,72,222.99**	**2,01,262.38**
II Liabilities						
A. Financial liabilities						
a) Trade payables	1,092.28	-	1,092.28	1,508.85	-	1,508.85
b) Debt securities	29,983.75	19,999.23	49,982.98	9,921.18	-	9,921.18
c) Borrowings (other than debt securities)	31,348.84	2,95,416.03	3,26,764.87	28,863.40	1,09,839.97	1,38,703.37
d) Lease liabilities	281.41	576.75	858.16	211.07	592.87	803.94
e) Other financial liabilities	4,990.41	-	4,990.41	8,171.49	11.71	8,183.20
B. Non-financial Liabilities						
a) Provisions	5.86	67.90	73.76	0.30	129.08	129.38
b) Other non-financial liabilities	295.19	-	295.19	368.45	-	368.45
Total Liabilities	**67,997.74**	**3,16,059.91**	**3,84,257.63**	**49,044.74**	**1,10,573.63**	**1,59,618.37**

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GODREJ HOUSING FINANCE LIMITED

(Currency : Indian Rupees in lakhs)

39. Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other reserves attributable to the equity holders of the Company.

The primary objective of the Company's capital management policy is to ensure compliance with regulatory capital requirements. In line with this objective, the Company ensures adequate capital at all times and manages its business in a way in which capital is protected, satisfactory business growth is ensured, cash flows are monitored, borrowing covenants are honoured and ratings are maintained. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current year. There were no changes in the capital management process during the periods presented.

For Capital-to-Risk Weighted Assets (CRAR) as required by Regulator- Refer Note 42.3.2

40. Other statutory information

i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.

ii) The Company does not have any transactions with struck off companies.

iii) The Company does not have any charges or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.

iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) 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

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) 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

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vii) The Company has not entered into any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

viii) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act.

ix) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act.

x) The Company has obtained various borrowings from banks/ FI on basis of security of current assets wherein the quarterly returns/ statements of current assets as filed with banks/ FI are in agreement with the books. The company has used the borrowings from banks and financial institutions for the specific purpose for which it was taken at the balance sheet date. The company is not declared as willful defaulter by any bank or financial Institution or other lender as at 31 March 2023.

xi) The Company is not having any immovable property in its name. Therefore, there is no such immovable property, title deed of which is not held in name of the Company.

xii) The Company is not having any subsidiary. Therefore, the provisions of lause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017 in respect of Number of Layers is not applicable to the Company.

xiii) Thers is no such scheme of arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

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41. SEBI disclosures

41.1 Initial Disclosure in terms of Para 4.1 of circular SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021

Sr. No	Particulars	Details
1	Name of the company	Godrej Housing Finance Limited
2	CIN	U65100MH2018PLC315359
3	Outstanding borrowing of company as on 31st March, 2023	Rs.3,469.31 Cr
4	Highest Credit Rating During the previous FY along with name of the Credit Rating Agency	Rating: CRISIL AA/Stable Name of the Credit Rating
5.	Name of Stock Exchange# in which the fine shall be paid, in case of shortfall in the required borrowing under the framework	National Stock Exchange of India Limited

The Company confirms that it is a Large Corporate as per the applicability criteria given under the SEBI circular SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021

Date – 25th April 2022

- In terms paragraph of 2.2(d) of the circular, beginning FY2022, in the event of shortfall in the mandatory borrowing through debt securities, a fine of 0.2% of the shortfall shall be levied by Stock Exchanges at the end of the two-year block period. However, SEBI vide its circular dated 31March2023, has extended the block period by 1 year i.e. the said requirement needs to be fulfilled within three-year block period. Therefore, an entity identified as LC shall provide, in its initial disclosure for a financial year, the name of stock exchange to which it would pay the fine in case of shortfall in the mandatory borrowing through debt markets.

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41. SEBI disclosures (Continued)

41.2 Annual Disclosure to be made by an entity identified as Large Entities under SEBI Circular No. SEBI/HO/DDHS/P/CIR/2021/613 dated August 10, 2021 (Annexure XII -B2)

Sr. No	Particulars	Details
1	Name of the company	Godrej Housing Finance Limited
2	CIN	U65100MH2018PLC315359
3.	3- year block period (Specify financial years)	FY 2023-24 FY 2024-25 FY 2025 - 26
4.	incremental (long Term) borrowing done in FY 2023 (a)	Not applicable***
5.	Mandatory borrowing to be done through debt securities in FY 2023 (b) = (25% of a)	
6.	Actual borrowing done through debt securities in FY 2023 (c)	
7.	Shortfall in the borrowing through debt securities, if any. for FY 2022 carried forward to FY 2023 (d)	
8.	Quantum of (d), which has been met from (c) (e)	
9.	Shortfall. if any, in the mandatory borrowing through debt securities for FY 2023 {after adjusting for any shortfall in borrowing for FY 2022 which was carried forward to FY2023} (f)= (b)-[(c)-(e)] {If the calculated value is zero or negative, write "Nil"}	
i	**3-year block period (specify financial -years)	
ii	Amount of fine to be paid for the block, if -applicable Fine= 0.2% of {(d)-(e)}#	

*In cases. where an entity is not categorised as LC for FY (T). however was LC for FY (T- 1), and there was a shortfall in the mandatory bond borrowing for FY (T-1),
which was carried forward to FY (T), the disclosures as prescribed in this annexure shall be made by the entity for FY (T).
#(d) and (e) are the same as mentioned at sl. nos. 5 and 6 in the table given at point no. 4 of this annexure.
**SEBI vide its circular dated 31 March 2023 extended to a contiguous block of three years (from the present requirement of two years) reckoned from FY 2021-22 onwards.

***The Company has become a Large Corporate as on March 31, 2023, hence the below disclosure will be applicable to the Company from FY 2023 – 2024 onwards.

41.3 Disclosures under Listing Agreement for Debt Securities

Disclosure under Regulation 53(e) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Debenture Trustees:
Catalyst Trusteeship Limited
GDA House, Plot No. 85, Bhusari Colony (Right), Paud Road, Pune – 411 038, Tel No.(020)66807200

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41. SEBI disclosures (Continued)

Disclosure under Regulation 53(f) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Related Party transactions (Refer Note 33)

Particulars	As at March 31, 2023	As at March 31, 2022
Loans and advances in the nature of loans to subsidiaries	-	-
Loans and advances in the nature of loans to associates	-	-
Loans and advances in the nature of loans to firms/companies in which directors are Interested	-	-
Investments by the loanee in the shares of parent company and subsidiary company, when the company has made a loan or advance in the nature of loan	-	-

Disclosure under Regulation 54(2) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

Asset cover

The secured non-convertible debentures issued by the Company are fully secured by (a) creation and maintenance of first ranking par-passu charge on the receivables except those exclusively charged to NHB and any other statutory regulatory authority as the case may be and (b) First ranking pari passu charge on cash and cash equivalents to the extent required to maintain the stipulated security cover.The assets of the Company provide coverage of 1.28 times of the interest and principal amount, which is in accordance with the terms of the issue / debenture trust deed.

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Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2023 (Continued)

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41. SEBI disclosures (Continued)

41.4 Disclosure in compliance with Regulation 52(4) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended, for the year ended March 31, 2023

Sr. No.	Particulars	31-Mar-23
1	Debt equity ratio (No.of Times) [1]	5.59
2	Debt service coverage ratio [2]	Not Applicable
3	Interest service coverage ratio [2]	Not Applicable
4	Outstanding redeemable preference shares (quantity and value)	Nil
5	Capital redemption reserve/debenture redemption reserve	Nil
6	Net worth [3](₹ in lakhs)	67,440.08
7	Net profit / (loss) after tax(₹ in lakhs)	3,802.15
8	Earning per equity share (annualised):	
	(a) Basic (₹)	1.26
	(b) Diluted (₹)	1.26
9	Current ratio [2]	Not Applicable
10	Long term debt to working capital [2]	Not Applicable
11	Bad debts to account receivable ratio [2]	Not Applicable
12	Current 1iability ratio [2]	Not Applicable
13	Total debts to Total assets [4]	0.83
14	Debtors turnover ratio [2]	Not Applicable
15	Inventory turnover [2]	Not Applicable
16	Operating margin [2]	Not Applicable
17	Net profit margin (%) [5]	13.59%
18	Gross Stage 3 Loans	-
19	Net Stage 3 Loans	-
20	Provision Coverage Ratio % ("PCR") {On Stage 3 Loans}	-

1 Debt-equity ratio = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Ne

2 The Company is registered under The Reserve Bank of India Act, 1934 as a Housing Finance Company, hence these ratios are generally not applicable.

3 Net worth is calculated as defined in section 2(57) of Companies Act 2013.

4 Total debts to total assets = (Debt securities + Borrowings (other than debt securities) + Subordinated liabilities) / Total assets.

5 Net profit margin = Net profit/(loss) after tax / Total income.

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GODREJ HOUSING FINANCE LIMITED

(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - RBI

42.1 Disclosure in notes to Financial statements as required under paragraph 2 (a) of RBI Notification No RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020

42.1.1 Comparison of provisions required under Income Recognition, Asset Classification and Provisioning (IRACP) and Impairment allowances made under Ind AS 109

As at March 31, 2023

Asset Classification		Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
As per RBI Norms	As per Ind AS 109					
Performing Assets						
Standard	Stage-1	3,55,374.93	1,354.81	3,54,020.12	1,341.00	13.81
	Stage-2	12.51	1.52	10.99	0.03	1.49
Sub total		**3,55,387.44**	**1,356.33**	**3,54,031.11**	**1,341.03**	**15.30**
Non Performing Assets (NPA)						
Substandard	Stage-3	-	-	-	-	-
Doubtful						
up to 1 year	Stage-3	-	-	-	-	-
1 to 3 Years	Stage-3	-	-	-	-	-
More than 3 years	Stage-3	-	-	-	-	-
Sub total for Doubtful		-	-	-	-	-
Loss	Stage-3	-	-	-	-	-
Subtotal for NPA		-	-	-	-	-
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	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage-1**	**3,55,374.93**	**1,354.81**	**3,54,020.12**	**1,341.00**	**13.81**
	Stage-2	**12.51**	**1.52**	**10.99**	**0.03**	**1.49**
	Stage-3	-	-	-	-	-
	Total	**3,55,387.44**	**1,356.33**	**3,54,031.11**	**1,341.03**	**15.30**

As at March 31, 2022

Asset Classification		Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
As per RBI Norms	As per Ind AS 109					
Performing						
Standard	Stage-1	1,74,849.53	718.24	1,74,131.29	617.35	100.89
	Stage-2	-	-	-	-	-
Sub total		**1,74,849.53**	**718.24**	**1,74,131.29**	**617.35**	**100.89**
Non Performing Assets (NPA)						
Substandard	Stage-3	-	-	-	-	-
Doubtful						
up to 1 year	Stage-3	-	-	-	-	-
1 to 3 Years	Stage-3	-	-	-	-	-
More than 3 years	Stage-3	-	-	-	-	-
Sub total for Doubtful		-	-	-	-	-
Loss	Stage-3	-	-	-	-	-
Subtotal for NPA		-	-	-	-	-
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	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage-1**	**1,74,849.53**	**718.24**	**1,74,131.29**	**617.35**	**100.89**
	Stage-2	-	-	-	-	-
	Stage-3	-	-	-	-	-
	Total	**1,74,849.53**	**718.24**	**1,74,131.29**	**617.35**	**100.89**

42.1.2 Company conducted sale of its business portfolio as per details provided at Note No. 42.3.6 as per Policy for Transfer of Loan Exposure approved by its Board of Directors.

42.1.3 There are no accounts which are past due beyond 90 days but not treated as impaired.

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(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - RBI (Continued)

42.2 Disclosure on liquidity risk under RBI circular no. RBI/2019-20/88 DOR.NBFC (PD) CC. No.102/03.10.001/2019-20 dated November 04, 2019 on Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies from March 31, 2020 onwards

i) Funding Concentration based on significant counterparty (both deposits and borrowings)

Particulars	As at March 31, 2023	As at March 31, 2022
No. of Significant Counterparties	13	9
Amount	3,72,210.06	1,38,703.37
Percentage of funding concentration to total deposits	-	-
Percentage of funding concentration to total liabilities	96.86%	86.90%

ii) Top 20 large deposits

Since the Company is registered as a Non - Deposit taking Non - Banking Financial Company - Housing Finance Company, this is not applicable.

iii) Top 10 Borrowings

Particulars	As at March 31, 2023	As at March 31, 2022
Total amount of top 10 borrowings	3,53,584.06	1,38,703.37
Percentage of amount of top 10 borrowings to total borrowings	94.04%	100.00%

iv) Funding concentration based on significant instrument / product:

Particulars	As at March 31, 2023		As at March 31, 2022	
	₹ in lakh	% of Total liabilities	₹ in lakh	% of Total liabilities
a) Term Loans	3,26,764.87	85.04%	1,31,702.96	82.51%
b) Working Capital Bank Lines	-	-	7,000.41	4.39%
c) Non-Convertible Debentures	20,913.51	5.44%		
d) Commercial Papers	29,069.47	7.57%	9,921.18	6.22%

v) Stock Ratios:

Particulars	As at March 31, 2023	As at March 31, 2022
a) Commercial Papers to Total Liabilities	7.57%	6.22%
b) Commercial Papers to Total Assets	6.43%	4.93%
c) Commercial Papers to Public funds	7.72%	6.68%
d) NCD (Original Maturity < 1year) to Total Liabilities	N.A	N.A
e) NCD (Original Maturity < 1year) to Total Assets	N.A	N.A
f) NCD (Original Maturity < 1year) to Public funds	N.A	N.A
g) Other Short Term Liabilities to Total Liabilities ##	1.66%	6.20%
h) Other Short Term Liabilities to Total Assets ##	1.41%	4.91%
i) Other Short Term Liabilities to Public funds ##	1.69%	6.66%

Other short term liabilities include all the financial liabilities as per IND As maturing within next 12 months other than Debt securities and Borrowings (other than debt securities).

vi) Institutional set-up for liquidity risk management:

Asset Liability Management Committee (ALCO) supervises liquidity risk management. Meetings of ALCO are held periodically.

Notes:

1 A "Significant counterparty" is defined as a single counterparty or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the total liabilities.

2 Total Liabilities has been computed as sum of all liabilities (Balance Sheet figure) less Equities and Reserves/Surplus.

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(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

42.3.1 Schedule to the Balance Sheet

	Particulars	As at March 31, 2023		As at March 31, 2022	
	Liabilities side	**Amount outstanding**	**Amount overdue**	**Amount outstanding**	**Amount overdue**
1	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**				
	a) Debentures:				
	Secured	20,913.51	-	-	-
	Unsecured	-	-	-	-
	b) Deferred Credits	-	-	-	-
	c) Term Loans	3,26,017.64	-	1,31,880.12	-
	d) Inter-corporate loans and borrowing	-	-	-	-
	e) Commercial Paper	29,069.47	-	9,921.18	-
	f) Public Deposits	-	-	-	-
	g) Other Loans (Loan repayable on demand from banks)	747.23	-	7,000.41	-
2	**Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):**				
	a) In the form of Unsecured debentures	-	-	-	-
	b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-	-	-
	c) Other public deposits	-	-	-	-

	Assets side	**Amount outstanding**	
3	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**	**As at March 31, 2023**	**As at March 31, 2022**
	a) Secured	3,73,637.85	1,71,610.28
	b) Unsecured	7,546.52	3,239.25
4	**Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities**		
	i) Lease assets including lease rentals under sundry debtors		
	a) Financial lease	-	-
	b) Operating lease	-	-
	ii) Stock on hire including hire charges under sundry debtors		
	a) Assets on hire	-	-
	b) Repossessed Assets	-	-
	iii) Other loans counting towards asset financing activities		
	a) Loans where assets have been repossessed	-	-
	b) Loans other than (a) above	-	-
5	**Break-up of Investments**		
	Current Investments		
	Quoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-
	Unquoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-

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42.3 **Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)**

	Assets side (Continued)	Amount outstanding	
		As at March 31, 2023	As at March 31, 2022
	Long Term investments		
	Quoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-
	Unquoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-

6 **Borrower group-wise classification of assets financed as in (3) and (4) above:**

Category	Amount net of provisions As at March 31, 2023		
	Secured	Unsecured	Total
Related Parties			
a) Subsidiaries	-	-	-
b) Companies in the same group	-	-	-
c) Other related parties	-	-	-
Other than related parties	3,72,325.04	7,503.00	3,79,828.04

Category	Amount net of provisions As at March 31, 2022		
	Secured	Unsecured	Total
Related Parties			
a) Subsidiaries	-	-	-
b) Companies in the same group	-	-	-
c) Other related parties	-	-	-
Other than related parties	1,70,930.55	3,200.74	1,74,131.29

7 **Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :**

Category	As at March 31, 2023		As at March 31, 2022	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
Related Parties				
a) Subsidiaries	-	-	-	-
b) Companies in the same group	-	-	-	-
c) Other related parties	-	-	-	-
Other than related parties	-	-	-	-

8 **Other information**

Particulars	Amount	
	As at March 31, 2023	As at March 31, 2022
i) Gross Non-Performing Assets		
a) Related parties	-	-
b) Other than related parties	-	-
ii) Net Non-Performing Assets		
a) Related parties	-	-
b) Other than related parties	-	-
iii) Assets acquired in satisfaction of debt	-	-

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.2 Capital to risk assets ratio (CRAR)

Particulars	As at March 31,	
	2023	2022
CRAR (%)	24.42%	21.76%
CRAR - Tier I capital (%)	23.90%	21.36%
CRAR - Tier II Capital (%)	0.52%	0.40%
Amount of Subordinated debt raised as Tier II capital	-	-
Amount raised by issue of perpetual debt instruments	-	-

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

Particulars	As at March 31,	
	2023	2022
Balance at the beginning of the year		
a) Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Total	-	-
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred under Section 29C of the NHB Act, 1987	760.43	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act,1961 taken into account for the purpose of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Less:		
a) Amount appropriated from Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from Special Reserve under Section 36 (1)(viii) of the Income Tax Act,1961 which has been taken into account for the purpose of provision under Section 29C of the NHB Act, 1987	-	-
Balance at the end of the year	**760.43**	-
a) Statutory Reserve under Section 29C of the NHB Act, 1987	760.43	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Total	**760.43**	-

42.3.4 Investments

Particulars	As at March 31,	
	2023	2022
I) Value of Investment		
(i) Gross value of investments		
(a) In India	-	-
(b) Outside India	-	-
(ii) Provisions for depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments		
(a) In India	-	-
(b) Outside India	-	-
II) Movement of provisions held towards depreciation on investments.		
Opening balance	-	-
Add : Provisions made during the year	-	-
Less : Write-off / written-back of excess provisions during the year	-	-
Closing balance	-	-

42.3.5 Derivatives

a) Forward rate agreement / interest rate swap

Particulars	As at March 31,	
	2023	2022
i) The notional principal of swap agreements	-	-
ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	-
iii) Collateral required by the HFC upon entering into swaps	-	-
iv) Concentration of credit risk arising from the swaps [$]	-	-
v) The fair value of the swap book [@]	-	-

Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.

[$] Examples of concentration could be exposures to particular industries or swaps with highly geared companies.

[@] If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

b) Exchange traded interest rate (IR) derivatives

Particulars	As at March 31,	
	2023	2022
i) Notional principal amount of exchange traded IR derivatives undertaken during the year	-	-
ii) Notional principal amount of exchange traded IR derivatives outstanding	-	-
iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	-	-
iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	-	-

c) Disclosures on risk exposure in derivatives

Qualitative disclosure

Considering no trade in Derivatives have been carried out "Nil" disclosure is being made.

Quantitative disclosure

Particulars	As at March 31, 2023		As at March 31, 2022	
	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
Derivatives (notional principal amount)	-	-	-	-
Marked to market positions	-	-	-	-
Assets (+)	-	-	-	-
Liability (-)	-	-	-	-
Credit exposure	-	-	-	-
Unhedged exposures	-	-	-	-

42.3.6 As per Paragraph 86 of Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021.

a) Details of loans acquired through assignment in respect of loans not in default during the year ended March 31, 2023

Particulars	Acquired
i) Entity	NBFCs
ii) Count of loan accounts assigned (in numbers)	330
iii) Amount of loan account assigned (in lakhs)	5,291.69
iv) Retention of beneficial economic interest (MRR)**	10.00%
v)Weighted average maturity (residual maturity in months)	198.37714
vi) Weighted average holding period (in months)	22.06211347
vii) Coverage of tangible security	100.00%
viii) Rating-wise distribution of rated loans	N/A

**Retained by the originator

b) Details of loans transferred through assignment in respect of loans not in default during the year ended March 31, 2023

Particulars	Transferred
i) Entity	Bank
ii) Count of loan accounts assigned (in numbers)	217
iii) Amount of loan account assigned (in lakhs)	10,524.11
iv) Retention of beneficial economic interest (MRR)**	10.00%
v)Weighted average maturity (residual maturity in months)	205.7120471
vi) Weighted average holding period (in months)	13.57703094
vii) Coverage of tangible security	100.00%
viii) Rating-wise distribution of rated loans	N/A

c) The Company has not transferred/acquired any stressed loans during the year ended March 31, 2023

d) The Company has not transferred/acquired through novation and loan participation during the year ended March 31, 2023

42.3.7 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/85 DOR.STR.REC.53/21.04.177/2021-22 dated September 24, 2021.

No securitization has been done by the company during the year

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.8 Asset liability management

a) Maturity pattern of certain items of assets and liabilities As at March 31, 2023

Particulars	Liabilities			
	Deposits	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	1,613.49	-	-
8 days to 14 days	-	-	4,991.99	-
15 days to 30/31 days (One month)	-	55.56	-	-
Over One month up to 2 months	-	693.06	-	-
Over 2 months up to 3 months	-	5,845.03	-	-
Over 3 months up to 6 months	-	7,571.20	12,659.29	-
Over 6 months up to 1 year	-	15,725.74	12,333.28	-
Over 1 year up to 3 years	-	1,09,807.14	19,998.42	-
Over 3 years up to 5 years	-	1,03,582.57	-	-
Over 5 years	-	81,871.08	-	-
Total	**-**	**3,16,764.87**	**49,982.98**	**-**

Particulars	Assets		
	Advances	Investments	Foreign Currency Assets
1 day to 7 days	2,883.91	-	-
8 days to 14 days	63.72	-	-
15 days to 30/31 days (One month)	1,429.03	-	-
Over One month to 2 months	2,907.69	-	-
Over 2 months up to 3 months	2,673.19	-	-
Over 3 months up to 6 months	5,912.57	-	-
Over 6 months up to 1 year	10,994.12	-	-
Over 1 year up to 3 years	26,927.38	-	-
Over 3 years up to 5 years	22,203.83	-	-
Over 5 years	3,03,832.60	-	-
Total	**3,79,828.04**	**-**	**-**

b) Maturity pattern of certain items of assets and liabilities As at March 31, 2022

Particulars	Liabilities			
	Deposits	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	172.20	-	-
8 days to 14 days	-	-	-	-
15 days to 30/31 days (One month)	-	49.74	4,984.05	-
Over One month up to 2 months	-	374.46	-	-
Over 2 months up to 3 months	-	2,716.37	-	-
Over 3 months up to 6 months	-	15,141.01	4,937.13	-
Over 6 months up to 1 year	-	10,409.62	-	-
Over 1 year up to 3 years	-	60,260.88	-	-
Over 3 years up to 5 years	-	29,257.84	-	-
Over 5 years	-	20,321.25	-	-
Total	**-**	**1,18,703.37**	**9,921.18**	**-**

Particulars	Assets		
	Advances	Investments	Foreign Currency Assets
1 day to 7 days	1,281.69	-	-
8 days to 14 days		-	-
15 days to 30/31 days (One month)	6.60	-	-
Over One month to 2 months	553.98	-	-
Over 2 months up to 3 months	575.75	-	-
Over 3 months up to 6 months	1,748.20	-	-
Over 6 months up to 1 year	3,607.80	-	-
Over 1 year up to 3 years	16,096.07	-	-
Over 3 years up to 5 years	18,175.79	-	-
Over 5 years	1,32,085.41	-	-
Total	**1,74,131.29**	**-**	**-**

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.9 Exposure

i) Exposure to real estate sector

Category	As at March 31, 2023	As at March 31, 2022
a) Direct exposure		
Residential mortgages - Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits.	3,03,444.99	1,49,138.11
Commercial real estate - Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure includes non-fund based (NFB) limits.	34,318.48	18,106.86
Investments in mortgage backed securities (MBS) and other securitised exposures -		
- Residential	-	-
- Commercial Real Estate	-	-
b) Indirect exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total exposure to Real Estate Sector	**3,37,763.47**	**1,67,244.97**

(Note: Loans for third dwelling unit onwards are being classified as CRE exposure)

ii) Exposure to Capital Market

	Category	As at March 31, 2023	As at March 31, 2022
a)	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	-	-
b)	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	-	-
c)	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	-	-
d)	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	-	-
e)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
f)	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	-	-
g)	Bridge loans to companies against expected equity flows / issues	-	-
h)	Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
i)	Financing to stockbrokers for margin trading	-	-
j)	All exposures to Alternative Investment Funds: (i) Category I (ii) Category II (iii) Category III	-	-
	Total exposure to Capital Market	-	-

42.3.10 Details of financing of parent company products:

No parent company products were financed during the year (Previous Year: Nil).

42.3.11 Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL) exceeded by the Company:

The Company has not exceeded prudential exposure limit stipulated by RBI prudential norms applicable to HFC as on reporting date (Previous Year: Nil).

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.12 Unsecured advances

The Company has unsecured advances of Rs. 7,546.52 lakhs As at March 31, 2023 (As at March 31, 2022: 3,239.25 lakhs). The Company has not granted any advances against intangible collateral.

42.3.13 Exposure to group companies engaged in real estate business

Description	As at March 31, 2023		As at March 31, 2022	
	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	-	-	-	-

Note: Company has funded the customers of the Godrej Properties Limited and/or its subsidiaries/associates though no exposure has been taken on Godrej Properties Limited and/or its subsidiaries/associates.

42.3.14 Registration obtained from other financial sector regulators

The Company is registered with following regulators effective As at March 31, 2023 :

Regulator	Registration No.
i) Ministry of Company Affairs	CIN: U65100MH2018PLC315359
ii) Reserve Bank of India	Registration No. DOR - 00184
iii) Legal Entity Identifier	LEI Code: 33580013ZGNIERZRLU44

42.3.15 Disclosure of penalties imposed by NHB/RBI and other regulators

There were no penalties imposed on the Company by NHB/RBI or any other regulator during the year (Previous Year: Nil).

