



INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF CENT BANK HOME FINANCE LIMITED

Report on the Standalone Financial Statements

Opinion

We have audited the accompanying Standalone financial statements of **CENT BANK HOME FINANCE LIMITED** ("the company") which comprises the balance sheet as at March 31, 2022, the statement of profit and loss and the statement of Cash Flows for the year then ended, and Notes to Standalone financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "standalone financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Act, in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the company as at March 31, 2022, the statement of Profit and loss, and its cash flows for the year ended on that date.

Basis for Opinion

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

Emphasis of Matters

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

- (a) Note 25 (14) in the Standalone financial statements which indicate that the company has maintained Deferred Tax Liability on Special Reserves to the tune of Rs. 1,463.68 Lakhs (Previous year Rs. 1,316.05 Lakhs) in pursuance with NHB guidelines NHB(ND)/DRS/Policy Circular 65/20 14-15 through P/L Appropriation.
- (b) Note 25 (22) in the Standalone financial statements which indicate that the company's current Liabilities exceeded its current assets as at the Balance sheet date. These conditions, along with other matters set forth in Note 25 (22) read with Note-

Branches

New Delhi Bilaspur Indore Nagpur Mumbai Ranchi Jabalpur Faridabad





25[(35)(5.5)] indicate the existence of a material uncertainty that may cast significant doubt about the company's ability to continue as a Going concern. However, the Standalone financial statements of the company have been prepared on a going concern basis for the reasons stated in the said Notes.

- (c) We draw attention to Note 25[33(a)] in the Standalone Financial statements, which describes the economic and social consequences the entity is facing as a result of COVID-19 which is impacting consumer demand, financial markets, and repayments.

Our opinion is not modified in respect of these matters.

Key Audit Matters

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

Sr. No.	Key Audit Matters	Auditors' Response
1.	Classification of Advances and Identification and provisioning for non-performing Advances in accordance with the NHB guidelines Advances include loans repayable on demand and Term loans. (Refer note-5,10,13,16, 25(12) and 25[35(7.5)] to the Standalone financial statement)	Our audit approach towards advances with reference to the IRAC norms and other related circulars / directives issued by NHB and also internal policies and procedures of the Company includes the testing of the following: - The accuracy of the data input in the system for income recognition, classification into performing and non-performing Advances and provisioning in accordance with the IRAC Norms.
2.	Advances governed by income recognition, asset classification and provisioning (IRAC) norms and other circulars and directives issued by the NHB from time to time which provides guidelines related to classification of Advances into performing and non-performing Advances (NPA). The Company classifies these Advances based on IRAC norms. The Company accounts for all the transactions related to Advances in its Information Technology System (IT System) viz. Core Banking Solutions (CBS) which also identifies whether the advances are performing or non-performing. However, after this, the company uses Excel Sheet to Change Classification and to apply Provisioning norms manually.	Existence and effectiveness of monitoring mechanisms such as Internal Audit, Management Audit and Audit by the Regulatory as per the policies and procedures of the Company; We have examined the efficiency of various internal controls over advances to determine the nature, timing and extent of the substantive procedures and compliance with the observations of the various audits conducted as per the monitoring mechanism of the Company and NHB Inspection. In carrying out substantive procedures, we have examined advances on sample basis, including review of valuation reports of independent valuer's provided by the Company's management.





<p>The carrying value of these advances (net of provisions) may be materially misstated if, either individually or in aggregate, the IRAC norms are not properly followed.</p> <p>In the event of any improper application of the prudential norms or consideration of the incorrect value of the security, as the valuation of the security involves high degree of estimation and judgment, the carrying value of the advances could be materially misstated either individually or collectively and in view of the significance of the amount of advances in the Standalone financial statements i.e., 95.67% of total assets the classification of the advances and provisioning thereon has been considered as key audit matter in our audit.</p> <p>Considering the nature of the transactions, regulatory requirements, existing business environment, estimation/ judgment involved in valuation of securities, it is a matter of high importance for the intended users of the Standalone Financial Statements. Considering these aspects, we have determined this as a Key Audit Matter. Accordingly, our audit was focused on income recognition, asset classification and provisioning pertaining to advances due to the materiality of the balances.</p>	<p>Reliance is also placed on Internal Audit Reports of the Branches.</p> <p>We have also relied on the Certificate IT System Service Provider with respect to the business logics / parameters inbuilt in CBS for tracking, identification and stamping of NPAs and provisioning in respect thereof.</p>
<p>3. Assessment of Provisions and Contingent liabilities in respect of certain litigations of Direct Taxes.:</p> <p>There is high level of judgment required in estimating the level of provisioning. The Company's assessment is supported by the facts of matter, their own judgment, past experience, and advices from legal and independent tax consultants wherever considered necessary. Accordingly, unexpected adverse outcomes may significantly impact the Company's reported profit and the Balance Sheet.</p>	<p>Our audit approach involved: -</p> <ul style="list-style-type: none">a) Understanding the current status of the litigations/tax assessments;b) Examining Consultants Opinion;c) Evaluating the merit of the subject matter under consideration with reference to the grounds presented therein and available independent legal / tax advice; andd) Review and analysis of evaluation of the contentions of the Company through discussions, collection of details of the subject matter under





<p>We determined the above area as a Key Audit Matter in view of associated uncertainty relating to the outcome of these matters which requires application of judgment in interpretation of law. Accordingly, our audit was focused on analyzing the facts of subject matter under consideration and judgments/ interpretation of law involved.</p>	<p>consideration, the likely outcome and consequent potential outflows on those issues.</p>
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Information Other than the Standalone Financial Statements and Auditor's Report Thereon

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

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

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

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

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

The company's Board of Directors is responsible for the matters stated in section 134(5) of the companies Act 2013 ("the Act") with respect to the preparation of these Standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the company in accordance with the accounting principles Generally accepted in India, including the accounting standards specified under section 133 of the Act. This responsibility also include maintenance of adequate accounting records in accordance with the provisions of the act for safeguarding of the Assets of the company and for preventing and detecting frauds and other irregularities; selection and application of appropriate implementation and maintenance of accounting policies ; making judgments and estimates that are reasonable and prudent; design , implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentations of the Standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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





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

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

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

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

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

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

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act, we give in the "Annexure A" a statement on the matters specified in paragraphs 3 and 4 of the Order.
2. As required by the Housing Finance Companies- Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 vide RBI/2020-21/73 DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 February 17, 2021 [Previous Year - Para No 3A & 3B of Auditors Report (National Housing Bank) Directions 2016 issued by the National Housing Bank vide Notification No NHB.HFC.AR-DIR.1/MD & CEO12016 Dated 3-2-2017], we give in the "Annexure -B" statement on the matters specified in paragraphs 70 and 71.
3. (A) As required by Section 143(3) of the Act, we report that:
 - a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
 - b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books and proper returns adequate for the purposes of our audit have been received from the branches not visited by us.
 - c) The report on the accounts of the branch offices, as required by clause (c) of sub-section (8) of section 143 of the Act, is not applicable for the year under report, since Company has appointed us a Sole Statutory Auditor of the Company, to audit the company's books of account including the branch accounts, and accordingly requirement of dealing with the report of Branch Auditors, in preparing our report does not arise.
 - d) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account and with the returns received from the branches not visited by us.
 - e) In our opinion, the afore said financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.
 - f) The provisions of section 164(2) in respect of disqualifications of directors of the Companies Act, 2013 are not applicable to the Company being Government Company in the terms of notification no. G.S.R. 463(E) dated 05 June, 2015 issued by Ministry of Corporate Affairs.
 - g) With respect to the adequacy of the Internal Financial Controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure C". Our report expresses a modified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.





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

- a) The Company has disclosed the impact of pending litigations on its financial position in its financial statements. Refer Note 25 (15) to the financial statements;
- b) The Company has not entered into any long-term contract including derivative contract which may have any material foreseeable losses hence there is no need to create any provision, required under the applicable law or accounting standards, - Refer Note 25(29) to the financial statements;
- c) There has been no delay in transferring amounts required to be transferred to the Investor Education and Protection Fund by the Company.
- d) (i) The Management has represented that, to the best of its knowledge and belief, other than as disclosed in Note 25(5)(a) to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Company or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(ii) The Management has represented that, to the best of its knowledge and belief, as disclosed in Note 25(5)(b) to the accounts, no funds have been received by the Company from any persons or entities, including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever ("Ultimate Beneficiaries") by or on behalf of the Funding Parties or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

(iii) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e) contain any material mis- statement.
- e) As stated in Note 25(16)(a) to the financial statements, the Board of Directors of the Company have not proposed dividend for the current financial year (Previous year- Nil).

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





B R I S K A & Associates
Chartered Accountants

Continuation Sheet

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

For B R I S K A & ASSOCIATES
(Formerly L. K. Maheshwari & Co)
CHARTERED ACCOUNTANTS
FRN: 000780C

CA AMIT CHITWAR
(Partner)
M.No:407118



Date: 02/05/2022
PLACE: BHOPAL
UDIN: 22407118AIIUKM5918



Annexure A to the Independent Auditors' Report

The Annexure referred to in paragraph 1 under "Report on Other Legal and Regulatory Requirements" of our Independent Auditor's Report to the members of the Company on the financial statements for the year ended 31 March 2022, we report that:

(i)

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

(B) The Company does not have any Intangible assets hence no question of maintenance of proper records showing full particulars including quantitative details and situation of Intangible asset arises.

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

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

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

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

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

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

(ii) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the periodical returns or statements filed by the company with such banks or financial institutions are in agreement with the books of account of the Company.

(iii) According to the information and explanations given to us read with applicable norms (including exemptions or relaxations) of NHB/RBI and on the basis of our examination of the records of the Company, the company has made investments in, or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties during the year.





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

We further report that;

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

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

(c) According to the information and explanations given to us and on the basis of our examination of the records of the Company read with applicable norms (including exemptions or relaxations) of NHB/RBI, in our opinion, in the case of loans and advances in the nature of loans given, the repayment of principal and payment of interest has been stipulated and the repayments or receipts have been regular except in case of Overdue or NPA(Non- Performing Assets) or restructured loans and/or advances which have been disclosed in the financial statement as per the applicable norms.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company read with applicable norms (including exemptions or relaxations) of NHB/RBI, there is overdue amount of Rs. 5,900.16 [irregularities/overdue are detailed in the Note-13, Note-16, Note No-25(12), Note No-25(13) and Note 25(35)(7.1 & 7.5)] of the financial statements for more than ninety days in respect of loans and advances in the nature of loans given. The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and advance and consequently such overdue has been identified as per the applicable norms (including exemptions or relaxations) of NHB/RBI which are issued time to time.

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

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

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





(v)

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

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

- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not accepted any deposits or amounts which are deemed to be deposits from the public. Accordingly, clause 3(v) of the Order is not applicable.

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

(vii)

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

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

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues were in arrears as at 31 March 2022 for a period of more than six months from the date they became payable.

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





- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or fully or partly convertible debentures during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.
- (xi)
- a) Based on examination of the books and records of the Company and according to the information and explanations given to us, considering the principles of materiality outlined in the Standards on Auditing, we report that no fraud by the Company or on the Company has been noticed or reported during the course of the audit.
- b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the 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) We have taken into consideration the whistle blower complaints received by the Company during the year while determining the nature, timing and extent of our audit procedures.
- (xii) In our opinion and according to the information and explanation given to us, the company is not a Nidhi Company and hence, the requirement of clause 3(xii) of the order is not applicable.
- (xiii) In our opinion and according to the information and explanation given to us, transactions during the year with related parties were approved by the Audit Committee and are in compliance with Section 177 of the Companies Act, 2013 where applicable and since the said transactions were in the ordinary course of business of the Company and were at arm's length basis, the provisions of Section 188 are not applicable, and the details have been disclosed in the Financial Statements, as required by the applicable Accounting Standards.
- (xiv) Subject to our comment mentioned in the Opinion Paragraphs of Annexure-C "Report on the Internal Financial Controls over Financial Reporting under clause (i) of sub section 3 of section 143 of Companies Act, 2013", we report that
- a) Based on information and explanations provided to us and our audit procedures, in our opinion, the Company has an internal audit system commensurate with the size and nature of its business.
- b) We have considered the internal audit reports for the year under audit to the extent received by us, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.
- (xv) In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with its directors or persons connected to its directors and hence, provisions of Section 192 of the Act are not applicable to the Company.
- (xvi)
- a) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, clauses 3(xvi)(a) and 3(xvi)(b) of the Order are not applicable.

However, the Company being a Housing Finance Company, is registered with National Housing Bank vide Registration No. 01.0004.02 by which NHB has granted status of Housing Finance Company (HFC) to the Company on 31.07.2001.





- c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.
- (xvii) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that, the Company has not incurred cash losses during the financial year covered by our audit and the immediately preceding financial year.
- (xviii) According to the information and explanations given to us, there has been no resignation of statutory auditor in the company during the period of audit. Hence reporting under 3(xviii) of the order is not required.
- (xix) Subject to our comment on the matter mentioned in the Point No (b) of "Emphasis of Matter" Paragraphs, we further state that on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the 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.
- (xx) 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.
- (xxi) According to the information and explanations given to us, there are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not applicable for the year.

