RAMESH M. SHETH & ASSOCIATES
CHARTERED ACCOUNTANTS
INDIA

ADD:-402/403, TIME CHAMBERS, S.V. ROAD, NEAR PAANERI STORES, ANDHERI (WEST), MUMBAI - 400058

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ITI Housing Finance Limited (Formerly known as Fasttrack Housing Finance Limited)

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of ITI Housing Finance Limited (Formerly known as Fasttrack Housing Finance Limited) ("the Company"), which comprise of the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including other Comprehensive Income), the statement of change in equity and the Statement of Cash Flows for the year ended on that date and a summary of the significant accounting policies and other explanatory information (herein after referred to as "the financial statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under Section 133 of the Act read with companies (Indian Accounting Standards) Rule, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, the Profit and total Comprehensive Income, Changes in Equity and its Cash Flows for the year ended on that date.

Basis for Opinion

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

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

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

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

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

RAMESH M. SHETH & ASSOCIATES
AUDITORS
M. No. 101508

+91 22 49676768 / 40126767   office@rmsassociates.in

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, total comprehensive gain, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

- Obtain an understanding of internal financial controls 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 an adequate internal financial controls system in place and the operating effectiveness of such controls.

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

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

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AUDITORS
M. No. 101598

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

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

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

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

Report on Other Legal and Regulatory Requirements

1) As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in **"Annexure A"** since, in our opinion and according to the information and explanation given to us, the said Order is applicable to the Company.

2) As required by Section 143(3) of the Act, based on our audit we report that:

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

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

   c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the relevant books of account.

   d) In our opinion, the aforesaid financial statements comply with the Ind AS specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

   e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164 (2) of the Act.

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

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

      In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the company to its directors during the current year is in accordance with the provisions of section 197 of the Act.

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

RAMESH M. SHETH & ASSOCIATES
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i. The Company does not have any pending litigations that would have an impact on its financial position.

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

iii. There was no amount required to be transferred to Investor Education and Protection Fund by the Company in accordance with the provisions of the Act, and the rules made there under.

iv. (a) The Management has represented that, to the best of its knowledge and belief, as disclosed in the note 80(i) to the accounts, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented that, to the best of its knowledge and belief, as disclosed in the note 80(i) to the accounts, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures 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) of Companies (Audit and Auditors) Rule, 2014, as provided under (a) and (b) above, contain any material misstatement.

v. The Company has not paid any dividend during the year and hence the provisions of section 123 of the Companies Act 2013 are not applicable.

vi. Based on our examination, which included test checks, the company has used accounting software for maintaining its books of accounts which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

Place : Mumbai
Date : 15.06.2026
UDIN : 26101598TLQRVY8647

For Ramesh M. Sheth & Associates
Chartered Accountats
ICAI Firm Registration N No. 111883W

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Mehul R. Sheth
(Partner)
(Membership No. 101598)

Annexure – A to the Auditors' Report

Referred to in paragraph 1 under 'Report on other legal and regulatory requirements' section of our report to the members of **ITI Housing Finance Limited** (Formerly known as Fasttrack Housing Finance Limited) on the Financial Statements of even date.

To the best of our information and according to the information and explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

(i) In respect of the Company's Property, Plant and Equipment, right of use assets, Investment property and Intangible assets,

a.

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

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

b. The Company has a regular program of physical verification of its Property Plant and Equipment by which all the Property Plant and Equipment are physically verified by the management during the year, at regular intervals. In our opinion and according to the information and explanation available to us, no material discrepancies were noticed on such physical verification.

c. Based on our examination, we report that the title deeds of all immovable properties, disclosed in the financial statements included under Property, Plant and Equipment and Investment Property, are held in the name of the Company as at the balance sheet date.

d. The Company has not revalued any of its Property, Plant and Equipment (including Right of use assets) or Intangible assets or both during the year under audit and hence reporting under this clause is not applicable.

e. No proceedings have been initiated or are pending against the Company for holding any benami property under the Benaml Transactions (Prohibition) Act, 1988 and rules made thereunder.

(ii) In respect of Inventories

a. The Company is a service Company primarily engaged in providing short/long term Housing Finance Services. The Company does not hold any inventory during the year and hence reporting under Clause 3(ii)(a) of the Order is not applicable.

b. The Company has been sanctioned working capital loans during the year, the amount of which exceeds rupees five crore from banks and/or financial institutions on the basis of security of current assets. According to the information and management representation available with us, the quarterly returns or statements filed with the banks and/or financial institutions are in agreement with the books of accounts of the Company.

(iii) As explained in note no. 1 to the financial statements, the Company is a Housing Finance company and registered under provisions of the National Housing Bank Act, 1987. During the year, in the ordinary course of its business, the Company has granted secured loans and advances in the nature of loans, to other parties. The Company has not made any investments, nor has it provided guarantee/security to any person during the year. With respect to such loans and advances:

a) The principal business of the Company is to give loans and hence reporting under Clause 3(iii)(a) of the Order is not applicable.