42.3.16 Related Party Transactions

Details of all material transactions with related parties are disclosed in Note 33 to Financial Statements.

42.3.17 Group Structure

Ultimate Holding Company	Godrej Industries Limited (w.e.f. August 24, 2021)
Holding Company	Godrej Capital Limited (formerly known as Pyxis Holdings Limited) (w.e.f. August 24, 2021)
Subsidiaries of Holding Company	Godrej Finance Limited (formerly known as Ensemble Holdings & Finance Limited) (w.e.f. August 24, 2021)

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.18 Rating assigned by credit rating agencies

Instruments	Credit Rating Agency	Migration in Ratings During the year	As at March 31,	
			2023	2022
Bank Borrowings	CRISIL Ltd.	-	CRISIL AA/Stable	CRISIL AA
Commercial Paper	ICRA Ltd.	-	ICRA A1+/Stable	ICRA A1+
Commercial Paper	CRISIL Ltd.	-	CRISIL A1+/Stable	CRISIL A1+
Non Convertible Debentures	CRISIL Ltd.	-	CRISIL AA/Stable	CRISIL AA

42.3.19 Remuneration of Directors

Details of all pecuniary transactions with Non-Executive Independent Directors

Particulars	As at March 31,	
	2023	2022
Directors sitting fees paid to		
i) Rosemary Sebastian	19.00	22.00
ii) Usha Sangwan	7.00	32.00
iii) Saibal M Ghosh	10.00	-

There are no other pecuniary transactions with Non-executive Directors during the year (Previous Year: Nil).

42.3.20 Management Discussion and Analysis

Refer to the Management Discussion and Analysis report which is part of Director Report for relevant Disclosure.

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

There are no prior period items that have impact on the current year's profit and loss. The accounting policies regarding key areas of operations are disclosed in Note 1 & 2 to the Financial Statement for the year ended March 31, 2023.

42.3.22 Revenue Recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties. (Previous Year: Nil)

42.3.23 Consolidated Financial Statements (CFS)

The Company does not have any Subsidiary/Joint Venture/Associates As at March 31, 2023.

42.3.24 Provisions and contingencies

Breakup of provisions and contingencies shown under the head expenditure in the Statement of Profit and loss

Particulars	Year Ended March 31,	
	2023	2022
i) Provision made for depreciation on investment	-	-
ii) Provision made towards non performing assets	-	-
iii) Provision made towards income tax	-	-
iv) Provision made for gratuity	52.77	36.06
v) Provision made for leave encashment	10.14	28.25
vi) Provision made for standard assets: *	638.09	718.24

* This includes provision towards Commercial Real Estate (CRE) loans of Rs. 219.17 lakhs As at March 31, 2023 (As at March 31, 2022 of Rs. 202.38 lakhs)

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.25 Break up of Loan & Advances and Provisions thereon

	Particulars	As at March 31, 2023		As at March 31, 2022	
		Housing	Non Housing	Housing	Non Housing
i)	**Standard Assets**				
	Total Outstanding Amount	2,80,728.44	1,00,455.93	1,25,387.05	49,462.48
	Provisions made	(601.89)	(754.44)	(322.51)	(395.73)
ii)	**Sub-Standard Assets**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
iii)	**Doubtful Assets – Category-I**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
iv)	**Doubtful Assets – Category-II**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
v)	**Doubtful Assets – Category-III**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
vi)	**Loss Assets**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
vii)	**Total**				
	Total Outstanding Amount	**2,80,728.44**	**1,00,455.93**	**1,25,387.05**	**49,462.48**
	Provisions made	**(601.89)**	**(754.44)**	**(322.51)**	**(395.73)**

42.3.26 Draw down from reserves

No drawdown from the reserves during the year. (Previous Year: Nil)

42.3.27 Concentration of deposits, advances, exposures and NPA assets

	Particulars	As at March 31,	
		2023	2022
i)	**Concentration of public deposits**		
	Total deposits of twenty largest depositors	N.A	N.A
	Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	N.A	N.A
ii)	**Concentration of Loans & Advances**		
	Total loans & advances to twenty largest borrowers	14,883.39	12,234.03
	Percentage of loans & advances to twenty largest borrowers to Total Advances of the HFC	4.19%	7.00%
iii)	**Concentration of all Exposure (including off-balance sheet exposure)**		
	Total Exposures to twenty largest borrowers / Customers	16,920.84	13,358.05
	Percentage of Exposures to twenty largest borrowers / Customers to Total Exposure of the HFC on borrowers / Customers	2.67%	4.19%
iv)	**Concentration of NPAs**		
	Total Exposures to top ten NPA accounts	-	-

42.3.27 Concentration of deposits, advances, exposures and NPA assets (Continued)

v) Sector-wise NPAs

	Sectors	Percentage of NPAs to Total Advances in that sector	
		As at March 31,	
		2023	2022
a.	**Housing Loans:**		
	i) Individual	-	-
	ii) Builder/Project Loans	-	-
	iii) Corporates	-	-
b.	**Non-Housing Loans:**		
	i) Individual	-	-
	ii) Builder/Project Loans	-	-
	iii) Corporates	-	-

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42. Regulatory disclosures - RBI (Continued)

42.3 Disclosure of details as required under Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

42.3.28 Movement in non-performing assets (NPAs)

Particulars	As at March 31,	
	2023	2022
(i) Net NPAs to net advances (%)	-	-
(ii) Movement of NPAs (gross)		
(a) Opening balance	-	-
(b) Additions during the year	163.00	-
(c) Reductions during the year	(163.00)	
(d) Closing balance	-	-
(iii) Movement of net NPAs		
(a) Opening balance	-	-
(b) Additions during the year	108.48	-
(c) Reductions during the year	(108.48)	-
(d) Closing balance	-	-
(iv) Movement of provisions for NPAs (excluding provision on standard assets)		
(a) Opening Balance	-	-
(b) Provisions made during the year	54.52	-
(c) Write off/write back of excess provision	(54.52)	-
(d) Closing balance	-	-

42.3.29 Overseas Assets

The Company does not own any overseas assets As at March 31, 2023. (As at March 31, 2022: Nil)

42.3.30 Off-balance Sheet SPVs sponsored

Particulars	As at March 31,	
	2023	2022
Name of the SPV sponsored	NA	NA
Domestic	Nil	Nil
Overseas	Nil	Nil

42.3.31 Details of customers complaints

Particulars	As at March 31,	
	2023	2022
i) No. of complaints pending at the beginning of the year	0	0
ii) No. of complaints received during the year	14	8
iii) No. of complaints redressed during the year	14	8
iv) No. of complaints pending at the end of the year	0	0

42.3.32 Disclosure of principal business criteria

	Particulars	As at March 31,	
		2023	2022
i)	Financial assets, in the business of providing finance for housing, to total assets (netted off by intangible assets)	62.74%	63.55%
ii)	Housing finance to individuals to total assets (netted off by intangible assets)	62.31%	63.27%

42.3.33 Disclosure of frauds as per Master Direction - Monitoring of Frauds in NBFCs (Reserve Bank) Directions, 2016

There were no cases as fraud reported to NHB during the financial year ended March 31, 2023 (Previous Year: Nil)

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Notes to the financial statements for the year ended March 31, 2023 (Continued)

(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

42.4.1 Exposure to real estate sector
Refer Note 41.3.9

42.4.2 Exposure to capital market
Refer Note 41.3.9

42.4.3 Intra-group exposures
Nil

42.4.4 Unhedged foreign currency exposure
Nil

42.4.5 Sectoral exposure

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	**305.45**	-	-	-	-	-
2. Industry (2.1 to 2.4)	**9,914.95**	-	-	**7,101.99**	-	-
2.1 Micro and Small	-	-	-	-	-	-
2.2 Medium	-	-	-	-	-	-
2.3 Large	-	-	-	-	-	-
2.4 Others	9,914.95	-	-	7,101.99	-	-
3. Services (3.1 to 3.7)	**37,216.15**	-	-	**26,566.15**	-	-
3.1 Transport Operators	-	-	-	-	-	-
3.2 Computer Software	-	-	-	-	-	-
3.3 Tourism, Hotel and Restaurants	-	-	-	-	-	-
3.4 Shipping	-	-	-	-	-	-
3.5 Professional Services	9,691.68	-	-	6,920.11	-	-
3.6 Trade	12,831.68	-	-	8,474.81	-	-
3.7 Other Services	14,692.79	-	-	11,171.23	-	-
4. Personal Loans	-	-	-	-	-	-
5.Retail Loans	**5,66,858.60**	-	-	**2,78,625.44**	-	-
Total	**6,14,295.15**	-	-	**3,12,293.58**	-	-

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(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

42.4.6 Related Party Disclosure

Related Party	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management Personnel@		Relatives of Key Management Personnel@		Others*		Total	
Items	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous year**	**Current year**	**Previous Year**	**Current year**	**Previous year**
Borrowings#	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits#	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits#	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances#	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments#	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchase offixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of fixed/otherassets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Issue of equity shares	22,100.00	50,702.89	-	-	-	-	-	-	-	-	-	-	22,100.00	50,702.89
Cost Reimbursement Paid To	4.85	-	-	-	-	-	-	-	-	-	1,387.97	322.96	1,392.82	322.96
Cost Reimbursement Recovered From	12.75	806.86	-	-	-	-	-	-	-	-	643.50	1,632.69	656.25	2,439.55
Purchase of Goods	-	-	-	-	-	-	-	-	-	-	0.25	0.62	0.25	0.62
Remuneration to Key Management Personnel	-	-	-	-	-	-	437.37	401.74	-	-	-	-	437.37	401.74

@ Disclosures for directors and relatives of directors should be made separately in separate columns from other KMPs and relatives of other KMPs.

The outstanding at the year end and the maximum during the year are to be disclosed

* Specify item if total for the item is more than 5 per cent of total related party transactions. Related parties would include trusts and other bodies in which the NBFC can directly or indirectly (through its related parties) exert control or significant influence.

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1. Related party, in the context of the aforementioned disclosure, shall include all related parties as per the applicable accounting standards. Further, related party shall also include following related parties defined under Section 2(76) of the Companies Act, 2013.

i. a director or his relative;
ii. a key managerial personnel or his relative;
iii. a firm, in which a director, manager or his relative is a partner;
iv. a private company in which a director or manager or his relative is a member or director;
v. a public company in which a director or manager is a director or holds along with his relatives, more than two per cent. of its paid-up share capital;
vi. any body corporate whose Board of Directors, managing director or manager is accustomed to act in accordance with the advice, directions or instructions of a director or manager;
vii. any person on whose advice. directions or instructions a director or manager is accustomed to act:

Provided that nothing in clauses (vi) and (vii) shall apply to the advice, directions or instructions given in a professional capacity;

2. At a minimum, Key Management Personal (KMPs) shall include following key managerial personnel as per section 2(51) of the Companies Act, 2013.

i. the Chief Executive Officer or the managing director or the manager
ii. the company secretary
iii. the whole-time director
iv. the Chief Financial Officer
v. such other officer, not more than one level below the Directors who is in whole-time employment, designated as key managerial personnel by the Board; and
vi. such other officer as may be prescribed

3. Relatives of KMPs at the minimum, shall include following relatives as defined under section 2(77) of the Companies Act. 2013 and Rule 4 of the Companies (Specification of definitions details) Rules, 2014.

(i) they are members of a Hindu Undivided Family;
(ii) they are husband and wife; or
(iii) one person is related to the other in such manner as may be prescribed;

A person shall be deemed to be the relative of another, if he or she is related to another in the following manner, namely:-

(1) Father; Provided that the term "Father" includes step-father.
(2) Mother: Provided that the term "Mother" includes the step-mother.
(3) Son: Provided that the term "Son" includes the step-son.
(4) Son's wife.
(5) Daughter.
(6) Daughter's husband.
(7) Brother: Provided that the term "Brother" includes the step-brother;
(8) Sister: Provided that the term "Sister" includes the step-sister.

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

42.4.7 Disclosure of complaints

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

Sr. No	Particulars	Current Year	Previous Year
	Complaints received by the NBFC from its customers		
1.	Number of complaints pending at beginning of the year	-	-
2.	Number of complaints received during the year	8	6
3.	Number of complaints disposed during the year	8	6
3.1	Of which, number of complaints rejected by the NBFC	-	-
4.	Number of complaints pending at the end of the year	-	-
	Maintainable complaints received by the NBFC from Office of Ombudsman*		

Sr. No	Particulars	Current Year	Previous Year
5.*	Number of maintainable complaints received by the NBFC from Office of Ombudsman	-	-
5.1.	Of 5, number of complaints resolved in favour of the NBFC by Office of Ombudsman	-	-
5.2	Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
5.3	Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
6.*	Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme.

*Company is currently not included under The Reserve Bank - Integrated Ombudsman Scheme, 2021 and accordingly appropriate disclosures are not applicable.

2) Top five grounds2 of complaints received by the NBFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	6
	Current Year				
Mis-Selling	-	2	200%	-	-
Staff behaviour	-	2	200%	-	-
Loans and advances	-	4	-33%	-	-
Total	-	**8**	**33%**	-	-
	Previous Year				
Mis-Selling	-	0	-100%	-	-
Staff behaviour					
Loans and advances	-	6	200%	-	-
Total	-	**6**	**50%**	-	-

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

42.4.8 Corporate governance

Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Paragraph C of Schedule V - Annual Report) as amended from time to time, specifies disclosures to be made in the section on the corporate governance of the Annual Report. With respect to the corporate governance report, non-listed NBFCs should also endeavor to make full disclosure in accordance with the requirement of SEBI (LODR) Regulation, 2015. Non-listed NBFCs at the minimum should disclose following under the corporate governance section of the annual report.

1) Composition of the Board

Sl. No	Name of Director	Director since	Capacity (i.e.Executive/ Non- Executive/ Chairman/ Promoter nominee/ Independent)	DIN	Number of Board Meetings		No. of other Director ships	Remuneration			No. of shares held in and convertible instruments held in the NBFC
					Held	Attended		Salary and other compensation	Sitting Fee	Commission	
1	Mr. Pirojsha Godrej	05-10-2018	Non – Executive Chairperson	432983	5	4	14 (incl. this company)	-	-	-	1 (as Nominee of Godrej Capital Limited)
2	Mr. Manish Shah	04-09-2019	Managing Director & Chief Executive Officer (MD & CEO)	6422627	5	5	4 (incl. this company)	Rs. 389.96 Lakhs	-	-	-
3	Mrs. Rosemary Sebasti	28-01-2021	Independent	7938489	5	5	3 (incl. this company)	-	Rs. 19 Lakhs	-	-
4	Mr. Saibal Ghosh	17-10-2022	Independent	9766300	3	3	1 (incl. this company)	-	Rs. 10 Lakhs	-	-

Details of change in composition of the Board during the current and previous financial year.

Sr No.	Name of Director	(Capacity i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
1	Mrs. Usha Sangwan	Independent Director	Resignation*	30-07-2022
2	Mr. Saibal Ghosh	Independent Director	Appointment	17-10-2022

*- Reason for resignation: To ease the burden of regulatory restrictions on borrowing of Company due to her being on Board of subsidiaries of Bank/ Financial Institutions.

Previous Financial Year (2021-22)
No change in Composition of the Board during Previous Financial Year (2021-22).
Details of any relationship amongst the directors inter-se shall be disclosed: Not Applicable

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

2)Committees of the Board and their composition

i. Mention the names of the committees of the Board along with summarized Terms of Reference.

Name of the Committee	Summarized Terms of Reference
Audit Committee of Board	Required under Section 177 of Companies Act, 2013, Paragraph 50.1 of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. It reviews and recommends all matters related to financials, auditors, compliances / regulatory matters, related party transaction review & approval, internal controls and other matters incidental thereto.
Nomination & Remuneration Committee	Required under Section 177 of Companies Act, 2013, Paragraph 50.2 of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. It reviews and recommends all matters related to Director / Key Management Person appointment, tenure, review of performance & pay and exit. It also reviews compliance with fit & proper criteria for Directors and annual declaration to compliance by Directors.
Risk Management Committee	Required under Paragraph 50.3 of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. Among other things it quarterly reviews risk which impact the organization and actions taken to mitigate them.
IT Strategy Committee	Required under Paragraph 1.1 of Master Direction - Information Technology Framework for the NBFC Sector and undertakes all matters prescribed for its working therein. It reviews working of IT Steering Committee and matters related to Information Technology such as Information Security and business continuity.
Grievance Redressal Committee	The Committee has been constituted to ensure that all matters related to customer & their grievances are regularly reviewed.The Committee has been constituted to ensure that all matters related to customer & their grievances are regularly reviewed.
Corporate Social Responsibility Committee	Required under Section 135 of Companies Act, 2013 & oversees the requirements placed on Company under the Act for corporate social responsibility.
Asset Liability Committee	Required under Paragraph 50.3 of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. It deals with all matters related to Asset-Liability and matters prescribed under Board approved Asset-Liability Management Policy and Borrowing & Investment Policy.
Credit Committee	The Committee has been constituted to take decisions with respect to credit. Among other things committee approves cases above defined limit, reviews subsidiary credit policies, manual, products etc.
Borrowing & Investment Committee	This committee has been constituted to enable decisions with respect to borrowing & investments of the Company. The decisions are governed as per Board approved Borrowing & Investment policy of the Company.
Willful Defaulter Review Committee	Required under Annex XVII of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. It reviews recommendation of Willful Defaulter Identification Committee with respect to any wilful default.
IT Steering Committee	Required under Paragraph 1 of Master Direction - Information Technology Framework for the NBFC Sector and undertakes all matters prescribed for its working therein. It reviews inter alia matters related to Information Technology such as Information Security and business continuity.
Whistle-blower Committee (Under Vigil Mechanism)	Required under Section 177 of Companies Act, 2013, Paragraph 50.2 of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. It takes decisions with respect to whistle-blow complaints and matters incidental thereto.
Willful Defaulter Identification Committee	Required under Annex XVII of Master Directions for Housing Finance Companies and undertakes all matters prescribed for its working therein. It reviews matters related to wilful default.
Internal Committee (constituted as per the provisions of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013)	Required under Section 4 of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013and undertakes all matters prescribed for its working therein. .

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

ii.For each committee, mention the summarized terms of reference and provide the following details.

Audit Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mrs. Rosemary Sebastian	28-01-2021	Independent Director & Chairperson of the Committee	4	4	-
2	Mr. Saibal Ghosh	17-10-2022	Independent Director	2	2	-
3	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director	4	4	1(Nominee of Godrej Capital Limited)

Nomination And Remuneration Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Saibal Ghosh	17-10-2022	Independent Director & Chairperson of the Committee	0	0	-
2	Mrs. Rosemary Sebastian	28-01-2021	Independent Director	1	1	-
3	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director	1	1	1(Nominee of Godrej Capital Limited)

Risk Management Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Saibal Ghosh	17-10-2022	Independent Director & Chairperson of the Committee	2	2	-
2	Mr. Manish Shah	28-01-2021	MD & CEO	4	4	-
3	Mrs. Shalinee Mimani	17-10-2022	CRO	2	2	-

IT Strategy Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mrs. Rosemary Sebastian	17-10-2022	Independent Director & Chairperson of the Committee	2	2	-
2	Mr. Manish Shah	28-01-2021	MD & CEO	4	3	-
3	Mrs. Jyothirlatha B.	28-01-2021	CTO	4	4	-

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

Grievance Redressal Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mrs. Rosemary Sebastian	28-01-2021	Independent Director & Chairperson of the Committee	4	4	-
2	Mr. Manish Shah	28-01-2021	MD & CEO	4	4	-
3	Mr. Nalin Jain	28-01-2021	Chief Marketing Officer	4	3	-

Corporate Social Responsibility Committee (CSR):

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Pirojsha Godrej	17-10-2022	Non-Executive Director & Chairperson of the Committee	1	1	1(Nominee of Godrej Capital Limited)
2	Mr. Saibal Ghosh	17-10-2022	Independent Director	1	1	-
3	Mr. Manish Shah	17-10-2022	MD & CEO	1	1	-

Asset Liability Management Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	7	7	-
2	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director	7	0	1(Nominee of Godrej Capital Limited)
3	Mr. Kunal Karnani	28-01-2021	CFO	7	7	-
4	Ms. Shalinee Mimani	11-05-2022	CRO	6	5	-
5	Mr. Mayank Goel	11-05-2022	Head - Treasury	6	6	-

Credit Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Pirojsha Godrej	28-01-2021	Non – Executive Director & Chairperson of the Committee	11	0	1(Nominee of Godrej Capital Limited)
2	Mr. Manish Shah	28-01-2021	MD & CEO	11	11	-
3	Mrs. Shalinee Mimani	28-01-2021	CRO	11	11	-

Borrowing and Investment Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	14	14	-
2	Mr. Kunal Karnani	28-01-2021	CFO	14	14	-

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

Willful Defaulter Review Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Saibal Ghosh	17-10-2022	Independent Director & Chairperson of the Committee	1	1	-
2	Mrs. Rosemary Sebastian	28-01-2021	Independent Director	2	2	-
3	Mr. Manish Shah	28-01-2021	MD & CEO	2	2	-

IT Steering Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	4	4	-
2	Mr. Kunal Karnani	28-01-2021	CFO	4	4	-
3	Mrs. Jyothirlatha B	28-01-2021	CTO	4	4	-

Whistleblower Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	0	0	-
2	Mrs. Shalinee Mimani	28-01-2021	CRO	0	0	-
3	Mrs. Ruhie Pande	28-01-2021	CHRO	0	0	-
4	Mr. V Swaminathan	28-01-2021	Head – Corporate Audit & Assurance	0	0	-

Willful Default Identification Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Mr. Manish Shah	28-01-2021	MD and CEO & Chairperson of the Committee	2	2	-
2	Mr. Kunal Karnani	28-01-2021	CFO	2	2	-
3	Mrs. Shalinee Mimani	28-01-2021	CRO	2	2	-
4	Mr. Gaurav Tanna	28-01-2021	Chief Credit Officer	2	2	-

Internal Complaints Committee

Sl. No	Name of Director	Member of Committee since	Capacity (i.e.Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the committee		No. of shares held in the NBFC
				Held	Attended	
1	Ms. Pooja Choudhary	25-06-2022	Business Head - North (Business Loans) -Presiding Officer	3	2	-
2	Mr. Nalin Jain,	25-06-2022	Chief Marketing Officer	3	3	-
3	Mr. Debashish Majumdar	25-06-2022	Head- HR Business Partnering & Rewards	3	0	-
	Ms. Kirti Sawant	25-06-2022	Head - Finance & Accounts	3	0	-
	Ms. Tejasvi B.	25-06-2022	HRBP - Corporate Functions	3	0	-
	Ms. Raheen Jummani	25-06-2022	External Member	3	3	-

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42. Regulatory disclosures - RBI (Continued)

42.4 Disclosures in Financial Statements - As per circular DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 on 'Disclosures in Financial Statements- Notes to Accounts of NBFCs'

3)General Body Meetings

Sr. No	Type of Meeting (Annual / Extra-Ordinary)	Date and Place	Special Resolutions Passed
1	Annual General Meetings	May 25, 2022 at the Registered Office of the Company at Godrej One, Pirojshanagar, Eastern Express Highway Vikhroli (East), Mumbai -400 079	1. Increase in the Borrowing limits of the Company under Section 180(1)(c) of Companies Act, 2013. 2. Authorizing the Board to sell, lease, dispose off or create charge etc. over the assets of the Company to secure the credit/loan facilities to be availed by the Company, under Section 180 (1) (a) of Companies Act, 2013. 3. Issue of Non-Convertible Debentures on Private Placement Basis. 4. Reappointment of Mr. Manish Shah (DIN: 06422627) as the Managing Director & Chief Executive Officer of the Company.
2	Extra Ordinary General Meeting	December 6, 2022 at the Registered Office of the Company at Godrej One, Pirojshanagar, Eastern Express Highway Vikhroli (East), Mumbai -400 079	1. Alteration of 5th clause of the memorandum of association of the Company consequent to change in structure of authorised share capital of the Company. 2. Increase in the borrowing limits of the Company under section 180 (1) (c) of Companies Act, 2013. 3. Authorizing the board to sell, lease, dispose off or create charge etc over the assets of the Company to secure the credit/loan facilities to be availed by the Company, under section 180 (1) (a) of Companies Act, 2013 4. Issue of Non-convertible Debentures on Private Placement basis

4)Details of non-compliance with requirements of Companies Act, 2013
Give details and reasons of any default in compliance with the requirements of Companies Act, 2013, including with respect to compliance with accounting and secretarial standards. NA

5)Details of penalties and strictures
NBFCs should disclose details of penalties or stricture imposed on it by the Reserve Bank or any other statutory authority. NA

B)Breach of covenant
There are no instances of breach of covenant of loan availed or debt securities issued.

C)Divergence in Asset Classification and Provisioning
No Divergence in asset classification and provisioning has been observed and neither conditions are satisfied:

a)the additional provisioning requirements assessed by RBI (or National Housing Bank(NHB) in the case of Housing Finance Companies) exceeds 5 percent of the reported profits before tax and impairment loss on financial instruments for the reference period, or

b)the additional Gross NPAs identified by RBI/NHB exceeds 5 per cent of the reported Gross NPAs for the reference period.

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GODREJ HOUSING FINANCE LIMITED

(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - RBI (Continued)

42.5 Disclosures pursuant to RBI notification - Loans and Advances – Regulatory Restrictions - NBFCs - DOR.CRE.REC.No.25/03.10.001/2022-23 - April 19, 2022

42.5.1 Loans to Directors, Senior Officers and relatives of Directors

	Current Year	Previous Year
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	-	-

42.6 Disclosures pursuant to Scale Based Regulation (SBR): A Revised Regulatory Framework for NBFCs dated October 22, 2021 - DOR.CRE.REC.No.60/03.10.001/2021-22

i) Corporate Governance report containing composition and category of directors, shareholding of non-executive directors, etc. - Refer Note 42.4.8

ii) Disclosure on modified opinion, if any, expressed by auditors, its impact on various financial items and views of management on audit qualifications. - Not applicable

iii) Items of income and expenditure of exceptional nature. - Not applicable

iv) Breaches in terms of covenants in respect of loans availed by the NBFC or debt securities issued by the NBFC including incidence/s of default. - Refer Note 42.4.8

v) Divergence in asset classification and provisioning above a certain threshold to be decided by the Reserve Bank. - Refer Note 42.4.8

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(Currency : Indian Rupees in lakhs)

42. Regulatory disclosures - (Continued)

42.7 Additional Disclosures

The Company has not granted any loans against collateral of gold jewellery during the year (Previous Year: Nil) and consequently no gold loan auction has been carried out..