For **BRISKA & ASSOCIATES**
(Formerly L. K. Maheshwari & Co)
CHARTERED ACCOUNTANTS
FRN: 000780C

CA AMIT CHITWAR
(Partner)
M.No:407118



Date: 02/05/2022
PLACE: BHOPAL
UDIN: 22407118AIIUKM5918



Annexure B to the Independent Auditors' Report

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

Matters referred in Para 70.1 of the directions

- i. The company is registered with NHB vide registration certification No.01.0004.02 dated 31.07.2001. Further, we hereby certify that the Company is meeting the required Principal Business criteria requirement as laid down under Paragraphs 4.1.17 of the directions.
- ii. The Company is meeting the required Net Owned Fund (NOF) requirement as prescribed under section 29 A of National Housing Bank Act, 1987. The company does not have paid up preference shares which are compulsorily convertible into equity that are required to be included in the calculation of NOF.
- iii. The company has complied with the provisions of Section 29C of National Housing Bank Act, 1987 with regard to the requirement of the reserve fund.
- iv. The total borrowings of the company i.e., deposits inclusive of public deposits, the aggregate amount of which together with the amounts, if any, held by it which are referred in clauses (iii) to (vii) of sub-section (bb) of Section 45 I of the Reserve Bank of India Act, 1934 as also loans or other assistance from the NHB, are within the limits prescribed in the said direction at Para No 27.2.
- v. The company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit/investments as specified as specified in these directions.
- vi. The capital adequacy ratio as disclosed in the half-yearly statutory return, submitted to the NHB, as per the directions issued by NHB in this regard, has been correctly determined and such ratio is in compliance with the prescribed minimum capital to risk weighted asset ratio (CRAR);
- vii. The company has furnished the half-yearly statutory return within the stipulated period to the NHB, as specified in the directions issued by NHB.
- viii. The company has furnished within the stipulated period the quarterly statutory return on Statutory Liquid Assets to the NHB, as specified in the directions issued by NHB;
- ix. During the financial year, w.e.f 2nd December 2021 the company has converted SPOKE Office located in Rohtak (Haryana) into the Branch Office.

Further, the company has opened 3 offices (SPOKE Locations) located in Ambala (Punjab), Pithampur (Madhya Pradesh) and Vasai(Maharashtra) during the financial year . Furthermore, the company has closed SPOKE office located in Ujjain (Madhya Pradesh).

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

- x. In our opinion and according to the information and explanations given to us, the





company has not lent /advanced money against Own Shares (paragraph 18), listed shares (paragraph 3.1.3) and against collateral of Gold (paragraph 3.1.4). Therefore, company the provisions contained in Paragraph 3.1.3, Paragraph 3.1.4 and Paragraph 18 of these directions are not applicable to the company.

- xi. The Board of Directors of the company has not passed a resolution for non-acceptance of any public deposits.
- xii. The company has accepted public deposits (including renewal of existing public deposits) during the relevant period/ year.

Matters referred in Para 70.2 of the directions

- i. The public deposits accepted by the company together with other borrowings indicated below viz.
 - a. from public by issue of unsecured non-convertible debentures/bonds;
 - b. from its shareholders; and
 - c. which are not excluded from the definition of 'public deposit; as per Paragraph 4.1.30 of these directions, are within the limits admissible to the company as per the provisions these directions.
- ii. The public deposits held by the company are not in excess of the quantum of such deposits permissible to it under the provisions of these directions which are required to be regularized in the manner provided in the said Directions. Therefore, the provisions contained in these directions relating to the regularization of excess deposit are not applicable to the company.
- iii. Before accepting/holding "Public Deposits" ,the company has obtained minimum investment grade credit rating for deposits i.e., "FA- "with Outlook STABLE (Previous Year "FA- "with Outlook STABLE) which has been assigned by the approved credit rating agency i.e., CRISIL.
- iv. With reference to the preceding Para, we Further report that;
 - (a) the company has not obtained said credit rating for each fixed deposit scheme(s) separately. However, said credit rating has been obtained for fixed deposit in totality for all schemes and such credit rating was valid during the year.
 - (b) according to the information and explanation given to us, the credit rating agency (CRISIL) has evaluated the total fixed deposit programme of the company. Accordingly, the aggregate number of outstanding deposits during the year under different fixed deposit schemes has not exceeded the limit total amount evaluated by such credit rating agency.
- v. The company has not defaulted during the year in paying to its depositor the interest and/or principal amounts of deposits after such interest and/or principal became due.
- vi. The company has complied with the liquid assets requirement as prescribed by the National Housing Bank in exercise of powers under section 29B of the National Housing Bank Act, 1987 and the requirements as specified in paragraphs 40 and 42 of these directions.
- vii. The company has not violated any provisions contained under restriction on acceptance of public deposits, period of public deposits, Joint public deposit, particulars to be specified in application form soliciting public deposits, ceiling on the rate of interest and brokerage and interest on overdue public deposits, renewal of public deposits before maturity as





provided in these directions.

For B R I S K A & ASSOCIATES
(Formerly L. K. Maheshwari & Co)
CHARTERED ACCOUNTANTS
FRN: 000780C

CA AMIT CHITWAR
(Partner)
M.No:407118



Date: 02/05/2022
PLACE: BHOPAL
UDIN: 22407118AIIUKM5918



Annexure C to the Independent Auditors' Report

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

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

We have audited the internal financial controls over financial reporting of **CENT BANK HOME FINANCE LIMITED**, as at 31st March 2022 in conjunction with our audit of financial statements of the Company for the year ended on that date.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

We have conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting ("the Guidance Note") issued by the Institute of Chartered Accountants of India and Standards on Auditing specified under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of Internal Financial Controls. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material aspects.

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

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of 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 may not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the company has, all material respects, an adequate internal financial system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March 2022, based on the internal control over financial reporting criteria established by the company considering the essential components of internal financial control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India, **subject to the following material weaknesses have been identified as at March 31, 2022:**

- i. (a) The Internal audit policy provides that the internal auditor is required to visit once in every 12 months (for Low/Medium Risk Branches) and in every 6 months (for High Risk Branches). However, we observed that the audit visits by the Internal Audit team could cover the audit for only 3/5th of the total transactions made during the current financial year and internal audit reports were received to the extent of this period.
- (b) The Concurrent audit policy provides that the concurrent auditor is required to visit once in every month and submission of the report is done quarterly to the Head Office accordingly. However, we observed that the audit visits by the Concurrent Audit team could cover the audit for only 3/4th of the total transactions made during the current financial year and concurrent audit reports were received to the extent of this period.





Henceforth, it is observed that said element of Internal Financial Control i.e., Internal Audit and Concurrent Audit System is not working effectively and requires improvement.

- ii. Insurance of property mortgaged has been implemented w.e.f. 17-04-2018. That is, up until, 16-04-2018 there was no policy of the company as regards insurance. In our opinion, insurance of all the properties mortgaged till 16-04-2018 should be done to avoid any loss on account of damage to property because of natural calamities, disasters or other reasons.

We have considered the material weaknesses identified and reported above in determining the nature, timing, and extent of audit tests applied in our audit of the March 31st, 2022 financial statements of the Company, and these material weaknesses do not affect our opinion on the financial statements of the Company.

For **B R I S K A & ASSOCIATES**
(Formerly L. K. Maheshwari & Co)
CHARTERED ACCOUNTANTS
FRN: 000780C

CA AMIT CHITWAR
(Partner)
M.No:407118



Date: 02/05/2022
PLACE: BHOPAL
UDIN: 22407118AIIUKM5918



Annexure D to the Independent Auditors' Report

(Annexure referred to in paragraph "4" under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of Cent Bank Home Finance Limited [CBHFL] on the Financial Statements for the year ended 31st March, 2022)

Directions (i.e., Annexure-I) indicating the areas to be examined by the Statutory Auditors during the course of audit of annual accounts of Cent Bank Home Finance Limited [CBHFL] for the year 2021-2022 issued by the Comptroller and Auditor General of India under section 143(5) of the Companies Act, 2013.

Sr. No.	AREAS TO BE EXAMINED	REPLY FOR THE AREAS EXAMINED
1.	Whether the Company has system in place to process all the accounting transactions through IT system? If, yes, the implications of processing of accounting transactions outside IT system on the integrity of the accounts along with the financial implications, if any, may be stated.	<p>The Company has the system in place to process all the accounting transactions through IT systems with some exceptions as mentioned below which is maintained and controlled through excel Sheets for calculation etc.:</p> <ol style="list-style-type: none">1. Interest on Borrowings/debentures and Interest Income On investments.2. Depreciation on Fixed Assets and Amortization on Investments.3. Calculation of Provisioning on NPAs [Non-Performing Assets] and on Standard Assets including Identification of Additional NPAs.4. Consolidation of Trial balance of Branches and head-Office and Preparation of Financial Statements.5. Quantification of amount of Compromise, Waiver and OTS amount.6. Quantification of Monthly deductions from salary of Employees viz Interest on Advances etc. <p>Once the calculations are finalized then final vouchers are passed through IT Systems.</p> <p>Apart from above, Loan documentation including various input details of Borrower master is entered in LOS [Loan Origination System] which is Integrated to CBS Software.</p> <p>During the course of verification on test check basis of these excel sheet, we have not come across any major calculation mistakes or mistakes identified were rectified.</p> <p>As informed to us company's Vendor [M/s Intellect Design Arena] is using cloud- b a s e d AMAZON WEB SERVER for maintaining the CBS in which accounting entries/ vouchers are routed through.</p>





B R I S K A & Associates
Chartered Accountants

Continuation Sheet.

2.	Whether there is any restructuring of an existing loan or cases of waiver/write off of debts/ loans/ interest etc. made by a lender to the company's inability to repay the loan? If yes, the financial impact may be stated.	During the Financial Year 2021-2022, no cases of restructuring of an existing loan or cases of waiver/write off of debts/ loans/interest etc. made by a lender to the company has been observed.
3.	Whether funds received/ receivable for specific schemes from Central/State agencies were properly accounted for/ utilized as per its term and conditions? List the cases of deviation.	On the basis of selective audit procedures, we have observed that the funds received/ receivable for specific schemes [PMAY/NHB refinance Schemes] from Central/State agencies were properly accounted for /utilized as per its term and conditions.
4.	Whether the security controls for digital payment products and services are in compliance with the directions of RBI for Digital Payment Security Controls Dated 18 February 2021.	On the basis of our verification, explanation and information given to us, the company is not providing any digital products or services. Hence this direction is not applicable.
5.	RBI provided a window (vide circular dated 6 august 2020) under the prudential framework to implement a resolution plan to borrowers having stress on account of Covid 19, as per which existing loans can be restructured without downgrading the asset classification. Are there any cases of restructuring involving the new provision and if so, are they in compliance with the RBI circular?	According to the information and explanations given to us and on the basis of our examination of the records of the Company, during the year no restructuring has been made in respect of the loan accounts with reference to said Circular dated 06-08-2020. Hence, this direction is not applicable. However, during the year 321 no of borrower loan cases having outstanding of Rs. 5,764.07 Lakhs had been restructured in terms of RBI Circular DOR.STR.REC.11/21.04.048/2021-22 dated May 5, 2021 on which additional provision of Rs. 5,48.84 Lakhs (Net of reversal of provision made during the year) in accordance with the said Circular had been made. Prescribed disclosure has been mentioned in the Point No 25(35)(7.1) of the Notes to the accounts.

For B R I S K A & ASSOCIATES
(Formerly L. K. Maheshwari & Co)
CHARTERED ACCOUNTANTS
FRN: 000780C -


CA AMIT CHITWAR
(Partner)
M.No:407118



Date: 02/05/2022
PLACE: BHOPAL
UDIN: 22407118AIIUKM5918



AUDITORS CERTIFICATE

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

In respect of the Financial Statement for the financial year 2021-22 of the Cent Bank Home Finance Limited (Corporate Identification Number U65922MP1991PLC006427 having its registered office address at Central Bank Of India Building, 9 Arera Hills, Mother Teresa Road, Bhopal- 462011 hereinafter referred as "the Company"), we certify that

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

The above certificate be read together with our observations/comments in the Independent Auditors auditor's report dated 02-05-2022. Further, in order to certify the ability of the position of the company to meet the liabilities (depositors of the company including interest payable), we have relied upon the certificate and the explanation issued by the management of the company.