H. M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

b) In our opinion, having regard to the nature of the Company's business, the terms and conditions of the grant of all loans and advances in the nature of loans provided are not prejudicial to the Company's interest.

c) The Company is a Housing Finance Company ('HFC'), registered under provisions of the National Housing Bank Act, 1987 and rules made thereunder and is regulated by various regulations, circulars and norms issued by the Reserve Bank of India including Master Circular – Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances. In respect of loans and advances in the nature of loans granted by the Company, the Company has provided fund-based loans to Individuals and other parties. The Company has maintained data of borrowers, amount borrowed, repayment dates, interest receivable and received and borrowers identified as Non-performing Assets ("NPAs"). Though the Company maintains borrower wise data in respect to amount outstanding, due date of payment and no. of days of delay (that has been suggested in the Guidance Note on CARO 2020 issued by the Institute of Chartered Accountants of India for reporting under this clause), the same is not reported on account of volume of data generated and is impracticable to furnish looking at the size and nature of its business activities entered by the Company. The Company has made appropriate provisions on NPAs in the financial statements as per Accounting Standards followed as well as prudential norms issued by RBI in respect to Income Recognition and Asset Classification. The same is disclosed vide note no. 33, 39 and 58 to the financial statements. Other than the parties recognized as NPAs, the parties are regular in payment of principal amount and interest, as applicable.

d) where overdue amount is outstanding for more than 90 days in case of loans given in the course of the business operations of the Company, reasonable steps, as per its policy and procedures, have been taken by the Company for recovery of the principal and interest. The total amount which is overdue for more than 90 days as at 31 March 2026 in respect of loans or advances in the nature of loans granted to such companies, firms, LLPs or other parties is as follows:

No. of Cases	Principal amount overdue (₹ in Lakhs)	Interest Overdue (₹ in Lakhs)	Total Overdue (₹ in Lakhs)
74	17.24	63.65	80.89

e) The Company is a Housing Finance Company, and its principal business is to give loans. Accordingly, reporting under clause 3(iii)(e) of the Order is not applicable to the Company.

f) The Company has not granted any loans and advances in the nature of loans by way of either being repayable on demand or without specifying any terms or period of repayment and thus para 3(iii)(f) of the Order is not applicable.

(iv) The Company has not advanced loans or made investments in or provided guarantee or security to parties covered by section 185 and section 186 of the Act. Hence reporting under paragraph 3(iv) of the Order is not applicable.

(v) In our opinion the Company being NBFC, provisions of sections 73 to 76 or any other relevant provisions of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014, as amended, are not applicable. We are informed by the Management that no order has been passed by the Company Law Board, National Company Law Tribunal or Reserve Bank of India or any Court or any other Tribunal against the Company in this regard.

(vi) The maintenance of cost records has not been specified by the Central Government under section 148 (1) of the Companies Act, 2013 for the business activities carried out by the Company. Thus, reporting under Clause 3(vi) of the Order is not applicable to the Company.

(vii) In respect of statutory dues:

(a) The Company has been regular in depositing undisputed statutory dues, including goods and services tax, provident fund, employees' state insurance, income tax, cess and other material statutory dues applicable to it, to the appropriate authorities.

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(b) There are no statutory dues relating to Goods and Service Tax, Provident Fund, Employees State Insurance, Income-Tax, Duty of Customs, or Cess or other statutory dues which have not been deposited on account of any dispute.

(viii) We have not come across any transactions not recorded in the books of accounts which have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

(ix)

(a) The Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

(b) We report that the Company has not been declared wilful defaulter by any bank or financial institution or government or government authority.

(c) The term loans have been applied for the purpose for which the loans were obtained.

(d) The Company has not used funds raised on short term basis for Long term purposes.

(e) The Company does not have any subsidiaries, associates or joint ventures and hence reporting under Clause 3(ix)(e) is not applicable.

(f) The Company does not have any subsidiaries, associates or joint ventures and hence reporting under Clause 3(ix)(f) is not applicable.

(x)

(a) The Company has not raised money by way of initial public offer or further public offer (including debt instruments) during the year and hence reporting under clause 3(x)(a) of the Order is not applicable.

(b) The Company has not made any preferential allotment of shares or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

(xi)

(a) In our opinion, no fraud by the Company and fraud on the Company has been noticed or reported during the year.

(b) In our opinion, no report under sub-section (12) of section 143 of the Companies Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

(c) In our opinion, no whistle-blower complaints were received during the year by the Company.

(xii) The Company is not a Nidhi Company and hence reporting under clause 3 (xii) of the Order is not applicable.

(xiii) In our opinion, the Company is in compliance with section 188 and 177 of the Companies Act, 2013, where applicable, for all transactions with the related parties and the details of related party transactions have been disclosed in the financial statements, etc., as required by the applicable accounting standards.

(xiv)

(a) In our opinion and based on our examination, the Company has an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit report issued till date, for the period under audit.

H. M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

(xv) In our opinion, during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors. Hence provisions of section 192 of the Companies Act, 2013 are not applicable and also reporting under this clause is not applicable.

(xvi)

(a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Hence, reporting under clause 3(xvi)(a) and (b) of the Order is not applicable.

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

(c) In our opinion, the Company is not a Core Investment Company and there is no other Core Investment Company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3(xvi) (c) and (d) of the Order is not applicable.

(xvii) The Company has not incurred any cash losses during the financial year ended on that date and the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors of the Company during the year and accordingly reporting under clause 3(xviii) of the Order is not applicable.

(xix) 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. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date will get discharged by the Company as and when they fall due.

(xx) With respect to CSR contribution under section 135 of the Act:

(a) The Company has spent the desired amount as its corporate social responsibility during the year.

(b) Based on our verification of books of accounts, there are no unspent amount as specified under section 35(5) of the Act pursuant to ongoing project and hence there are no transfer of funds to specific account as per section 135(6) of the Act.

(xxi) The Company does not have any subsidiary or associate concerns and hence reporting under Clause 3(xxi) of the Order is not applicable.

For Ramesh M. Sheth & Associates
Chartered Accountants
ICAI Firm Registration N No. 111883W

M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

Mehul R. Sheth
(Partner)
(Membership No. 101598)

Place : **Mumbai**
Date : **15.06.2026**
UDIN : **26101598TLQRVY8647**

Annexure – B to the Auditor's Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of ITI Housing Finance Limited [Formerly known as Fasttrack Housing Finance Limited] of even date)

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

We have audited the internal financial controls over financial reporting of **ITI Housing Finance Limited** (Formerly known as Fasttrack Housing Finance Limited) ("the Company") as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditors' Responsibility

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

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

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

Meaning of Internal Financial Controls over Financial Reporting

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

RAMESH M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatement due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March, 2026, based on the internal control over 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 ICAI.