There are no adverse comments during the year on the Company made in writing by the Bank or NHB on regulatory compliances with a specific communication to disclose the same to public (Previous Year: Nil).

The Company does not have any joint ventures and overseas subsidiaries As at March 31, 2023.

The Company has not issued any structured products during the year.

The Company does not conduct any insurance broking / agency business and has not received any fees / brokerage in respect thereof.

No loan extended by the Company has been restructured under moratorium offered under Covid.

No dividend has been declared by the Company.

43. The previous year figures, which are considered to be immaterial, have been reclassified/regrouped to conform to the figures of the current year.

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 04, 2023

For and on behalf of the Board of Directors
Godrej Housing Finance Limited
CIN: U65100MH2018PLC315359

Pirojsha Godrej
Director
DIN - 00432983

Mumbai
May 04, 2023

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 04, 2023

Kunal Karnani
Chief Financial Officer

Mumbai
May 04, 2023

Chunni Singh
Company Secretary

Mumbai
May 04, 2023

INDEPENDENT AUDITOR'S ADDITIONAL REPORT

TO THE BOARD OF DIRECTORS OF GODREJ HOUSING FINANCE LIMITED

In addition to our report dated May 04, 2023, issued under section 143 of the Companies Act, 2013 on the financial statements of Godrej Housing Finance Limited ("the Company"), and as required under Paragraph 69 of "Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021" ("The Directions"), we report as follows on the matters specified therein.

Management's Responsibility for the Financial Statements

The Management is responsible for compliance with the Reserve Bank of India (RBI) Act and other relevant RBI circulars and guidelines applicable to Housing Finance Companies (HFCs), as amended from time to time, and for providing all the required information to RBI. This includes collecting, collating, and validating data and designing, implementing, and maintaining of internal controls relevant to the preparation and presentation of the matters in the RBI Directions that is free from material misstatement, whether due to fraud or error and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

Auditor's Responsibility

Pursuant to the requirements of the Directions it is our responsibility to examine the audited books and records of the Company and provide reasonable assurance on the matters specified in the Directions to the extent applicable to the Company.

The financial statements for the year ended March 31, 2023, which comprise the Balance Sheet as at March 31, 2023, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information have been audited by us, on which we issued an unmodified audit opinion vide our report dated May 04, 2023. Our audit of the financial statements was conducted in accordance with the Standards on Auditing specified under section 143(10) of the Companies Act, 2013 and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Our audits were not planned and performed in connection with any transactions to identify matters that may be of potential interest to third parties.

We conducted our examination in accordance with the Guidance Note on Audit Reports and Certificates for Special Purpose issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

Based on our examination of the books and records of the Company as produced for our examination and the information and explanations given to us we report that:

1. The main object of the Company is to engage in the business of Housing Finance (as defined in the Directions) requiring the Company to obtain a certificate of registration from the RBI. The Company has obtained the certificate of registration dated October 26, 2020 from the RBI's Department of Regulation, permitting it to commence the business of a Housing Finance Institution without accepting public deposits. The Company has fulfilled the Principal Business Criteria as contained in Paragraph 4.1.17 of The Directions that the financial assets, from the business of providing finance for housing, are more than 60% of its total assets (netted of by intangible assets) and that the income from such financial assets should be more than 50% of its Gross Income. The Company has also fulfilled the criteria that out of the total assets (netted off by intangible assets), not less than 50% should be by way of housing finance for individuals as stated in clauses (a) to (e) of paragraph

4.1.16 of the Directions. In view of the above we are of the opinion that the Company is entitled to continue to hold such Certificate of Registration in term of its asset/income pattern as on March 31, 2023.

2. The Company has complied with the requirements of Net Owned Funds (NOF) as prescribed under Section 29A of the National Housing Bank Act, 1987 and the Directions.

3. The Company has complied with Section 29C of the National Housing Bank Act, 1987.

4. The total borrowings of the Company as at March 31, 2023 are within the prescribed limits as given under the directions.

5. The Company has complied with the prudential norms on income recognition, accounting standards, asset classification loan-to-value ratio, provisioning requirements, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit/investments as specified in these directions, to the extent applicable.

6. The capital adequacy ratio as disclosed in the half-yearly statutory return, submitted to the National Housing Bank (NHB), as per the directions issued by NHB, have been correctly determined and such ratio is in compliance with the prescribed minimum capital to risk weighted asset ratio (CRAR).

7. The Company has furnished to the NHB within the stipulated period the half-yearly statutory return, as specified in the directions issued by NHB. The provisional half-yearly return for position as on March 31, 2023 has been furnished on May 03, 2023.

8. As per Supervisory Circular 7 issued by National Housing Bank on December 31, 2022, the Company is not required to furnish the quarterly statutory return on Statutory Liquid Assets.

9. The Company has complied with the requirements contained in these directions for opening of new branches / offices and closure of existing branch.

10. The Company has not given any loans against security of shares, security of single product - gold jewellery or against its own shares hence the provisions contained in Paragraph 3.1.3, Paragraph 3.1.4 and Paragraph 18 are not applicable.

11. The Board of Directors of the Company has passed a resolution for non-acceptance of any public deposits in their meeting conducted on May 11, 2022.

12. The Company has not accepted any public deposits during the current year.

13. Since the Company has not accepted / held any public deposits, the requirements of paragraph 70.2 of the Directions are not applicable.

Restriction on Use

This report has been issued at the request of the Management of the Company for onwards submission to the NHB in terms of the Directions and is not intended to be and should not be used for any other purpose without our prior consent. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this report is shown or into whose hands it may come without our prior consent in writing.

For **KALYANIWALLA & MISTRY LLP**
Chartered Accountants
Firm Registration No: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No: 124658
UDIN: 23124658BGXLKS1339
Mumbai, May 4, 2023

KALYANIWALLA & MISTRY LLP
MUMBAI

Annexure E

INDEPENDENT AUDITOR'S REPORT

To the Members of Godrej Housing Finance Limited

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Godrej Housing Finance Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2022, and the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information (herein after referred to as "financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015, as amended, (Ind AS) and with other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2022, the loss, total comprehensive income, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

We conducted our audit of the financial statements in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those 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 ("the ICAI") together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended March 31, 2022.These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

We have determined the matters described below to be the key audit matters to be communicated in our report.

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
1	Impairment of financial assets as at the balance sheet date (Expected Credit Losses) Total ECL Provision as at March 31, 2022 – Rs.718.24 lakh (Previous year Rs.71.02 lakh)	

Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	Charge to the Statement of Profit and Loss – INR 647.22 lakh (Previous year Rs.71.02 lakh) (as described in *Note no 2.08.A.iv on Significant Accounting Policies, Note 5 and Note 24 of the Financial Statements.*	
	As part of our risk assessment, we determined that the allowance for Expected Credit Loss (ECL) on loan assets has a high degree of estimation uncertainty, with a potential range of reasonable outcomes for the financial statements. Ind AS 109 requires the Company to provide for impairment of its financial assets designated at amortised cost and fair value through other comprehensive income (including loan receivables and investments) using the expected credit loss (ECL) approach. ECL involves an estimation of probability-weighted loss on financial instruments over their life, considering reasonable and supportable information about past events, current conditions, and forecasts of future economic conditions which could impact the credit quality of the Company's financial assets. The key areas where we identified greater levels of management judgement and therefore increased levels of audit focus in the Company's estimation of ECLs are; In process for or estimation of ECL for the Company, the entire portfolio has been segmented into various homogenous product segments. The Company's portfolio currently has neither a sufficiently long history nor adequate number of defaults to use own data for estimation of Probability of Default (PD). A Logistic Regression model developed on the lookalike data obtained from Experian for estimating the PD of Applicant for a 24 Month period, has been used for PD estimation. Bureau data for product segment during the period January 2016 to October 2017 was considered for scorecard development. The lookalike population was arrived at by considering the ticket size, location, age and peer institution. Performance was monitored for the above selected accounts from account open date, giving an outcome period of 24 months for all customers. Appropriate adjustments	We have examined the ECL methodology of the Company, which has been reviewed by the Board of Directors, and have confirmed that adjustments to the output of the ECL model is consistent with the documented methodology. Read and assessed the Company's accounting policies for impairment of financial assets and their compliance with Ind AS 109. Our audit procedures relating to the allowance for ECL included the following, among others: Tested the design and operating effectiveness of the internal financial controls relevant to the impairment loss allowance process, as detailed below: - completeness and accuracy of the Exposure at Default ("EAD"). - appropriateness of information used in the estimation of the Probability of Default ("PD") and Loss given Default ("LGD") for the different loan portfolio. - reconciled the total loans considered for ECL assessment with the books of accounts to ensure the completeness. Performed the following substantive procedures on sample of loan assets: - Tested categorization of loan portfolio into different segments. - Tested the accuracy of information such as ratings and other related information used in estimating the PD;

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Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
	based on bureau data has been carried out to align the PD models to the required ECL performance period. The Loss Given Default (LGD) is an estimate of the loss arising The Loss Given Default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD. The Company's Portfolio is at a nascent stage and has till date had no defaults. Given the nature of the business, nascency of business and restricted observation period, a Loss Given Default (LGD) Rate has been considered based on the industry trend. In case of Exposure at Default (EAD), the principal outstanding for the accounts has been considered as EAD. If required, definition of the above segments can change with business expansion, change in portfolio performance or economic cycle. Each segment is further split delinquency buckets. For each such bucket, Probability of Default (PD), Loss Given Default (LGD) and EAD are estimated. In addition to the output of the ECL models, macroeconomic overlays and adjustments are recognised by the Company to align historic LGD estimates with the current collection and recovery practices. The Company has considered a management overlay of Rs. 487.30 lakh as part of its ECL, to reflect among other things an increased risk of deterioration in macro-economic factors. The management overlay is based on various uncertain variables, which could result in actual credit loss being different than that being estimated. In view of such high degree of Management's judgement involved in estimation of ECL, it is a key audit matter.	- Reviewed the JSON file obtained from Credit Rating Agency to re-compute the score as per the ECL Model provided to us, on sample basis. - Performed inquiries with the Company's Management and its risk management function to assess basis for determining the PD and LGD rates. - Evaluated the methodology used to determine macroeconomic overlays. - Tested the arithmetical accuracy of computation of ECL provision performed by the Company in spreadsheets. - Assessed the disclosures included in the financial statements in respect of ECL to confirm compliance with Ind AS provisions.

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Sr. No.	Key Audit Matter	How the Key Audit Matter was addressed in our audit
2.	Information Technology ("IT") Systems and Controls The Company has a complex IT architecture to support its day-to-day business operations. Moderate volume of transactions is processed and recorded multiple applications. The reliability and security of IT systems plays a key role in the business operations of the Company. Since transactions are processed on daily basis in multiple applications hence IT controls are required to ensure that applications process data as expected and that changes are made in an appropriate manner. Appropriate IT general controls and application controls are required to ensure that such IT systems are able to process the data, as required, completely, accurately and consistently for reliable financial reporting. We have identified 'IT systems and controls' as a key audit matter because of the high-level automation, significant number of systems being used by the management and the complexity of the IT architecture and its impact on the financial reporting system.	Our Audit procedures with respect to this matter included the following: Involved IT specialists as part of the audit for the purpose of testing the IT general controls and application controls (automated and semi-automated controls) to determine the accuracy of the information produced by the Company's IT systems. Obtained an understanding of IT applications landscape implemented by the Company, including an understanding of the process, mapping of applications and understanding financial risks posed by people-process and technology. Tested effectiveness of key controls over user access management, change management (including compliance of change release in production environment to the defined procedures), program development (including review of data migration activity), computer operations, including testing of key controls pertaining to, backup, batch processing (including interface testing), incident management and data centre security. Also tested entity level controls pertaining to IT policy and procedure and business continuity plan assessment. Tested the design and operating effectiveness of certain automated controls that were considered as key internal controls over the financial reporting system

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's Report, including Annexures to Board's 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 will 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 identified above when it becomes available and, in doing so, consider whether the other

information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the Board's report, including Annexures to Board's Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance. We have nothing to report in this regard.

Responsibilities of Management for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian Accounting Standards prescribed under section 133 of the Act, read with relevant rules issued thereunder.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether 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 Act, we are also responsible for expressing our opinion on whether the company has internal financial

controls with reference to financial statements in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

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

- 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 the users of the financial statements may be influenced. We consider quantitative materiality and qualitative factors in (i) planning the scope of our audit work and in evaluating the results of our work; and (ii) to evaluate the effect of any identified misstatements in the financial statements.

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the year ended March 31, 2022 and are therefore, the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

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

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

   (a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.

   (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

(c) The Balance Sheet, the Statement of Profit and Loss, the Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act.

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

(f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls with reference to the financial statements.

(g) With respect to 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 the explanations given to us, the remuneration paid by the Company to its director during the year is in accordance with the provisions of section 197 of the Act.

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

i. The Company does not have any pending litigations on its financial position in its financial statements.

ii. The Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses

iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. a) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in the note to the financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s)/ entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall , directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

b) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in note to the financial statements, no funds have been received by the Company from any person(s) / entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the

Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

c) Based on audit procedures that have been considered reasonable and appropriate in the circumstances performed by us, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

v. The Company has neither declared nor paid any dividend during the year.

For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.104607W/W100166

KALYANIWALLA & MISTRY LLP MUMBAI

Jamshed. K. Udwadia
Partner
Membership No. 124658
UDIN: 22124658AJMBMD7491
Mumbai, May 11, 2022

Annexure 'A' to the Independent Auditor's Report

Referred to in Para 1 under 'Report on Other Legal and Regulatory Requirements' of our Report to the members of the Company on the financial statements for the year ended March 31, 2022:

Statement on Matters Specified in paragraphs 3 and 4 of the Companies (Auditors Report) Order, 2020

1) (a) (A) The Company is maintaining proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment.
(B) The Company is maintaining proper records showing full particulars of intangible assets.

(b) The Property, Plant and Equipment, including Right of Use assets have been physically verified by management at reasonable intervals. No material discrepancies were noticed on such verification.

(c) The Company does not have any investment properties (other than properties where the company is the lessee and the lease agreements are duly executed in favour of the lessee) as at the balance sheet date and therefore the provisions of paragraph 3 (i) (c) of the Order are not applicable.

(d) The Company has not revalued any of its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year and therefore the provisions of paragraph 3 (i) (d) of the Order are not applicable.

(e) Based on the information and explanations provided to us and our verification of the books and records of the Company no proceedings have been initiated during the year or are pending against the Company as at March 31, 2022 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder.

2) (a) The Company does not have any inventory and hence reporting under paragraph 3 (ii)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, during the year, from banks on the basis of security of current assets. The quarterly returns or statements filed by the Company with such banks are in agreement with the books of account of the Company.

3) According to the information and explanations given to us and based on the audit procedures performed by us, the principal business of the Company is to carry out the business of housing finance and provide financial assistance therefore provisions of paragraph 3 (iii) (a) & 3 (iii) (e) of the Order are not applicable. The Company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties during the year therefore provisions of paragraph 3 (iii) (b) to 3(iii) (d) & 3 (iii) (f) of the Order are not applicable.

4) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not provided any loans, investment, guarantees or security and

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provisions of Section 185 and 186 of the Companies Act, 2013 in respect of the same is not applicable and therefore, the provisions of paragraph 3 (iv) of the Order are not applicable.

5) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has not accepted any deposits from the public within the meaning of the directives issued by Reserve Bank of India and the provisions of sections 73 to 76 or any other applicable provisions of the Act and the rules framed there under and therefore the provisions of paragraph 3 (v) of the Order are not applicable.

6) The Central Government has not prescribed the maintenance of cost records under section 148 (1) of the Companies Act, 2013 for any of the services rendered by the Company and therefore the provisions of paragraph 3 (vi) of the Order are not applicable.

7) (a) The Company is generally regular in depositing undisputed statutory dues, including Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues applicable to it with the appropriate authorities.

(b) There are no statutory dues of Goods and Services Tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and any other statutory dues applicable to it which have not been deposited on account of any disputes.

8) According to the information and explanations given to us, and based on the audit procedures performed by us, we have not come across any transactions not recorded in the books of account which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

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

(b) According to the information and explanations given to us and on the basis of our audit procedures, we report that the Company has not been declared as a wilful defaulter by any bank or financial institution or other lender.

(c) The term loans were applied for purpose for which the loans were obtained.

(d) According to the information and explanations given to us, and based on the audit procedures performed by us, and on an overall examination of the financial statements of the company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiaries, associates or joint ventures and therefore the provisions of paragraph 3 (ix) (e) of the Order are not applicable.

(f) The Company does not have any subsidiaries, associates or joint ventures and therefore the provisions of paragraph 3 (ix) (f) of the Order are not applicable.

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10) (a) The Company has not raised moneys by way of initial public offer or further public offer (including debt instruments) and therefore the provisions of paragraph 3 (x) (a) of the Order are Not applicable.

(b) According to the information and explanations given to us and based on the audit procedures performed by us, the Company has made preferential allotment of shares and the requirements of section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.

11) (a) Based on the audit procedures performed for the purpose of reporting the true and fair view of the financial statements and according to the information and explanations given by the management, we report that no fraud by the Company or no fraud on the Company has been noticed or reported during the year.

(b) In view of paragraph 11 (a) above, the provisions of paragraph 11 (b) of the Order are not applicable.

(c) According to the information and explanations given to us and as represented to us by the management, there are no whistle blower complaints received by the Company during the year.

12) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company and therefore provisions of paragraph 3 (xii) of the Order are not applicable.

13) In our opinion and according to the information and explanations given to us and based on our examination of the records of the Company, all transactions with the related parties are in compliance with Section 177 and 188 of the Act, where applicable. The details of such related party transactions have been disclosed in the financial statements as required by the applicable Ind AS

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

(b) Reports issued by the Internal auditors for the period under audit which has been provided by the management have been considered by us.

15) According to the information and explanations given to us, and based on the audit procedures performed by us, the Company has not entered into any non-cash transactions with Directors or persons connected with him and therefore the provisions of paragraph 3 (xv) of the Order are not applicable.

16) (a) According to the information and explanation given to us, the Company is not required to be registered under section 45- IA of the Reserve Bank of India Act, 1934 and therefore the provisions of paragraph 3 (xvi) (a) of the Order are not applicable.

(b) The Company has not conducted any Non-Banking Financial or Housing Finance activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934. The Company has been registered under section 29A of the National Housing Bank Act, 1987 to carry out the business of housing finance activities.

KALYANIWALLA & MISTRY LLP MUMBAI

(c) The company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India and therefore the provisions of paragraph 3 (xvi) (c) of the Order are not applicable.

(d) According to the information and explanation given to us, the Company does not have any Core Investment Company (CIC) in the Group therefore provisions of paragraph 3 (xvi)(d) of the Order are not applicable to the Company.

17) The Company has incurred cash losses amounting to Rs.5,938.19 lakh during the financial year covered by our audit and Rs.4,168.73 lakh during the immediately preceding financial year.

18) There is no resignation of statutory auditor of the Company during the year and therefore the provisions of paragraph 3 (xviii) of the Order are not applicable.

19) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors and Management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

20) The Company is not required to incur any expenditure towards Corporate Social Responsibility (CSR) during the period under audit as per provision of Section 135 of the said Act, as Company had incurred losses during the preceding three years and therefore, the provisions of paragraph 3 (xx) (a) and (b) of the Order are not applicable.

21) The Company is not required to prepare consolidated financial statements and therefore the provisions of paragraph 3 (xxi) of the Order are not applicable.

For KALYANIWALLA & MISTRY LLP
Chartered Accountants
Firm Registration No: 104607W / W100166

KALYANIWALLA & MISTRY LLP MUMBAI

Jamshed K. Udwadia
Partner
Membership No: 124658
UDIN: 22124658AJMBMD7491
Mumbai, May 11, 2022

Annexure 'B' to the Independent Auditor's Report

The Annexure referred to in Para 2 (f) under 'Report on Other Legal and Regulatory Requirements' of our Independent Auditor's Report to the members of the Company on the financial statements for the year ended March 31, 2022:

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 with reference to financial statements of **Godrej Housing Finance Limited** ("the Company") as at March 31, 2022 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 Act.

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") issued by the ICAI 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. 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 with reference to financial statements was established and maintained and if such controls operated effectively in all material respects.

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

KALYANIWALLA & MISTRY LLP

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 with reference to financial statements.

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 financial statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control over financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide 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.

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 with reference to financial statements 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, to the best of out information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2022, based on the criteria for internal financial control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For KALYANIWALLA & MISTRY LLP
Chartered Accountants
Firm Registration No: 104607W / W100166

KALYANIWALLA & MISTRY LLP MUMBAI

Jamshed K. Udwadia
Partner
Membership No: 124658
UDIN: 22124658AJMBMD7491
Mumbai, May 11, 2022

Godrej Housing Finance Limited

Balance Sheet as at March 31, 2022

(Currency : Indian Rupees in lakhs)

	Note No.	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
ASSETS				
(I) Financial Assets				
(a) Cash and cash equivalents	3	20,432.69	10,756.51	818.30
(b) Bank balances other than cash and cash equivalents	4	-	-	1,215.17
(c) Loans	5	1,74,131.29	19,958.78	-
(d) Investments	6	-	-	401.97
(e) Other financial assets	7	929.73	52.45	16.41
		1,95,493.71	**30,767.74**	**2,451.85**
(II) Non Financial Assets				
(a) Current tax assets (net)	8	214.89	8.28	4.27
(b) Property, plant and equipment	9	496.64	269.03	178.82
(c) Capital work-in-progress		-	-	0.64
(d) Right-of-use assets	9	829.45	1,177.08	93.07
(e) Intangible assets under development		99.07	-	2,704.43
(f) Intangible assets	9	3,706.11	3,717.16	50.79
(g) Other non financial assets	10	422.51	274.55	87.51
		5,768.67	**5,446.10**	**3,119.53**
Total Assets		**2,01,262.38**	**36,213.84**	**5,571.38**
LIABILITIES AND EQUITY				
LIABILITIES				
(I) Financial Liabilities				
(a) Payables	11			
(i) Trade payables				
total outstanding dues of micro enterprises and small enterprises	11.1	25.66	4.75	34.83
total outstanding dues of creditors other than micro enterprises and small enterprises	11.1	1,483.19	720.95	102.27
(b) Debt securities	12	9,921.18	-	-
(c) Borrowings (Other than debt securities)	13	1,38,703.37	24,434.59	-
(d) Lease liabilities	33	803.94	1,339.77	87.79
(e) Other financial liabilities	14	8,183.20	838.73	0.01
		1,59,120.54	**27,338.79**	**224.90**
(II) Non-Financial Liabilities				
(a) Provisions	15	129.38	65.07	17.96
(b) Other non-financial liabilities	16	368.45	113.40	90.29
		497.83	**178.47**	**108.25**
(III) EQUITY				
(a) Equity share capital	17	26,133.11	12,736.84	7,300.00
(b) Other equity	18	15,510.90	(4,040.26)	(2,061.77)
		41,644.01	**8,696.58**	**5,238.23**
Total Liabilities and Equity		**2,01,262.38**	**36,213.84**	**5,571.38**
Significant Accounting Policies and accompanying notes forming part of the Financial Statements.	2-45			

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 11, 2022

For and on behalf of the Board of Directors
Godrej Housing Finance Limited

Pirojsha Godrej
Director
DIN - 00432983

USA
May 11, 2022

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 11, 2022

Kunal Karnani
Chief Financial Officer

Mumbai
May 11, 2022

Mili Desai
Company Secretary

Mumbai
May 11, 2022

Godrej Housing Finance Limited

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

(Currency : Indian Rupees in lakhs)

	Particulars	Note No.	For the year ended March 31, 2022	For the year ended March 31, 2021
(I)	**Revenue from operations**			
	(a) Interest income	19	4,871.88	197.97
	(b) Fee and commission income	20	15.80	-
	(c) Net gain on fair value change	21	197.99	26.20
	Total revenue from operations		**5,085.67**	**224.17**
(II)	Other income	22	980.20	1.36
	Total income		**6,065.87**	**225.53**
(III)	**Expenses**			
	(a) Finance costs	23	3,685.82	208.02
	(b) Impairment on financial assets	24	647.22	71.02
	(c) Employee Benefits Expenses	25	5,585.17	2,712.05
	(d) Depreciation and amortization	9	1,027.67	658.07
	(e) Other expenses	26	2,699.50	1,540.33
	Total expenses		**13,645.38**	**5,189.49**
(IV)	**(Loss) before tax for the year (I + II - III)**		**(7,579.51)**	**(4,963.96)**
(V)	**Tax Expense**		-	-
(VI)	**Net (loss) after tax for the year (IV - V)**		**(7,579.51)**	**(4,963.96)**
(VII)	**Other Comprehensive Income/(Loss)**			
	(a) Items that will not be reclassified to profit and loss			
	(i) Remeasurement gains and (losses) on defined benefit obligations		1.02	(8.92)
	(b) Items that will be reclassified to profit and loss		-	-
	Other Comprehensive Income/(Loss) (a+b)		**1.02**	**(8.92)**
(VIII)	**Total Comprehensive (Loss) for the year (VI + VII)**		**(7,578.49)**	**(4,972.88)**
(IX)	**Earnings per equity share in Rupees (Face value Rs. 10 each)**			
	Basic	27	(4.96)	(35.45)
	Diluted	27	(4.96)	(35.45)
	Significant Accounting Policies and accompanying notes forming part of the Financial Statements.	2-45		

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 11, 2022

For and on behalf of the Board of Directors
Godrej Housing Finance Limited

Pirojsha Godrej
Director
DIN - 00432983

USA
May 11, 2022

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 11, 2022

Kunal Karnani
Chief Financial Officer

Mumbai
May 11, 2022

Mili Desai
Company Secretary

Mumbai
May 11, 2022

Godrej Housing Finance Limited

KALYANIWALLA & MISTRY LLP MUMBAI

Godrej Housing Finance Limited

Statement of cash flow for the year ended March 31, 2022

(Currency : Indian Rupees in lakhs)

	Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
A	**Cash flow from operating activities**		
	(Loss) before tax	(7,579.51)	(4,963.96)
	Adjustments for		
	Net gain on fair value change	(197.99)	(26.20)
	Impairment on financial assets	647.22	71.02
	Depreciation, amortisation and impairment	1,027.67	658.07
	Interest income on investments / debt instruments	(73.00)	-
	Interest on security deposits	(9.36)	(1.20)
	Interest expenses on lease liabilities	83.47	76.29
	Loss on sale of fixed assets	0.14	-
	Gain on Lease Modification	(176.23)	-
	Operating cash flow before working capital changes	**(6,277.59)**	**(4,185.98)**
	Add / (Less): Adjustments for working capital changes		
	(Increase)/ Decrease in Loans	(1,54,819.73)	(20,029.80)
	(Increase)/ Decrease in Other Financial Assets	(911.76)	(24.98)
	(Increase)/ Decrease in Other non financial assets	(147.96)	(187.04)
	Increase/ (Decrease) in Provisions	65.33	38.19
	Increase/ (Decrease) in Trade Payables	783.15	588.60
	Increase/ (Decrease) in Other financial liabilities	7,587.63	841.20
	Increase/ (Decrease) in Other non-financial liabilities	255.05	23.11
	Cash (used in) operations	**(1,53,465.88)**	**(22,936.70)**
	Income taxes paid (Net of refunds received)	(206.62)	(4.02)
	Net cash (used in) operating activities -A	**(1,53,672.50)**	**(22,940.72)**
B	**Cash flow from investing activities**		
	Purchase of property, plant and equipment	(366.24)	(156.06)
	Purchase of intangible assets	(563.86)	(1,307.72)
	Increase in intangible assets under development	(99.07)	-
	Purchase of investments	(2,30,080.96)	(28,966.69)
	Proceeds from sale of investments	2,30,351.95	29,394.87
	Investment in fixed deposits with banks	(2,798.00)	(2,200.00)
	Proceeds from fixed deposits with banks	2,798.00	3,400.00
	Net cash generated from/(used in) investing activities - B	**(758.18)**	**164.40**
C	**Cash flow from financing activities**		
	Proceeds from issue of equity shares (including securities premium)	38,420.33	3,068.07
	Proceeds from issue of compulsorily convertible preference shares (including securities premium)	2,214.29	5,363.16
	Share issue expenses	(108.69)	-
	Repayment of Lease Obligations	(365.87)	(148.81)
	Proceeds from issue of debt securities	37,174.39	-
	Repayment of debt securities	(27,326.65)	-
	Proceeds from borrowings (other than Debt securities)	1,44,525.84	28,946.99
	Repayment of borrowings (other than Debt securities)	(30,426.78)	(4,514.88)
	Net cash generated from financing activities - C	**1,64,106.86**	**32,714.53**

KALYANIWALLA & MISTRY LLP MUMBAI

Godrej Housing Finance Limited

Godrej Housing Finance Limited

Statement of cash flow for the year ended March 31, 2022

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
Net increase / (Decrease) in cash and cash equivalents (A+B+C)	**9,676.18**	**9,938.21**
Cash and cash equivalent as at the beginning of the year	10,756.51	818.30
Cash and cash equivalent as at the end of the year	20,432.69	10,756.51

Notes:

i) **Reconciliation of cash and cash equivalents as per the statement of cash flow**

Particulars	March 31, 2022	March 31, 2021
Cash and Cash Equivalents as per above comprise of the following		
- In Current accounts	13,234.42	4,756.10
- In Fixed deposits	4,700.95	6,000.41
- In certificate of deposit	2,497.32	-
Balances as per statement of cash flow	**20,432.69**	**10,756.51**

ii) The above Statement of Cash Flow has been prepared under the indirect method as set out in Indian Accounting Standard - 7 " Statement of Cash flow ".