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

For B R I S K A & ASSOCIATES
(Formerly L. K. Maheshwari & Co)
CHARTERED ACCOUNTANTS
FRN: 000780C

CA AMIT CHITWAR
(Partner)
M.No:407118



Date: 02/05/2022
PLACE: BHOPAL
UDIN: 22407118AIIUKM5918

CENT BANK HOME FINANCE LIMITED
Balance Sheet as at 31st March, 2022

Particulars	Note No.	Figures as at the end of	Figures as at the end of
		31/03/2022	31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	2	2,500.00	2,500.00
(b) Reserves and surplus	3	13,707.64	11,696.72
		14,207.64	14,196.72
2 Non-current liabilities			
(a) Long-term borrowings	4	37,680.22	35,399.87
(b) Deferred tax liabilities	3a	607.40	642.48
(c) Long-term provisions	5	3,656.34	3,045.07
		62,143.96	59,086.42
3 Current liabilities			
(a) Short-term borrowings	6	31,100.86	30,886.98
(b) Trade payables	7	-	-
(i) total outstanding dues of MSME		-	-
(ii) total outstanding dues of creditors other than MSME		107.04	269.45
(c) Current maturities of long term borrowings	8	11,052.55	14,002.40
(d) Other current liabilities	9	404.41	375.63
(e) Short-term provisions	10	199.24	60.37
		42,863.85	45,394.63
TOTAL		1,21,215.48	1,18,677.97
B ASSETS			
1 Non-current assets			
(a) Property, Plant & Equipment and Intangible assets			
(i) Property, Plant & Equipment	11	30.60	42.29
(ii) Property, Plant & Equipment	12	3,173.77	4,224.19
(b) Non-current investments	13	97,251.31	1,02,610.66
(c) Long-term loans and advances	14	350.80	296.63
(d) Other Non-current assets		1,00,786.48	1,07,179.77
2 Current assets			
(a) Cash and cash equivalents	15	1,325.75	689.19
(b) Short-term loans and advances	16	18,717.18	10,447.47
(c) Other current assets	17	386.09	361.54
		20,429.02	11,498.20
TOTAL		1,21,215.48	1,18,677.97
Significant Accounting Policies	1		
Notes to accounts and disclosure	25		
Schedule forming part of the financials statements			

As per our report of even date


For **B R I S K A & ASSOCIATES**
(Formerly L.K. Maheshwari & Co.)
Chartered Accountants
FRN: 000780C



CA. Amit Chitwani
Partner
M. No. 407118

Place: Bhopal
Date: 02/05/2022
UDIN: 22407119AIIUKM5918


For Cent Bank Home Finance Limited


Kushal Pal
Managing Director
DIN: 09225722


Ashish Kumar Shrivastava
Company Secretary



Alok Srivastava
Chairman
DIN: 05123618

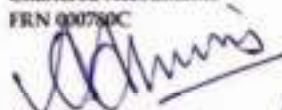

S. C. Mehta
Chief Financial Officer

CENT BANK HOME FINANCE LIMITED
Statement of Profit and Loss for the year ended 31 March, 2022

	Particulars	Note No.	Figures for the year ended 31/03/2022	Figures for the year ended 31/03/2021
			Rs. In Lakhs	Rs. In Lakhs
A	INCOME			
1	Revenue from operations	18	12282.02	12734.94
2	Other income	19	17.99	44.02
3	Total Income (1+2)		12300.01	12778.96
B	Expenses			
4	(a) Employee benefits expense	20	943.58	809.45
5	(b) Finance costs	21	6892.50	8622.67
6	(c) Depreciation and amortisation expense	11a	13.50	19.74
7	(d) Other expenses	22	870.67	804.06
8	(e) Provision for Standard Assets (including Covid19 Restructuring Scheme Provision - refer Note No 5)	23	491.78	(137.45)
9	(f) Provisions for Non-Performing & Doubtful Debts		302.27	711.19
10	Total expenses (4+5+6+7+8+9)		9514.30	10613.66
C	Profit before tax and extraordinary items (3-10)		2785.71	1965.30
D	Extraordinary items			
	Add: Extraordinary Item	24		1.45
	Less: Prior period adjustments [Expense / (Income)]		(6.13)	
E	Profit / (Loss) before tax (C-D)		2791.86	1963.85
F	Tax expense:			
	(a) Current year tax expense		770.97	539.43
	(b) Provision for tax of previous years		44.05	363.47
	(c) Deferred tax Liabilities/ (Assets) of current year other than d below		(181.71)	(84.63)
	(d) Deferred tax liability on special reserves of current Year		147.63	(321.41)
			780.94	496.88
G	Profit from continuing operations (E-F)		2010.92	1466.97
H	Profit for the year		2010.92	1466.97
I	Earnings per share (of Rs.10/- each):			
	(a) Basic		8.04	5.87
	(b) Diluted		8.04	5.87
J	Notes to accounts and disclosure	25		

As per our report of even date.

For **B R I S K A & ASSOCIATES**
(Formerly L.K. Maheshwari & Co.)
Chartered Accountants
FRN 000780C


CA. Amit Chitwar
Partner
M. No.: 407118



Place: Bhopal
Date: 02/05/2022
UDIN: 22407118A11UKM531E

For Cent Bank Home Finance Limited


Kushal Pál
Managing Director
DIN: 09225722

Alok Srivastava
Chairman
DIN: 03267955


Ashish Kumar Shrivastava
Company Secretary


S. C. Mehta
Chief Financial Officer



Cent Bank Home Finance Limited
Cash Flow Statement for the year ended 31st March, 2022
Registered Office:-# 9, Central Bank of India Building, Arera Hills, Jail Road, Bhopal

Particulars	Figures for the year ended 31/03/2022		Figures for the year ended 31/03/2021	
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax		2785.71		1965.30
Adjustments for:				
Depreciation and amortisation	(+)	13.50	19.74	
Provision for NPA and other	(+)	302.27	711.19	
Provision for Standard Asset	(+)	491.78	(153.45)	
Bad debts written off	(+)			
Loss on sale of fixed assets	(+)	3.61	0.12	
Loss on redemption of Investment	(+)		0.41	
Prior period Adj.	(+)	6.15	(1.45)	
Operating profit / (loss) before working capital changes		3603.02		2541.62
Changes in working capital:				
Adjustments for (increase) / decrease in operating assets:				
Inventories			7577.53	
Short-term loans and advances	(8761.47)			
Long-term loans and advances	5063.08		2363.11	
Other current assets	(24.56)		185.14	
Other non-current assets	(34.17)		82.94	
Adjustments for increase / (decrease) in operating liabilities:				
Deferred Tax Liabilities	(34.07)		(406.02)	
Other current liabilities	(133.64)		(100.88)	
Short-term provisions	138.87			
Long-term provisions	611.27			
		(3174.69)		9641.82
Cash flow from extraordinary items				
Cash generated from operations		428.33		12180.44
Net income tax (paid)		(781.95)		(496.80)
Net cash flow from / (used in) operating activities (A)		(352.62)		11686.56



Cash Flow Statement for the year ended 31 March, 2022 (Contd.)
Cent Bank Home Finance Limited
Registered Office:-# 9, Central Bank of India Building, Arera Hills, Jail Road, Bhopal

Particulars	Figures for the year ended 31/03/2022		Figures for the year ended 31/03/2021	
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
B. Cash flow from investing activities				
Capital expenditure on fixed assets, including capital advances	(6.62)		(3.95)	
Proceeds from sale of fixed assets	1.21		0.69	
Inter-corporate deposits (net)				
Bank balances not considered as Cash and cash equivalents				
- Placed	(590.00)		(500.00)	
- Matured				
Current investments not considered as Cash and cash equivalents				
- Purchased			(500.15)	
- Proceeds from sale	1,050.42			
Net cash flow from / (used in) investing activities (B)		455.01		(3.41)



Cash Flow Statement for the year ended 31 March, 2022 (Contd.)
Cent Bank Home Finance Limited
 Registered Office:-# 9, Central Bank of India Building, Arera Hills, Jail Road, Bhopal

Particulars	Figures for the year ended 31/03/2022		Figures for the year ended 31/03/2021	
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
C. Cash flow from financing activities				
Payment of CSR fund				
Appropriation of DTL on Special reserves from Reserves and Provision of Income Tax of previous years				
Proceeds (+)/Repayment (-) of long-term borrowings	(469.72)		(5,551.44)	
Proceeds from other short-term borrowings	413.89		(6,219.52)	
Repayment of other short-term borrowings				
Dividends paid				
Tax on dividend				
Net cash flow from / (used in) financing activities (C)		(55.83)		(11,770.96)
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		46.56		(87.81)
Cash and cash equivalents at the beginning of the year		189.19		277.00
Cash and cash equivalents at the end of the year *		235.75		189.19
See accompanying notes forming part of the financial statements				

As per our report of even date

For **B R I S K A & ASSOCIATES**
 (Formerly L.K. Maheshwari & Co.)
 Chartered Accountants
 FRN: 000780C

CA. Amit Chitwar
 Partner
 M. No.: 407118

Place: Bhopal
 Date: 02/05/2022
 UDIN: 22407118 AIIUVM5918



For Cent Bank Home Finance Limited

Kushal Pal
 Kushal Pal
 Managing Director
 DIN: 09225722

Alok Srivastava
 Alok Srivastava
 Chairman
 DIN: 03267955

Ashish Kumar Shrivastava
 Ashish Kumar Shrivastava
 Company Secretary

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



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

Note 2 Share capital

Particulars	Figures as at the end of 31/03/2022		Figures as at the end of 31/03/2021	
	Number of shares	Rs. In Lakhs	Number of shares	Rs. In Lakhs
(a) Authorized Equity shares of Rs.10/- each	5,00,00,000	5,000	5,00,00,000	5,000
(b) Issued Equity shares of Rs.10/- each	2,50,00,000	2,500	2,50,00,000	2,500
(c) Subscribed and fully paid up Equity shares of Rs.10/- each	2,50,00,000	2,500	2,50,00,000	2,500
Total	2,50,00,000	2,500	2,50,00,000	2,500

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

Note 2 Share capital (contd.)

Notes:

(i) Provisionation of the numbers of shares and amount outstanding at the beginning and at the end of the reporting period:

Particulars	Opening Balance	Fresh Issue	Bonus	ESOP	Conversion	Buy back	Other changes (give details)	Closing Balance
Equity shares								
Year ended 31 March, 2022								
- Number of shares	2,50,00,000	-	-	-	-	-	-	2,50,00,000
- Amount (Rs. In Lakhs)	2,500	-	-	-	-	-	-	2,500
Year ended 31 March, 2021								
- Number of shares	2,50,00,000	-	-	-	-	-	-	2,50,00,000
- Amount (Rs. In Lakhs)	2,500	-	-	-	-	-	-	2,500

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



Particulars	Number of shares					
	Equity shares	Equity shares with differential voting rights	Compulsorily convertible preference shares	Optionally convertible preference shares	Redeemable preference shares	
As at 31 March, 2022	Nos.					
Central Bank of India, the holding company of the ultimate holding company	1,61,00,000	0	0	0	0	
Subsidiaries of the holding company	0	0	0	0	0	
Associates of the holding company	0	0	0	0	0	
Subsidiaries of the ultimate holding company	0	0	0	0	0	
Associates of the ultimate holding company	0	0	0	0	0	
As at 31 March, 2021	Nos.					
Central Bank of India, the holding company of the ultimate holding company	1,61,00,000	0	0	0	0	
Subsidiaries of the holding company	0	0	0	0	0	
Associates of the holding company	0	0	0	0	0	
Subsidiaries of the ultimate holding company	0	0	0	0	0	
Associates of the ultimate holding company	0	0	0	0	0	
* Shares held by the ultimate holding company, their subsidiaries and associates, except the holding company 'CBIP' are NIL.						
(iv) Details of shares held by each shareholder holding more than 5% shares:						
Class of shares / Name of shareholder	As at 31 March, 2022	As at 31 March, 2021	As at 31 March, 2021			
	Number of shares held	% holding in that class of shares *	% change during the year	Number of shares held	% holding in that class of shares *	% change during the year
Equity shares						
Central Bank Of India	1,61,00,000	64.40%	-	1,61,00,000	64.40%	-
National Housing Bank	40,00,000	16.00%	-	40,00,000	16.00%	-
Specified undertaking of Unit Trust of India (SUITI)	32,00,000	12.80%	-	32,00,000	12.80%	-
Housing & Urban Development Corporation	17,00,000	6.80%	-	17,00,000	6.80%	-



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

Note 3 Reserves and surplus

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Securities Premium	690.00	690.00
Closing balance	690.00	690.00
(b) General reserve		
Opening balance	1,073.72	948.51
Add: Transferred from Statement of Profit and Loss	179.08	125.21
Closing balance	1,252.80	1,073.72
(c) Special Reserve (Special Reserve created in terms of Section 36(1)(viii) of IT Act, 1961 and as per Section 29 C of NHB Act.)		
Opening balance	5,296.62	4,935.49
Add: Additions / transfers during the year	518.55	361.13
Closing balance	5,815.17	5,296.62
(d) Additional Reserve (Created under section 29C of NHB Act 1987)		
Opening balance	300.00	300.00
Add: Additions / transfers during the year	-	-
Closing balance	300.00	300.00
(e) Surplus in Statement of Profit and Loss		
Opening balance	4,336.38	3,355.75
Add: Profit for the year	2,010.92	1,466.97
Amounts transferred from:		
General reserve	-	-
Other reserves (give details)	-	-
Less: Appropriations		
a) Proposed Dividend	-	-
b) Tax on dividend	-	-
c) Provision for Income Tax of previous years	-	-
d) Appropriation of DTL on Specials Reserves as per NHB guidelines	-	-
e) Amount spent on CSR activity	-	-
Transferred to:		
General reserve	179.08	125.21
Special Reserve	518.55	361.13
Additional reserve u/s 29C of NHB Act	-	-
Closing balance	5,649.67	4,336.38
Closing Balance	Total	
	13,707.64	11,696.72
Note: Deferred Tax Liability created as per NHB guidelines vide circular no.NHB(ND)/DRS/Policy Circular no.65/2014 -15 dated August 22, 2014.		
Dividend per share (of Rs.10/- each):	(Rs)	(Rs)
Dividend per Share	-	-



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

Note 3a Deferred Tax Liabilities

Particulars	Figures as at the end of 31/03/2022		Figures as at the end of 31/03/2021	
	Rs. In Lakhs Amount		Rs. In Lakhs Amount	
Deferred Tax Asset (A)				
Provision for NPA & Standard Assets	957.71		757.85	
Leave Encashment	9.31		5.24	
Depreciation	0.66	968.08	2.37	765.46
Deferred Tax Liability (Net) (B)				
Special Reserve	1,463.68		1,316.05	
Unamortized Cost	111.80		90.89	
Depreciation	-	1,575.48	-	1,406.94
(B)-(A)= DTL		607.40		641.48

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



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

Note 4 Long-term borrowings

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Term loans		
From banks		
Secured (Note No. 1)	29,782.90	36,830.44
Unsecured	-	-
(b) Deposits (Note No. 2)		
Secured	-	-
Unsecured (Note No. 3)	28,097.32	18,569.43
Total	57,880.22	55,399.87

Note No. 1:- These are secured by assigning book debts as security against these loans.