For Ramesh M. Sheth & Associates
Chartered Accountant
ICAI Firm Registration No. 111883W

Place : Mumbai
Date : 15.06.2026
UDIN : 26101598TLQRVY8647

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Mehul R. Sheth
(Partner)
(Membership No. 101598)

ITI Housing Finance Limited
(Formerly Fasttrack Housing Finance Limited)
Balance Sheet as at March 31, 2026

HOUSING FINANCE

₹ in Lakhs

Particulars	Note No.	As at March 31, 2026	As at March 31, 2025
I. ASSETS			
A. Financial assets			
Cash and cash equivalents	3	324.70	38.97
Bank Balances other than cash and cash equivalents	4	723.63	699.11
Receivables			
Trade Receivables	5	61.04	96.66
Loans	6	62,203.13	54,547.80
Other financial assets	7	1,522.65	659.36
Total Financial Assets (A)		**64,835.15**	**56,041.90**
B. Non-Financial assets			
Current Tax Assets (net)	8	49.77	8.56
Deferred tax assets (net)	9	211.85	88.29
Investment Property	10	549.00	1,043.20
Property, plant and equipment	11	238.48	173.19
Other intangible assets	11	-	34.35
Right of use Assets	12	233.33	5.05
Other non-financial assets	13	19.80	20.23
Total Non-Financial Assets (B)		**1,302.23**	**1,372.87**
Total Assets (A+B)		**66,137.38**	**57,414.77**
II. LIABILITIES AND EQUITY			
LIABILITIES			
A. Financial Liabilities			
Trade Payables	14		
(i) total outstanding dues of micro enterprises & small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises & small enterprises		71.71	36.82
Debt securities			
Borrowings (other than Debt securities)	15	42,416.88	32,620.39
Lease liabilities	12	235.41	5.64
Other financial liabilities	16	754.56	3,398.10
Total Financial Liabilities (A)		**43,478.56**	**36,060.95**
B. Non-Financial Liabilities			
Provisions	17	143.05	69.98
Other non-financial liabilities	18	69.26	145.61
Total Non-Financial Liabilities (B)		**212.31**	**215.59**
Total Liabilities (A+B)		**43,690.87**	**36,276.54**
C. EQUITY			
Equity Share Capital	19	132.62	132.62
Other Equity	20	22,313.89	21,005.61
Total Equity (C)		**22,446.51**	**21,138.23**
Total Liabilities and Equity (A+B+C)		**66,137.38**	**57,414.77**
Material accounting policies	1 to 2		
Notes forming part of the Financial Statements	3 to 81		

As per our report of even date
For Ramesh M. Sheth & Associates
Chartered Accountants
Firm Registration No.111883W

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Mehul R. Sheth
Partner
Membership No. 101598

Place: Mumbai
Date: 15 June 2026

For and on behalf of
ITI Housing Finance Limited

ITI HOUSING FINANCE LIMITED MUMBAI

Sudhir Valia
Director
(DIN : 00005561)

Amol Ghute
Director
(DIN : 10774651)

CIN: U65993MH2005PLC158168

HOUSING FINANCE

ITI Housing Finance Limited

(Formerly Fasttrack Housing Finance Limited)

Statement of Profit and Loss for the year ended March 31, 2026

₹ in Lakhs

Particulars	Note	Year ended March 31, 2026	Year ended March 31, 2025
I. Income			
Revenue from operations			
Interest Income	21	9,551.28	6,411.38
Gain on Assignment of Loan Portfolio		618.20	-
Other financial services	22	1,017.20	835.67
Total revenue from operations		11,186.68	7,247.05
Other Income	23	98.93	79.28
Total Income (I)		**11,285.61**	**7,326.33**
II. Expenses			
Finance costs	24	4,315.27	3,056.71
Impairment on financial instruments	25	351.74	391.66
Diminution in the value of Investment Property	10	494.20	-
Employee benefit expense	26	3,181.42	1,862.55
Depreciation and amortisation expense	27	186.09	134.77
Other expenses	28	1,015.12	624.76
Total expenses (II)		**9,543.84**	**6,070.45**
III. Profit / (Loss) before Tax (I-II)		**1,741.77**	**1,255.88**
IV. Tax expense			
Current tax	29	560.89	276.53
Deferred tax	9	(124.53)	37.59
Earlier years adjustments		-	-
Total tax expense (IV)		**436.36**	**314.12**
V. Net Profit /(Loss)After Tax (III-IV)		**1,305.41**	**941.76**
VI. Other comprehensive income			
Items that will not be reclassified to profit and loss			
Remeasurement gain/ (loss) on of net defined benefit plans	30	3.84	2.33
Deferred tax on above	9	(0.97)	(0.59)
Other Comprehensive Income		2.87	1.74
Total comprehensive income/(loss) for the year (V+VI)		**1,308.28**	**943.50**
Earnings per equity share			
Basic (in ₹)	31	208.45	135.45
Diluted (in ₹)	31	208.45	135.45
Material accounting policies	1 to 2		
Notes forming part of the Financial Statements	3 to 81		

As per our report of even date
For Ramesh M. Sheth & Associates
Chartered Accountants
Firm Registration No.111883W

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Mehul R. Sheth
Partner
Membership No. 101598

For and on behalf of
ITI Housing Finance Limited

Sudhir Valia
Director
(DIN : 00005561)