Significant Accounting Policies and accompanying notes forming part of the Financial Statements. 2-45

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104607W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 11, 2022

For and on behalf of the Board of Directors
Godrej Housing Finance Limited

Pirojsha Godrej
Director
DIN - 00432983

USA
May 11, 2022

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 11, 2022

Kunal Karnani
Chief Financial Officer

Mumbai
May 11, 2022

Mili Desai
Company Secretary

Mumbai
May 11, 2022

Godrej Housing Finance Limited

KALYANIWALLA & MISTRY LLP MUMBAI

Godrej Housing Finance Limited

Statement of changes in equity As at March 31, 2022

(Currency : Indian Rupees in lakhs)

A. Equity Share Capital

Particulars	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	Number of Shares	Amount	Number of Shares	Amount	Number of Shares	Amount
Issued, subscribed and fully paid up equity shares outstanding at the beginning of the year	1,47,36,842	1,473.68	1,40,00,000	1,400.00	1,20,00,000	1,200.00
Add: Shares issued during year	11,18,19,860	11,181.99	7,36,842	73.68	20,00,000	200.00
Add: Conversion during the year	13,47,74,436	13,477.44	-	-	-	-
Issued, subscribed and fully paid up equity shares outstanding at the end of the year	**26,13,31,138**	**26,133.11**	**1,47,36,842**	**1,473.68**	**1,40,00,000**	**1,400.00**

B. Other Equity

Particulars	Reserves and Surplus			Items of Other Comprehensive Income	Total Other Equity
	Securities premium	Statutory reserve	Retained Earnings	Remeasurement of defined benefit liabilities / assets	
Balance As at April 01, 2020	-	-	(2,053.79)	(7.98)	(2,061.77)
Profit for the year	-	-	(4,963.96)	-	(4,963.96)
Other comprehensive income/(loss) for the year	-	-	-	(8.92)	(8.92)
Issue of equity shares	2,994.39	-	-	-	2,994.39
Balance As at March 31, 2021	**2,994.39**	-	**(7,017.75)**	**(16.90)**	**(4,040.26)**
Profit for the year	-	-	(7,579.51)	-	(7,579.51)
Other comprehensive income/(loss) for the year	-	-	-	1.02	1.02
Issue of equity shares	27,238.34	-	-	-	27,238.34
Share issue expenses	(108.69)	-	-	-	(108.69)
Balance As at March 31, 2022	**30,124.04**	-	**(14,597.26)**	**(15.88)**	**15,510.90**

Significant Accounting Policies and accompanying notes forming part of the Financial Statements. 2-45

As per our report of even date attached
For Kalyaniwalla & Mistry LLP
Chartered Accountants
Firm Registration No.: 104040W/W100166

Jamshed K. Udwadia
Partner
Membership No. - 124658

Mumbai
May 11, 2022

For and on behalf of the Board of Directors
Godrej Housing Finance Limited

Godrej Housing Finance Limited

Pirojsha Godrej
Director
DIN - 00432983

USA
May 11, 2022

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 11, 2022

Kunal Karnani
Chief Financial Officer

Mumbai
May 11, 2022

Mili Desai
Company Secretary

Mumbai
May 11, 2022

KALYANIWALLA & MISTRY LLP MUMBAI

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2022

1. Corporate Information

Godrej Housing Finance Limited ("the Company") was incorporated on October 05, 2018 having Corporate Identity Number (CIN): U65100MH2018PLC315359 as a company limited by shares. The Company obtained the certificate of registration from the Reserve Bank of India ('RBI') as required under Section 29A of the National Housing Bank ('NHB') Act, 1987 on October 26, 2020. The Company is registered as a non deposit taking housing finance company. The main objects of the Company, inter alia are to carry out the business of housing finance and provide financial assistance to construct, purchase, expand, renovate property.

The financial statements of the Company for the year ended March 31, 2022 were approved for issue in accordance with the resolution of the Board of Directors on May 11, 2022.

2 Basis of preparation and summary of significant accounting policies

Basis of preparation of financial statements

2.1 Statement of compliance with Indian Accounting Standards (Ind AS)

The financial statements of the Company have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standards) Rules, 2015 as amended by the Companies (Indian Accounting Standards) Rules, 2016. The Company has adopted Ind AS from April 01, 2021 with effective transition date of April 01, 2020 and accordingly, these financial statements together with the comparative reporting period have been prepared in accordance with the recognition and measurement principles as laid down in Ind AS, prescribed under Section 133 of the Companies Act, 2013 ('the Act') and the provisions of the National Housing Bank Act, 1987 and the Master Directions for Housing Finance Companies issued by Reserve Bank of India (RBI) dated February 17, 2021, as amended from time to time. The transition to Ind AS has been carried out from the erstwhile Accounting Standards notified under the Act read with Rule 7 of Companies (Accounts) Rules 2014 (as amended), guidelines issued by the RBI and other generally accepted accounting principles in India (collectively referred to as 'the Previous GAAP'). Accordingly, the impact of transition has been recorded in the opening reserves as at April 01,2020 and the comparative previous year has been restated / reclassified.

The Company uses accrual basis of accounting except in case of significant uncertainties. The accounting policies are applied consistently to all the financial years presented in the financial statements, including the preparation of the opening Ind AS Balance Sheet as at April 01, 2020 being the 'date of transition to Ind AS'.

2.2 Basis of preparation

The financial statements comprises of statement of financial position as at March 31, 2022, statement of profit and loss, statement of changes in equity and statement of cash flow for the year then ended and related explanatory notes. The Company has prepared these financial statements to comply in all material respects with the Indian Accounting Standards notified under Section 133 of the Companies Act, 2013 ("the Act") [Companies (Indian Accounting Standards) Rules, 2015] and other relevant provisions of the Act, guidelines issued by the RBI directions 2021 as applicable to a Housing Finance Company and other accounting principle generally accepted in India. These are the Company's first Ind AS financial statements.

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 going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources.

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2.3 Basis of measurement

The financial statements have been prepared on an accrual basis under the historical cost convention as modified by the application of fair value measurements required or allowed by the relevant standards under Ind AS.

Historical cost is generally the amount of cash or cash equivalents paid or the fair value of the consideration given in exchange for goods and services.

The financial statements have been prepared on a historical cost basis except for the fair value through other comprehensive income (FVOCI) instruments and certain financial assets and financial liabilities measured at fair value through profit and loss statement (FVTPL).

2.4 Use of estimates and judgements

The preparation of financial statements in conformity with Ind-AS requires management to make estimates, judgements and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities (including contingent liabilities) and disclosures as of the date of the financial statements and the reported amounts of revenues and expenses for the reporting period. Actual results could differ from these estimates. Accounting estimates and underlying assumptions are reviewed on an ongoing basis and could change from period to period. Appropriate changes in estimates are recognised in the periods in which the Company becomes aware of the changes in circumstances surrounding the estimates. Any revisions to accounting estimates are recognised prospectively in the period in which the estimate is revised and future periods. The estimates and judgements that have significant impact on the carrying amount of assets and liabilities at each balance sheet date listed here in below under critical accounting estimates and judgements.

2.5 Critical Accounting Estimates and Judgements

The preparation of the financial statements requires the use of accounting estimates, which, by definition in some cases vary with the actual results. Management also needs to exercise judgement and make certain assumptions in applying the Company's accounting policies and preparation of financial statements.

The use of such estimates, judgements and assumptions affect the reported amounts of revenue, expenses, assets and liabilities including the accompanying disclosures and the disclosure of contingent liabilities. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of assets or liabilities affected in the future periods.

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

Information about critical judgements in applying accounting policies, as well as estimates and assumptions that have the most significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are included in the following notes:

A. Measurement of impairment of loans and advances

Judgement is required by management in the estimation of the amount and timing of future cash flows when determining an impairment loss for loans and advances in new businesses. In estimating these cash flows, the Company makes judgements about the borrower's financial situation compare the borrower's profile with customers having similar profile to estimate probability of default and the net realisable value of collateral, if any. These estimates are based on assumptions about a number of factors including forward looking information, and actual results may differ, resulting in future changes to the impairment allowance.

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B. Useful lives of property, plant and equipment and intangible assets

The Company reviews the estimated useful lives of property, plant and equipment and intangible assets at the end of each reporting period or even earlier in case, circumstances change such that the amount recorded value of an asset may not be recoverable.

C. Fair value of financial instruments

The fair value of financial instruments 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 another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility. For further details about determination of fair value please see **Note - 36.**

D. Business model assessment

Classification and measurement of financial asset depends upon the results of the solely payment of principal and interest (SPPI) and the business model test. The Company determines the business model at a level that reflects how groups of financial asset are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the asset is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held.

E. Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation as at the balance sheet date, taking into account the risks and uncertainties surrounding the obligation.

F. Contingent liabilities

Contingent liabilities are possible obligations whose existence will be confirmed only by uncertain future events or present obligations where the transfer of economic benefits is not probable or cannot be reliably measured. Contingent liabilities are disclosed unless the possibility of an outflow of resources embodying economic benefit is remote.

G. Employee Benefits

i) Short-term employee benefits

Short-term employee benefits in respect of salaries and wages, including non-monetary benefits are recognised as an expense at the undiscounted amount in the statement of profit and loss for the year in which the related service is rendered.

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ii) Defined Contribution Plan

The Company's contribution paid/payable during the year towards Provident and other funds is charged to the statement of profit and loss in the year in which employee renders the related service.

iii) Measurement of defined benefit obligations

The cost of the defined benefit gratuity plan and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each financial year end.

The parameter most subject to change is the discount rate. In determining the appropriate discount rate, the actuary considers the interest rates of government bonds.

The mortality rate is based on publicly available mortality tables. Those mortality tables tend to change only at interval in response to demographic changes. Future salary increases and gratuity increases are based on expected future inflation rates.

The Company has an obligation towards gratuity, a non funded defined benefit plan covering eligible employees. Vesting for gratuity occurs upon completion of five years of service.
Details of the unfunded defined benefit plans for its employees are given in Note - 35 which is as certified by the actuary using projected unit credit method.

iv) Compensated Absences

Eligible employees of the Company are entitled to compensated absences which are both accumulating and non-accumulating in nature. The expected cost of accumulating compensated absences is determined by actuarial valuation using projected unit credit method for the unused entitlement that has accumulated as at the balance sheet date.

H. Effective interest rate

The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of a financial (i.e. its amortised cost before any impairment allowance) or to the amortised cost of a financial liability. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments and other fee income/expense that are integral parts of the instrument.

2.6 Presentation of financial statements

The Balance Sheet and the Statement of profit and loss are prepared and presented in the format prescribed in the Division III to Schedule III to the Companies Act, 2013 ("the Act") as amended from time to time. The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flow". The disclosure requirements with respect to items in the Balance Sheet and Statement of Profit and Loss, as prescribed in the Schedule III to the Act, are presented by way of notes forming part of the financial statements along with the other notes required to be disclosed under the notified Ind AS, RBI, NHB and the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

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2.7 Functional and Presentation Currency

The financial statements are presented in Indian Rupees (rounded to the nearest lakhs) which is determined to be the functional currency of the Company and the currency of the primary economic environment in which the Company operates.

2.8 Financial Instruments

Financial assets and financial liabilities are recognised in the balance sheet when the Company becomes a party to the contractual provisions of the instrument. The Company determines the classification of its financial assets and financial liabilities at initial recognition based on its nature and characteristics.

2.8.1 Financial assets

i) Initial recognition and measurement

All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit and loss, transaction costs that are attributable to the acquisition of the financial asset.

The financial assets include investments in mutual funds, trade and other receivables, loans and advances and cash and bank balances.

ii) Subsequent measurement

For the purpose of subsequent measurement, financial assets are classified in the following categories:

- At amortised cost, and
- At fair value through other comprehensive income (FVOCI), and
- At fair value through profit and loss (FVTPL).

Debt instruments at amortised cost

A 'debt instrument' is 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 the asset for collecting contractual cash flows, and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial Assets at Amortised Cost

Financial assets at amortised cost include loans receivable, and other financial assets that are held with the objective of collecting contractual cash flows. After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). The effective interest rate (EIR) amortisation is included in interest income in the statement of Profit and Loss.

Fair value through other comprehensive income (FVOCI)

Financial assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at FVOCI. Movements in the carrying amount are taken through other comprehensive income ("OCI"), except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the statement of Profit and Loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to the Statement of profit and loss and recognised in other gains/(losses) (net). Interest income from these financial assets is included in other income using the effective interest rate (EIR) method.

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Fair value through Profit and Loss (FVTPL)

Financial assets that do not meet the criteria for amortised cost or FVOCI are measured at fair value through profit and loss ('FVTPL').

iii) Reclassifications

Financial assets are not reclassified subsequent to their initial recognition, except in the period in which the Company changes its business model for managing financial assets.

iv) Impairment

The provision for credit risks, which is recognized in accordance with the expected credit loss method specified by Ind AS 109 and in accordance with uniform standards applied, encompasses all financial assets measured at amortised cost. The calculation of the provision for credit risks generally takes into account the exposure at default, the probability of default and the loss given default.

Financial assets are subject to credit risks, which are taken into account by recognising the amount of the expected loss; such allowances are recognised for both financial assets with objective evidence of impairment and non-impaired financial assets.

The general approach is used for financial assets measured at amortised cost on initial recognition. Financial assets are broken down into three stages in the general approach.

Stage 1 consists of financial assets that are being recognised for the first time or that have not demonstrated any significant increase in probability of default since initial recognition. In this stage, the model requires the calculation of an expected credit loss for the next twelve months.

Stage 2 consists of financial assets for which there is a significant increase in credit risk. The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

Stage 3 Financial assets demonstrating objective indications of impairment are allocated to stage 3. The Company assumes that the financial asset is credit impaired if it is more than 90 days past due.

In stage 2 and 3, an expected credit loss is calculated for the entire remaining maturity of the asset.

The Company considers a financial asset to be in default when :
- the borrower is unlikely to pay its credit obligations to the Company in full or in part, without recourse by the Company to actions such as realising security (if any is held): or
- the financial asset is 90 days or more past due.

Both historical information, such as average historical default probabilities for each portfolio, and forward-looking information is used to determine the measurement parameters for calculating the provision for credit risks.

Impairment arises in a number of situations, such as delayed payment over a certain period, the initiation of enforcement measures, the threat of insolvency or over indebtedness, application for or the initiation of insolvency proceedings, or the failure of restructuring measures.

Reviews are regularly carried out to ensure that the allowances are appropriate. Uncollectible loans or receivables that are already subject to a workout process and for which all collateral has been recovered and all further options for recovering the loan or receivable have been exhausted are written off directly. Any valuation allowances previously recognised are utilised. Income subsequently collected in connection with loans or receivables already written off is recognised in the statement of profit and loss.

Loans are reported in the balance sheet at the net off Expected Credit Loss (ECL) provision.

Measurement of ECL

The mechanics of the ECL calculations are outlined below and the key elements are, as follows:

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The Probability of Default (PD) is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously derecognised and is still in the portfolio.

The Exposure at Default (EAD) is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date of repayments of principal and interest.

The Loss Given Default (LGD) is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

When estimating the ECLs, the company adds a management override to account for stressed scenarios which are then reviewed on a periodic basis . This takes into account the expected inherent risk for different segments in the portfolio and the macro economic environment. The assumptions are periodically validated and modified as appropriate.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.

v) Write - offs

Financial assets are written off either partially or in their entirety when the Company has no reasonable expectations of recovery. This is generally the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to impairment of financial instruments in the statement of profit and loss. However, financial assets that are written off may be subject to enforcement activities to comply with the Company's procedures for recovery of amounts due.

2.8.2 Financial liabilities

i) Initial recognition and measurement

All financial liabilities are recognised initially at fair value and, in the case of financial liabilities classified at amortised cost, net of directly attributable transaction costs. The financial liabilities include trade and other payables, term loans and borrowings, lease liabilities etc.

ii) Subsequent measurement

For the purpose of subsequent measurement, financial liabilities are classified as financial liabilities at amortised cost.

Financial liabilities at amortised cost

After initial recognition, financial liabilities are subsequently measured at amortised cost using the effective interest rate (EIR) method. Gains and losses are recognised in the statement of profit and loss when the liabilities are derecognised as well as through the effective interest rate (EIR) amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the effective interest rate (EIR). The effective interest rate (EIR) amortisation is included as finance costs in the statement of profit and loss.

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2.8.3 De-recognition, Modification and Transfer

Financial Asset

A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primary derecognised when ;

- The rights to receive cash flows from the asset have expired; or
- the Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under as 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset; or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Company has transferred its right to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if and to what extent it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Company continues to recognise the transferred asset to the extent of the Company's continuing involvement. In that case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of (i) the consideration received (including any new asset obtained less any new liability assumed) and (ii) any cumulative gain or loss that had been recognised in OCI is recognised in the statement of profit and loss.

If the terms of a financial assets are modified, the Company evaluates whether the cash flow of the modified asset are substantially different. If the cash flows are substantially different, then the contractual rights to cash flows from the original financial asset are deemed to have expired. In this case, the original financial asset is derecognised and a new financial asset is recognised at fair value.

If the cash flows of the modified asset carried at amortised cost are not substantially different, then the modification does not result in derecognition of the financial asset. In this case, the Company recalculates the gross carrying amount of the financial asset as the present value of the renegotiated or modified contractual cashflows that are discounted at the financial asset's original effective interest rate and recognises the amount arising from adjusting the gross carrying amount as a modification gain or loss in the the statement of profit and loss. Any costs or fees incurred adjust the carrying amount of modified financial asset and are amortised over the remaining term of the modified financial asset. If such a modification is carried out because of financial difficulties of the borrower, then the gain or loss is presented together with impairment losses, in other cases, it is presented as interest income.

Financial Liability

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled or expire.

The Company derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different. In this case, a new financial liability based on the modified terms is recognised at fair value. The difference between the carrying amount of the financial liability extinguished and the new financial liability with modified terms is recognised in the statement of profit and loss.

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2.8.4 Offsetting of financial instruments

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 recognised amounts and there is an intention to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

2.8.5 Fair value measurement

The Company's accounting policies and disclosures require the measurement of fair values for financial instruments. The management regularly reviews significant unobservable inputs and valuation adjustments.

When measuring the fair value of a financial asset or a financial liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques are as follows :

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: Inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as price) or indirectly (i.e. derived from prices).

Level 3: Inputs for the assets or liabilities that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

2.9 Share capital

An equity instrument is a contract that evidences residual interest in the assets of the Company after deducting all of its liabilities. Incremental costs directly attributable to the issuance of new equity shares are recognized as a deduction from equity, net of any tax effects.

2.10 Cash and Cash equivalents

Cash and cash equivalents consist of cash on hand, balances with bank, deposits with bank (with original maturity of three months or less). For the purposes of presentation in the statement of cash flow, cash and cash equivalents include cash on hand and current account balances with banks that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

2.11 Foreign currency transactions and balances

i) Initial recognition:

Foreign currency transactions are recorded in the reporting currency (which is Indian Rupees), by applying to the foreign currency amount the exchange rate between the reporting currency and the foreign currency at the date of the transaction.

ii) Conversion:

Foreign currency monetary items are retranslated using the exchange rate prevailing at the reporting date. Non-monetary items, which are measured in terms of historical cost denominated in a foreign currency, are reported using the exchange rate at the date of the transaction. Non-monetary items, which are measured at fair value or other similar valuation denominated in a foreign currency, are translated using the exchange rate at the date when such value was determined.

iii) Exchange differences:

All exchange differences arising on settlement or translation of monetary items are recognized as income or as expenses in the period in which they arise.

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2.12 Property, Plant and Equipment (Tangible assets) & Depreciation

i) Recognition and measurement

Property, Plant and Equipment ("PPE") are stated at cost, net of accumulated depreciation and accumulated impairment losses, if any. The cost comprises purchase price, borrowing costs if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discounts and rebates are deducted in arriving at the purchase price.

ii) Subsequent measurement

Subsequent costs are included in the asset's carrying amount only when it is probable that future economic benefits associated with the part will flow to the Company and its cost can be measured reliably. All other expenses on existing PPE, including day-to-day repair and maintenance expenditure and cost of replacing parts are charged to the statement of profit and loss for the period during which such expenses are incurred.

Gains or losses arising from derecognition of PPE are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognized in the statement of profit and loss when the asset is derecognized.

iii) Depreciation

Depreciation on PPE is provided on a straight-line basis to allocate their cost, net of their residual value over the estimated useful life of the respective asset. The Company has estimated the useful lives to depreciate its PPE which is in accordance with those prescribed under Schedule II of the The Companies Act ,2013. The following are the estimates of the useful lives to depreciate its PPE:

Particulars	**Estimated useful life by the Company**
Computer Hardware	3 - 5 Years
Office Equipment	5 Years
Vehicles	5 Years
Furniture and Fixtures	10 Years

Leasehold improvements are amortized on a straight line basis over the period of lease of the asset.

2.13 Intangible assets

i) Recognition and measurement

The Company's intangible assets primarily consist of computer softwares. Intangible assets are recognised when it is probable that the future economic benefits that are attributable to the asset will flow to the Company and the cost of the asset can be measured reliably. Intangible assets are stated at original cost net of tax/duty credits availed. if any, less accumulated amortisation and cumulative impairment.

Development costs that are directly attributable to the design and testing of identifiable and unique software products controlled by the Company are recognised as intangible assets.

Development costs include employee costs and an appropriate portion of relevant overheads. Capitalised development costs are recorded as intangible assets and amortised from the point at which the asset is available for use.

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

An intangible asset is derecognised on disposal, or when no future economic benefits are expected from use or disposal. Gains and losses arising from derecognition of an intangible asset, measured as the difference between the net disposal proceeds and the carrying amount of the assets are recognised in the statement of profit and loss when the asset is derecognised.

ii) Amortisation of intangible assets

Intangible assets are amortized on a straight line basis over the estimated useful economic life. Intangible assets are amortised as per management's estimate over a period of 3 to 10 years or license period whichever is earlier. Intangible assets are assessed for impairment whenever there is an indication that the intangible asset may be impaired. The amortization period and the amortization method are reviewed at least at each financial year end. Costs associated with maintaining software programmes are recognised as an expense as incurred.

On review of estimates related to the intangible assets following changes have been made prospectively during the year:
- Life of certain core intangible assets is increased from 5 years to 10 years
- Residual value of intangible assets updated to zero

2.14 Impairment of non-financial assets

Non-financial assets are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows which are largely independent of the cash inflows from other assets or groups of assets (cash-generating units). Non-financial assets that suffered an impairment are reviewed for possible reversal of the impairment at the end of each reporting period.

2.15 Earnings per share

Basic earnings per share are calculated by dividing the net profit and 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 is adjusted for events such as bonus issue, bonus element in a rights issue, share split and reverse share split (consolidation of shares) that have changed the number of equity shares outstanding without a corresponding change in resources.

For the purpose of calculating diluted earnings per share, the net profit and 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 which may involve issue of equity shares. The calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential ordinary shares that would have an antidilutive effect on earnings per share.

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2.16 Income Taxes

Income tax expense comprises current tax and deferred tax and is recognized in the statement of profit and loss except to the extent it relates to items directly recognized in equity or in OCI.

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities using the tax rates and tax laws that are enacted or substantively enacted by the balance sheet date and applicable for the period.
Current tax items in correlation to the underlying transaction relating to OCI and equity are recognized in OCI and in equity respectively.

Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

The Company offsets current tax assets and current tax liabilities, where it has a legally enforceable right to set off the recognized amounts and where it intends either to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

Deferred income tax

Deferred income tax is recognized using the balance sheet approach. Deferred income tax assets and liabilities are recognized for deductible and taxable temporary differences arising between the tax base of assets and liabilities and their carrying amount in financial statements, except when the deferred income tax arises from the initial recognition of goodwill or an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profits or loss at the time of the transaction.

Deferred tax assets are recognized for deductible temporary differences, the carry forward of unused tax credits and any unused tax losses to the extent that 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 utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets to be utilised.

Unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off deferred tax assets against deferred tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

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2.17 Leases

The Company's lease assets primarily consist of leases for office premises. The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

(i) the contract involves the use of an identified asset
(ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and
(iii) the Company has the right to direct the use of the asset.

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

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

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

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

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

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

2.18 Revenue and Expense Recognition

A. Interest income

Interest income is presented in the statement of profit and loss includes interest on financial assets measured at amortised cost calculated on an effective interest basis. Fee income and expense that are integral to the effective interest rate on a financial asset are included in the effective interest rate computation. The amortization of income and expenses for financial assets under EIR approach is done on a systematic basis that exactly discounts estimated future cash flows of the financial assets through the expected life of the assets.

The interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets. (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets the interest income is calculated applying the EIR to the amortised cost of the credit-impaired financial asset (i.e. the gross carrying amount less the allowances for ECLs).

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B. Commission and fee income
Commissions earned by the Company which are not directly attributable to disbursal of loans are recognised in the statement of profit and loss as and when incurred.

Fee and commission income include fees other than those that are an integral part of EIR. The Company recognises the fee and commission income in accordance with the terms of the relevant contracts / agreement and when it is probable that the Company will collect the consideration.

C. Profit or loss earned on sale of investments is recognised on trade date basis, determined based on the weighted average cost of the investments sold.

D. Dividend income
Dividend income is recognized when:
- the right to receive dividend is established which is generally when shareholders approve the dividend,
- it is probable that the economic benefits associated with the dividend will flow to the entity and
- amount of dividend can be measured reliably.

E. Interest expenses
Interest expense is presented in the statement of profit and loss includes interest on liabilities measured at amortised cost calculated on an effective interest basis. Fee and borrowing costs that are integral to the effective interest rate on a financial liability are included in the effective interest rate computation. The amortization of expenses for financial liabilities under EIR approach is done on a systematic basis that exactly discounts estimated future cash flows of the financial liabilities through the expected life of the financial liability.

F. Borrowing costs
Borrowing costs incurred in connection with the borrowing of funds including the ancillary cost are amortised and accounted as interest expense using the EIR method.
Other borrowing costs are recognised as expense in the period in which they are incurred.

2.19 Approach on exemption under Ind AS 101 First Time Adoption of Indian Accounting Standards (Ind AS):
The Company has adopted Ind AS with effect from April 01, 2021 with comparatives being restated, Accordingly the impact of transition has been provided in the Opening Reserves as at April 01, 2020. The figures for the previous period have been restated, regrouped and reclassified whenever required to comply with the requirement of Ind AS and Schedule III-Division III.

The detailed note on the same has been provided in 'Note-42 First-time adoption of Ind AS'.

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
3. Cash and cash equivalents			
a) Balances with Banks			
i) in current accounts	13,234.42	4,756.10	52.79
ii) in deposit accounts having original maturity less than 3 months	4,700.95	6,000.41	765.51
iii) in certificate of deposit	2,497.32	-	-
Total	**20,432.69**	**10,756.51**	**818.30**
4. Bank balances other than cash and cash equivalents			
Other Bank balances			
a) In fixed deposit accounts			
i) in deposit accounts having original maturity more than 3 months	-	-	1,215.17
Total	**-**	**-**	**1,215.17**

Note: Balance with Banks in deposit accounts comprises deposits than have an original maturity exceeding 3 months at balance sheet date.

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
5. Loans			
At amortised cost			
A. Product wise Details			
At Amortised cost			
a) Term loans	1,74,849.53	20,029.80	-
Total (A) - Gross	1,74,849.53	20,029.80	-
Less: Impairment loss allowance	(718.24)	(71.02)	-
Total (A) - Net	**1,74,131.29**	**19,958.78**	**-**
B. Security wise Details			
At Amortised cost			
a) Secured considered good			
i) Secured by tangible assets (property, including land & building)	1,71,610.28	19,672.25	-
b) Unsecured	3,239.25	357.55	-
Total (B) - Gross	1,74,849.53	20,029.80	-
Less: Impairment loss allowance	(718.24)	(71.02)	-
Total (B) - Net	**1,74,131.29**	**19,958.78**	**-**
C. **Region wise Details**			
At Amortised cost			
a) Loans in India			
- Others	1,74,849.53	20,029.80	-
b) Loans outside India	-	-	-
Total (C) - Gross	1,74,849.53	20,029.80	-
Less: Impairment loss allowance	(718.24)	(71.02)	-
Total (C) - Net	**1,74,131.29**	**19,958.78**	**-**
D. **Nature of Loan wise Details**			
At Amortised cost			
a) Housing Loans	1,25,387.05	19,070.94	-
b) Non Housing Loans	49,462.48	958.86	-
Total (D) - Gross	1,74,849.53	20,029.80	-
Less: Impairment loss allowance	(718.24)	(71.02)	-
Total (C) - Net	**1,74,131.29**	**19,958.78**	**-**

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

5. Loans (Continued)

5.1 Analysis of changes in the gross carrying amount and corresponding Impairment loss allowance in relation to loans:

Particulars	As at March 31, 2022							
	Stage 1		Stage 2		Stage 3		Total	
	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance
Balance as at the beginning of the year	20,029.80	71.02	-	-	-	-	20,029.80	71.02
New Assets Originated or Purchased, net of repayments	1,54,819.73	647.22	-	-	-	-	1,54,819.73	647.22
Transfer during the year	-	-	-	-	-	-	-	-
Transfer to Stage 1	-	-	-	-	-	-	-	-
Transfer to Stage 2	-	-	-	-	-	-	-	-
Transfer to Stage 3	-	-	-	-	-	-	-	-
Impact of changes in credit risk on account of stage movements	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Balance as at the end of the year	1,74,849.53	718.24	-	-	-	-	1,74,849.53	718.24

Particulars	As at March 31, 2021							
	Stage 1		Stage 2		Stage 3		Total	
	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance	Term loans (Gross)	Impairment loss allowance
Balance as at the beginning of the year	-	-	-	-	-	-	-	-
New Assets Originated or Purchased, net of repayments	20,029.80	71.02	-	-	-	-	20,029.80	71.02
Transfer during the year	-	-	-	-	-	-	-	-
Transfer to Stage 1	-	-	-	-	-	-	-	-
Transfer to Stage 2	-	-	-	-	-	-	-	-
Transfer to Stage 3	-	-	-	-	-	-	-	-
Impact of changes in credit risk on account of stage movements	-	-	-	-	-	-	-	-
Amounts written off	-	-	-	-	-	-	-	-
Balance as at the end of the year	20,029.80	71.02	-	-	-	-	20,029.80	71.02

There were no loans outstanding as on 01st April, 2020

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
6. Investments			
Investments Carried at fair value through profit and loss			
a) Mutual Fund (Quoted)	-	-	401.97
Total	**-**	**-**	**401.97**
Of the Above			
a) Investment in India	-	-	401.97
b) Investments outside India	-	-	-
Total	**-**	**-**	**401.97**
7. Other financial assets			
Unsecured, considered good			
a) Security deposits	210.52	31.00	10.52
b) Receivable from employees	2.45	0.80	0.21
c) Other Receivables	716.76	20.65	5.68
Total	**929.73**	**52.45**	**16.41**
8. Current tax assets (net)			
a) Advance Income Taxes (net) [Net of provision for income tax Rs. Nil (As at March 31, 2021 - Rs. Nil; As at April 01, 2020 - Rs. Nil)]	214.89	8.28	4.27
Total	**214.89**	**8.28**	**4.27**

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

9. Property, plant and equipment and intangible assets

Particulars	Property, plant and equipment						Right-of-use assets		Intangible assets	
	Leasehold Improvements (A)	Office Equipments (B)	Furniture & Fixtures (C)	Vehicles (D)	Computers (E)	Total F = (A+B+C+D+E)	Premises	Total	Computer Software	Total
A. Gross carrying amount										
Balance at April 01, 2020 (deemed cost)	1.48	2.21	-	114.76	60.37	**178.82**	95.49	**95.49**	50.79	**50.79**
Addition	7.15	15.27	17.40	-	116.24	**156.06**	1,329.81	**1,329.81**	4,012.79	**4,012.79**
Disposal/Adjustments	-	-	-	-	-	-	-	-	-	-
Balance at March 31, 2021	**8.63**	**17.48**	**17.40**	**114.76**	**176.61**	**334.88**	**1,425.30**	**1,425.30**	**4,063.58**	**4,063.58**
Addition	16.62	24.75	2.69	51.51	270.67	366.24	635.76	**635.76**	563.86	**563.86**
Disposal/Adjustments	-	(0.24)	-	-	-	**(0.24)**	(669.13)	**(669.13)**	-	-
Balance at March 31, 2022	**25.25**	**41.99**	**20.09**	**166.27**	**447.28**	**700.88**	**1,391.93**	**1,391.93**	**4,627.44**	**4,627.44**
B. Accumulated Depreciation / amortisation										
Balance at April 01, 2020	-	-	-	-	-	-	2.42	**2.42**	-	-
Depreciation / Amortisation expense	1.16	1.97	1.05	24.10	37.57	**65.85**	245.80	**245.80**	346.42	**346.42**
Disposal/Adjustments	-	-	-	-	-	-	-	-	-	-
Balance at March 31, 2021	**1.16**	**1.97**	**1.05**	**24.10**	**37.57**	**65.85**	**248.22**	**248.22**	**346.42**	**346.42**
Depreciation / Amortisation expense	3.36	5.85	1.77	25.66	101.84	**138.48**	490.49	**490.49**	574.91	**574.91**
Disposal/Adjustments	-	(0.09)	-	-	-	**(0.09)**	(176.23)	**(176.23)**	-	-
Balance at March 31, 2022	**4.52**	**7.73**	**2.82**	**49.76**	**139.41**	**204.24**	**562.48**	**562.48**	**921.33**	**921.33**
C. Net carrying amount (A-B)										
As at April 01, 2020	**1.48**	**2.21**	-	**114.76**	**60.37**	**178.82**	**93.07**	**93.07**	**50.79**	**50.79**
As at March 31, 2021	**7.47**	**15.51**	**16.35**	**90.66**	**139.04**	**269.03**	**1,177.08**	**1,177.08**	**3,717.16**	**3,717.16**
As at March 31, 2022	**20.73**	**34.26**	**17.27**	**116.51**	**307.87**	**496.64**	**829.45**	**829.45**	**3,706.11**	**3,706.11**

Refer note 33 for detailed disclosure related to Leases

D. Ageing schedule

Particulars	Amount in CWIP for a period of				Total	Amount in Intangibles under Development for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years		Less than 1 year	1-2 years	2-3 years	More than 3 years	
As at March 31, 2022										
Project in progress*	-	-	-	-	-	99.07	-	-	-	**99.07**
Project temporarily suspended	-	-	-	-	-	-	-	-	-	-
As at March 31, 2021										
Project in progress*	-	-	-	-	-	-	-	-	-	-
Project temporarily suspended	-	-	-	-	-	-	-	-	-	-
As at April 01, 2020										
Project in progress*	0.64	-	-	-	0.64	2,704.43	-	-	-	**2,704.43**
Project temporarily suspended	-	-	-	-	-	-	-	-	-	-

* There are no projects whose completion are overdue or has exceeded its cost compared to its original plan.

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Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
10. Other non financial assets			
Unsecured, considered good			
a) Balances with statutory authorities	115.93	162.78	75.53
b) Advances to vendors	148.55	48.82	0.19
c) Prepaid expenses	158.03	62.95	11.79
Total	**422.51**	**274.55**	**87.51**
11. Payables			
11.1 Trade payables *			
a) total outstanding dues of micro enterprises and small enterprises	25.66	4.75	34.83
b) total outstanding dues of creditors other than micro enterprises and small enterprises	1,483.19	720.95	102.27
Total	**1,508.85**	**725.70**	**137.10**

11.1.1 Trade Payable Ageing	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
As at March 31, 2022					
i) MSME	25.66	-	-	-	25.66
ii) Others	53.41	-	-	-	53.41
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**79.07**	**-**	**-**	**-**	**79.07**
As at March 31, 2021					
i) MSME	4.74	-	-	-	4.74
ii) Others	40.10	-	-	-	40.10
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**44.84**	**-**	**-**	**-**	**44.84**
As at April 01, 2020					
i) MSME	34.83	-	-	-	34.83
ii) Others	90.82	-	-	-	90.82
iii) Disputed dues-MSME	-	-	-	-	-
iv) Disputed dues-Others	-	-	-	-	-
Total	**125.65**	**-**	**-**	**-**	**125.65**

***Note:**

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Trade payables as per above ageing	79.07	44.84	125.65
Add: Unbilled dues	1,429.78	680.86	11.45
Total	**1,508.85**	**725.70**	**137.10**

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
12 Debt securities			
12.1 At amortised cost			
Unsecured			
a) Commercial Papers	9,921.18	-	-
	9,921.18	-	-
Total	**9,921.18**	**-**	**-**
12.2 Of the Above			
i) Debt securities in India	9,921.18	-	-
ii) Debt securities outside India	-	-	-
Total	**9,921.18**	**-**	**-**

12.3 Terms of repayment of Commercial paper As at March 31, 2022

Original maturity (In no. of days)	Due within 1 year	Due 1 to 3 Years	More than 3 years	Total
Issued at discount and redeemable at par				
Upto 365	9,847.75	-	-	9,847.75
Interest accrued and impact of EIR				73.43
Total				**9,921.18**

Interest rate ranges from 4.20 % p.a. to 4.30 % p.a. as at 31 March 2022

Face value of commercial paper is 10,000 lakhs as at 31 March 2022

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	Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
13	**Borrowings (Other than debt securities)**			
13.1	**At amortised cost**			
	Secured * #			
	a) Term loans from banks	1,31,702.96	17,434.59	-
	b) Loan repayable on demand from banks	7,000.41	7,000.00	-
	Total	**1,38,703.37**	**24,434.59**	**-**
13.2	**Of the Above**			
	i) Borrowings in India	1,38,703.37	24,434.59	-
	ii) Borrowings outside India	-	-	-
	Total	**1,38,703.37**	**24,434.59**	**-**

*Note: Loans taken from a banks are secured by first ranking pari passu charge with a minimum cover of 1.1 times on standard receivables of the borrower, both present and future, however standard receivable excludes receivables which are / or will be exclusively charged to National Housing Bank (NHB). There is also first ranking pari passu charge on cash and cash equivalents of the borrower, both present and future, to the extent required to make up any shortfall in the stipulated security cover over the standard receivables.

The quarterly returns/statements of current assets filed by the Company with the banks are in agreement with the books of accounts.

13.3 Repayment terms of term loans

Terms of repayment of term loans As at March 31, 2022

Original maturity of loan (No. of days)	Due within 1 year		Due 1 to 3 years		More than 3 years		Total
	No. of Instalments	Amount	No. of Instalments	Amount	No. of Instalments	Amount	Amount
Monthly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	12	666.67	12	666.67	-	-	1,333.34
More than 1095 Days	-	-	-	-	-	-	-
Quarterly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	21	6,291.67	26	10,083.33	-	-	16,375.00
More than 1095 Days	22	7,300.00	77	29,595.83	104	49,604.17	86,500.00
On maturity (bullet)							
Upto 365 Days	1	2,500.00	-	-	-	-	2,500.00
366 to 1095 Days	3	12,000.00	-	-	-	-	12,000.00
More than 1095 Days	-	-	2	20,000.00	-	-	20,000.00
Interest accrued and impact of EIR							(4.97)
TOTAL							**1,38,703.37**

Interest rates range from 5.60% p.a. to 7.35% p.a.

Terms of repayment of term loans As at March 31, 2021

Original maturity of loan (No. of days)	Due within 1 year		Due 1 to 3 years		More than 3 years		Total
	No. of Instalments	Amount	No. of Instalments	Amount	No. of Instalments	Amount	Amount
Monthly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	-	-	-	-	-	-	-
More than 1095 Days	12	666.67	24	1,333.33	-	-	2,000.00
Quarterly							
Upto 365 Days	-	-	-	-	-	-	-
366 to 1095 Days	2	375.00	30	7,625.00	-	-	8,000.00
More than 1095 Days	-	-	8	5,000.00	-	-	5,000.00
On maturity (bullet)							
Upto 365 Days	1	2,500.00	-	-	-	-	2,500.00
366 to 1095 Days	4	6,985.12	-	-	-	-	6,985.12
More than 1095 Days	-	-	-	-	-	-	-
Interest accrued and impact of EIR							(50.53)
TOTAL							**24,434.59**

Interest rates range from 6.00% p.a. to 7.35% p.a.

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	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
14. Other financial liabilities			
a) Book overdraft	6,959.73	598.36	-
b) Payable to Employees	1,211.76	240.37	0.01
c) Advances received from customers	10.77	-	-
d) Other Financial Liabilities	0.94	-	-
Total	**8,183.20**	**838.73**	**0.01**
15. Provisions			
a) Provision for Employee Benefits			
i) Gratuity	84.04	47.98	15.83
ii) Compensated absences	45.34	17.09	2.13
Total	**129.38**	**65.07**	**17.96**
16. Other non-financial liabilities			
a) Statutory dues payable	368.45	113.40	90.29
Total	**368.45**	**113.40**	**90.29**

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(Currency : Indian Rupees in lakhs)

17. Equity share capital

a) Share capital authorised, issued, subscribed and paid up

Particulars	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	No. of shares	Amount	No. of shares	Amount	No. of shares	Amount
Authorised:						
Equity shares of Rs.10/- each	66,50,00,000	66,500.00	1,50,00,000	1,500.00	1,50,00,000	1,500.00
Preference Shares of Rs.10/- each	18,50,00,000	18,500.00	18,50,00,000	18,500.00	18,50,00,000	18,500.00
Total	**85,00,00,000**	**85,000.00**	**20,00,00,000**	**20,000.00**	**20,00,00,000**	**20,000.00**
Issued, Subscribed and fully paid up:						
Equity Shares of Rs. 10 each	26,13,31,138	26,133.11	1,47,36,842	1,473.68	1,40,00,000	1,400.00
0.01% Compulsorily Convertible Preference Shares of Rs.10/- each, fully paid up	-	-	11,26,31,579	11,263.16	5,90,00,000	5,900.00
Total	**26,13,31,138**	**26,133.11**	**12,73,68,421**	**12,736.84**	**7,30,00,000**	**7,300**

b) Reconciliations of the number of shares and equity share capital :

Particulars	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	No. of shares	Amount	No. of shares	Amount	No. of shares	Amount
I Equity Shares						
Outstanding at the beginning of year	1,47,36,842	1,473.68	1,40,00,000	1,400.00	1,20,00,000	1,200.00
Add: Shares issued during year	11,18,19,860	11,181.99	7,36,842	73.68	20,00,000	200.00
Add: Conversion during the year	13,47,74,436	13,477.44	-	-	-	-
Outstanding at the end of the year	**26,13,31,138**	**26,133.11**	**1,47,36,842**	**1,473.68**	**1,40,00,000**	**1,400.00**
II 0.01% Compulsorily Convertible Preference shares						
Outstanding at the beginning of year	11,26,31,579	11,263.16	5,90,00,000	5,900.00	-	-
Add: Shares issued during year	2,21,42,857	2,214.29	5,36,31,579	5,363.16	5,90,00,000	5,900.00
Less: Conversion during the year	(13,47,74,436)	(13,477.45)	-	-	-	-
Outstanding at the end of the year	**-**	**-**	**11,26,31,579**	**11,263.16**	**5,90,00,000**	**5,900.00**

c) Details of Shares held by Holding Entity, Ultimate holding Entity, their subsidiaries and associates -

Name of the Shareholder	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	No. of shares	% Holding	No. of shares	% Holding	No. of shares	% Holding
(i) Equity shares held by holding entity:						
Anamudi Real Estates LLP and its nominees	-	-	1,40,00,000	95.00%	1,40,00,000	100.00%
Godrej Capital Limited (formerly known as Pyxis Holdings Limited) and its nominees	24,82,64,584	95.00%	-	-	-	-

d) Shareholder holding more than 5% shares as at the end of the year :

Name of Shareholders	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	No. of shares	% Holding	No. of shares	% Holding	No. of shares	% Holding
Equity Shares						
Anamudi Real Estates LLP and its nominees	-	-	1,40,00,000	95.00%	1,40,00,000	100.00%
Godrej Capital Limited (formerly known as Pyxis Holdings Limited) and its nominees	24,82,64,584	95.00%	-	-	-	-

e) Shareholding of Promoters

Name of Promoter	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	No. of shares	% Holding	No. of shares	% Holding	No. of shares	% Holding
Anamudi Real Estates LLP and its nominees	-	-	1,40,00,000	95.00%	1,40,00,000	100.00%
Godrej Capital Limited (formerly known as Pyxis Holdings Limited) and its nominees	24,82,64,584	95.00%	-	-	-	

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17. Equity share capital

f) Details of Convertible Securities

Instrument	As at March 31, 2022		As at March 31, 2021		As at April 01, 2020	
	No. of shares	Amount	No. of shares	Amount	No. of shares	Amount
0.01% Compulsorily Convertible Preference shares	-	-	11,26,31,579	11,263	5,90,00,000	5,900

g) Rights, Preferences and Restrictions Attached to Shares

i) Equity Shares
The Company has one class of equity shares. Each equity share entitles the holder to one vote. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts in proportion to their shareholding.

ii) 0.01% Compulsorily Convertible Preference Shares (CCPS):
The dividend rate on face value of the 0.01% CCPS will remain fixed over the tenure of the 0.01% CCPS. The 0.01% CCPS will carry non-cumulative dividend rights. Subject to applicable laws, each 0.01% CCPS shall be converted into such number of fully paid up Equity Shares of face value of Rs. 10/- each in ratio of 1:1. Such conversion shall be at the option of the holder of the 0.01% CCPS at any time not later than twenty years from the date of allotment of the 0.01% CCPS. In the event the holder does not convert the 0.01% CCPS into Equity Shares, the 0.01% CCPS shall be automatically converted into fully paid up Equity Shares of face value of Rs. 10/- each in the ratio of 1:1 on the date of the 20th anniversary from the date of allotment of the 0.01% CCPS. Till the time of conversion, the 0.01% CCPS will carry preferential rights vis-à-vis equity shares of the Company with respect to payment of dividend and repayment in case of winding up or repayment of capital. The Equity Shares issued upon conversion of the 0.01% CCPS shall rank pari-passu inter-se, i.e. without any preference or priority of one over the other or any of them and will rank pari-passu with the then existing Equity Shares of the Company in all respects and that the Equity Shares so issued upon conversion shall pari-passu qualify for dividend, if any, to be declared by the Company for the year of conversion. Till the time of conversion, the 0.01% CCPS shall be non-participating in the surplus funds and profits on winding up which may remain after the entire capital has been repaid. The 0.01% CCPS shall carry voting rights as prescribed under the provisions of the Companies Act, 2013.

h) There are no equity shares reserved for issue under options and contracts / commitments for the sale of shares / disinvestment.

i) The Company has not allotted any shares as fully paid up pursuant to contracts without payment being received in cash, or as bonus shares from the date of incorporation. The Company has not bought back any of its equity shares.

j) There are no calls unpaid on any equity shares, and forfeited shares.

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

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Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
18. Other equity			
a) Securities premium	30,124.04	2,994.39	-
b) (Deficit) in Statement of Profit and Loss	(14,597.26)	(7,017.75)	(2,053.79)
c) Other comprehensive income	(15.88)	(16.90)	(7.98)
Total	**15,510.90**	**(4,040.26)**	**(2,061.77)**

A. Nature and purpose of reserves

a. Securities premium

Securities premium represents the amount of premium received by the Company on the issuance of shares. The utilisation of the Securities premium is in accordance with the provisions of the Companies Act, 2013.

b. (Deficit) in Statement of Profit and Loss

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

c. Other Comprehensive income

It represents the gain / (loss) on account of actuarial valuation of defined benefit obligation.