Note No. 2:- With respect to Deposits, the company has created a floating charge as per the directions of NHB on the assets invested by the company under section (1) & (2) of Section 29B of the NHB Act, 1987.

Note No. 3:- The FD Maturities of next 12 months are considered as current maturities and shown under Note No. 6 *Short-Term Borrowings.



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

Particulars	Particulars			
	Figures as at the end of 31/03/2022		Figures as at the end of 31/03/2021	
	Secured	Unsecured	Secured	Unsecured
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
Term loans from banks				
Refinance from National Housing Bank	11,569.17	-	12,314.93	-
Central Bank of India	14,713.73	-	22,619.51	-
HDFC Bank	3,500.00	-	2,496.00	-
Total - Term loans from banks	29,782.90	-	36,430.44	-
Deposits				
Deposits	-	28,097.32	-	18,569.43
Inter-corporate deposits	-	-	-	-
Total - Deposits	-	28,097.32	-	18,569.43

Below are the details of all loans/Refinance outstanding.

Name of Institution /Security for loan)	Facility No.	Amt sanctioned	Amt. outstanding as on 31.03.2022	Short Term	Long Term	Rate of interest %	Repayment terms
				Rs. In Lakhs	Rs. In Lakhs		
NHB Refinance							
Specific Charge over book debts of company							
26.06.2015	100004117	598.00	160.50	46.50	114.00	6.87%	40 Qly Inst
30.11.2015	100004175	150.00	40.55	11.35	29.00	6.87%	40 Qly Inst
26.06.2015	100004118	2,391.00	717.00	186.00	531.00	6.87%	40 Qly Inst
30.11.2015	100004174	2,650.00	1,022.50	219.30	803.20	6.87%	40 Qly Inst
07.06.2016	100004485	1,729.00	354.50	133.50	221.00	6.12%	28 Qly Inst
19.06.2017	100004615	3,500.00	1,201.80	269.40	1,432.40	5.11%	60 Qly Inst
11.01.2019	100004837	950.00	527.72	105.57	422.15	4.93%	28 Qly Inst
11.01.2019	100004825	3,040.00	2,432.96	360.01	1,672.95	4.93%	28 Qly Inst
11.01.2019	100004821	1,500.00	1,031.35	66.12	965.23	7.65%	60 Qly Inst
11.01.2019	100004822	800.00	514.36	61.60	452.68	7.65%	60 Qly Inst
11.01.2019	100004819	3,010.00	1,955.62	153.06	1,802.56	7.65%	60 Qly Inst
11.01.2019	100004823	1,000.00	757.39	50.88	706.51	7.75%	60 Qly Inst
30.06.2020	100005098	3,300.00	202.80	180.00	22.80	6.50%	30 Qly Inst
15.06.2021	100005130	2,600.00	600.00	600.00	-	5.25%	4 Qly Inst
29.03.2022	100005497	700.00	700.00	87.84	612.16	6.55%	39 Qly Inst
29.03.2022	100005499	1,800.00	1,800.00	239.48	1,560.52	3.94%	26 Qly Inst
		31,518.00	14,519.05	2,949.86	11,569.17		
Central Bank of India							
Specific Charge over book debts of company							
31.03.2016	3529489467	10,000.00	1,280.69	1,428.00	352.69	7.10%	28 Qly Inst
02.03.2017	3586418826	10,000.00	2,733.49	1,428.00	1,305.49	7.10%	60 Mthly Inst
05.08.2017	3669628762	10,000.00	4,121.40	1,428.00	2,693.40	8.00%	60 Mthly Inst
06.11.2018	3713277776	10,000.00	5,600.62	1,428.00	4,172.62	8.00%	60 Mthly Inst
30.03.2020	3803428580	10,000.00	7,617.53	1,428.00	6,189.53	8.65%	60 Mthly Inst
22.06.2020	3829231447	1,000.00	87.45	87.45	-	7.00%	24 Mthly Inst
		51,000.00	21,940.18	7,227.45	14,713.73		
HDFC Bank							
Specific Charge over book debts of company							
16.03.2021	2401506210750001	2,000.00	1,666.67	333.33	1,333.33	7.25%	72 Mthly Inst
16.03.2021	2401506210750002	1,000.00	833.33	166.67	666.67	7.25%	72 Mthly Inst
16.03.2021	24015062113210005	2,000.00	1,875.00	375.00	1,500.00	7.25%	72 Mthly Inst
		5,000.00	4,375.00	875.00	3,500.00		
Grand Total			40,835.23	11,052.33	29,782.90		
Less: Current liabilities (repayment in next 12 months)			11,052.33				
Refinance from National Housing Bank		2,949.86					
Central Bank of India		7,227.45					
HDFC Bank		875.00					
Total Non Current Liabilities			29,782.90				

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



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

Note 5 Long-term provisions

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Provision for Bad & Doubtful Debts (NPA)	2,930.97	2,628.70
(b) Provision on Standard asset as per NHB/RBI norms	725.37	345.40
(c) 5% Provision on Standard assets (Overdue accouts on which moratorium period permitted)	-	-
(D) Provision for Sarfaesi Charges	-	70.97
Total	3,656.34	3,045.07

a) Provision for Bad & Doubtful debts has been done as per the prudential norms of National Housing Bank/RBI.

b) Provision on standard assets has been made as per the National Housing Bank/RBI norms Housing Sector: Provision on Accounts Prior to August 2017 will be done @ 0.40%, From August 2017, it will be 0.25%
 Non Housing Sector: LAP- 0.40%, Commercial Property- 1% and Project Loan- 0.75%

c) Special Provision of 5% on Standard Account was made in FY 2019-20 due to Covid-19 on which moratorium period permitted as per RBI Circular No. RBI/2019-20/220 dated 17th April 2020 which was reversed during the FY 2020-21.

d) Additional provision of 10% is made on restructured accounts under "Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Business" in Pursuance to RBI Circular DOR.STR.REC.11/21.04.048/2021-22 dated May5, 2021.



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

Note 6 Short-term borrowings

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Loans repayable on demand		
From banks		
Secured (Note No. 1)	7,223.00	1,001.59
(b) Deposits (Note No. 2)		
Unsecured	23,877.86	22,655.16
(c) Non Convertible Debentures	-	3,000.00
(d) Term Loans (Current)	-	4,030.23
Total	31,100.86	30,686.98

Notes:

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

Particulars	Nature of security	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
Loans repayable on demand from banks: (Note No. 1)			
Central Bank of India	Book Debts assigned	7,223.00	1,001.59
Total - from banks			

Note No. 1:- Short term borrowings is overdraft facility (Limit of Rs.100 crores bearing ROI @base rate granted by Central Bank of India).

Note No. 2:- With respect to Deposits, the company has created a floating charge as per the directions of NHB on the assets invested by the company under section (1) & (2) of Section 29B of the NHB Act, 1987. (Current Maturities of Deposits due in next 12 Months considered as Current Liability)



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

Note 7 Trade Payables

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(i) total outstanding dues of MSME	-	-
(ii) total outstanding dues of creditors other than MSME	107.04	269.45
Total	107.04	269.45

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



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

Note 8 Other current maturities of long term borrowings

Particulars	Figures as at the end of	Figures as at the end of
	31/03/2022	31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Current maturities of long-term debt (Refer Note No. 1 below)	11,052.33	14,002.40
Total	11,052.33	14,002.40

Note:	As at 31.03.2022	As at 31.03.2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Term loans		
From banks		
Secured	11,052.33	14,002.40
Unsecured	-	-
Total	11,052.33	14,002.40

Note no. 1:-Current maturities of long term debt relates to long term loans mentioned in "Note 4 Long Term Borrowing". Details of security & guarantee is mentioned in aforesaid note.



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

Note 9 Other current liabilities

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(b) Unpaid matured deposits and interest accrued thereon	109.06	118.57
(c) Other payables		
(i) Contractually reimbursable expenses	-	1.01
(ii) Advances from customers	-	-
(iii) Bank balance	-	-
(iv) Others	295.35	256.05
(Includes provision for salary, CERSAI payable, Earnest money deposits other misc payables.		
Total	404.41	375.63



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

Note 10 Short-term provisions

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Provision - Others:		
(i) Provision for proposed equity dividend	-	-
(ii) Provision for tax on proposed dividends	-	-
(iii) Provision on Standard asset as per NHB norms	148.62	36.81
(iv) Provision for diminution in Investments	-	-
(v) Provision for other employee benefits#	50.62	23.56
(vi) CSR expenses provided for	-	-
Total	199.24	60.37

Leave encashment for employees had been calculated on the basis of leave entitlement till the end of current financial year.



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

Note 11 Property, Plant & Equipments

Tangible assets	Gross block						Accumulated depreciation and impairment																
	Balance as at 1 April, 2021		Additions		Disposals		Balance as at 31 March, 2022		Balance as at 1 April, 2021		Depreciation Rate		Depreciation / amortisation expense for the year		Eliminated on disposal of assets		Balance as at 31 March, 2022		Balance as at 31 March, 2022 (Net Block)				
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	%	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs			
(a) Furniture and Fixtures	110.60	0.43	21.31	89.75	91.07	3.46	17.35	9.50%	77.18	12.54	19.53	3.46	17.35	9.50%	77.18	12.54	19.53	3.46	17.35	9.50%	77.18	12.54	19.53
(b) Vehicles	11.66	-	0.02	11.64	8.51	1.38	0.02	11.88%	9.87	1.77	3.15	1.38	0.02	11.88%	9.87	1.77	3.15	1.38	0.02	11.88%	9.87	1.77	3.15
(c) Office Equipments	35.97	3.42	2.37	37.03	27.70	2.57	2.31	19.00%	27.96	9.07	8.27	2.57	2.31	19.00%	27.96	9.07	8.27	2.57	2.31	19.00%	27.96	9.07	8.27
(d) Computer	129.88	2.76	7.65	124.99	118.54	6.09	6.86	31.67%	117.77	7.22	11.34	6.09	6.86	31.67%	117.77	7.22	11.34	6.09	6.86	31.67%	117.77	7.22	11.34
Total	288.11	6.62	31.34	263.39	245.82	13.50	26.54		232.78	30.60	42.29	13.50	26.54		232.78	30.60	42.29	13.50	26.54		232.78	30.60	42.29
Previous year 20-21	284.88	3.95	0.73	288.10	226.81	19.74	0.73		245.82	42.29	58.07	19.74	0.73		245.82	42.29	58.07	19.74	0.73		245.82	42.29	58.07

Note no. -> The Company has not revalued any of its Property, Plant and Equipment and intangible assets during the year.



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

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

B.	Particulars	Figures as at the end	Figures as at the end of
		of 31/03/2022	31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
	Depreciation and amortisation for the year on tangible assets as per Note 11	13.50	19.74
	Depreciation and amortisation relating to continuing operations	13.50	19.74



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

Note 12 Non-current investments

Particulars	Figures as at the end of 31/03/2022			Figures as at the end of 31/03/2021		
	Quoted Rs. In Lakhs	Unquoted Rs. In Lakhs	Total Rs. In Lakhs	Quoted Rs. In Lakhs	Unquoted Rs. In Lakhs	Total Rs. In Lakhs
(a) (i) of subsidiaries (ii) of associates Total - Trade (A)	-	-	-	-	-	-
Particulars	Figures as at the end of 31/03/2022			Figures as at the end of 31/03/2021		
(B) Investment in government or trust securities (i) government securities* (ii) trust securities	-	2,923.77	2,923.77	-	2,724.19	2,724.19
Particulars	Figures as at the end of 31/03/2022			Figures as at the end of 31/03/2021		
(C) Other non-current investments (specify nature) Aggregate amount of unquoted investments	-	250.00	250.00	-	1,500.00	1,500.00
	-	2,923.77	2,923.77	-	2,724.19	2,724.19
	-	3,173.77	3,173.77	-	4,224.19	4,224.19

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

Particulars	Figures as at the end of 31/03/2022		Figures as at the end of 31/03/2021	
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
Deposits With Central Bank Of India		250.00		1,500.00
Total		250.00		1,500.00

Note 2: Investments are in the nature of long term investments, in Government securities and Bonds of Central Bank of India and are stated at cost.