Amol Ghute
Director
(DIN : 10774651)

ITI HOUSING FINANCE LIMITED MUMBAI

Place: Mumbai
Date: 15 June 2026

HOUSING FINANCE

ITI Housing Finance Limited
(Formerly Fasttrack Housing Finance Limited)
Statement of Change in Equity for the year ended March 31,2026

A. Equity Share Capital

Particulars	Numbers	₹ in Lakhs
As at March 31, 2024	6,26,249	62.62
Shares issued during the year	7,00,000	70.00
As at March 31, 2025	13,26,249	132.62
Shares issued during the year	-	-
As at March 31, 2026	13,26,249	132.62

B. Other Equity

₹ in Lakhs

Particulars	Reserves and Surplus				Total
	Securities Premium	Special reserve*	Retained Earnings	Impairment Reserve	
Balance as at March 31, 2024	**4,884.56**	**300.36**	**916.42**	**30.77**	**6,132.11**
Profit / (loss) for the year	-	-	941.76	-	941.76
Other comprehensive income/(losses)			1.74		1.74
Addition / appropriation during the year	13,930.00	188.64	(188.64)		13,930.00
Balance as at March 31, 2025	**18,814.56**	**489.00**	**1,671.28**	**30.77**	**21,005.61**
Profit for the year	-	-	1,305.41	-	1,305.41
Other comprehensive income/(losses)			2.87		2.87
Addition / appropriation during the year	-	261.08	(261.08)	-	-
Balance as at March 31, 2026	**18,814.56**	**750.08**	**2,718.48**	**30.77**	**22,313.89**

* Reserve Fund U/S 29C of NHB Act, 1987 (refer note No. 42)

As per our report of even date
For Ramesh M. Sheth & Associates
Chartered Accountants
Firm Registration No.111883W

Mehul R. Sheth
Partner
Membership No. 101598

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Place: Mumbai
Date: 15 June 2026

For and on behalf of
ITI Housing Finance Limited

A.S

Sudhir Valia
Director
(DIN : 00005561)

Amol Ghute
Director
(DIN : 10774651)

ITI HOUSING FINANCE LIMITED MUMBAI

ITI Housing Finance Limited
(Formerly Fasttrack Housing Finance Limited)
Statement of cash flows for the year ended March 31, 2026

HOUSING FINANCE

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
I. Cash flow from operating activities		
Profit / (Loss) before tax	1,741.77	1,255.88
Adjustments to reconcile profit before tax to net cash flows:		
Depreciation and amortisation	186.09	134.77
Impairment on financial instruments	351.74	391.66
Finance cost	4,315.27	3,056.71
Gain on Assignment of Loan Portfolio	(618.20)	-
Diminution in the value of Investment Property	494.20	-
Profit on sale of Fixed Assets	(3.74)	-
Lease assets, lease liabilities & deposit adjustment as per IND AS	(0.59)	-
Staff gratuity and leave encashment expenses	94.00	39.78
Operating profit before working capital changes	6,560.54	4,878.80
Adjustments in working capital:		
(Increase)/Decrease in Loans	(8,007.07)	(20,952.59)
(Increase)/Decrease in receivables	35.62	237.28
(Increase)/Decrease in Other financial assets	(245.09)	(259.69)
(Increase)/Decrease in Other non-financial assets	0.43	32.64
Increase/(Decrease) in Trade payables	34.89	7.91
Increase/(Decrease) in Other financial liabilities	(161.77)	(1,914.53)
Increase/(Decrease) in Provisions	(17.09)	(11.90)
Increase/(Decrease) in Other non-financial liabilities	(76.35)	70.36
Cash generated from operation	(1,875.89)	(17,911.72)
Income tax paid (net)	(602.10)	(260.13)
Net cash flow from / (used in) operating activities (I)	(2,477.99)	(18,171.85)
II. Cash flow from investing activities		
Purchase of Property, Plant and Equipment	(169.74)	(97.48)
Investment in fixed deposit with bank	(24.52)	(194.11)
Net cash flow from / (used in) investing activities (II)	(194.26)	(291.59)
III. Cash flow from financing activities		
Payment of Lease Liability	(57.15)	(20.33)
Fresh issue of Equity shared[3]	-	6,000.00
Debt servicing cost	(6,781.36)	(1,666.89)
Proceeds / Repayment from Borrowings (net)[3]	9,796.49	14,041.08
Net cash flow from / (used in) financing activities (III)	2,957.98	18,353.86
IV. Net increase in cash and cash equivalents during the year (I + II + III)	285.73	(109.58)
V. Cash and cash equivalent at the beginning of the year	38.97	148.55
Total cash and cash equivalent at the beginning of the year (V)	324.70	38.97
Cash and cash equivalents		
Cash in hand	19.76	3.62
Balances with banks	304.94	35.35
Cash and cash equivalent at the end of the year (IV + V)	324.70	38.97

Notes :
1. Statement of cash flow has been prepared under the indirect method as set out in the Ind AS 7 "Statement of cash flow" as specified in Companies (Indian Accounting Standards) Rules, 2015.
2. Figures in brackets represent outflows.
3. Includes Rs 8,000 Lakhs ICD converted into Equity Share capital in FY 2024-25 (refer Cash Flow Note in note No. 15 Borrowings)

Material accounting policies	1 to 2
Notes forming part of the Financial Statements	3 to 81

As per our attached report of even date
For Ramesh M. Sheth & Associates
Chartered Accountants
Firm Registration No.111883W

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Mehul R. Sheth
Partner
Membership No. 101598

Place : Mumbai
Date: 15 June 2026

For and on behalf of
ITI Housing Finance Limited

Sudhir Valia
Director
(DIN : 00005561)

Amol Ghute
Director
(DIN : 10774651)

ITI HOUSING FINANCE LIMITED MUMBAI

CIN: U65993MH2005PLC158168

HOUSING FINANCE

3 Cash and Cash Equivalents

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Cash on hand	19.76	3.62
Balances with banks:		
- In Current Accounts	304.94	35.35
Total	**324.70**	**38.97**

4 Bank Balances other than cash and cash equivalents

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Bank Deposits (with original maturity more than 3 months & upto 12 months)	723.63	699.11
Total	**723.63**	**699.11**

Bank deposits is held as security against borrowings.