B. Movement in Other equity

		As at March 31, 2022	As at March 31, 2021
a) Securities premium			
Balance as at beginning of the year		2,994.39	-
Add : Premium Received on issue of shares		27,238.34	2,994.39
Less : Share issue expenses		(108.69)	-
Balance as at end of the year	**(a)**	**30,124.04**	**2,994.39**
b) Retained Earnings / (Deficit) in Statement of Profit and Loss			
Balance as at beginning of the year		(7,017.75)	(2,053.79)
Add : Profit / (Loss) for the year		(7,579.51)	(4,963.96)
Balance as at end of the year	**(b)**	**(14,597.26)**	**(7,017.75)**
c) Other comprehensive income			
Balance as at beginning of the year		(16.90)	(7.98)
Add : Transfer from retained earnings		1.02	(8.92)
Balance as at end of the year	**(c)**	**(15.88)**	**(16.90)**
	Total (a+b+c)	**15,510.90**	**(4,040.26)**

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
19. Interest income		
a) On financial assets measured at amortised cost		
i) Interest income on loans	4,714.86	166.37
ii) Interest income on investments / debt instruments	73.00	-
iii) Interest income on fixed deposits	83.48	31.60
iv) Interest income on certificate of deposits	0.54	-
Total	**4,871.88**	**197.97**
20. Fee and commission income		
a) Fee income and other charges	15.80	-
Total	**15.80**	**-**
21. Net gain on fair value change		
a) Investments at Fair value through profit and loss (FVTPL)		
i) Profit on liquid mutual funds	197.99	26.20
Total	**197.99**	**26.20**
i) Realised	197.99	26.20
ii) Unrealised	-	-
Total	**197.99**	**26.20**
22. Other income		
a) Interest income on security deposits	9.36	1.20
b) Gain on Lease Modification	176.23	-
c) Gain on Foreign Exchange Translation	1.49	0.06
d) Interest on I.T.Refund	0.26	-
e) Miscellaneous income	792.86	0.10
Total	**980.20**	**1.36**

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
23. Finance costs		
a) On Financial liabilities measured at amortised cost		
i) Interest on borrowings (other than debt securities)	3,253.78	130.02
ii) Interest on debt securities	246.79	-
iii) Interest - lease liabilities	83.47	76.29
iv) Other Borrowing costs	101.78	1.71
Total	**3,685.82**	**208.02**
24. Impairment on financial assets		
a) On Financial assets measured at amortised cost		
i) Loans	647.22	71.02
Total	**647.22**	**71.02**
25. Employee Benefits Expenses		
a) Salaries, bonus and allowances (net)*	4,802.82	2,508.69
b) Contribution to provident fund and other funds	196.41	107.85
c) Gratuity expense	33.87	20.75
d) Staff welfare	552.07	74.76
Total	**5,585.17**	**2,712.05**

***Notes:**

Salaries, bonus and allowances is net of salary cost recovered/reimbursed from related parties. Refer related party transaction Note - 34

Salaries, bonus and allowances net of salary cost capitalised to Intangible Assets Under Development during the current year Nil (Previous Year: Rs. 554.12 lakhs)

26. Other expenses		
a) Advertisement and Sales Promotion expenses	277.59	82.81
b) Auditor's fees and expenses (Refer note below)	19.02	6.53
c) Commission and Brokerage	10.11	1.41
d) Travelling and Conveyance	115.78	39.34
e) Computer & IT Expenses	774.37	420.42
f) Director's sitting fee	58.86	19.62
g) Communication Expenses	33.41	10.92
h) Electricity Expenses	24.12	10.33
i) Housekeeping Expenses	152.18	24.41
j) Legal and Professional Fees	690.24	738.22
k) Loan sourcing cost	226.00	2.65
l) Membership and Subscription Fees	9.71	8.34
m) Office expenses	14.75	2.15
n) Printing and stationery	45.72	22.41
o) Rates, duties and taxes	10.89	11.66
p) Recruitment Expenses	133.30	49.66
q) Rent	50.20	20.53
r) Repair and Maintenance- Others	51.03	68.52
s) Miscellaneous Expenses	2.08	0.40
t) Loss on sale of fixed assets	0.14	-
Total	**2,699.50**	**1,540.33**
26.1 Auditors' fees and expenses		
Payments to auditor		
a) Audit fees	11.99	5.50
b) Certification	2.67	1.03
c) Tax audit fee	4.36	-
Total	**19.02**	**6.53**

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27. Earning per Share

	Year Ended March 31, 2022	Year Ended March 31, 2021
Basic and Diluted earning per share		
a) Profit/(Loss) after tax attributable to equity shareholders for Basic EPS	(7,579.51)	(4,963.96)
b) Weighted average no. of equity shares outstanding during the year for Basic EPS	15,29,01,371	1,40,04,037
c) Nominal value of equity shares (Rs. per share)	10.00	10.00
d) Basic and diluted earnings per share (EPS) (Rs. per share)	(4.96)	(35.45)

28. Commitments and contingencies

A. Contingent liabilities

The contingent liabilities and litigations which are pending against the company as at 31st March, 2022 are Nil (As at 31st March, 2021: Nil and As at 01st April 01, 2020: Nil).

B. Capital commitments

	Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
i)	Estimated amount of contracts remaining to be executed on capital account and not provided for	273.21	170.00	339.70
ii)	Undisbursed commitments in respect of the loan agreements	1,40,019.09	22,225.21	-

29. Investor Education and Protection Fund

There are no amounts due and outstanding to be credited to Investor Education and Protection Fund As at March 31, 2022 (As at 31st March, 2021: Nil and As at 01st April 01, 2020: Nil).

30. Unhedged foreign currency exposures

The Company has unhedged foreign currency exposure of Rs. Nil As at March 31, 2022 (As at 31st March, 2021: Rs. 1.08 lakhs (USD 1,475.46) and As at 01st April 01, 2020: Nil).

31. Dues to Micro, Small Enterprises

During the year micro and small enterprises as defined under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) have been identified by the Company on the basis of the information available with the Company. The disclosures pursuant to MSMED Act based on the books of account are as under:

		As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
i)	The principal amount remaining unpaid to any supplier as at the end of the accounting year;	25.66	4.75	34.83
ii)	The interest due thereon remaining unpaid to any supplier as at the end of the accounting year;	-	-	-
iii)	The amount of interest paid by the buyer under MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year;	-	-	-
iv)	the amount of interest due and payable for the period of delay in making payment (which has been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006;	-	-	-
v)	The amount of interest accrued and remaining unpaid at the end of accounting year;	-	-	-
vi)	The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under section 23.	-	-	-

Disclosure of outstanding dues of Micro and Small Enterprise under Trade Payables is based on the information available with the Company regarding the status of the suppliers as defined under the Micro, Small and Medium Enterprises Development Act, 2006. There is no undisputed amount overdue during the year ended and as at March 31, 2022 and March 31, 2021 to Micro, Small and Medium Enterprises on account of principal or interest.

32. Segment Reporting

The Company's main business is financing by way of loans for purchase or construction of residential houses, commercial real estate and certain other purposes in India. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108 dealing with Operating Segment.

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33. Leases

Information about leases for which the Company is a lessee is presented below:

(i) Right of use Asset

Particulars	As at March 31, 2022	As at March 31, 2021
Opening Right of use Asset	1,177.08	93.07
Add: Addition for new leases	635.76	1,329.81
Less: Reduction for termination / closure	(669.13)	-
Less: Depreciation charge for the year (net of deduction)	(314.26)	(245.80)
Closing Right of use Asset	829.45	1,177.08

(ii) Movement in Lease liabilities

Particulars	As at March 31, 2022	As at March 31, 2021
Opening lease liabilities	1,339.77	87.79
Add: Addition for new leases	618.01	1,286.65
Less: Reduction for termination / closure	(845.36)	-
Add: Interest on lease liabilities	83.47	76.29
Add: Lease adjustment	(28.19)	28.19
Less: Lease payments	(363.76)	(139.15)
Closing lease liabilities	**803.94**	**1,339.77**

(iii) Amount recognised in Statement of Profit and Loss

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
(a) Depreciation charge of right-of-use assets	314.26	245.80
(b) Interest on lease liabilities	83.47	76.29
(c) Expense relating to short-term leases	50.20	20.53
Total	**447.93**	**342.62**

(iv) The total cash outflow for leases for the year:

Particulars	For the year ended March 31, 2022	For the year ended March 31, 2021
The total cash outflow of leases	363.76	139.15

(v) Maturity analysis (undiscounted amounts)

Particulars	As at March 31, 2022	As at March 31, 2021
Less than one year	257.15	393.18
One to five years	646.01	1,131.31
More than five years	-	-
Total undiscounted lease liabilities	**903.16**	**1,524.49**
Lease liabilities included in the statement of financial position		
Current	211.05	316.36
Non-Current	592.89	1,023.41
Weighted average effective interest rate %	6.5% to 7%	6.5% to 7%

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34. Related Party Disclosure

As per the requirement of Ind AS 24, on related party disclosures, the name of the related parties with the description of the relationship and transactions between the reporting enterprise and its related parties, as identified by the management are as follows :

34.1 List of related parties

A. Ultimate Holding Company

Godrej Industries Limited (w.e.f. August 24, 2021)

B. Holding Company / Entity

Godrej Capital Limited (formerly known as Pyxis Holdings Limited) (w.e.f. August 24, 2021)
Anamudi Real Estates LLP (upto August 23, 2021)

C. Fellow Subsidiaries

Godrej Fund Management and Investment Advisers Private Limited (formerly known as Godrej Investment Advisers Private Limited)
Karukachal Developers Private Limited (upto August 23, 2021)
Ceres Developers Private Limited (upto August 23, 2021)
Godrej Consumer Products Limited (w.e.f. August 24, 2021)
Godrej One Premises Management Private Limited (w.e.f. August 24, 2021)
Godrej Finance Limited (formerly known as Ensemble Holdings & Finance Limited) (w.e.f. August 24, 2021)
Godrej Properties Limited (w.e.f. August 24, 2021)
Godrej Agrovet Limited (w.e.f. August 24, 2021)

D. Key management personnel (KMP)

Mr. Manish Shah (Managing Director & CEO)
Mr. Kunal Karnani (Chief Financial Officer)
Ms. Mili Desai (Company Secretary)

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34.2 Transactions and Balances with Related parties

Sr. No.	Nature of Transaction	Ultimate Holding Company		Holding Company/ Entity		Fellow Subsidiaries		Key management personnel	
		FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021
	Transactions with Related parties								
1	Issue of equity shares	-	-	50,702.89	1,400.00	-	-	-	-
2	Issuance of Preference Share Capital	-	-	-	4,800.00	-	-	-	-
3	Cost Reimbursement Paid To	244.01	-	-	-	78.65	-	-	-
4	Cost Reimbursement Recovered From	6.37	-	806.86	11.05	1,626.32	-	-	-
5	Purchase of Goods	-	-	-	-	0.62	-	-	-
6	Remuneration to Key Management Personnel	-	-	-	-	-	-	347.74	376.42
	Balances with related parties as at the end of the year								
7	Trade Payables	2.76	-	-	-	0.62	-	-	-
8	Security deposits	126.61	-	-	-	-	-	-	-
9	Other Receivables	-	-	1.66	-	714.86	-	-	-

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Sr. No.	Nature of Transaction	Ultimate Holding Company		Holding Company/ Entity		Fellow Subsidiaries		Key management personnel	
		FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021
1	**Issue of equity shares**								
	Godrej Capital Limited	-	-	50,702.89	-	-	-	-	-
	Anamudi Real Estates LLP	-	-	-	1,400.00	-	-	-	-
2	**Issuance of Preference Share Capital**								
	Anamudi Real Estates LLP	-	-	-	4,800.00	-	-	-	-
3	**Cost Reimbursement Paid To**								
	Godrej Industries Limited	244.01	-	-	-	-	-	-	-
	Godrej One Premises Management Private Limited	-	-	-	-	58.77	-	-	-
	Godrej Properties Limited	-	-	-	-	19.88	-	-	-
4	**Cost Reimbursement Recovered From**								
	Godrej Industries Limited	6.37	-	-	-	-	-	-	-
	Godrej Capital Limited	-	-	806.86	11.05	-	-	-	-
	Godrej Properties Limited	-	-	-	-	21.90	-	-	-
	Godrej Finance Limited	-	-	-	-	1,589.67	-	-	-
	Godrej Fund Management and Investment Advisers Private Limited	-	-	-	-	14.75	-	-	-
5	**Purchase of Goods**								
	Godrej Consumer Products Limited	-	-	-	-	0.62	-	-	-
6	**Remuneration to Key Management Personnel**								
	Short term employee benefit	-	-	-	-	-	-	325.16	358.14
	Post employment benefit	-	-	-	-	-	-	22.58	18.28
7	**Trade Payables**								
	Godrej Consumer Products Limited	-	-	-	-	0.62	-	-	-
	Godrej Industries Limited	2.76	-	-	-	-	-	-	-
8	**Security deposits**								
	Godrej Industries Limited	126.61	-	-	-	-	-	-	-
9	**Other Receivables**								
	Godrej Properties Limited	-	-	-	-	1.78	-	-	-
	Godrej Finance Limited	-	-	-	-	713.08	-	-	-
	Godrej Capital Limited	-	-	1.66	-	-	-	-	-

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35. Employee benefits - Disclosure pursuant to Ind AS 19 'Employee Benefits'

35.1 Defined contribution plans

The Company makes Provident fund contributions which are defined contribution plans for qualifying employees. Under the schemes, the Company is required to contribute a specified percentage of the payroll costs to fund the benefits

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

	Year Ended March 31,	
	2022	**2021**
Provident fund	196.41	107.85

35.2 Defined Benefit Plan

I The Company has an obligation towards gratuity, a non funded defined benefit plan covering eligible employees. Vesting for gratuity occurs upon completion of five years of service. Details of the unfunded post retirement benefit plans for its employees are given below which is as certified by the actuary.

Gratuity Disclosure Statement as Per Indian Accounting Standard 19 (Ind AS 19) as below.

a) Changes in Present Value of Defined Benefit Obligation

	Year Ended March 31,	
	2022	**2021**
Present Value of Benefit Obligation at the Beginning of the year	47.98	15.82
Current Service Cost	31.11	21.55
Past service cost	-	-
Interest Expense/(Income)	3.11	0.99
Liability transferred in	2.86	2.65
Liability transferred out	-	(1.95)
Settlement Cost (Credit)/Cost	-	-
Actuarial (Gains)/Losses on obligations - due to experience	15.67	5.29
Actuarial (Gains)/Losses on obligations - due to change in demographic assumptions	(23.54)	4.63
Actuarial (Gains)/Losses on obligations - due to change in financial assumptions	6.85	(1.00)
Experience (gains)/losses	-	-
Present Value of Benefit Obligation at the End of the year	**84.04**	**47.98**
Change in plan assets:		
Fair value of plan assets, beginning of the year	-	-
Expected return on Plan Assets	-	-
Contributions	-	-
Benefits paid	-	-
Actuarial Gain (loss) on plan assets	-	-
Fair value of plan assets, end of the year	-	-

b) Amount recognized in the balance sheet consists of:

	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
Present value of defined benefit obligation	84.04	47.98	15.82
Fair value of plan assets	-	-	-
Net liability	**84.04**	**47.98**	**15.82**

c) The amounts recognised in the Statement of Profit and Loss are as follows:

		Year Ended March 31,	
		2022	**2021**
Service Cost			
Current service cost		31.11	21.55
Past service cost		-	-
Total Service cost	(i)	**31.11**	**21.55**
Net interest cost			
Interest expense on DBO		3.11	0.99
Interest expense / (income) on plan assets		-	-
Total Interest cost	(ii)	**3.11**	**0.99**
Defined benefit cost included in Statement of Profit and Loss	(iii) - (i + ii)	**34.22**	**22.54**
Total remeasurement in other comprehensive income (OCI)	(iv)	(1.02)	8.92
Total Defined benefit cost included in Statement of Profit and loss and OCI	(v) = (iii + iv)	**33.20**	**31.46**

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35. Employee benefits - Disclosure pursuant to Ind AS 19 'Employee Benefits' (Continued)

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

With the objective of presenting the plan assets and plan liabilities of the defined benefits plans and post retirement medical benefits at their fair value on the balance sheet, assumptions under Ind AS 19 are set by reference to market conditions at the valuation date.

	As at March 31, 2022	As at March 31, 2021
Discount rate	6.09%	6.49%
Salary growth rate	8.00%	7.00%
Employee attrition rate	20.00%	12.00%
Mortality rate during employment	Indian Assured Lives Mortality (2012-14)	Indian Assured Lives Mortality (2006-08)
Expected average remaining working lives of employees	4 Years	7 Years

e) Impact on defined benefit obligation - Sensitivity Analysis

Particulars	March 31, 2022		March 31, 2021	
	Increase	Decrease	Increase	Decrease
i) Discount rate (1% movement)	(5.00)	5.51	(3.70)	4.19
ii) Change in salary growth rate (1% movement)	5.36	(4.96)	4.13	(3.72)
iii) Change in employee attrition rate (1% movement)	(3.06)	3.17	(1.52)	1.57

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.
The sensitivity analysis presented above may not be representative of the actual change in the benefit obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.
Furthermore, in presenting the above sensitivity analysis, the present value of the benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the benefit obligation as recognised in the balance sheet.
There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

f) Maturity

The defined benefit obligations shall mature after year end as follows:

Particulars	As at March 31, 2022	As at March 31, 2021	As at April 01, 2020
i) 1st Following Year	0.30	0.44	0.23
ii) 2nd Following Year	0.28	1.72	0.21
iii) 3rd Following Year	9.08	1.75	1.14
iv) 4th Following Year	13.95	4.50	1.07
v) 5th Following Year	15.32	6.28	1.07
vi) Sum of Years 6 to 10	51.25	26.20	9.64
vii) Sum of Years 11 and above	38.47	48.01	-

The weighted average duration of the defined benefit obligation is 8 years (previous year - 10 years).

g) Risk Exposure

Gratuity is a defined benefit plan and Company is exposed to the Following Risks:
Interest rate risk: A fall in the discount rate which is linked to the Government Security Rate will increase the present value of the liability requiring higher provision.
Salary Risk: The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.
Asset Liability Matching Risk: The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds.
Mortality risk: Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

35.3 Impact of Code on Social Security, 2020

The Indian Parliament has approved the Code on social security, 2020 which may impact the contributions by the Company towards Provident Fund and Gratuity. The effective date from which the changes are applicable is yet to be notified and the rules for quantifying and financial impact are yet to be determined. The Company will complete its evaluation and will give appropriate impact in the financial statements in the year in which, the code becomes effective and the related rules to determine the financial impact are notified.

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36. Fair Value Measurement

The fair value is the amount at which financial instruments could be sold on fair terms as of the reporting date. Where market prices (e.g. for marketable securities) were available, we have used these prices without modification for measuring fair value. If no market prices were available, the fair values for loans/receivables and liabilities were calculated by discounting using a maturity-matched discount rate appropriate to the risk.

36.1 Classification of financial assets and financial liabilities:

The following table shows the carrying amounts and fair values of Financial assets and Financial liabilities which are classified as Amortised Cost, Fair value through Profit and Loss (FVTPL) and Fair value through other comprehensive income (FVTOCI).

36.1.1 As at March 31, 2022

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	20,432.69	-	-	20,432.69	20,432.69
Loans	1,74,131.29	-	-	1,74,131.29	1,74,131.29
Other financial assets	929.73	-	-	929.73	929.73
Total	**1,95,493.71**	**-**	**-**	**1,95,493.71**	**1,95,493.71**
Financial Liabilities					
Trade payables	1,508.85	-	-	1,508.85	1,508.85
Debt securities	9,921.18	-	-	9,921.18	9,921.18
Borrowings (other than debt securities)	1,38,703.37	-	-	1,38,703.37	1,38,703.37
Lease liabilities	803.94	-	-	803.94	803.94
Other financial liabilities	8,183.20	-	-	8,183.20	8,183.20
Total	**1,59,120.54**	**-**	**-**	**1,59,120.54**	**1,59,120.54**

36.1.2 As at March 31, 2021

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	10,756.51	-	-	10,756.51	10,756.51
Loans	19,958.78	-	-	19,958.78	19,958.78
Other financial assets	52.45			52.45	52.45
Total	**30,767.74**	**-**	**-**	**30,767.74**	**30,767.74**
Financial Liabilities					
Trade payables	725.70	-	-	725.70	725.70
Borrowings (other than debt securities)	24,434.59	-	-	24,434.59	24,434.59
Lease liabilities	1,339.77	-	-	1,339.77	1,339.77
Other financial liabilities	838.73	-	-	838.73	838.73
Total	**27,338.79**	**-**	**-**	**27,338.79**	**27,338.79**

36.1.3 As at April 01, 2020

	At Amortised cost	FVTPL	FVTOCI	Total carrying Value	Total Fair value
Financial Assets					
Cash and cash equivalents	818.30	-	-	818.30	818.30
Other Bank balances	1,215.17	-	-	1,215.17	1,215.17
Investments	-	401.97	-	401.97	401.97
Other financial assets	16.41	-	-	16.41	16.41
Total	**2,049.88**	**401.97**	**-**	**2,451.85**	**2,451.85**
Financial Liabilities					
Trade payables	137.10	-	-	137.10	137.10
Lease liabilities	87.79	-	-	87.79	87.79
Other financial liabilities	0.01	-	-	0.01	0.01
Total	**224.90**	**-**	**-**	**224.90**	**224.90**

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(Currency : Indian Rupees in lakhs)

36. Fair Value Measurement (Continued)

36.2 Fair value hierarchy of financial instruments

The fair value of financial instruments are classified into three categories i.e. Level 1, 2 or 3 depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active market for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements).

Level 1: Financial instruments measured using quoted prices and that are traded in active market are categorized under level 1.

Level 2: The fair value of financial instruments that are not traded in an active market is determined using observable market data and not the entity specific estimates.

Level 3: If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. The instruments are valued based on quoted prices for the similar instruments but for which significant observables adjustments are required to reflect the difference between the instruments.

36.2.1 Financial instruments valued at carrying value:

The respective carrying values of certain on-balance sheet financial instruments approximated their fair value. These financial instruments include cash in hand and bank balances, trade receivables, trade payables, overdraft facility payable on demand certain other assets and liabilities that are considered financial instruments. Carrying values were assumed to approximate fair values for these financial instruments as they are short-term in nature and their recorded amounts approximate fair values or are receivable or payable on demand.

36.2.2 Valuation techniques used to determine fair value:

The Company's accounting policies and disclosures require measurement of fair values, for both financial assets and financial liabilities.

The Company has an established control framework with respect to the measurement of fair values. The Board / Audit Committee has overall responsibility for overseeing all significant fair value measurements, including Level 3 fair values.

The Company uses the following hierarchy for determining and disclosing the fair value of financial assets by valuation technique:

i) Investments in Mutual Funds

The fair values of investments in mutual funds is based on the net asset value ('NAV') as stated by the issuers of these mutual fund units in the published statements as at Balance Sheet date. NAV represents the price at which the issuer will issue further units of mutual fund and the price at which issuers will redeem such units from the investors.

ii) Loans

Substantially all loans are at floating rate of interest, the carrying value of loans approximates their fair value.

iii) Borrowings and Debt Securities - (other than Market linked debt securities)

The Company's borrowings are at floating rate of interest and the carrying value of loans approximates their fair value.

Debt securities are short-term in nature and hence carrying value approximates their fair value.

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36. Fair Value Measurement (Continued)

36.2.3 Transfers between Levels

There are no transfers between Level 1, 2 and 3 since there are no financial instruments at fair value under the category.

36.2.4 Fair values of financial assets and financial liabilities not measured at fair value, including their levels in the fair value hierarchy, are presented below. It also includes the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Fair Value As at March 31, 2022			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	20,432.69	-	-	20,432.69
Other Bank balances	-	-	-	-
Trade receivables	-	-	-	-
Loans	-	-	1,74,131.29	1,74,131.29
Other financial assets	-	-	929.73	929.73
Total	**20,432.69**	**-**	**1,75,061.02**	**1,95,493.71**
Financial Liabilities				
Trade payables	-	-	1,508.85	1,508.85
Debt securities	-	-	9,921.18	9,921.18
Borrowings (other than debt securities)	-	-	1,38,703.37	1,38,703.37
Lease liabilities	-	-	803.94	803.94
Other financial liabilities	-	-	8,183.20	8,183.20
Total	**-**	**-**	**1,59,120.54**	**1,59,120.54**

	As at March 31, 2021			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	10,756.51	-	-	10,756.51
Other Bank balances	-	-	-	-
Trade receivables	-	-	-	-
Loans	-	-	19,958.78	19,958.78
Other financial assets	-	-	52.45	52.45
Total	**10,756.51**	**-**	**20,011.23**	**30,767.74**
Financial Liabilities				
Trade payables	-	-	725.70	725.70
Debt securities			-	-
Borrowings (other than debt securities)			24,434.59	24,434.59
Lease liabilities	-	-	1,339.77	1,339.77
Other financial liabilities	-	-	838.73	838.73
Total	**-**	**-**	**27,338.79**	**27,338.79**

	As at April 01, 2020			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Cash and cash equivalents	818.30	-	-	818.30
Other Bank balances	1,215.17	-	-	1,215.17
Trade receivables	-	-	-	-
Loans	-	-	-	-
Other financial assets	-	-	16.41	16.41
Total	**2,033.47**	**-**	**16.41**	**2,049.88**
Financial Liabilities				
Trade payables	-	-	137.10	137.10
Borrowings (other than debt securities)	-	-	-	-
Lease liabilities	-	-	87.79	87.79
Other financial liabilities	-	-	0.01	0.01
Total	**-**	**-**	**224.90**	**224.90**

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36. Fair Value Measurement (Continued)

36.2.5 Fair values of financial assets and financial liabilities measured at fair value, including their levels in the fair value hierarchy, are presented below. It also includes the fair value information for financial assets and financial liabilities not measured at fair value if the carrying amount is a reasonable approximation of fair value.

	Fair Value			
	As at March 31, 2022			
	Level 1	**Level 2**	**Level 3**	**Total**
Financial Assets				
Investments	-	-	-	-
Total	-	-	-	-
	As at March 31, 2021			
Financial Assets				
Investments	-	-	-	-
Total	-	-	-	-
	As at April 01, 2020			
Financial Assets				
Investments	401.97	-	-	401.97
Total	**401.97**	-	-	**401.97**

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(Currency : Indian Rupees in lakhs)

37. Risk Management framework

37.1 Introduction

As a financial institution, Godrej Housing Finance is exposed to various types of risks namely credit risk, liquidity risk, market risks, operational risk, strategic risk (including emerging & external risks) and compliance & reputation risk.

We have adopted a holistic and data driven enterprise level risk management approach which includes monitoring both internal and external indicators. We as an organization periodically adjust our strategy, incognizance with industry risk dynamics and emergence of new challenges and opportunities. Godrej Housing Finance's risk management framework has been laid down with long term sustainability and value creation in mind.

Important pillars of the risk management approach are developing a strong risk management culture within the Company, alignment of risk with business strategy, creating, preserving and realizing value. The key risks are being monitored by way of various policies covering these areas.

The policies provide guiding principles by setting various guardrails, procedures, risk assessment and control frameworks etc. which are regularly tracked and reviews are presented to various senior management committees and board committees. An effort is also made to understand the best practices in risk management across industries which are then customized to our business requirements.

37.2 Company's Risk Management Framework for Measuring and Managing Risk

Risk management framework

Risk Management forms an integral part of the Company's operations. The company's Board of Directors with support of risk function has overall responsibility for the establishment and oversight of the risk management framework. The Board of Directors has constituted following committees and defined their role for monitoring the risk management policies of the company.

Board level committees

Risk Management Committee of the Board (RMC): The purpose of the Committee is to assist the Board in its oversight of various risks

i) Credit Risk
ii) Liquidity and Interest Rate Risk
iii) Operational Risk (Process, HR, Technology and Fraud)
iv) Strategic Risks (including emerging and external risks)
v) Compliance and Reputation Risk (compliance risk and reputation risk are covered through compliance risk management charter).

Borrowing and Investment Committee: Provide guidance on nature of investments that shall be undertaken, and approve credit limits for various counterparties, where exposures in aggregate exceed a certain level.

Asset Liability Management Committee of the Board (ALCO): ALCO shall review the Liquidity Risk and Interest Rate Risk on a regular basis and suggest necessary actions based on its view and expectations on the liquidity and interest rate profile. The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. The risk management policies and systems are reviewed regularly to reflect changes in the market conditions and the activities of the Company. The Company, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

The Risk Management Committee oversees how the management monitors compliance with the risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Company.