S.No.	Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021	Figures as at the end of 31/03/2022
		Rs. In Lakhs (Book Value)	Rs. In Lakhs (Book Value)	Rs. In Lakhs (Market Value)
1	8.20% GS 2027 @ Rs. 100/- each (ISIN: IN002070069)	118.51	118.51	137.75
2	8.20% GS 2027 @ Rs. 100/- each (ISIN: IN002070069)	194.83	194.83	216.91
3	8.50% GS 2042 @ Rs. 100/- each (ISIN: IN002012062)	246.28	246.28	263.13
4	8.20% GS 2027 @ Rs. 100/- each (ISIN: IN002070069)	305.25	305.25	342.32
5	8.15% GS 2026 @ Rs. 100/- each (ISIN: IN002014006)	100.20	100.20	107.55
6	8.24% GS 2024 @ Rs. 100/- each (ISIN: IN002014002)	305.95	305.95	340.25
7	8.24% GS 2024 @ Rs. 100/- each (ISIN: IN002014002)	253.10	253.10	274.63
8	7.48% GS 2020 @ Rs. 100/- each (ISIN: IN002015028)	300.88	300.88	331.73
9	7.48% GS 2020 @ Rs. 100/- each (ISIN: IN002015028)	200.35	200.35	212.70
10	10.74% GS 2020 @ Rs. 100/- each (ISIN: IN002014007)	100.14	100.14	104.63
11	6.02% MAHARASHTRA SEC. GS 2022 @ Rs. 100/- each (ISIN: IN220200114)	200.00	-	195.84
	Less: Amortization on Premium on Government Securities	(1.72)	(1.30)	-
	Grand Total	2,923.77	2,724.19	3,136.46

Note 3: The investment which are maturing within 12 months are considered as Current Investment



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

Note 13 Long-term loans and advances

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Other (Sarfaesi charges recoverable)	-	70.97
(b) HOUSING LOANS & NON-HOUSING LOANS		
Secured by tangible assets, considered good	91,351.15	96,345.57
Substandard	1,023.97	1,871.30
Doubtful & Loss	4,876.19	4,328.82
Total (b)	97,251.31	1,02,545.69
Less: Provision for loans and advances	3,656.34	2,974.10
Total (c)	93,594.97	99,571.59
Total (a+b)	97,251.31	1,02,616.66

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



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

Note 14 Other non-current assets

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Unamortised expenses: Loan acquisition cost		
(i) Unamortized Loan acquisition cost	275.39	406.22
Add: Expenses during the year	132.66	38.12
Less: Amortized during the year	128.97	168.95
Closing Balance	279.08	275.39
Less: To be Amortized during next year, (Current Portion)	97.80	126.01
Balance Non Current (A)	181.28	149.38
(b) Unamortised expenses: Brokerage on borrowings		
(i) Unamortized Brokerage on borrowings	85.70	63.96
Add: Expenses during the year	144.37	59.04
Less: Amortized during the year	64.96	37.30
Closing Balance	165.11	85.70
Less: To be Amortized during next year (Current Portion)	76.68	45.11
Balance Non Current (B)	88.43	40.59
(c) Security Deposits (C)	51.54	43.35
(d) Refund due from Revenue Authorities (D)	9.55	63.31
TOTAL (A+B+C+D)	330.80	296.63



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

Note 15 Cash and cash equivalents

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Cash on hand	13.10	26.11
(b) Cheques in Hand		
(c) Balances with banks		
(i) In current accounts	222.65	163.08
(ii) In deposit accounts (Refer Note (i) & (ii) below)	1,090.00	500.00
Total	1,325.75	689.19
(i) The whole amount denotes cash & cash equivalents as per AS-3 cash flow statements		
	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
(ii) Bank deposit classification	Rs. In Lakhs	Rs. In Lakhs
Maturity Period		
With in 3 Months	-	-
Less than 12 Months	1,090.00	500.00
Total	1,090.00	500.00



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

Note 16 Short-term loans and advances

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Loans and advances		
Secured, considered good (A)	18,717.16	10,447.47
Less: Provision for doubtful loans and advances/standard	148.62	36.81
	18,568.54	10,410.66
(B)		
Total (A+C+D)	18,717.16	10,447.47

Note: Amount shown in balance sheet is without provision. Provision have been shown in short term provision .
Rs. 18,717.16 Lakhs (PY Rs. 10,447.47 Lakhs) is taken under short term loan & advances and Rs. 148.62 Lakhs (PY Rs. 36.81 Lakhs) taken to short term provision.



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

Note 17 Other current assets

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Accruals		
(i) Interest accrued on deposits	14.35	13.94
(ii) Interest accrued on investments	44.31	38.72
(b) Others		
(i) Unamortized loan acquisition cost	97.80	126.01
(ii) Unamortized Brokerage on Borrowings	76.68	45.11
(iii) Others (Includes SARFAESI Charges Recoverable, CERSAI charges recoverable & misc receivable also)	125.30	120.25
(iv) Prepaid expenses - Unsecured, considered good (For e.g. Insurance premium, Annual maintenance contracts, Advance rent etc.)	27.65	17.51
Grand Total	386.09	361.54



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

Note 18 Revenue from operations

	Particulars	For the year ended	For the year ended
		31/03/2022	31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
(a)	Interest income on individual loans & project loans	11,476.94	12,094.16
(b)	Interest on Bank deposits and Investment	329.40	457.44
(c)	Other operating revenues		
	Interest on demand loan, vehicle loans, personal loan, fees & other charges	475.68	183.34
		12,282.02	12,734.94
	Total	12,282.02	12,734.94

Details of revenue from operations:

	Particulars	For the year ended	For the year ended
		31/03/2022	31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
(i)	Interest Income comprises:		
	Individual Loans	11,476.94	12,094.16
	Corporate bodies/builders	-	-
	Total	11,476.94	12,094.16
(ii)	Other operating revenues comprise:		
	Processing, Administration fees and other charges	472.44	182.82
	Interest on demand loan against fixed deposit	3.24	0.52
	Interest on Vehicle loan	-	-
	Interest on personal loan	-	-
	Total - Other operating revenues	475.68	183.34



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

Note 19 Other income

	Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
(a)	Other non-operating income (net of expenses directly attributable to such income) (Refer Note (i) below)	17.99	44.02
	Total	17.99	44.02

Note	Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
(i)	Other non-operating income comprises:		
	Profit on sale of fixed assets	-	0.12
	Miscellaneous income	-	4.26
	Recovery in Write off Accounts	17.99	39.64
	Total - Other non-operating income	17.99	44.02



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

Note 20 Employee benefit expense

Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
Salaries and wages *	887.99	763.52
Contributions to provident and other funds	39.33	35.10
Staff welfare expenses	16.26	10.83
Total	943.58	809.45

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



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

Note 21 Finance Costs

Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
(a) Interest expense on Borrowings #	6,887.32	8,495.86
(b) Other borrowing costs (Bank Charges)	5.18	126.81
(c) Net (gain) / loss on foreign currency transactions and translation (considered as finance cost)		
Total	6,892.50	8,622.67

Interest expenses includes interest on term loan from Central Bank of India, HDFC Bank, NHB Refinance, Debentures & Interest on deposits.



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

Note 22 Other expenses

Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
Power and fuel/ electricity expenses	18.53	18.82
Rent including lease rentals	145.00	139.19
Repairs and maintenance - Buildings	13.48	19.87
Repairs and maintenance - Others	13.74	8.09
Insurance	0.40	0.24
Communication	17.31	16.46
Travelling and conveyance	43.31	14.51
Printing and stationery	10.63	7.97
Office Expenses	30.50	23.00
Penalty on Statutory Payments	0.13	3.45
Advertisement & Publicity	20.87	1.91
Legal and professional	123.74	95.94
Payments to auditors (Refer Note (i) below)	9.16	10.71
Internal audit expenses/stock audit fees	2.45	14.07
CSR Expenditure	50.51	41.74
CSS Implementation and support charges	108.00	106.34
RCU/ FI verification Expenses	8.41	6.05
Directors Sitting fees	13.08	9.81
Recovery & Legal Charges	29.44	-
Loss on sale of Fixed Assets	3.61	-
Miscellaneous expenses	14.25	59.64
Brokerage	65.15	37.30
DSA Commission (amount amortized)	128.97	168.95
Sub -Total	870.67	804.06
Particulars	For the year ended 31.03.2022	For the year ended 31.03.2021
	Rs. In Lakhs	Rs. In Lakhs
(i) Payments to the Auditors comprises :-		
(A) Fees to Statutory Auditor		
For statutory audit	4.36	4.36
For Certification	3.16	4.71
Total (A)	7.52	9.07
(B) Fees to Other Auditors		
For tax audit	1.64	1.64
Total (B)	1.64	1.64
Grand Total (A) + (B)	9.16	10.71



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

Note 23 Provision for Standard Assets

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
Provision on standard assets as per NHB norms	491.78	(153.45)
Reversal of provision for NPA	-	0.00
Total	491.78	(153.45)

(a) In the Year 2021-22 Provision/Reversal of Provision on Standard Assets has been made as per the NHB/RBI Norms

(b) Housing Sector: Provision for Accounts Prior to August 2017 will be done @0.40%, from August 2017, it will be 0.25%

(c) Non Housing Sector: LAP-40%, Commercial Property-1% and Project Loan- 0.75%

Note 24 Extra Ordinary Items

Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
	-	-
	-	-
Total	-	-



Significant Accounting Policies forming part of the Financial Statements:-

Note 1

CORPORATE INFORMATION

The Company was incorporated on May 07, 1991 as "Apna Ghar Vitta Nigam Limited" and subsequently changed its name as "Cent Bank Home Finance Limited" and obtained its fresh certificate of incorporation on 19th June, 1992. Company commenced its business on June 18, 1991 and obtained the certificate of registration from the National Housing Bank (NHB) as required under Section 29A of the NHB Act, 1987 on July 31, 2001. The Company is a Subsidiary of Central Bank of India jointly promoted by National Housing Bank, HUDCO and SUUTI. The main objects of the Company, inter alia are to carry out the business of providing long term finance to individuals, companies, corporations, societies or associations of persons for purchase/construction/repair and renovation of new/ existing flats/ houses for residential purposes and provide loans against property and loan for purchase of Commercial property. The Company is currently operating with 18 branches and 2 representative offices.

1. General system and method of accounting:

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

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

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

2. Use of Estimates

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



3. Revenue Recognition

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

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

4. AS 10 - Property, Plant and Equipment:

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

5. Depreciation

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

6. Investments

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

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



7. Employee Benefits

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

As per HR Policy, an Employee is entitled to encash 100% leaves till date and therefore the same is determined on the basis of un-availed leave and Ten Month Average Salary .Therefore the Leave Encashment liability is treated as Short term Liability under the head "Current Liabilities" and provided for on Accrual basis as per said formula.

8. AS -19 "Leases": Operating Lease

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

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

9. AS 20 "Earnings Per Share"

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

10. Income Tax

Income taxes are accounted for in accordance with Accounting Standard (AS-22) - "Accounting for taxes on income", notified under the Companies (Accounting Standards) Amendment Rules, 2011. Income Tax comprises of both of current and deferred tax.

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

The Tax effect of the timing differences that result between taxable income and accounting income and are capable of reversal in one or more subsequent periods are recorded as a deferred tax asset or deferred tax liability. They are measured using substantially enacted tax rates and tax regulations as of the Balance Sheet date.



Company makes the Provision for Standard, Sub Standard, Doubtful & Loss Assets as per Prevailing guidelines of RBI/NHB. However Company Claims Account Written off only as deduction while calculating income Tax as per consistent Policy followed over the years.

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

11. AS 29 -Provisions, Contingent Liabilities and Contingent Assets:

Provisions for Contingencies

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

Contingent Liability policy

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

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

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



The Following table describes the nature of contingent liabilities of the Company.

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

12. Loan Origination/Acquisition Cost and Brokerage of Deposit mobilization: - All Direct Cost incurred for the loan origination (Direct selling agent's commission) are amortized in 5 years, and in 3 years in case of Brokerage paid for fixed deposit mobilization.

13. Unclaimed Deposits

Deposits, which have become due but not been presented for payment or renewal, are transferred to unclaimed deposits. Interest for the period from last maturity date till the date of renewal of unclaimed deposits is accounted for during the year of its renewal.

14. Floating Provision

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

15. Cash Flow Statement

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

16. Prior Period Adjustments

As per AS-5 "Net Profit or Loss for the Period, Prior Period Items and Changes in Accounting Policies" the company is following the practice of making adjustments for prior period items through expenses/ income of previous year in the current year except few minor items.



17. Related Party Disclosure

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

18. Segment Reporting

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

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

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

CA Amit Chitwar
Partner

M.No.407118

Place: Bhopal

Date: 02/05/2022

UDIN: 22407118AZ IUKM 5912



Alok Srivastava
Chairman
DIN:05123610

Kushal Pal
Managing Director
DIN: 09225722

S. C. Mehta
Chief Financial Officer

Ashish Kumar Shrivastava
Company Secretary



Notes to accounts & Disclosure as per NHB

Note 25

- 1) Amount relating to Intangible Assets, Capital work in progress, intangible assets under development, Inventory and trade receivable are NIL in the current financial year (Previous Year- Nil). Therefore, same are not disclosed in the Financial Statement & Note of Accounts for the current financial year.
- 2) The company is not declared wilful defaulter by any bank or financial institution or other lender during the current Financial Year(Previous Year- Nil).
- 3) No transaction has been carried out with Companies struck off under section 248 or Section 560 of Companies Act 2013(Previous Year- Nil).
- 4) No charge is pending to be registered with Registrar of Companies (ROC).However, one charge with HDFC bank of Rs. 25 Crore(Previous Year- NIL) is pending for satisfaction with ROC during the current Financial Year.