5 Receivables

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Trade receivables:		
Unsecured considered good	61.04	96.66
Less : Impairment allowances	-	-
Total trade receivables	**61.04**	**96.66**

No trade or other receivable are due from directors or other officers of the Company either severally or jointly with any other person. Nor any trade or other receivable are due from firms or private companies respectively in which any director is a partner, a director or a member.

Receivable Ageing (gross)

₹ in Lakhs

Particulars	Less than 6 Months	6 Months - 2 Year	2 - 3 Years	More than 3 Years	Total
Undisputed - considered good					
As at March 31, 2026	61.04	-	-	-	61.04
As at March 31, 2025	96.66	-	-		96.66

6 Loans

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
at amortised cost		
Term loans :		
Housing & other property loans to individuals	63,408.07	55,451.42
Less : Impairment allowances	(350.83)	(297.29)
Less : Unamortised Processing fees	(854.11)	(606.33)
Net loans	**62,203.13**	**54,547.80**
Secured by tangible assets	62,553.96	54,811.55
Unsecured		33.54
Less : Impairment loss allowances	(350.83)	(297.29)
Net loans	**62,203.13**	**54,547.80**
Loans in India:		
(i) Public sector	-	-
(ii) Others (Retail loans)	62,553.96	54,845.09
Total loans	**62,553.96**	**54,845.09**
Less : Impairment loss allowances	(350.83)	(297.29)
Net loans	**62,203.13**	**54,547.80**

Loans include amounts due from the Directors and their relatives Nil, Entities associated with directors and their relatives Nil, Senior Officers and their relatives Nil and other related parties Nil.

RAMESH M. SHETTY & ASSOCIATES AUDITORS M. No. 101598

HOUSING FINANCE

6 **Loans** ***(Contd.)***

Reconciliation of Expected Credit Loss is as below (refer note No. 39 on ECL).

₹ in Lakhs

Particulars	Stage I	Stage II	Stage III	Total
Balance as at 31 March 2024	171.25	7.05	24.27	202.57
Additional/(reversal) provision	37.87	0.49	56.36	94.72
Balance as at 31 March 2025	209.12	7.54	80.63	297.29
Additional/(reversal) provision	23.67	(0.56)	30.43	53.54
Balance as at 31 March 2026	232.79	6.98	111.06	350.83

Company has classified the stages as below:

Stage I : Credit risk has not increased significantly if principal or interest is due for 30 days or less.

Stage II : Credit risk has increased significantly if principal or interest is due from 31 days to 90 days.

Stage III : Credit impaired if principal or interest is due for more than 90 days.

7 **Other financial assets**

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Security Deposits - Unsecured	97.43	46.56
Interest accrued but not due on advances (net of impairement provision) (refer note a below)	710.06	502.01
Interest Accured and due (net of impairement provision) (refer note b below)	30.90	55.97
Interest accrued but not due on deposit placed with bank	46.95	24.83
Other receivables	19.11	29.99
Asset from Derecognition of Loans on Direct Assigment	618.20	-
Total	1,522.65	659.36

a) Impairement provision on interest accrued but not due on advances ₹ 2.85 Lakhs (P.Y. ₹ 2 Lakhs).

b) Impairement provision on interest accrued & due on advances ₹ 0.12 Lakhs (P.Y. ₹ 0.12 Lakhs).

8 **Current tax assets (Net)**

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Advance Tax (Net of Provision)	49.77	8.56
Total	49.77	8.56

RAMESH M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

9 Deferred tax assets (Net)

Movement in deferred tax assets / (liabilities) ₹ in Lakhs

Particulars	Net balance 31 March 2025	Recognised in profit or loss	Recognised in OCI	Net balance 31 March 2026
				As at March 31, 2026
Deferred tax assets/(liabilities)				
Provision for employee benefits	17.61	19.36	(0.97)	36.00
Property, Plant & Equipment, & Intangible assets	5.58	15.99	-	21.57
Impairment allowances on financial assets	30.86	(18.38)	-	12.48
Application of effective interest rate method on financial assets and financial liabilities	136.09	37.22		173.31
Diminution in the value of Investment Property		124.38		124.38
ROU Assets	(1.27)	(57.45)		(58.72)
Lease liabilities	1.42	57.83		59.25
Others (primarily other financial liability)	(1.40)	6.16		4.76
Special reserve u/s 36(1)(viii)	(100.60)	(60.58)	-	(161.18)
Net Deferred tax assets / (liabilities)	**88.29**	**124.53**	**(0.97)**	**211.85**

₹ in Lakhs

Particulars	Net balance 31 March 2024	Recognised in profit or loss	Recognised in OCI	Net balance 31 March 2025
				As at March 31, 2025
Deferred tax assets/(liabilities)				
Provision for employee benefits	11.18	7.02	(0.59)	17.61
Property, Plant & Equipment, & Intangible assets	(8.53)	14.11	-	5.58
Impairment allowances on financial assets	99.52	(68.66)	-	30.86
Application of effective interest rate method on	90.38	45.71		136.09
ROU Assets	(5.81)	4.54		(1.27)
Lease liabilities	6.02	(4.60)		1.42
Others (primarily other financial liability)	(7.64)	6.24		(1.40)
Special reserve u/s 36(1)(viii)	(58.65)	(41.95)	-	(100.60)
Net Deferred tax assets / (liabilities)	**126.47**	**(37.59)**	**(0.59)**	**88.29**

10 Investment Property

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Tav Housing	1,043.20	1,043.20
Less: Diminution in the value of Investment Property	494.20	-
Total	**549.00**	**1,043.20**

Estimation of fair value
The Fair Value of the housing apartment is ₹ 549 Lakhs.
The fair values of investment properties have been determined by independent valuer. The main inputs used is local market assessment, the price of similar property that will be reasonable fetch.