The **Audit Committee** is assisted in its oversight role by Internal Audit. Internal Audit undertakes both regular and ad-hoc reviews of risk management controls and procedures, the results of which are reported to the Audit Committee.

Credit Committee (MCC): Committee members include Managing Director (MD), Chief Risk Officer (CRO), Chief Financial Officer (CFO) and Chief Business Officer (CBO). Committee approves policies on recommendation of concerned credit committee. It approves/ modifies/disapproves business proposal based on delegation of authority (DOA) approved by the Board and recommends proposals.

Fraud Risk Management Committee (FRMC): An independent Fraud Risk Management Committee (FRMC) comprising of top management representatives has been constituted who review the matters related to fraud risk and approve / recommend actions against frauds. FRMC consists of CFO, Head-Risk, Chief Human Resources Officer (CHRO) and Head–Legal and Compliance.

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37. Risk Management framework (Continued)

37.3 Company's Risk Management Approach for handling various type of risks

(A) Credit risk management:

The credit risk is governed by defined credit policies and Board approved DOA which undergo periodic review. The credit policies outline the type of products that can be offered, customer categories, targeted customer profile, credit approval process, DOA and limits etc. Each business unit is required to implement company's credit policies and procedures and maintain the quality of its credit portfolio.

Credit Risk assessment methodology

The Company has a structured credit approval process, which includes a well-established procedure of comprehensive credit appraisal. The credit appraisal process involves critical assessment of quantitative and qualitative parameters subject to review and approval as per defined DOA. The credit assessment involves detailed analysis of industry, business, management, financials, end use etc. An internal rating is also assigned to the borrower based on defined parameters. For retail customers, the credit assessment is based on a parameterised approach. Credit risk monitoring and portfolio review. The company measures, monitors and manages credit risk at an individual borrower level. The credit risk for retail borrowers is being managed at portfolio level.

The credit assessment is carried out based on an internal risk assessment framework which rates the customers accordingly to various parameters. Data analytics is extensively used for effective risk monitoring.

(B) Market Risk

Risk due to change in market prices – e.g. interest rates, equity prices, foreign exchange rates and credit spreads, but not relating to changes in the obligor's/issuer's credit standing and will affect the Company's income or the value of its holdings of financial instruments. The objective of the Company's market risk management is to manage and control market risk exposures within acceptable risk tolerances levels to ensure the solvency while optimising the return on risk. ALCO sets up limits for each significant type of risk/aggregated risk and various products in the portfolio, with market liquidity being a primary factor in determining the level of limits.

Exposure to Market Risk

Interest rate risk

Core business of the Company is borrowing and lending as permitted by the Reserve Bank of India, exposing us to interest rate risk. Interest rate risk is measured through Interest rate sensitivity report where gaps are being monitored classifying all rate sensitive assets and rate sensitive liabilities into various time period categories according to earliest of contracted/behavioural maturities or anticipated re-pricing date. The Company monitors interest rate risk through above measures on a monthly basis. The interest rate risk limits are approved by the ALCO. A regular stress testing on liquidity scenarios and interest rate scenarios is carried out and presented to the ALCO.

Interest rate risk on investments

As at March 31, 2022			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	-	-	-
As at March 31, 2021			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	-	-	-
As at April 01, 2020			
Particulars	**Carrying value**	**@ 100bps change increase**	**@ 100bps change decrease**
Investment at FVTPL	401.97	4.02	(4.02)

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37. Risk Management framework (Continued)

Interest rate risk (Continued)

Below table illustrates impact on earnings on account of 100 bps change on in interest rate on the loans and borrowings due for repayment / rate reset in one year.

As at March 31, 2022

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
i) Loans	1,73,313.38	1,733.13	(1,733.13)
ii) Borrowings (Other than debt securities)	1,38,703.37	1,387.03	(1,387.03)
iii) Net Gap (iii) = (i-ii)	24,688.83	246.89	(246.89)

As at March 31, 2021

Rate sensitive	Less than 1 Year	@ 100bps change increase	@ 100bps change decrease
i) Loans	19,958.78	199.59	(199.59)
ii) Borrowings (Other than debt securities)	24,434.59	244.35	(244.35)
iii) Net Gap (iii) = (i-ii)	(4,475.81)	(44.76)	44.76

The following table sets forth, for the periods indicated, the break-up of borrowings into variable rate and fixed rate

Particulars	As at March 31, 2022	As at March 31, 2021
Variable rate borrowings	93%	100%
Fixed rate borrowings	7%	0%
Total borrowings	**100%**	**100%**

Currency Risk
The company is currently not exposed to currency risk since its primary dealings are in INR.

Equity price risk
The Company does not have any exposure to equities and hence it not exposed to any equity price risk.

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37. Risk Management framework (Continued)

(C) Liquidity risk

A risk that the Company will encounter difficulty in meeting its day to day financial obligations is known as liquidity risk. Management of liquidity risk is done as follows:

i) ALCO sets the strategy for managing liquidity risk commensurate with the business objectives.

ii) ALCO has delegated the responsibility of managing overall liquidity risk and interest rate risk to Treasury. ALCO has set various gap limits for tracking liquidity risk. The CFO and head of treasury monitor the gap limits with actuals and present the same to the MD & CEO.

iii) Treasury department manages the liquidity position on a day-to-day basis and reviews daily reports covering the liquidity position of the Company. Treasury team ensures the regulatory compliance to the liquidity risk related limits approved in the ALM policy by ALCO.

iv) The Company's approach to managing liquidity is to ensure sufficient liquidity to meet its liabilities when they are due without incurring unacceptable losses or risking damage to the Company's reputation.

The key elements of the Company's liquidity risk management strategy are as follows:

i) Maintaining a diversified funding through market and bank borrowings resources such as debentures, commercial papers, subordinated debt, perpetual debt, Inter-corporate deposits (ICD's), overdraft and bank term loans. Unused bank lines constitute the main liquidity back up to meet the contingency funding plan. Additionally, based on Market scenario, the company also maintains a portfolio of highly liquid mutual fund units.

ii) Under the ALM guidelines, the dynamic liquidity statement and structural liquidity statement are being prepared periodically to monitor the maturity gaps in the Assets and Liabilities cash flows.

iii) The company carries out stress testing of cash flows on periodic basis and shares the results with ALCO to gauge the adequacy of liquidity.

The below table analyses the Company's financial liabilities and financial assets into relevant maturity groupings based on the remaining period as at the reporting date to the contractual maturity date.

As at March 31, 2022

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	1,508.85	1,508.85	-	-	-	-
Debt securities	9,921.18	9,921.18	-	-	-	-
Borrowings (other than debt securities)	1,38,703.37	18,453.78	10,409.62	20,122.68	69,396.04	20,321.25
Lease Liabilities	803.94	103.06	108.01	230.79	362.08	-
Other financial liabilities	8,183.20	8,149.15	22.34	-	-	11.71
Total	**1,59,120.54**	**38,136.02**	**10,539.97**	**20,353.47**	**69,758.12**	**20,332.96**

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial assets						
Cash and cash equivalents	20,432.69	20,432.69	-	-	-	-
Loans	1,74,131.29	4,166.22	3,607.80	7,726.06	26,545.81	1,32,085.41
Other financial assets	929.73	716.76	-	-	208.84	4.13
Total	**1,95,493.71**	**25,315.67**	**3,607.80**	**7,726.06**	**26,754.65**	**1,32,089.54**

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(Currency : Indian Rupees in lakhs)

37. Risk Management framework (Continued)

(C) Liquidity risk (continued)

As at March 31, 2021

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	725.70	725.70	-	-	-	-
Borrowings (other than debt securities)	24,434.59	2,823.56	7,680.81	7,146.17	6,784.05	-
Lease Liabilities	1,339.77	141.03	175.33	310.71	712.70	-
Other financial liabilities	838.73	821.63	17.10	-	-	-
Total	**27,338.79**	**4,511.92**	**7,873.24**	**7,456.88**	**7,496.75**	**-**
Financial assets						
Cash and cash equivalents	10,756.51	10,756.51	-	-	-	-
Loans	19,958.78	420.74	366.09	782.64	2,764.74	15,624.58
Other financial assets	52.45	20.65	-	-	27.62	4.18
Total	**30,767.74**	**11,197.90**	**366.09**	**782.64**	**2,792.36**	**15,628.76**

As at April 01, 2020

Particulars	Total	Contractual cash flows				
		Less than 6 months	6 to 12 months	1 to 2 years	2 to 5 years	More than 5 years
Financial liabilities						
Trade payables	137.10	137.10	-	-	-	-
Lease liabilities	87.79	7.43	7.70	16.15	56.51	-
Other financial liabilities	0.01	0.01	-	-	-	-
Total	**224.90**	**144.54**	**7.70**	**16.15**	**56.51**	**-**
Financial assets						
Cash and cash equivalents	818.30	818.30	-	-	-	-
Bank balance other than cash and cash equivalents above	1,215.17	1,215.17	-	-	-	-
Other financial assets	16.41	5.68	-	-	10.52	0.21
Total	**2,049.88**	**2,039.15**	**-**	**-**	**10.52**	**0.21**

(D) Operational Risk

The risk of direct or indirect potential loss arising from a wide variety of causes associated with the company's processes, personnel, systems, or from external factors other than credit, compliance, reputation, market and liquidity risks. Management of operational risk forms an integral part of the Company's enterprise wide risk management systems. Clear strategies and oversight by the Board of Directors and senior management, a strong operational risk management culture, effective internal control and reporting and contingency planning are crucial elements of the Company's operational risk management framework.

Godrej Housing Finance has a Business Continuity Planning "BCP" framework in place, to ensure uninterrupted business operations in case any disruptive event occurs. The company immediately activated its Business Continuity Plan (BCP) during this time of COVID 19 pandemic. The Company continues to seamlessly carry out normal operations hence addressing the risk associated with occurrence of the pandemic.

Cyber Security Risk

Various measures are adopted to effectively protect the company against phishing, social media threats and rogue mobile. Company ensures seamless accessibility of critical systems through virtual private network (VPN), thereby minimizing the risk of security/data breaches and cyber-attacks.

(E) Regulatory and Compliance Risk

Regulatory compliances are handled by Finance team, Treasury and Business teams in consultation with Compliance team. Statutory compliances are handled by Secretarial team, Administrative and people process related compliances are handled by Administration & HR departments. As per regulatory requirements, required policies are adopted, modified and rolled from time to time. Compliance to the defined policies is strictly adhered to.

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

38. Maturity analysis of assets and liabilities

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

Particulars	As at March 31, 2022			As at March 31, 2021			As at April 01, 2020		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
I Assets									
A. Financial assets									
a) Cash and cash equivalents	20,432.69	-	20,432.69	10,756.51	-	10,756.51	818.30	-	818.30
b) Other Bank balances	-	-	-	-	-	-	1,215.17	-	1,215.17
d) Loans	7,774.01	1,66,357.28	1,74,131.29	786.83	19,171.95	19,958.78	-	-	-
e) Investments	-	-	-	-	-	-	401.97	-	401.97
f) Other financial assets	716.76	212.97	929.73	20.65	31.80	52.45	5.68	10.73	16.41
B. Non-financial assets									
a) Current tax assets (net)	-	214.89	214.89	-	8.28	8.28	-	4.27	4.27
c) Property, plant and equipment	-	496.64	496.64	-	269.03	269.03	-	178.82	178.82
c) Capital work-in-progress	-	-	-	-	-	-	-	0.64	0.64
d) Right of use asset	-	829.45	829.45	-	1,177.08	1,177.08	-	93.07	93.07
e) Intangible assets under development	-	99.07	99.07	-	-	-	-	2,704.43	2,704.43
f) Other intangible assets	-	3,706.11	3,706.11	-	3,717.16	3,717.16	-	50.79	50.79
g) Other non-financial assets	115.93	306.58	422.51	162.78	111.77	274.55	75.53	11.98	87.51
Total Assets	**29,039.39**	**1,72,222.99**	**2,01,262.38**	**11,726.77**	**24,487.07**	**36,213.84**	**2,516.65**	**3,054.73**	**5,571.38**
II Liabilities									
A. Financial liabilities									
a) Trade payables	1,508.85	-	1,508.85	725.70	-	725.70	137.10	-	137.10
b) Debt securities	9,921.18	-	9,921.18	-	-	-	-	-	-
c) Borrowings (other than debt securities)	28,863.40	1,09,839.97	1,38,703.37	10,504.37	13,930.22	24,434.59	-	-	-
d) Lease liabilities	211.07	592.87	803.94	316.36	1,023.41	1,339.77	15.13	72.66	87.79
e) Other financial liabilities	8,171.49	11.71	8,183.20	838.73	-	838.73	0.01	-	0.01
B. Non-financial Liabilities									
a) Provisions	0.30	129.08	129.38	0.44	64.63	65.07	0.23	17.73	17.96
b) Other non-financial liabilities	368.45	-	368.45	113.40	-	113.40	90.29	-	90.29
Total Liabilities	**49,044.74**	**1,10,573.63**	**1,59,618.37**	**12,499.00**	**15,018.26**	**27,517.26**	**242.76**	**90.39**	**333.15**

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Godrej Housing Finance Limited

(Currency : Indian Rupees in lakhs)

39. Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and áll other reserves attributable to the equity holders of the Company.

The primary objective of the Company's capital management policy is to ensure compliance with regulatory capital requirements. In line with this objective, the Company ensures adequate capital at all times and manages its business in a way in which capital is protected, satisfactory business growth is ensured, cash flows are monitored, borrowing covenants are honoured and ratings are maintained. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current year. There were no changes in the capital management process during the periods presented.

For Capital-to-Risk Weighted Assets (CRAR) as required by Regulator- Refer Note 44.3.2

40. Other statutory information

i) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.

ii) The Company does not have any transactions with struck off companies.

iii) The Company does not have any charges or satisfaction which is yet to be registered with Registrar of Companies beyond the statutory period.

iv) The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

v) The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:

(a) 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

(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

vi) The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall:

(a) 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

(b) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

vii) The Company has not entered into any such transaction which is not recorded in the books of account that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961.

viii) There are no unspent amounts in respect of ongoing projects, that are required to be transferred to a special account in compliance of provision of sub section (6) of section 135 of Companies Act.

ix) In respect of other than ongoing projects, there are no unspent amounts that are required to be transferred to a fund specified in Schedule VII of the Companies Act (the Act), in compliance with second proviso to sub section 5 of section 135 of the Act.

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41. Disclosure pursuant to Ind AS 12 "Income Taxes"

	As at March 31, 2022	As at March 31, 2021
Deferred Tax Assets (DTA)		
Business loss and others	2,811.05	1,951.21
DTA restricted to	**393.82**	**160.42**
Deferred Tax Liabilities (DTL)		
WDV of tangible and intangible assets	(393.82)	(160.42)
Total DTL	**(393.82)**	**(160.42)**

Deferred tax asset on unabsorbed depreciation, business losses, EIR impact on financial instruments at amortised cost, lease related adjustments, unrealised net gain/(loss) on fair value changes, disallowances under u/s 43B of Income Tax Act, 1961 and others are not created on conservative basis but it restricted to the deferred tax liability on tangible and intangible assets.

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42. First-time adoption of Ind AS

a) Transition to Ind AS

For the purposes of reporting as set out in Note 1, the Company has transitioned its basis of accounting from Indian generally accepted accounting principles ("IGAAP") to Ind AS. The accounting policies set out in note 2 have been applied in preparing the financial statements for the year ended March 31, 2022, the comparative information presented in these financial statements for the year ended March 31, 2021 and in the preparation of an opening Ind AS balance sheet at April 1, 2020 (the "transition date")

In preparing the opening Ind AS balance sheet, the Company has adjusted amounts reported in financial statements prepared in accordance with IGAAP. An explanation of how the transition from IGAAP to Ind AS has affected the financial performance, cash flows and financial position is set out in the following tables and the notes that accompany the tables. On transition, the Company did not revise estimates previously made under IGAAP except where required by Ind AS.

b) Optional exemptions availed

Ind AS 101 'First Time Adoption of Indian Accounting Standards' allows first-time adopters certain voluntary exemptions from the retrospective application of certain requirements under Ind AS. The Company has applied the following exemptions:

i) **Deemed cost for property, plant and equipment and intangible assets**
The Company has elected to continue the carrying value for all of its property, plant and equipment and intangible assets as recognised in the financial statements as at the date of transition to Ind AS, measured as per the previous GAAP and use that as its deemed cost at the date of transition.

c) Ind AS mandatory exceptions

The Company has applied the following exceptions from full retrospective application of Ind AS as mandatorily required under Ind AS 101:

i) **Estimates**

On assessment of the estimates made under the Previous GAAP financial statements, the Company has concluded that there is no necessity to revise the estimates under Ind AS, as there is no objective evidence of an error in those estimates. However, estimates that were required under Ind AS but not required under Previous GAAP are made by the Company for the relevant reporting dates reflecting conditions existing as at that date.
Key estimates considered in preparation of the financial statements that were not required under the previous GAAP are listed below:
- Fair valuation of financial instruments carried at FVTPL
- Impairment of financial assets based on the expected credit loss model

ii) **De-recognition of financial assets and liabilities**

As per Ind AS 101, an entity should apply the derecognition requirements in Ind AS 109, Financial Instruments, prospectively for transactions occurring on or after the date of transition to Ind AS. However, an entity may apply the derecognition requirements retrospectively from a date chosen by it if the information needed to apply Ind AS 109 to financial assets and financial liabilities derecognised as a result of past transactions was obtained at the time of initially accounting for those transactions. The Company has elected to apply the derecognition principles of Ind AS 109 prospectively from the date of transition to Ind AS.

iii) **Classification and measurement of financial assets**

Ind AS 101 requires an entity to assess classification of financial assets on the basis of facts and circumstances existing as on the date of transition. Further, the standard permits measurement of financial assets accounted at amortised cost based on facts and circumstances existing at the date of transition if retrospective application is impracticable.
Accordingly, the Company has determined the classification of financial assets based on facts and circumstances that exist on the date of transition. Measurement of the financial assets accounted at amortised cost has been done retrospectively except where the same is impracticable.

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(Currency : Indian Rupees in lakhs)

42. First-time adoption of Ind AS

d) Reconciliations between previous GAAP and Ind AS

i) Reconciliation of Equity between previous GAAP and Ind AS:

	Notes	As at March 31, 2021	As at April 01, 2020
Equity as per previous GAAP		**8,480.46**	**5,232.33**
Adjustments:			
Impact of EIR method on other financial assets	v(b)	(5.12)	(0.02)
Impact of Ind AS 116 - Leases	v(c)	(18.06)	4.25
Impact of EIR method on financial instruments measured at amortised cost	v(d)	53.01	-
Impairment allowance on financial instruments measured at amortised cost	v(e)	(1.47)	-
Impact of EIR method on loans and advances		187.76	-
Net Fair value gain/(loss) on Investment measured at FVTPL		-	1.67
Total adjustments		**216.12**	**5.90**
Total equity as per Ind AS		**8,696.58**	**5,238.23**

ii) Reconciliation of Total comprehensive income as per Previous GAAP and Ind AS :

	Year Ended March 31,2021
Net profit after tax as per previous GAAP	**(5,183.10)**
Adjustments:	
Impact of EIR method on other financial assets	(5.12)
Impact of Ind AS 116 - Leases	(22.29)
Impact of EIR method on financial instruments measured at amortised cost	53.01
Impairment allowance on financial instruments measured at amortised cost	(1.47)
Impact of EIR method on loans and advances	187.76
Net Fair value gain/(loss) on Investment measured at FVTPL	(1.67)
Remeasurement of defined benefit obligation	8.92
Net profit for the year ended under Ind AS	**(4,963.96)**
Other comprehensive income (net of tax) attributable to owners of the Company	(8.92)
Total comprehensive income as per Ind AS (attributable to owners of the Company)	**(4,972.88)**

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42. First-time adoption of Ind AS

e) Notes to first-time adoption:

i) **Loan Assets**
Under previous GAAP, transaction income earned on loan assets was recognised upfront while under Ind AS, such income (net of expenses) are included in the initial recognition amount of financial assets and recognised as interest income using the effective interest method.

ii) **Expected Credit loss**
Under the previous GAAP, provisions against loans and advances were made as per the prudential norms specified by the RBI. In accordance with Ind AS 109, the Company is required to recognise provisions by applying the expected credit loss model. Accordingly, the Company has reversed all outstanding provisions created against advances under the previous GAAP and recognised an amount for expected credit losses on its loans and other financial assets with a corresponding adjustment to profit and loss and consequently, equity.

iii) **Borrowings and subordinated debt instruments (Transaction cost)**
Under previous GAAP, transaction costs incurred on debt instruments and borrowings were recognised upfront on an accrual basis.
Under Ind AS, such costs are reduced from the carrying amount of financial liability on its initial recognition. These costs re recognised as interest expense using the effective interest method.

iv) **Ind AS 116 - leases**
Under previous GAAP, payments made under operating leases (net of any incentives received from the lessor) were charged to statement of profit and loss on a straight-line basis over the period of the lease unless, the payments are structured to increase in line with expected general inflation, to compensate for the lessor`s expected inflationary cost increases.
Ind AS 116 requires recognition of an asset (the right-of-use the leased item) and a financial liability to pay rentals. In the Statement of Profit and Loss, lessees presents interest expense on the lease liability and depreciation on the right-of-use asset.

v) **Interest free lease deposits**
Under the previous GAAP, interest free lease security deposits (that are refundable in cash on completion of the lease term) are recorded at their transaction value. Under Ind AS, all financial assets except Trade Receivables are required to be initially recognised at fair value. Accordingly, the Company has fair valued these security deposits under Ind AS. The difference between the fair value and transaction value of the security deposit on initial recognition is added to right-of-use assets and the same has been reduced from security deposit. Subsequently the interest unwinding is done on the security deposit amount and recognised as interest income under the head other income and right-of-use asset is amortised under the head depreciation and amortization.

vi) **Reversal of Lease Equalisation Reserve**
Under the erstwhile Accounting Standards, the Lease Equalisation Reserve was created. However upon implementation of "Ind AS 116-Leases" this reserve is no longer required. Hence the same has been reversed.

vii) **Remeasurements of post-employment benefit obligations**
Under Ind AS, remeasurements i.e. actuarial gains and losses and the return on plan assets, excluding amounts included in the net interest expense on the net defined benefit liability are recognised in other comprehensive income instead of statement of profit and loss. Under the previous GAAP, these remeasurements were forming part of the profit or loss for the year.

f) Effect of Ind AS adoption on the statement of cash flows for the year ended March 31, 2021

Particulars	Previous GAAP	Adjustments	Ind AS
Net cash from/(used in) operating activities	(23,063.31)	122.59	(22,940.72)
Net cash from/(used in) investing activities	211.34	(46.94)	164.40
Net cash from/(used in) financing activities	32,790.29	(75.76)	32,714.53
Net increase/(decrease) in cash and cash equivalents	**9,938.32**	**(0.11)**	**9,938.21**
Cash and cash equivalents at the beginning of the year	817.79	0.51	818.30
Cash and cash equivalents at the end of the year	10,756.11	0.40	10,756.51

43. Events after reporting date

There have been no major events which will cause changes to any numbers reported in the financial statements.

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(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - RBI

44.1 Disclosure in notes to Financial statements as required under paragraph 2 (a) of RBI Notification No RBI/2019-20/170 DOR (NBFC).CC.PD.No.109/22.10.106/2019-20 dated March 13, 2020

44.1.1 Comparison of provisions required under Income Recognition, Asset Classification and Provisioning (IRACP) and Impairment allowances made under Ind AS 109

As at March 31, 2022

Asset Classification		Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
as per RBI Norms	as per Ind AS 109					
Performing Assets						
Standard	Stage-1	1,74,849.53	718.24	1,74,131.29	617.35	100.89
	Stage-2	-	-	-	-	-
Sub total		**1,74,849.53**	**718.24**	**1,74,131.29**	**617.35**	**100.89**
Non Performing Assets (NPA)						
Substandard	Stage-3	-	-	-	-	-
Doubtful						
up to 1 year	Stage-3	-	-	-	-	-
1 to 3 Years	Stage-3	-	-	-	-	-
More than 3 years	Stage-3	-	-	-	-	-
Sub total for Doubtful		-	-	-	-	-
Loss	Stage-3	-	-	-	-	-
Subtotal for NPA		-	-	-	-	-
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	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage-1**	**1,74,849.53**	**718.24**	**1,74,131.29**	**617.35**	**100.89**
	Stage-2	-	-	-	-	-
	Stage-3	-	-	-	-	-
	Total	**1,74,849.53**	**718.24**	**1,74,131.29**	**617.35**	**100.89**

As at March 31, 2021

Asset Classification		Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
as per RBI Norms	as per Ind AS 109					
Performing						
Standard	Stage-1	20,029.80	71.02	19,958.78	69.55	1.47
	Stage-2	-	-	-	-	-
Sub total		**20,029.80**	**71.02**	**19,958.78**	**69.55**	**1.47**
Non Performing Assets (NPA)						
Substandard	Stage-3	-	-	-	-	-
Doubtful						
up to 1 year	Stage-3	-	-	-	-	-
1 to 3 Years	Stage-3	-	-	-	-	-
More than 3 years	Stage-3	-	-	-	-	-
Sub total for Doubtful		-	-	-	-	-
Loss	Stage-3	-	-	-	-	-
Subtotal for NPA		-	-	-	-	-
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	-	-	-	-	-
Subtotal		-	-	-	-	-
Total	**Stage-1**	**20,029.80**	**71.02**	**19,958.78**	**69.55**	**1.47**
	Stage-2	-	-	-	-	-
	Stage-3	-	-	-	-	-
	Total	**20,029.80**	**71.02**	**19,958.78**	**69.55**	**1.47**

44.1.2 Company has not conducted any sale of its business portfolio and hence no policy for sales out of amortised cost business model portfolios has been framed.