5) ADDITIONAL REGULATORY INFORMATION :

Ratios for the Financial Year 21-22

Serial	Ratios	Numerator	Denominator	FY 21-22 (A)	FY 20-21 (B)	% Variance ((A-B)/B)
a.	Current Ratio in times	Current assets	Current liabilities	0.48	0.25	92%
b.	Debt-Equity Ratio (In times)	Debt (borrowings)	Shareholders' equity	6.17	7.05	-12%
c.	Debt Service Coverage Ratio (in times)	Earnings for Debt Service (Profit after tax+Depreciation+finance cost+Profit on sale of property,plant and equipment)	Debt Service (Interest and lease payments + Principal repayments)	1.15	0.59	95%
d.	Return on Equity Ratio (in %)	Net Profit for the year	Average shareholders equity	80.44%	58.68%	37%



e.	Net capital turnover ratio**	Revenue from operations	Working Capital (current assets - current liabilities)	-55%	-38%	45%
f.	Net profit ratio (in %)	Net Profit for the year	Revenue from operations	16.37%	12%	36%
g.	Return on capital employed (in %)	Profit before tax and finance costs	Capital employed (Net worth + borrowings + lease liabilities)	8.33%	9.26%	-10%
h.	Return on investment (in %)	Income generated from treasury investments	Average invested funds in treasury investments	8.25%	8.30%	-1%
i.	Inventory Turnover Ratio	Not Applicable			NA	NA
j.	Trade Receivable Turnover Ratio	Not Applicable			NA	NA
k.	Trade payables turnover ratio	Not Applicable			NA	NA

OTHERS:

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

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



- 6) No scheme of arrangement has been approved by competent authority in terms of section 232 to 237 of Companies Act 2013.
- 7) The Company has utilised the money raised by way of term loan for the purpose for which they were raised.
- 8) The company has not received or lent any funds from foreign entity during the current financial year(Previous Year- Nil).
- 9) There were no transactions relating to previously unrecorded income that have been disclosed or surrendered as income during the year in the tax assessment under the Income Tax Act 1961(Previous Year- Nil).
- 10) Company has not traded or invested in Crypto Currency or virtual currency during the current Financial Year(Previous Year- Nil)..
- 11) Loans and instalments due from borrowers shown under Loans and Advances are secured wholly by Equitable Mortgage of Property or Registered Mortgage or NOI (Notice of Intimation to SRO) as the case may be, Pledge of shares, other Securities, assignment of Life Insurance Policies, undertaking to create security, Bank guarantee/ corporate guarantees/ personal guarantees. There exist certain loans and advances where the creation of security /charge, obtainment of insurance policies, and obtainment/execution of prescribed documents are pending with the competent authority/officer. The management of company is making vigorous efforts to comply with the prescribed requirements in accordance with the applicable norms.
- 12) Advances are classified as performing and non-performing assets in accordance with guidelines on prudential norms issued by National Housing Bank (NHB). Provisions on standard assets, sub-standard assets, doubtful assets and loss assets have been made as per NHB Directions 2010 as amended from time to time.

	For the year ended 31-03-2022		For the year ended 31-03-2021	
	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs
HOUSING LOAN:	-	-		
To Individuals	-	-		
Standard Assets	79473.00	560.07	81,723.88	277.61
Sub-Standard Assets	826.29	123.94	1,349.25	202.39
Doubtful Assets	3,328.73	1,746.78	2,863.18	1,356.54
Loss Assets	323.38	323.38	288.68	288.68
To Non-Individuals				
Standard Assets	-	-		
Sub-Standard Assets	-	-		
Doubtful Assets	-	-		
Loss Assets	-	-		
Floating provision	-	-		
Total (A)	83,951.40	2,754.17	86,224.99	2,125.22



	For the year ended 31-03-2022		For the year ended 31-03-2021	
	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs	Outstanding Rs. In Lakhs	Provision Rs. In Lakhs
NON-HOUSING LOAN:				
To Individuals	-	-		
Standard Assets	30479.01	313.45	25,062.30	104.57
Sub-Standard Assets	197.68	29.65	522.05	78.31
Doubtful Assets	1,212.13	695.27	1,159.19	685.01
Loss Assets	11.95	11.95	17.77	17.77
Demand Loan(Standard)	116.30	0.47	6.86	0.03
To Non-Individuals				
Standard Assets	-	-	-	-
Sub-Standard Assets	-	-	-	-
Doubtful Assets	-	-	-	-
Loss Assets	-	-	-	-
Floating provision	-	-	-	-
Total (B)	32,017.07	1050.80	26,768.17	885.69
TOTAL (A+B)	115968.47	3804.96	1,12,993.16	3,010.91

- a) The above NPA Balances are net of unrealized interest of Rs. 512.95 Lakh (PY:496.92 Lakh).
- b) The Above provision for Standard Assets includes provision on restructured Loans and advances (Net of Reversal made during the year)of Rs. 5,48,83,608/- (Previous Year- Nil) under "Resolution Framework - 2.0: Resolution of COVID-19 related stress of Individuals and Small Business" in Pursuance to RBI Circular DOR.STR.REC.11/21.04.048/2021-22 dated May5, 2021.
- c) Further, there is a reversal of provision regarding restructured accounts. However, in this purpose, the company has determined the "residual debt" means the demand due/payable in the respective loan accounts originated during the period from 01-04-2021 to 31-03-2022. As per RBI/2017-18/131 DBR.No.BP.BC.101/21.04.048/2017-18 dated "The residual debt of the borrower entity, in this context, means the aggregate debt (fund based as well as non-fund based) envisaged to be held by all the lenders as per the proposed RP".

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

	As at 31-03-2022 (Rs in Lakhs)	As at 31-03-2021 (Rs in Lakhs)
Cumulative Derecognised Interest at the beginning of the year	496.93	246.23
Add: -Interest Derecognised during the year (Net of Recovery): -	-	
- Sub Standard Assets (Net)	(164.80)	157.42
- Doubtful/Loss Assets	180.82	93.28
Total Interest Derecognized	512.95	496.93



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

(Rs. in Lakhs)

		As at 31 st March 2022		As at 31 st March 2021	
A	Deferred Tax Asset [DTA]	Amount	Amount	Amount	Amount
	Provision on Standard Assets & NPA's	957.71	-	757.85	
	Others	9.51		5.24	
	Depreciation	0.86		2.37	
	Total (A)		968.08		765.46
B	Deferred Tax Liability [DTL]				
	Special Reserve				
	• Opening Amt	1316.05		1,637.46	
	• Transfer during the year	-		-	
	• From Surplus	147.63		(321.41)	
	• From P&L				
					1,316.05
		1463.68			
	Others	111.80	-	90.89	
	Total (B)		1575.48		1,406.94
C	(B)-(A)		607.40		641.48

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

15) Contingent Liabilities and Commitments

*Detail provided below

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



S. No.	A.Y.	Under Section	Amount Outstanding (Rs. in Lakh)	Remark/Reason as per Company management and/or Lawyers Confirmation	Case Pending with Authority
1.	2010-11	143(3)	30.63	The demand is incorrect and it comes under the classification of apparent error from the department. Rectification has been filed.	CIT (Appeal)
2.	2014-15	143(3) r.w.s 263	186.35	Addition was made on account of recovery out of Provision for Bad and Doubtful debts. Addition is incorrect as company have not been reportedly claiming Provision for Bad and Doubtful debts in earlier years. Company has filed appeal against the order. Company has fairly good chances of succeeding in appeal. Hence no provision is needed in our view.	CIT (Appeal)
3.	2016-17	147	399.72	The addition made by the Income Tax Deptt. is not correct as it was made unlawfully and in arbitrary manner ignoring evidences filed by the company. Company has filed appeal against the order.	CIT (Appeal)
	2016-17	115 O	166.46	Total Demand is incorrect as DDT of Rs. 76,34,118/- has already been paid on 14.09.2016 as per Challan.	CIT (Appeal)
4.	2017-18	270A	2.43	Penalty was levied for excess claim of Special Reserve. Mistake was human error. Company has filed appeal against the order. Company has fairly good chances of succeeding in appeal..	CIT (Appeal)
5.	2018-19	143 (3)	1.00	Intimation Under Section 143(1) Dated 15.11.2019 and Demand was raised Due to Disallowance Under Section 36 for Employee Contribution to ESI. Payment was Disallowed During the Year 2017-18 Due to Delay in Payment to Concerned Authorities. Sum received from Employee is Rs.1,82,609, Due Date of Payment was 15.04.2018 and Actual Date of Payment was 17.04. 2018. The Payment made to Concerned Authorities before the Due Date of filing of Return.	CIT (Appeal)
6.	2020-2021	143 (1a)	302.51	All the additions made u/s. 143(1) are incorrect. Company has filed appeal against the order. We have fairly good chances of succeeding in appeal. Hence no provision is needed in our view.	CIT (Appeal)
Total (Demand + Interest)			1,089.10		



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

Details of Related Party:

(a) Holding Company: Central Bank of India

The related Party Transaction with holding company is furnished below:

(Rs. in Lakhs)

Description	2021-22	2020-21
Interest on overdraft	135.23	48.41
Interest on Term Loan	1,896.34	2,563.78
Term Loan balance (Note: -1)	21,941.19	28,760.51
Overdraft Sanctioned	10,000.00	10,000.00
Dividend (Note: -2)	00.00	00.00
Repair and Maintenance (Rent)	33.46	25.96
Salary of staff on Deputation	48.84	46.92

Note 1: -Term loan balance includes outstanding balance out of sanctioned term loans of Rs 510Cr.

Note 2: - No Dividend has been declared in the FY 2020-21 and FY 2021-22.

(b) Key Managerial Personnel

- (i) ShriKushal Pal, Managing Director
- (ii) Shri ShishramTundwal, Ex-Managing Director*
- (iii) Shri Manish Singh Payal, Ex-Company Secretary**
- (iv) Shri Ashish Shrivastava, Company Secretary***
- (v) ShriSuyogya Chandra Mehta, Chief Financial Officer****

*Managing Director Shri ShishramTundwal has been relived from the Company on 05/07/2021.

**Company Secretary Shri Manish Singh Payal has been relived from the Company on 27/09/2021.

***Company Secretary Shri Ashish Kumar Shrivastava has been appointed with effect from 07.10.2021.

****Chief Financial Officer ShriSuyogya Chandra Mehta has been appointed with effect from 23.09.2021.

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

(Rs. in Lakhs)

Description	2021-22	2020-21
Salary and Allowances, cont. to PF etc of Key Managerial Personnel	43.26	43.93



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

	As on 31-03-2022	As on 31-03-2021
a) Profit/Loss after Tax (Rs In Lakhs.)	2010.92	1,466.97
b) No. of shares (In Nos.)	2,50,00,000	2,50,00,000
c) Weighted Average number of equity shares for Basic EPS	2,50,00,000	2,50,00,000
d) Basic EPS Per Share-Rs.	8.04	5.87
e) Diluted Per Share-Rs.	8.04	5.87

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

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

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

(Rs. in Lakhs)

(a) Movement of provision	As on 31-03-2022	As on 31-03-2021
Opening Provisions on Bad & Doubtful Debts	2,628.70	1,917.51
Less: Reversal due to accounts written-off	-	-
Add: Addition on account of fresh slippage (net of reduction/up gradation due to recovery)	302.27	711.19
Closing Provision on Bad & Doubtful Debts	2930.97	2,628.70

(Rs in Lakhs)

(b) Net of amount written-off (Details)	As on 31-03-2022	As on 31-03-2021
Bad Debts Written-off	0.00	0.00
Reversal due to accounts written-off	-	-
Addition due to Slippage/ Reversal on account of recovery (net-off)	302.27	711.19
Total	302.27	711.19
Reversal of Provision Net of amount written off	-	-

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



21) Provision and Contingencies

(Rs in Lakhs)

Break up of 'Provision and Contingencies' shown under the head Expenditure in Profit and Loss Account	As on 31-03-2022	As on 31-03-2021
1. Provisions for depreciation on Investment	-	-
2. Provision made towards Income tax-Current tax	770.97	539.43
3. Provision made towards Income tax- Tax of Earlier Years	44.05	363.47
4. Provision made towards Income tax- Deferred Tax [Net Deferred Tax -(Assets)/Liabilities]	34.08	406.02
5. Provision towards NPA	302.27	711.19
6. Provision for Standard Assets (including Covid19 Restructuring Scheme Provision)	491.78	(153.45)
7. Other Provision and Contingencies (with details given elsewhere)	102.22	334.53
8. Provision For made towards deferred Tax	(34.08)	(406.02)

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

23) In respect of employees directly recruited by the company, contribution to Provident Fund is made at the prescribed rate. Provident Fund liability of staff on deputation from Central Bank of India is met by Central Bank of India.

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

- i. The Company makes its share of contributions to the Employees' Provident Fund organization as per defined contribution plan. The Company has no further obligation apart from its contribution. Such contributions are recognized as expenditure in the Profit & Loss account.
- ii. The Provision of leave encashment liability is calculated on the balance-privilege leave of the employees as on 31-03-22. The same has been provided for the year ended 31-03-2022. The Company has policy of accumulate maximum 90 days privilege leaves and Employees are entitled to encash the leaves during the Period of Service or at Retirement. As per HR Policy, an Employee is entitled to encash 100% leaves till date, therefore the Leave Encashment liability is treated as Short-term Liability under the head "Current Liabilities".
- iii. For the staff deputed from Central Bank of India the gratuity liability and leave encashment considering Short term obligation are met/to be met by Central Bank of India. In respect of the eligible retirement/terminal benefits like gratuity, pension and encashment of leave, the same is provided for by Central Bank of India.