Information regarding income and expenditure of Investment property

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Rental income from housing apartment	24.57	29.36
Less : Expenditure	1.55	3.09
Profit arising from Investment properties	**23.03**	**26.27**

RAMESH M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

HOUSING FINANCE

11 Property, plant and equipment & Intangible assets (at cost)

₹ in Lakhs

Particulars	Furniture & Fixtures	Office Equipments	Computers	Leasehold Improvements	Vehicle	Total of Property, Plant & Equipment	Intangible assets (Business Acquisition)
Gross block:							
As at March 31, 2024	286.11	32.13	106.78	10.65	94.76	530.43	343.50
Additions during the year	30.75	24.05	42.68			97.48	-
Disposals during the year	-	-	-	-	-	-	-
As at March 31, 2025	316.86	56.18	149.46	10.65	94.76	627.91	343.50
Additions during the year	53.77	38.59	81.88			174.24	-
Disposals during the year	-	-	-	-	20.20	20.20	-
As at March 31, 2026	370.63	94.77	231.34	10.65	74.56	781.95	343.50
Accumulated Depreciation:							
As at March 31, 2024	226.07	22.78	74.40	10.65	38.43	372.33	274.80
Depreciation for the year	19.24	11.16	34.39	-	17.60	82.39	34.35
Reversal on disposal of assets	-	-	-	-	-	-	-
As at March 31, 2025	245.31	33.94	108.79	10.65	56.03	454.72	309.15
Depreciation for the year	24.09	24.11	48.13	-	11.86	108.19	34.35
Reversal on disposal of assets	-	-	-	-	19.44	19.44	-
As at March 31, 2026	269.40	58.05	156.92	10.65	48.45	543.47	343.50
Net book value:							
As at March 31, 2024	60.04	9.35	32.38	-	56.33	158.10	68.70
As at March 31, 2025	71.55	22.24	40.67	-	38.73	173.19	34.35
As at March 31, 2026	101.23	36.72	74.42	-	26.11	238.48	-

RAMESH M. SHETH & ASSOCIATES
AUDITORS
M. No. 101598

12 Right of use assets ₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Balance	5.05	23.08
Addition during the year	276.88	-
Deduction / Adjustments	(5.05)	-
Less:-Depreciation for the year	(43.55)	(18.03)
Total	**233.33**	**5.05**

Lease liabilities ₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Opening Balance	5.64	23.93
Addition during the year	276.88	-
Deduction / Adjustments	(5.64)	-
Add:- Finance cost on lease	15.68	2.04
Less:- Actual rent paid	(57.15)	(20.33)
Total	**235.41**	**5.64**

13 Other non - financial assets

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Advance to creditors	19.80	20.23
Total	**19.80**	**20.23**

14 Trade Payable

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Total outstanding dues of micro enterprises and small enterprises	-	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	71.71	36.82
Total	**71.71**	**36.82**

The information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 has been determined to the extent such parties have been identified on the basis of information available with the Company. The amount of principal and interest outstanding during the year is given below.

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
a) Amount outstanding but not due as at year end	-	-
b) Amount due but unpaid as at the year end	-	-
c) Amounts paid after appointed date during the year	-	-
d) Amount of interest accrued and unpaid as at year end	-	-
e) The amount of further interest due and payable even in the succeeding year	-	-
Total	-	-

Payable Ageing

₹ in Lakhs

Particulars	Less than 1 Year	2 - 3 Years	Total
Undisputed Trade Payable - Others			
As at March 31, 2026	71.71	-	71.71
As at March 31, 2025	36.82	-	36.82

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

15 Borrowings (other than Debt securities) - at amortised cost

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Secured loan from others	1,000.00	2,500.00
Secured term loan from Bank *(refer note below)*	20,554.55	7,798.20
Less : Unamortised Borrowing Cost	(165.50)	(32.81)
	21,389.05	10,265.39
Unsecured loan from others	8,732.83	-
Unsecured loan from related party	12,295.00	22,355.00
Total	**42,416.88**	**32,620.39**
Borrowings in India	42,416.88	32,620.39
Borrowings outside India	-	-
Total	**42,416.88**	**32,620.39**

Note :-
Secured Term loan from Banks
(a) Nature of security

Primary security for secured term loan from SBI & ICICI Bank, & LIC Housing Finnace

The term loan is secured by exclusive and specific charge by way of hypothecation of standard book debts with minimum assets coverage ratio of 1.25 times of the loan.

Collateral security for term loan from SBI Bank

STDR of Rs 5 crore, and DSRA of 3 months installment and interest of Rs 28 crore & Rs 100 crore facility.

(b) Rate of Interest

SBI Term loan at the rate of 1.50% p.a. above 6M-MCLR.
ICICI Term loan at the rate of 1.75% p.a. above 1Y-MCLR.