44.1.3 There are no accounts which are past due beyond 90 days but not treated as impaired.

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44. Regulatory disclosures - RBI (Continued)

44.2 Disclosure on liquidity risk under RBI circular no. RBI/2019-20/88 DOR.NBFC (PD) CC. No.102/03.10.001/2019-20 dated November 04, 2019 on Liquidity Risk Management Framework for Non-Banking Financial Companies and Core Investment Companies from March 31, 2020 onwards

i) Funding Concentration based on significant counterparty (both deposits and borrowings)

Particulars	As at March 31, 2022	As at March 31, 2021
No. of Significant Counterparties	9	5
Amount	1,38,703.37	24,434.59
Percentage of funding concentration to total deposits	-	-
Percentage of funding concentration to total liabilities #	86.90%	88.80%

Total Liabilities represents total liabilities as per balance sheet.

ii) Top 20 large deposits

Since the Company is registered as a non deposit taking housing finance company this clause is not applicable

iii) Top 10 Borrowings

Particulars	As at March 31, 2022	As at March 31, 2021
Total amount of top 10 borrowings	1,38,703.37	24,434.59
Percentage of amount of top 10 borrowings to total borrowings	100.00%	100.00%

iv) Funding concentration based on significant instrument / product:

Particulars	As at March 31, 2022		As at March 31, 2021	
	₹ in lakh	% of Total liabilities	₹ in lakh	% of Total liabilities
a) Debt Securities	9,921.18	6.22%	-	-
b) Borrowings (Other than debt securities)	1,38,703.37	86.90%	24,434.59	88.80%

v) Stock Ratios:

Particulars	As at March 31, 2022	As at March 31, 2021
a) Commercial Papers to Total Liabilities	6.22%	N.A
b) Commercial Papers to Total Assets	4.93%	N.A
c) Commercial Papers to Public funds	6.68%	N.A
d) NCD (Original Maturity < 1year) to Total Liabilities	N.A	N.A
e) NCD (Original Maturity < 1year) to Total Assets	N.A	N.A
f) NCD (Original Maturity < 1year) to Public funds	N.A	N.A
g) Other Short Term Liabilities to Total Liabilities ##	6.20%	6.83%
h) Other Short Term Liabilities to Total Assets ##	4.91%	5.19%
i) Other Short Term Liabilities to Public funds ##	6.66%	7.70%

Other short term liabilities include all the financial liabilities as per IND As maturing within next 12 months other than Debt securities and Borrowings (other than debt securities).

vi) Institutional set-up for liquidity risk management:

Asset Liability Management Committee (ALCO) supervises liquidity risk management. Meetings of ALCO are held periodically.

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

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44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under:

44.3.1 Schedule to the Balance Sheet

	Particulars	As at March 31, 2022		As at March 31, 2021	
	Liabilities side	**Amount outstanding**	**Amount overdue**	**Amount outstanding**	**Amount overdue**
1	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**				
	a) Debentures:				
	Secured	-	-	-	-
	Unsecured	-	-	-	-
	b) Deferred Credits	-	-	-	-
	c) Term Loans	1,31,880.12	-	17,487.60	-
	d) Inter-corporate loans and borrowing	-	-	-	-
	e) Commercial Paper	9,921.18	-	-	-
	f) Public Deposits	-	-	-	-
	g) Other Loans (Loan repayable on demand from banks)	7,000.41	-	7,000.00	-
2	**Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):**				
	a) In the form of Unsecured debentures	-	-	-	-
	b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-	-	-
	c) Other public deposits	-	-	-	-

	Assets side	Amount outstanding	
3	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**	**As at March 31, 2022**	**As at March 31, 2021**
	a) Secured	1,71,610.28	19,672.25
	b) Unsecured	3,239.25	357.55
4	**Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities**		
	i) Lease assets including lease rentals under sundry debtors		
	a) Financial lease	-	-
	b) Operating lease	-	-
	ii) Stock on hire including hire charges under sundry debtors		
	a) Assets on hire	-	-
	b) Repossessed Assets	-	-
	iii) Other loans counting towards asset financing activities		
	a) Loans where assets have been repossessed	-	-
	b) Loans other than (a) above	-	-
5	**Break-up of Investments**		
	Current Investments		
	Quoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-
	Unquoted		
	i) Shares		
	a) Equity	-	-
	b) Preference	-	-
	ii) Debentures and Bonds	-	-
	iii) Units of mutual funds	-	-
	iv) Government Securities	-	-
	v) Others (please specify)	-	-

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44.3 **Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)**

Assets side (Continued)	Amount outstanding	
	As at March 31, 2022	As at March 31, 2021
Long Term investments		
Quoted		
i) Shares		
a) Equity	-	-
b) Preference	-	-
ii) Debentures and Bonds	-	-
iii) Units of mutual funds	-	-
iv) Government Securities	-	-
v) Others (please specify)	-	-
Unquoted		
i) Shares		
a) Equity	-	-
b) Preference	-	-
ii) Debentures and Bonds	-	-
iii) Units of mutual funds	-	-
iv) Government Securities	-	-
v) Others (please specify)	-	-

6 **Borrower group-wise classification of assets financed as in (3) and (4) above:**

Category	Amount net of provisions As at March 31, 2022		
	Secured	Unsecured	Total
Related Parties			
a) Subsidiaries	-	-	-
b) Companies in the same group	-	-	-
c) Other related parties	-	-	-
Other than related parties	1,70,930.55	3,200.74	1,74,131.29

Category	Amount net of provisions As at March 31, 2021		
	Secured	Unsecured	Total
Related Parties			
a) Subsidiaries	-	-	-
b) Companies in the same group	-	-	-
c) Other related parties	-	-	-
Other than related parties	19,606.50	352.28	19,958.78

7 **Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :**

Category	As at March 31, 2022		As at March 31, 2021	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
Related Parties				
a) Subsidiaries	-	-	-	-
b) Companies in the same group	-	-	-	-
c) Other related parties	-	-	-	-
Other than related parties	-	-	-	-

8 **Other information**

Particulars	Amount	
	As at March 31, 2022	As at March 31, 2021
i) Gross Non-Performing Assets		
a) Related parties	-	-
b) Other than related parties	-	-
ii) Net Non-Performing Assets		
a) Related parties	-	-
b) Other than related parties	-	-
iii) Assets acquired in satisfaction of debt	-	-

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Godrej Housing Finance Limited

Godrej Housing Finance Limited
Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.2 Capital to risk assets ratio (CRAR)

Particulars	As at March 31,	
	2022	2021
CRAR (%)	21.76%	21.61%
CRAR - Tier I capital (%)	21.36%	21.30%
CRAR - Tier II Capital (%)	0.40%	0.31%
Amount of Subordinated debt raised as Tier II capital	-	-
Amount raised by issue of perpetual debt instruments	-	-

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

Particulars	As at March 31,	
	2022	2021
Balance at the beginning of the year		
a) Statutory Reserve under Section 29C of the NHB Act. 1987	-	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act. 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Total	-	-
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred under Section 29C of the NHB Act, 1987	-	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act,1961 taken into account for the purpose of Statutory Reserve under Section 29C of the NHB Act. 1987	-	-
Less:		
a) Amount appropriated from Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from Special Reserve under Section 36 (1)(viii) of the Income Tax Act,1961 which has been taken into account for the purpose of provision under Section 29C of the NHB Act, 1987	-	-
Balance at the end of the year	-	-
a) Statutory Reserve under Section 29C of the NHB Act. 1987	-	-
b) Amount of Special Reserve under Section 36 (1)(viii) of the Income Tax Act. 1961 taken into account for the purpose of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Total	-	-

44.3.4 Investments

Particulars	As at March 31,	
	2022	2021
I) Value of Investment		
(i) Gross value of investments		
(a) In India	-	-
(b) Outside India	-	-
(ii) Provisions for depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments		
(a) In India	-	-
(b) Outside India	-	-
II) Movement of provisions held towards depreciation on investments.		
Opening balance	-	-
Add : Provisions made during the year	-	-
Less : Write-off / written-back of excess provisions during the year	-	-
Closing balance	-	-

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(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.5 Derivatives

a) Forward rate agreement / interest rate swap

Particulars	As at March 31,	
	2022	2021
i) The notional principal of swap agreements	-	-
ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	-
iii) Collateral required by the HFC upon entering into swaps	-	-
iv) Concentration of credit risk arising from the swaps $	-	-
v) The fair value of the swap book @	-	-

Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.

$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies.

@ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.

b) Exchange traded interest rate (IR) derivatives

Particulars	As at March 31,	
	2022	2021
i) Notional principal amount of exchange traded IR derivatives undertaken during the year	-	-
ii) Notional principal amount of exchange traded IR derivatives outstanding	-	-
iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	-	-
iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	-	-

c) Disclosures on risk exposure in derivatives

Qualitative disclosure

The company has not entered into any derivate/forward rate agreement/interest rate swap/exchange traded interest rate derivative during the year, hence there is no qualitative disclosure.

Quantitative disclosure

Particulars	As at March 31, 2022		As at March 31, 2021	
	Currency Derivatives	Interest Rate Derivatives	Currency Derivatives	Interest Rate Derivatives
Derivatives (notional principal amount)	-	-	-	-
Marked to market positions	-	-	-	-
Assets (+)	-	-	-	-
Liability (-)	-	-	-	-
Credit exposure	-	-	-	-
Unhedged exposures	-	-	-	-

44.3.6 As per Paragraph 86 of Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC.51/21.04.048/2021-22 dated September 24, 2021.

a) Details of loans acquired through assignment in respect of loans not in default during the year ended March 31, 2022

Particulars	Acquired
i) Entity	NBFCs
ii) Count of loan accounts assigned (in numbers)	54
iii) Amount of loan account assigned (in lakhs)	1,535.75
iv) Retention of beneficial economic interest (MRR)**	10.00%
v)Weighted average maturity (residual maturity in months)	204.47
vi) Weighted average holding period (in months)	39.83
vii) Coverage of tangible security	100.00%
viii) Rating-wise distribution of rated loans	N/A

**Retained by the originator

b) The Company has not transferred any loans through assignment in respect of loans not in default during the year ended March 31, 2022

c) The Company has not transferred/acquired any stressed loans during the year ended March 31, 2022

44.3.7 Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/85 DOR.STR.REC.53/21.04.177/2021-22 dated September 24, 2021.

No securitization has been done by the company during the year

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44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.8 Asset liability management

a) Maturity pattern of certain items of assets and liabilities As at March 31, 2022

Particulars	Liabilities			
	Deposits	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	172.20	-	-
8 days to 14 days	-	-	-	-
15 days to 30/31 days (One month)	-	49.74	4,984.05	-
Over One month up to 2 months	-	374.46	-	-
Over 2 months up to 3 months	-	2,716.37	-	-
Over 3 months up to 6 months	-	15,141.01	4,937.13	-
Over 6 months up to 1 year	-	10,409.62	-	-
Over 1 year up to 3 years	-	60,260.88	-	-
Over 3 years up to 5 years	-	29,257.84	-	-
Over 5 years	-	20,321.25	-	-
Total	**-**	**1,38,703.37**	**9,921.18**	**-**

Particulars	Assets		
	Advances	Investments	Foreign Currency Assets
1 day to 7 days	1,281.69	-	-
8 days to 14 days	-	-	-
15 days to 30/31 days (One month)	6.60	-	-
Over One month to 2 months	553.98	-	-
Over 2 months up to 3 months	575.75	-	-
Over 3 months up to 6 months	1,748.20	-	-
Over 6 months up to 1 year	3,607.80	-	-
Over 1 year up to 3 years	16,096.07	-	-
Over 3 years up to 5 years	18,175.79	-	-
Over 5 years	1,32,085.41	-	-
Total	**1,74,131.29**	**-**	**-**

b) Maturity pattern of certain items of assets and liabilities As at March 31, 2021

Particulars	Liabilities			
	Deposits	Borrowings from Banks	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	2.48	-	1.08
8 days to 14 days	-	-	-	-
15 days to 30/31 days (One month)	-	53.58	-	-
Over One month up to 2 months	-	53.50	-	-
Over 2 months up to 3 months	-	2,553.56	-	-
Over 3 months up to 6 months	-	160.44	-	-
Over 6 months up to 1 year	-	7,680.81	-	-
Over 1 year up to 3 years	-	13,930.22	-	-
Over 3 years up to 5 years	-	-	-	-
Over 5 years	-	-	-	-
Total	**-**	**24,434.59**	**-**	**1.08**

Particulars	Assets		
	Advances	Investments	Foreign Currency Assets
1 day to 7 days	131.33	-	-
8 days to 14 days	-	-	-
15 days to 30/31 days (One month)	-	-	-
Over One month to 2 months	52.89	-	-
Over 2 months up to 3 months	58.62	-	-
Over 3 months up to 6 months	177.91	-	-
Over 6 months up to 1 year	366.09	-	-
Over 1 year up to 3 years	1,638.45	-	-
Over 3 years up to 5 years	1,908.92	-	-
Over 5 years	15,624.58	-	-
Total	**19,958.78**	**-**	

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Godrej Housing Finance Limited

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44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.9 Exposure

i) Exposure to real estate sector

Category	As at March 31,	
	2022	2021
a) Direct exposure		
Residential mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented.	1,49,138.11	16,546.96
Commercial real estate -		
Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure includes non-fund based (NFB) limits.	18,106.86	2,524.13
(Note: Loans for third dwelling unit onwards are being classified as CRE exposure)		
Investments in mortgage backed securities (MBS) and other securitised exposures -		
- Residential	-	-
- Commercial Real Estate	-	-
b) Indirect exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total exposure to Real Estate Sector	**1,67,244.97**	**19,071.09**

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Godrej Housing Finance Limited

(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.9 Exposure (Continued)

ii) Exposure to Capital Market

	Category	As at March 31, 2022	As at March 31, 2021
a)	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	-	-
b)	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	-	-
c)	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	-	-
d)	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	-	-
e)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
f)	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	-	-
g)	Bridge loans to companies against expected equity flows / issues	-	-
h)	All exposures to Venture Capital Funds/Alternate Investment Funds (both registered and unregistered)	-	-
	Total exposure to Capital Market	-	-

44.3.10 Details of financing of parent company products:

No parent company products were financed during the year (Previous Year: Nil).

44.3.11 Details of single borrower limit and borrower group limit exceeded by the Company:

The Company has not exceeded prudential exposure limit stipulated by RBI prudential norms applicable to HFC as on reporting date (Previous Year: Nil).

44.3.12 Unsecured advances

The Company has unsecured advances of Rs. 3,239.25 lakhs As at March 31, 2022 (As at March 31, 2021: 357.55 lakhs). The Company has not granted any advances against intangible collateral.

44.3.13 Exposure to group companies engaged in real estate business

Description	As at March 31, 2022		As at March 31, 2021	
	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	-	-	-	-

Note: Company has funded the customers of the Godrej Properties Limited and/or its subsidiaries/associates though no exposure has been taken on Godrej Properties Limited and/or its subsidiaries/associates.

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44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.14 Registration obtained from other financial sector regulators

The Company is registered with following regulators effective As at March 31, 2022 :

Regulator	Registration No.
i) Ministry of Company Affairs	CIN: U65100MH2018PLC315359
ii) Reserve Bank of India	Registration No. DOR - 00184
iii) Legal Entity Identifier	LEI Code: 33580013ZGNIERZRLU44

44.3.15 Disclosure of penalties imposed by RBI and other regulators

There were no penalties imposed on the Company by NHB or any other regulator during the year (Previous Year: Nil).

44.3.16 Related Party Transactions

Details of all material transactions with related parties are disclosed in Note 34 to Financial Statements.

44.3.17 Group Structure

Ultimate Holding Company	Godrej Industries Limited (w.e.f. August 24, 2021)
Holding Company	Godrej Capital Limited (formerly known as Pyxis Holdings Limited) (w.e.f. August 24, 2021)
Subsidiaries of Holding Company	Godrej Finance Limited (formerly known as Ensemble Holdings & Finance Limited) (w.e.f. August 24, 2021)

44.3.18 Rating assigned by credit rating agencies

Instruments	Credit Rating Agency	As at March 31,	
		2022	2021
Bank Borrowings	CARE Ratings Ltd.	-	CARE A1+
Bank Borrowings	CRISIL Ltd.	CRISIL AA	-
Commercial Paper	ICRA Ltd.	ICRA A1+	ICRA A1+
Commercial Paper	CRISIL Ltd.	CRISIL A1+	-
Non Convertible Debentures	CRISIL Ltd.	CRISIL AA	-

44.3.19 Remuneration of Directors

Details of all pecuniary transactions with Non-Executive Independent Directors

Particulars	As at March 31,	
	2022	2021
Directors sitting fees paid to		
i) Rosemary Sebastian	22.00	8.00
ii) Usha Sangwan	32.00	10.00

There are no other pecuniary transactions with Non-executive Directors during the year (Previous Year: Nil).

44.3.20 Management Discussion and Analysis

Refer to the Management Discussion and Analysis report which is part of Director Report for relevant Disclosure.

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

There are no prior period items that have impact on the current year's profit and loss The accounting policies regarding key areas of operations are disclosed in note1 & 2 to the Financial Statement for the year ended March 31, 2022.

44.3.22 Revenue Recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties. (Previous Year: Nil)

44.3.23 Consolidated Financial Statements (CFS)

The Company does not have any Subsidiary/Joint Venture/Associates As at March 31, 2022.

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.24 Provisions and contingencies

Breakup of provisions and contingencies shown under the head expenditure in the Statement of Profit and loss

Particulars	Year Ended March 31,	
	2022	2021
i) Provision made for depreciation on investment	-	-
ii) Provision made towards non performing assets	-	-
iii) Provision made towards income tax	-	-
iv) Provision made for gratuity	36.06	32.15
v) Provision made for leave encashment	28.25	14.96
vi) Provision made for standard assets: *	718.24	71.02

* This includes provision towards Commercial Real Estate (CRE) loans of Rs. 202.38 lakhs As at March 31, 2022 (As at March 31, 2021 of Rs. 28.04 lakhs)

44.3.25 Break up of Loan & Advances and Provisions thereon

	Particulars	As at March 31, 2022		As at March 31, 2021	
		Housing	Non Housing	Housing	Non Housing
i)	**Standard Assets**				
	Total Outstanding Amount	1,25,387.05	49,462.48	19,070.94	958.86
	Provisions made	(322.51)	(395.73)	(63.59)	(7.42)
ii)	**Sub-Standard Assets**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
iii)	**Doubtful Assets – Category-I**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
iv)	**Doubtful Assets – Category-II**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
v)	**Doubtful Assets – Category-III**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
vi)	**Loss Assets**				
	Total Outstanding Amount	-	-	-	-
	Provisions made	-	-	-	-
vii)	**Total**				
	Total Outstanding Amount	**1,25,387.05**	**49,462.48**	**19,070.94**	**958.86**
	Provisions made	**(322.51)**	**(395.73)**	**(63.59)**	**(7.42)**

44.3.26 Draw down from reserves

No drawdown from the reserves during the year. (Previous Year: Nil)

44.3.27 Concentration of deposits, advances, exposures and NPA assets

	Particulars	As at March 31,	
		2022	2021
i)	**Concentration of public deposits**		
	Total deposits of twenty largest depositors	N.A	N.A
	Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	N.A	N.A
ii)	**Concentration of Loans & Advances**		
	Total loans & advances to twenty largest borrowers	12,234.03	3,129.81
	Percentage of loans & advances to twenty largest borrowers to Total Advances of the HFC	7.00%	15.63%
iii)	**Concentration of all Exposure (including off-balance sheet exposure)**		
	Total Exposures to twenty largest borrowers / Customers	13,358.05	4,753.06
	Percentage of Exposures to twenty largest borrowers / Customers to Total Exposure of the HFC on borrowers / Customers	4.19%	11.30%
iv)	**Concentration of NPAs**		
	Total Exposures to top ten NPA accounts	-	-

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(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.27 Concentration of deposits, advances, exposures and NPA assets (Continued)

v) Sector-wise NPAs

Sectors	Percentage of NPAs to Total Advances in that sector	
	As at March 31,	
	2022	2021
a. **Housing Loans:**		
i) Individual	-	-
ii) Builder/Project Loans	-	-
iii) Corporates	-	-
b. **Non-Housing Loans:**		
i) Individual	-	-
ii) Builder/Project Loans	-	-
iii) Corporates	-	-

44.3.28 Movement in non-performing assets (NPAs)

Particulars	As at March 31,	
	2022	2021
(i) Net NPAs to net advances (%)	-	-
(ii) Movement of NPAs (gross)		
(a) Opening balance	-	-
(b) Additions during the year	-	-
(c) Reductions during the year		
(d) Closing balance	-	-
(iii) Movement of net NPAs		
(a) Opening balance	-	-
(b) Additions during the year	-	-
(c) Reductions during the year	-	-
(d) Closing balance	-	-
(iv) Movement of provisions for NPAs (excluding provision on standard assets)		
(a) Opening Balance	-	-
(b) Provisions made during the year	-	-
(c) Write off/write back of excess provision	-	-
(d) Closing balance	-	-

44.3.29 Overseas Assets

The Company does not own any overseas assets As at March 31, 2022. (As at March 31, 2021: Nil)

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Godrej Housing Finance Limited

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44. Regulatory disclosures - RBI (Continued)

44.3 Disclosure of details as required under Master Directions for Housing Finance Companies issued by RBI dated February 17, 2021, DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 are given as under: (Continued)

44.3.30 Off-balance Sheet SPVs sponsored

Particulars	As at March 31,	
	2022	2021
Name of the SPV sponsored	NA	NA
Domestic	Nil	Nil
Overseas	Nil	Nil

44.3.31 Details of customers complaints

Particulars	As at March 31,	
	2022	2021
i) No. of complaints pending at the beginning of the year	0	0
ii) No. of complaints received during the year	8	4
iii) No. of complaints redressed during the year	8	4
iv) No. of complaints pending at the end of the year	0	0

44.3.32 Disclosure of principal business criteria

	Particulars	As at March 31,	
		2022	2021
i)	Financial assets. in the business of providing finance for housing. to total assets (netted off by intangible assets)	63.55%	58.80%
ii)	Housing finance to individuals to total assets (netted off by intangible assets)	63.27%	58.80%

44.3.33 Disclosure of frauds as per Master Direction - Monitoring of Frauds in NBFCs (Reserve Bank) Directions, 2016

There were no cases as fraud reported to NHB during the financial year ended March 31, 2022 (Previous Year: Nil)

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Notes to the financial statements for the year ended March 31, 2022 (Continued)

(Currency : Indian Rupees in lakhs)

44. Regulatory disclosures - (Continued)

44.3.34 Additional Disclosures

The Company has not granted any loans against collateral of gold jewellery during the year (Previous Year: Nil).

There are no adverse comments during the year on the Company made in writing by the Bank or NHB on regulatory compliances with a specific communication to disclose the same to public (Previous Year: Nil).

The Company does not have any joint ventures and overseas subsidiaries As at March 31, 2022.

The Company has not issued any structured products during the year.

The Company does not conduct any insurance broking / agency business and has not received any fees / brokerage in respect thereof.

No loan extended by the Company has been restructured under moratorium offered under Covid.

No dividend has been declared by the Company.

45. Previous year previous GAAP figures have been regrouped / reclassified to make them comparable with Ind AS presentation.

For and on behalf of the Board of Directors
Godrej Housing Finance Limited

Godrej Housing Finance Limited

Pirojsha Godrej
Director
DIN - 00432983

USA
May 11, 2022

Manish Shah
Managing Director & CEO
DIN - 06422627

Mumbai
May 11, 2022

Kunal Karnani
Chief Financial Officer

Mumbai
May 11, 2022

Mili Desai
Company Secretary

Mumbai
May 11, 2022

KALYANIWALLA & MISTRY LLP
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Risk Factors

Credit Risk: The business of lending carries the risk of default by borrowers. Any lending business is exposed to the risk of default by its borrowers. Lending for housing finance is the core business of the Company. Since inception there has been a strong emphasis on developing systematic credit appraisal techniques. The Company has a core team, which carefully monitors loan recoveries. The Company also closely follows industry developments where it has corporate loan exposures. Further, the guidelines issued by the National Housing Bank (NHB) /Reserve Bank of India (RBI)) inter alia regarding exposure norms and concentration of credit and investment help to diversify credit risk.

Market Risk: This risk arises because of interest rate volatility interest rate risk is inherent to the business of any financial institution. The Company endeavours to minimize this risk by predominantly linking interest rates on loans to a base which varies in accordance with movements in market rates. Interest rate, liquidity and foreign exchange risks are monitored and managed through active Asset Liability Management (ALM).

Asset Liability Management: The risks that arise out of mismatch of assets and liabilities. The Company broadly follows an Asset Liability Management System based on Liquidity Framework prescribed by the Reserve Bank of India. To further monitor market risk management systems, the Board of Directors of the Company has approved an Asset Liability Management (ALM) policy, which inter alia defines the Company's risk philosophy, specifies prudent gaps and tolerance limits and reporting systems. Further, periodic review of Asset Liability position is carried out by Asset Liability Management Committee (ALCO) of the organization.

Operational Risk: It means the risks that arise out of systemic issues within an organization. Operational risk is intrinsic to any business. The Company has instituted adequate internal control systems commensurate with the nature of its business and size of operations. Internal Audit is carried out by an Independent Team and all significant internal audit observations are reported to the Audit Committee of the Company.

External Risks

Regulatory Changes: These risks may arise if various concerned authorities amend the regulatory framework, which could impact the Company.

Risk of Competition: This risk may arise from existing players or new entrants in the business of housing finance. The Management believes that the Company can leverage on its strong brand name, technology platform and quality customer service to sustain its position in the market

General Risks: Investors are advised to read the risk factors carefully before taking an investment decision in this issue. For taking an investment decision, investors must rely on their own examination of the issue and this Disclosure Document, including the risks involved. The issue has not been recommended or approved by SEBI nor does SEBI guarantee the accuracy or adequacy of this Disclosure Document.

Annexure F

SHAREHOLDING PATTERN OF GODREJ CAPITAL LIMITED
AS ON MARCH 31, 2024

Sr. No.	Name of the Shareholder	Number of Shares held (Face Value of Rs.10/- each)	Shareholding percentage
1.	Godrej Industries Limited	2,97,939	89.48
2.	Others	18,397	5.52
4.	PAN FIN Investments LP	16,642	5.00
	Total	**3,32,978**	**100**

Certified to be true,
For Godrej Capital Limited

GODREJ CAPITAL LIMITED

Ms. Heer Jayesh Parekh
Authorized Person

The General Manager- Listing CRD
The Listing Department
BSE Limited,
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai- 400 001

Dear Sir/Madam,

Sub: Confirmation of the Company for listing of Commercial Paper under ISIN INE02JD14500,

We hereby confirm that "the Disclosure Document contains all the disclosures as prescribed under Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and SEBI Master Circular for issue and listing of Non-convertible Securities, Securitised Debt Instruments, Security Receipts, Municipal Debt Securities and Commercial Paper dated May 22, 2024, as updated from time to time.

We request you to take note of the same.

Yours sincerely
For Godrej Housing Finance Limited

Ms. Heer Jayesh Parekh
Company Secretary & Compliance Officer