- iv. Gratuity: - In accordance with the payment of Gratuity Act 1972, the Company provides for Gratuity covering eligible employees. To fund its liability the Company has taken two policies with Life Insurance Corporation of India to cover the accumulated gratuity liability of its employees and the premium paid on this policy has been charged to Profit & Loss account. Disclosure as per Para 119 and 120 of the AS-15: -

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

1. Actuarial Assumptions

Particular	Policy - 1 301000291	Policy - 2 108307
Discounted Rate	7.00%	7.00%
Salary Escalation	8.00%	8.00%

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

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

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

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

4. Table showing fair value of plan assets

Particular	Policy - 1 301000291	Policy - 2 108307
Fair value of plan assets at beginning of year	30,16,856.39	50,42,845.52
Actual return on plan assets	2,63,604.62	3,70,649.17
Contributions	10,89,076.55	0.44
Benefits Paid	-1,73,111.00	NIL
Fair value of plan assets at the end of year	41,96,426.56	54,13,495.13
Funded status	6,11,926.56	6,26,103.13
Excess of Actual over estimated return on plan assets	NIL	NIL

5. Actuarial Gain/Loss recognized as on 31-03-2022

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



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

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

7. Expenses Recognized in statement of Profit and loss

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

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

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

The following table sets out the funded status of the Gratuity and the amount recognized in Financial Statements as on 31-03-2021.

1. Actuarial Assumptions

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

2. Membership Data

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

3. Valuation Method

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



4. Actuarial Assumption

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

5. Results of Valuation

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

6. Contribution

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

25) As per NHB refinance guidelines, the Company is required to submit half-yearly certificate as on 30th September and 31st March disclosing therein the difference between hypothecated book debts and NHB refinance outstanding. The adverse balance as on 31-03-2022 is Rs 137.00 lakhs (Previous Year: Rs. 90.42 lakhs).

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

27) Previous Year Figures

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

28) Corporate Social Responsibility

During the year the Company has spent Rs.50,50,889/- (Previous year: Rs.41,73,668/-) towards Corporate Social Responsibility under section 135 of Companies Act, 2013 and rules thereon.

Disclosure with regard to CSR activities as under

(Rs. In Lakh)

		As on 31-03-2022	As on 31-03-2021
A	Amount required to be spent by the company during the year (Rs in Lakhs)	Rs.50.51	Rs. 41.73
B	amount of expenditure incurred	Rs.50.51	Rs. 41.73
C	shortfall at the end of the year,	NIL	NIL
D	total of previous years shortfall	NIL	NIL
E	reason for shortfall,	NIL	NIL
F	nature of CSR activities,	Health Care	
G	details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard,	NIL	NIL
H	Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year should be shown separately.	NIL	NIL



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

30) Company does not grant any loan or advance:

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

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

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

33)

(a) In assessing the recoverability of receivables and certain investments, the Company has considered internal and external information up to the date of approval of these financial results including credit reports and economic forecasts. The Company has performed analysis on the assumptions used and based on current indicators of future economic conditions; the Company expects to recover the carrying amount of these assets. The impact of the global health pandemic may be different from that estimated as at the date of approval of these financial results and the Company will continue to closely monitor any material changes to future economic conditions. The impact of COVID-19 on the global economy and how governments, businesses and consumers respond is uncertain. This uncertainty is reflected in the Company's assessment of credit risk which is subject to a number of management judgements and estimates. In relation to COVID-19, judgements and assumptions include the extent and duration of the pandemic, the impacts of actions of governments and other authorities, and the responses of businesses and consumers in different industries, along with the associated impact on the global economy. The Company has separately incorporated estimates, assumptions and judgements specific to the impact of the COVID-19 pandemic and the associated support packages in the measurement of impairment loss allowance. The Company has been duly servicing its debt obligations, maintains a healthy capital adequacy ratio and has adequate capital and financial resources to run its business. Taking into consideration the impact arising from the COVID-19 pandemic on the economic environment, the Company has, during the year, continued to undertake a risk assessment of its credit exposures and reversed interest including moratorium interest in respect of NPAs, to reflect deterioration in the macroeconomic outlook. The final impact of this pandemic is very uncertain and the actual impact may be different than that estimated based on the conditions prevailing as at the date of approval of these financial results. The management will continue to closely monitor the material changes in the macro-economic factors impacting the operations of the Company.

(b) As per sanction terms, Loan from Central Bank of India is for onward lending, for meeting mismatch liquidity mismatch and for payment of liabilities. Further, in respect of credit facilities obtained from HDFC, it is to be used for onward lending.

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

(d) Interest on overdue deposit: Deposit will automatically expire on maturity. In case, the renewal is sought for a portion of overdue deposit the company as per policy may at its



discretion allow Interest for the overdue period on that portion of deposit which is proposed to be renewed.

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

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

The future minimum lease payments under cancellable operating lease: -

S. No	Particulars	Year Ended Year Ended March 31, 2022(Rs Lakh)	Year Ended Year Ended March 31, 2021(Rs. Lakh)
1.	Within One year	16.13	159.06
2.	After One Year But not more than five Years	121.93	464.83
3.	More than five years	145.65	0.00
	Total	283.72	623.89

PAYMENTS TO POLARIS FINANCIAL TECHNOLOGY LIMITED

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

The future minimum lease payments under cancellable operating lease;

S. No	Particulars	Year Ended Year Ended March 31, 2022 (Rs in Lakhs)	Year Ended Year Ended March 31, 2021 (Rs in Lakhs)
1.	Within One year	69.68*	106.34
2.	After One Year But not more than five Years	-	226.42
3.	More than five years	0.00	0.00
	Total	69.68	332.76

*The amount is till the period of expiry of the service agreement i.e., November 2022, subject to renewal of the agreement.

In the Case Polaris Financial Technology limited, the term "Yearly charges" (Point No-8 of Note-1) represents the sum of monthly charges incurred and accounted for as an expense towards the services availed in the respective month which is billed on the Company on Monthly basis. These Monthly bills correspond to the services utilized in the respective month which represent systematic basis of recognition.



35) Disclosures required by National Housing Bank

1. Capital (Accounts)

Capital to Risk Assets Ratio (CRAR)

Particulars	As at 31-03-2022	As at 31-03-2021
i) CRAR (%)	23.50%	21.93%
ii) CRAR-Tier I Capital	22.27%	21.34%
iii) CRAR-Tier II Capital	01.23%	0.59%
iv) Amount of Subordinate debt raised as Tier-II Capital (Rs. In Lakhs)	0.00	0.00
v) Amount raised by issue of Perpetual Debt Instruments	0.00	0.00

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

As per Section 29 C of National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve before any dividend is declared. For this purpose, any Special Reserve created by the Company under Section 36(1) (vii) of Income Tax Act, 1961 is considered to be an eligible transfer. Accordingly, the Company has transferred Rs. 518.55 Lakh (PY:Rs. 361.13 Lakh) to Special Reserve U/s 36(1)(VIII) of Income Tax Act, 1961 during the year

(Rs in Lakhs)

Statement as per NHB circular No. NHB.HFC.CG.DIR.1/MD&CEO/2016 dated 9 th February, 2017		
Particulars	Amount	Amount
Balance at the beginning of the year	2021-22	2020-21
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	300.00	300.00
b) Amount of special reserve u/s 36(1)(vii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under, Section 29C of the NHB Act, 1987.	5296.62	4,935.49
c) Total	5596.62	5,235.49
Addition/Appropriation/ Withdrawal during the year		
Add: a) Amount transferred u/s 29C of the NHB Act, 1987	-	-
b) Amount of special reserve u/s 36(1)(vii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	518.55	361.13
Less: a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	300.00	300.00
b) Amount of special reserve u/s 36(1)(vii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under, Section 29C of the NHB Act, 1987	5815.17	5,296.62
c) Total	6115.17	5,596.62



3. Investment

(Rs in Lakhs)

Particulars	As at 31-03-2022	As at 31-03-2021
Value of Investments	2,923.77	2,724.19
i) Gross value of Investments	2,923.77	2,724.19
a) In India	2,923.77	2,724.19
b) Outside India	0.00	0.00
ii) Provision for Depreciation	0.00	0.00
a) In India	0.00	0.00
b) Outside India	0.00	0.00
iii) Net value of Investments	2,923.77	2,724.19
a) In India	2,923.77	2,724.19
b) Outside India	0.00	0.00
Movement of provision held towards depreciation on Investment	Nil	Nil
i) Opening Balance	Nil	Nil
ii) Add: Provisions made during the year	Nil	Nil
iii) Less: Write-off/ Written-back of excess provisions during the year	Nil	Nil
iv) Closing Balance	Nil	Nil

Note1: -Investments are exclusive of Bank Deposits amounting of Rs.1340 lakhs (PY:2,000 Lakhs) held for SLR purpose.

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

4) Derivatives

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

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

(Rs. InLakhs)

Particulars	2021-22	2020-21
(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		NIL
(iv) Concentration of credit risk arising from the Swaps §		
(v) The fair value of the swap book ®		

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

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

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



4.2 Exchange Traded Interest Rate (IR) Derivative

(Rs in Lakhs)

Particulars	Amount
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise)	
(a)	NIL
(b)	
(c)	
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 st March 2022 (instrument-wise)	
(a)	NIL
(b)	
(c)	
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	
(a)	NIL
(b)	
(c)	
(iv) Mark-to-Market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	
(a)	NIL
(b)	
(c)	

4.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure-Not Applicable

B. Quantitative Disclosure

(Rs in Lakhs)

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



4.4 Group Structure-Not Applicable

5.1 Securitisation

(Rs in Lakhs)

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

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



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

(Rs in Lakhs)

Particulars	As at 31-03-2022	As at 31-03-2021
(i) No. of accounts	Nil	
(ii) Aggregate value (net of provisions) of accounts sold to SC/RC		
(iii) Aggregate consideration		
(iv) Additional consideration realized in respect of accounts transferred in earlier years		
(v) Aggregate gain/loss over net book value		

5.3 Details of Assignment transactions undertaken by HFCs

(Rs in Lakhs)

Particulars	As at 31-03-2022	As at 31-03-2021
(i) No. of accounts	Nil	
(ii) Aggregate value (net of provisions) of accounts assigned		
(iii) Aggregate consideration		
(iv) Additional consideration realized in respect of accounts transferred in earlier years		
(v) Aggregate gain/loss over net book value		

5.4 Details of non-performing financial assets purchased/sold

A. Details of Non-performing financial assets purchased:

(Rs in Lakhs)

Particulars	As at 31-03-2022	As at 31-03-2021
(a) No. of accounts purchased during the year	Nil	
(b) Aggregate outstanding		
(a) Of these, number of accounts restructured during the year		
(b) Aggregate outstanding		

B. Details of Non-performing Financial Assets sold:

(Rs in Lakhs)

Particulars	As at 31-03-2022	As at 31-03-2021
1. No. accounts sold	Nil	
2. Aggregate outstanding		
3. Aggregate consideration received		



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

(Rs. In Lakhs)

Particulars	1 to 7 Days	8 to 14 Days	15 Days to 30/31 days	Over 1 month & up to 2 months	Over 2 months & up to 3 months	Over 3 months & up to 6 months	Over 6 months to 1 year	Over 1 Year to 3 years	Over 3 to 5 years	Over 5 years	Total
Liabilities											
Deposits	410	500	541	677	1954	7,154	12,642	16,753	10,210	1,134	51,975
Borrowings from Bank	0	0	605	580	1,506	2,908	5,453	17,423	9,160	10,423	48,058
Market Borrowing	0	0	0	0	0	0	0	0	0	0	0
Foreign Currency Liability	0	0	0	0	0	0	0	0	0	0	0
Assets											0
Advances	350	430	780	1,560	1,665	4,470	9,462	35,445	39,435	22,371	1,15,968
Investments	0	0	0	0	0	240	850	250	0	2,924	4,264
Foreign Currency Assets	0	0	0	0	0	0	0	0	0	0	0
Surplus/ (Deficit)	-60	-70	-366	303	-1,795	-5,352	-7,783	1,519	20,065	13,738	20,199
Note	The deficit shall be met out by the credit facilities obtained by the Company.										

*Including investments made in deposits with banks.

There is deficit in cash flow due to all deposits maturing mentioned in outflow. However, as per past trend, it is evident that 70% of deposits gets renewed on due date and due to foreclosure of advances cash inflow is also evidenced. Hence, outflow will be at lower level. Further, in addition to above, the company has sufficient balance in overdraft limit as it has committed credit lines from CBI to meet the excess liabilities, if any. The Company also has Government Investments of Rs. 29.23Crores & FD of Rs. 13.40 Crores for SLR maintenance purpose.