(c) Terms of repayment of term loans

SBI Rs 20 crore facility - Payable in 96 equal instalment after moratorium of 4 months from the date of disbursement.
SBI Rs 28 crore facility - Payable in quarterly 30 equal instalment from Apr 24 of Rs 93.35 Lakhs.
ICICI Rs 40 crore facility - Payable in quarterly 12 equal instalment from Apr 25 of Rs 333.33 Lakhs.
ICICI Rs 50 crore facility - Payable in quarterly 12 equal instalment from Apr 26 of Rs 416.67 Lakhs.
SBI Rs 100 crore facility - Payable in monthly 90 equal instalment from Jul 26 of Rs 111.11 Lakhs.
LIC Housing Finance Ltd - Rs 10 crore facility - Payable in monthly 60 equal instalment from Apr 26 of Rs 16.67 Lakhs.

₹ in Lakhs

Financial Year	SBI 20 Cr Facility	SBI 28 Cr Facility	SBI 100 Cr Facility
FY 2024-2025	244.80	373.40	-
FY 2025-2026	244.80	373.40	
FY 2026-2027	244.80	373.40	999.99
FY 2027-2028	244.80	373.40	1,333.32
FY 2028-2029	244.80	373.40	1,333.32
FY 2029-2030	244.80	373.40	1,333.32
FY 2030-2031	130.19	373.40	1,333.32
FY 2031-2032		185.79	1,333.32
FY 2032-2033			1,333.32
FY 2033-2034			1,000.09

Financial Year	ICICI 40 Cr Facility	ICICI 50 Cr Facility	LIC 10 Cr Facility
FY 2025-2026	1,333.33		
FY 2026-2027	1,333.33	1666.67	200.00
FY 2027-2028	1,333.34	1666.67	200.00
FY 2028-2029	-	1666.67	200.00
FY 2029-2030	-		200.00
FY 2030-2031	-		200.00

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

16 Other financial liabilities

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Interest accrued but not due on borrowings	-	2,481.77
Employee benefit expenses payable	352.46	181.40
Book overdraft	-	561.24
Pending remittance on assignment	153.22	3.14
Others	248.88	170.55
Total	**754.56**	**3,398.10**

17 Provisions

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for Employee Benefits		
Gratuity	73.83	32.16
Leave encashment	69.22	37.82
Total	**143.05**	**69.98**

18 Other non-financial liabilities

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Statutory Dues	62.97	120.65
Security deposit	6.29	24.96
Total	**69.26**	**145.61**

19 Equity share capital

(a) Authorised share capital :

Particulars	No. of Shares	₹ in Lakhs
As at March 31, 2024	7,50,000	75.00
Add: Increased during the year	7,00,000	70.00
As at March 31, 2025	14,50,000	145.00
Add: Increased during the year		
As at March 31, 2026	14,50,000	145.00

(b) Issued, subscribed and fully paid up capital :

Particulars	No. of Shares	₹ in Lakhs
As at March 31, 2024	6,26,249	62.62
Add: Increased during the year	7,00,000	70.00
As at March 31, 2025	13,26,249	132.62
Add: Increased during the year		
As at March 31, 2026	13,26,249	132.62

(c) Terms/ rights attached to equity shares :
The Company has only one class of equity shares having a par value of ₹10 per share. Each holder of an equity share is entitled to one vote per share on every resolution placed before the Company on the right to receive dividend.

(d) Shareholder's having more than 5% equity shareholding in the Company

Particulars	No. of shares	% holding
As at March 31, 2024		
Lakshdeep Investments and Finance Pvt Ltd (Holding Company)	3,82,685	61.11%
Mrs. Raksha Valia	1,306	0.21%
Ms. Shradha Panchami	1,20,475	19.24%
Ms. Khyati Valia	1,20,475	19.24%
As at March 31, 2025		
Lakshdeep Investments and Finanee Pvt Ltd (Holding Company)	7,82,685	59.01%
Mrs. Raksha Valia	3,01,306	22.72%
Ms. Shradha S. Valia	1,20,475	9.08%
Ms. Khyati Valia	1,20,475	9.08%
As at March 31, 2026		
Lakshdeep Investments and Finanee Pvt Ltd (Holding Company)	7,82,685	59.01%
Mrs. Raksha Valia	3,01,306	22.72%
Ms. Shradha S. Valia	1,20,475	9.08%
Ms. Khyati Valia	1,20,475	9.08%

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19 ***Equity share capital (Contd)***

(e) Details of Shares held by Promotors

Particulars	No. of Shares	% Holding
As at March 31, 2024		
Sudhir Valia	1,306	0.21%
As at March 31, 2025		
Sudhir Valia	1,306	0.10%
As at March 31, 2026		
Sudhir Valia	1,306	0.10%

20 **Other Equity**

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Security premium	18,814.56	18,814.56
Retained earnings	2,718.48	1,671.28
Statutory reserve (Special reserve) [Refer note 42]	750.08	489.00
Impairement reserve	30.77	30.77
Total	**22,313.89**	**21,005.61**

(a) Movement in reserves:

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Security premium		
Opening Balance	4,884.56	4,884.56
Addition during the year on issuance of share capital	-	-
Closing balance	**4,884.56**	**4,884.56**
Statutory reserve (Special reserve)		
Opening Balance	489.00	300.36
Add : Transfer from retained earnings	261.08	188.64
Closing balance	**750.08**	**489.00**
Retained earnings		
Opening Balance	1,671.28	916.42
Add : Net profit for the year	1,305.41	941.76
Add : Other comprehensive income/(losses)	2.87	1.74
Less : Transfer to impairement resereve		-
Less : Transfer to Statutory reserve	(261.08)	(188.64)
Closing balance	**2,718.48**	**1,671.28**
Impairment reserve as per RBI guideline		
Opening Balance	30.77	30.77
Add : Transfer from retained earnings	-	-
Closing balance	**30.77**	**30.77**
Closing balance of other equity	**8,383.89**	**7,075.61**

(b) Nature and purpose of reserves

Securities premium

Securities premium represents premium received on issue of shares. The amount is utilised in accordance with the provisions of the Companies Act, 2013.