5.6 Exposure

5.6.1 Exposure to Real Estate Sector

(Rs in Lakhs)

S.No	Category	As at 31.03.2022	As at 31.03.2021
A	Direct Exposure		
i)	Residential Mortgages (including loan against residential property)	0.00	0.00
	Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented.	1,15,571.75	1,12,384.17
	Out of which Individuals Housing Loans up to Rs.15 lakhs	40,958.48	44,708.29
ii)	<u>Commercial Real Estate</u> Lending secured by mortgages on commercial real estate (office buildings, retail space, multipurpose commercial premises, multifamily residential buildings, multi-tenanted commercial premises, industrial or ware house space, hotels, land acquisition, development and construction, etc). Exposure shall also include non-fund based (NFB) limits	793.38	1,092.73
iii)	Investment in Mortgage-Backed Securities (MBS) and other securitized exposures-	-	0.00
	• Residential	0.00	0.00
	• Commercial Real Estate	0.00	0.00
B	Indirect Exposure		
	Fund Based and non-Fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	0.00	0.00

5.6.2 Exposure to Capital Market

(Rs in Lakhs)

S. No	Particulars	As at 31-03-2022	As at 31-03-2021
(i)	Direct Investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in Corporate debt	Nil	Nil
(ii)	Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	Nil	Nil
(iii)	Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	Nil	Nil
(iv)	Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e., where the primary security other than shares	Nil	Nil



	/ convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances		
(v)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	Nil	Nil
(vi)	Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	Nil	Nil
(vii)	bridge loans to companies against expected equity flows / issues	Nil	Nil
(viii)	All exposures to Venture Capital Funds (both registered and unregistered)	Nil	Nil
	Total Exposure to Capital Market	Nil	Nil

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

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

5.7 Details of Financing of parent company products-NII

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

5.9 Unsecured Advances-NII

6 Miscellaneous

Registration obtained from other Financial Sector Regulators: Nil

6.2 Disclosure of Penalties imposed by NHB and Other Regulators:

NHB

CURRENT YEAR

- NIL

PREVIOUS YEAR

- During the Financial Year 2020-2021, NHB imposed Penalty of Rs.5,000/- for non-compliance of para 5.4 of the HFC Corporate Governance (NHB)



6.3 Related Party Transactions:

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

The related Party Transaction with holding company is furnished below:

(Rs in Lakhs)

Description	2021-22	2020-21
Central Bank of India		
Interest on Overdraft	135.22	48.41
Interest on Term Loan	1,896.35	2,563.78
Term Loan balance	21,941.19	28,760.51
Overdraft Sanctioned	10,000.00	10,000.00
Dividend	00.00	0.00
Repair and Maintenance (Rent)	33.46	25.96
Salary of staff on Deputation	48.84	46.92

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

Agency	Purpose	Rating
CRISIL	Debenture	CRISIL BBB+/ Stable
CRISIL	Long term Bank Facilities	CRISIL BBB+/ Stable
CRISIL	Deposit	FA-/stable
Brickwork	Long term Bank Facilities	BWR BBB+/ Stable (Reaffirmed)

There has been no migration of Ratings during the FY 2021-22.

6.5 Remuneration of Directors

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

(Rs in Lakhs)

Name	2021-22	2020-21
1. Shri Anil Girotra	5.80	3.42
2. Shri Bibhas Kumar Shrivastava	6.20	5.48
Total	12.00	8.90

Above figures are exclusive of GST.

6.6 Management

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

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



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

6.7.1 Prior Period Item: Prior Period item having total amount of Rs.6,15,333. (PY: - Rs.1,45,355/-)

6.8 Revenue Recognition

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

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

7. Additional Disclosures:

7.1 Provisions and Contingencies

(Rs in Lakhs)

Break up of 'Provision and Contingencies' shown under the head Expenditure in Profit and Loss Account	As on 31-03-2022	As on 31-03-2021
1 Provisions for depreciation on Investment	-	-
2 Provision made towards Income tax	770.97	539.43
3 Provision towards NPA (with details in Note No :1)	302.27	711.19
4 Provision for Standard Assets (with details in Note No :1)		
a) Teaser Loan	Nil	Nil
b) CRE-RH	Nil	Nil
c) CRE	6.84	7.24
d) Housing Loan to Individual	198.65	277.26
e) Other Loans	119.66	97.71
Total	325.15	382.21
5 Provision for Standard Assets charged in P&L A/c	491.78	(46.18)
5A.Provision on Standard assets	(57.06)	-
5B.Provision on Standard assets restructured Accounts Under Resolution Framework 2.0 Date 21/05/2021.##	548.84	
6 Special Provision for overdue Account#	-	(214.85)
7 Other Provision and Contingencies (with details in Note No :2)	-	334.53
8 Provision For made towards deferred Tax	-	(406.02)

#Special Provision of 5% on Standard Accounts has been made due to Covid-19 on which moratorium period Permitted as per RBI Circular no: RBI/2019-20/220 dated 17th April 2020 in the FY 19-20 and FY 20-21 Each and same was reversed in FY 20-21.



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

(Rs. in Lakh)

Sr. No.	Description	Individual Borrowers		Small Business
		Personal Loan	Business Loan	
(A)	Number of request received for invoking resolution process under part-A	330	Nil	Nil
(B)	No. Of Accounts where resolution plan has been implemented under this window	321	Nil	Nil
(C)	Exposure to accounts mentioned at (B) before implementation of the plan	5,764.07	Nil	Nil
(D)	Of (C) aggregate amount of Debt that was converted into other securities	Nil	Nil	Nil
(E)	Additional funding sanctioned, if any, including between invocation of plan and implementation	Nil	Nil	Nil
(F)	Increase in provision on account of the implementation of the resolution plan (Net of Reversal made during the year)	548.84	Nil	Nil

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

(Rs in Lakhs)

Break up of Loan and Advances and Provision thereon (As on)	Housing		Non-Housing	
	31.03.2022	31.03.2021	31.03.2022	31.03.2021
Standard Assets				
a) Total Outstanding Amount	79,473.00	81,723.88	30,479.01	25,062.30
b) Provisions Made	560.07	277.61	313.45	104.57
Sub-Standard Assets				
a) Total Outstanding Amount	826.29	1,349.25	197.68	522.05
b) Provisions Made	123.94	202.39	29.65	78.31
Doubtful Category-I				
a) Total Outstanding Amount	1,043.66	1,443.92	297.27	521.85
b) Provisions Made	286.43	431.46	74.49	140.47
Doubtful Assets- Category-II				
a) Total Outstanding Amount	1,507.60	901.13	508.36	157.90
b) Provisions Made	682.88	406.95	214.28	65.10
Doubtful Assets - Category-III				
a) Total Outstanding Amount	777.47	518.13	406.50	479.44
b) Provisions Made	777.47	518.13	406.50	479.44
Loss Assets				
a) Total Outstanding Amount				
	323.38	288.68	11.95	17.77
b) Provisions Made	323.38	288.68	11.95	17.77
Demand Loan				

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

Particulars	As on 31-03-2022	As on 31-03-2021
Total Loans and Advances to twenty largest borrowers	1885.37	1,981.11
Percentage of Loans and Advances to twenty largest borrowers to Total Advances of the HFC	1.62%	1.74%

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

(Rs in Lakhs)

Particulars	As on 31-03-2022	As on 31-03-2021
Total Exposure to Twenty largest borrowers/ Customers	5001.91	2,111.74
Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the HFC on borrowers/ customers	5.44%	1.50%

iv) Concentration of NPAs

(Rs in Lakhs)

Particulars	As on 31-03-2022	As on 31-03-2021
Total Exposure to top ten NPA accounts	697.30	732.17

v) Sector-wise NPAs:

Percentage of NPAs to total Advances in that Sector

S. No	Sector	As on 31-03-2022	As on 31-03-2021
A	Housing Loans		
1.	Individuals	5.33%	5.21%
2.	Builders/Project loan		
3.	Corporates		
4.	Others (Specify)		
B	Non-Housing Loans:		
1.	Individuals	4.44%	6.83%
2.	Builders/Project loan		
3.	Corporates	-	-
4.	Others (Specify)	-	-



7.5 Movement of NPAs

(Rs in Lakhs)

	Movement of NPA	As on 31-03-2022	As on 31-03-2021
(I)	Net NPAs to Net Advance (%)	2.56%	3.16%
(II)	Movement of NPAs (Gross)		
A	Opening Balance	6200.12	4746.04
B	Additions during the year	1099.26	2395.58
C	Reductions during the year	1399.22	941.50
D	Closing balance	5900.16	6200.12
(III)	Movement of Net NPAs		
A	Opening Balance	3571.42	2828.53
B	Additions during the year	915.14	1316.43
C	Reductions during the year	1517.38	573.54
D	Closing balance (net of URI)	2969.18	3571.42
(IV)	Movement of provisions for NPAs (excluding provisions on standard assets)		
A	Opening Balance	2628.70	1917.51
B&C	Net Additions/Reductions during the year	302.27	711.19
D	Closing balance	2930.97	2628.70

Note: Gross NPA and Net NPA showing net of URI Balances in both the FY 2021-22 and 2020 21

7.6 Overseas Assets

(Rs in Lakhs)

Particulars	As on 31-03-2022	As on 31-03-2021
	NIL	

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

Name of the SPV sponsored	
Domestic	Overseas
NIL	



8. Detail of complaints received: -

Particulars	(In Nos)	
	31-03-2022	31-03-2021
Number of Complaints at the beginning of the year	0	0
Number of Complaints received during the year	50	13
Number of Complaints redressed during the year	50	13
Number of Complaints pending at the end of the year	0	0

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

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



CA Amit Chitwar
Partner

M.No.: 407118

Place: Bhopal

Date: 02/05/2022

UDIN: 22407118AIIUKMS318



For Cent Bank Home Finance Limited



Alok Srivastava
Chairman
DIN: 05123610



Kushal Pal
Managing Director
DIN: 09225722



S C Mehta
Chief Financial Officer



Ashish Kumar Shrivastava
Company Secretary



Annex III			
Schedule forming part of the Financial Statements for the year ended 31st March, 2022			
(Rs in Lakhs)			
Particulars		Amount outstanding	Amount overdue
Liabilities side			
1	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a)	Debentures : Secured		
	: Unsecured	-	-
	(other than falling within the meaning of public deposits*)		
(b)	Deferred Credits	-	-
(c)	Term Loans	26,117.05	-
(d)	Inter-corporate loans and borrowing	21,941.18	-
(e)	Commercial Paper	-	-
(f)	Public Deposits*	52,084.24	-
(g)	Other Loans (specify nature)	-	-
	* Please see Note 1 below		
2	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
(a)	In the form of Unsecured debentures	-	-
(b)	In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c)	Other (Public deposits)	52,084.24	-
	* Please see Note 1 below		
Assets side		Amount outstanding	
3	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:		
(a)	Secured		1,12,163.51
(b)	Unsecured		-
	Note:- in order to match with figures at point nu 6 the said figures are shown as net off provisions		
4	Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i)	Lease assets including lease rentals under sundry debtors		
(a)	Financial lease		
(b)	Operating lease		
(ii)	Stock on hire including hire charges under sundry debtors		
(a)	Assets on hire		
(b)	Repossessed Assets		
(iii)	Other loans counting towards asset financing activities		
(a)	Loans where assets have been repossessed		
(b)	Loans other than (a) above		



5 Break-up of investments

Current Investments		
1 Quoted		
(i) Shares		
(a) Equity		-
(b) Preference		-
(ii) Debentures and Bonds		-
(iii) Units of mutual funds		-
(iv) Government Securities		-
(v) Others (please specify)		-
2 Unquoted		
(i) Shares		
(a) Equity		-
(b) Preference		-
(ii) Debentures and Bonds		-
(iii) Units of mutual funds		-
(iv) Government Securities		-
(v) Others (Deposits with bank classified as Cash and Cash equivalents in Note-10 of Balance sheet)		1,090.00
Long Term Investments		
1 Quoted		
(i) Share		
(a) Equity		-
(b) Preference		-
(ii) Debentures and Bonds		-
(iii) Units of mutual funds		-
(iv) Government Securities		2,923.77
(v) Others (please specify)		-
2 Unquoted		
(i) Shares		
(a) Equity		-
(b) Preference		-
(ii) Debentures and Bonds		-
(iii) Units of mutual funds		-
(iv) Government Securities		-
(v) Others (Public Deposits)		250.00

6 Borrower group-wise classification of assets financed as in (3) and (4) above:

(Please see Note 2 below)

Category	Amount net of provisions		
	Secured	Unsecured	Total
1 Related Parties **			
(a) Subsidiaries			
(b) Companies in the same group			
(c) Other related parties			
2 Other than related parties	1,12,163.51	-	1,12,163.51
Total	1,12,163.51	-	1,12,163.51

7 Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :

(Please see Note 3 below)

Category	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
1 Related Parties **		
(a) Subsidiaries	-	-
(b) Companies in the same group	-	-
(c) Other related parties (Note 1)		2,923.77



2] Other than related parties (Note 2)		
Total	-	2,923.77
Note 1:-Securities held with Central government of India are considered as related party transactions		
Note 2:-Excluding term deposits with Holding Company that is Central Bank Of India.		
** As per notified Accounting Standard (Please see Note 3)		



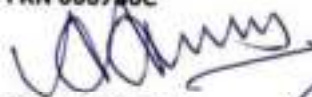
8 Other information		
Particulars		Amount
(i)	Gross Non-Performing Assets	
(a)	Related parties	-
(b)	Other than related parties	5,900.16
(ii)	Net Non-Performing Assets	
(a)	Related parties	-
(b)	Other than related parties	2,969.18
(iii)	Assets acquired in satisfaction of debt	-

Notes:

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

As per our report of even date

For B R I S K A & ASSOCIATES
(Formerly L K Maheshwari & Co.)
Chartered Accountants
FRN 000780C



CA. Amit Chitwar
Partner
M. No.407118



Place : Bhopal
Date : 02/05/2022
UDIN: 22409118AJIULMS318


Kushal Pal
Managing Director
DIN: 09225722


Alok Srivastava
Chairman
DIN: 05123610


Ashish Kumar Shrivastava
Company Secretary


S. C. Mehta
Chief Financial Officer