Retained earnings

Retained earnings represents the amount of accumulated earnings of the Company.

Statutory reserve (Special reserve)

Statutory reserve maintained u/s 29C of the National Housing Bank Act, 1987 read with section 36(1)(viii) of Income Tax Act, 1961(refer Note No. 42).

Impairment reserve as per RBI guideline

Represent excess of income recognised under Ind AS 109 than required under IRACP norms. The balance in the 'Impairment Reserve' is not reckoned for regulatory capital.

Other comprehensive income

Other comprehensive income represents acturial gain/losses arising on recognition of defined benefit plans.

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21 Interest income - on financial assets at amortised cost

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Interest on Loans	9,551.28	6,411.38
Total	**9,551.28**	**6,411.38**

22 Other financial services

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Other income from operation	934.09	662.57
Commission income	83.11	173.10
Total	**1,017.20**	**835.67**

23 Other income

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Rent income	24.57	29.36
Interest on Fixed deposit	64.29	47.66
Interest on lease deposit	-	0.77
Other income	10.07	1.49
Total	**98.93**	**79.28**

24 Finance cost- on financial liabilities at amortised cost

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Interest on borrowings	4,277.74	3,032.58
Interest expenses on lease laibility as per IND AS	15.68	2.04
Other charges	21.85	22.09
Total	**4,315.27**	**3,056.71**

25 Impairment on financial instruments

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Impairment loss allowances as per ECL method on:		
- Loans and advances	56.51	97.34
- Receivables	-	(300.41)
Debtors write off	-	217.89
Write off - Loans	295.23	376.84
Total	**351.74**	**391.66**

26 Employee benefit expenses

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Salaries and Bonus	2,923.52	1,718.97
Contribution to Provident Fund and Other Funds	126.80	75.42
Gratuity & Leave encashment (refer note 30)	97.84	42.11
Staff welfare expenses	33.26	26.05
Total	**3,181.42**	**1,862.55**

27 Depreciation and amortisation expenses

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Depreciation on property plant and equipments	108.19	82.39
Depreciation on Right of use assets	43.55	18.03
Amortisation of intangible assets	34.35	34.35
Total	**186.09**	**134.77**

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28 Other expenses

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Rent	65.52	47.93
Rates & taxes	124.42	51.71
Electricity & Water Charges	13.84	9.89
Travelling & Conveyance Expenses	121.45	79.11
Commission	3.35	2.45
Communication cost	34.67	20.57
Printing & Stationery	40.74	27.63
Advertisement and publicity	26.65	18.03
Office Expenses	108.12	81.99
Software Licence and Subscription charges	52.79	50.45
Professional Charges (refer note (i) below)	391.73	232.76
CSR Expenses (refer note (ii) below)	20.50	-
Loss on lease modification	0.36	-
Miscellaneous Expenses	10.98	2.24
Total	**1,015.12**	**624.76**

(i) Details of auditors remuneration

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Audit Fees	1.40	0.64
Other Matters and Certification	0.10	0.90
Total	1.50	1.54

(ii) Details of CSR Expenditure

₹ in Lakhs

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Gross amount required to be spent by Company (including unspent amount of INR 5.95 Lakhs from previous year)	20.50	5.95
Amount paid by the Company	20.50	-
Amount remains unpaid	-	5.95

Nature of Activity
Educational purpose

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29 Income Tax recognised in profit or loss

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Current tax	560.89	276.53
Deferred tax	(124.53)	37.59
Earlier years adjustments	-	0.03
Total tax	**436.36**	**314.15**

Reconciliation of tax charges ₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Accounting profit before tax	1,741.77	1,255.88
Income tax @ 25.17% (31 March 2025: 25.17%)	438.37	316.08
Standard deduction on rent income	(1.47)	(1.44)
CSR Expenses disallowed	5.16	-
Others	(5.70)	(0.52)
Total	**436.36**	**314.12**

30 Employee Benefits

(a) Defined contribution plans

The Company has recognized the following amounts in the statement of Profit and Loss which are included under contribution to funds

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Employers contribution to Provident Fund	119.72	69.82
Employers contribution to Employee State Insurance Scheme	7.08	5.60

(a) Defined benefit plans

Gratuity

The Company has accounted liability in respect of gratuity obligation as on balance sheet date, as per the actuarial valuation required by Indian IND AS 19 on 'Employee benefits'.

I. Change in the Benefit Obligations: ₹ in Lakhs

Particulars	2025-26	2024-25
Liability at the beginning of the year	32.16	19.46
Current Service Cost	28.58	14.38
Interest Cost	2.14	1.39
Benefits Paid	-	(0.73)
Actuarial Gains - Due to change in Financials Assumptions	(5.46)	2.56
Actuarial Losses - Due to Experience	1.62	(4.90)
Past service cost	14.79	-
Liability at the end of the year	73.83	32.16

II. Fair Value of Plan Assets: ₹ in Lakhs

Particulars	2025-26	2024-25
Fair Value of Plan Assets at the beginning of the year	-	-
Interest income	-	-
Contributions	-	-
Return on plan assets	-	-
Fair Value of Plan Assets at the end of the year	-	-

III. Actual Return on Plan Assets: ₹ in Lakhs

Particulars	2025-26	2024-25
Expected Return on Plan Assets	-	-
Actuarial loss on Plan Assets	-	-
Actual Return on Plan Assets	-	-

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30 *Employee Benefits(Contd...)*

IV. Reconciliation of the Liability Recognised in the Balance Sheet: ₹ in Lakhs

Particulars	2025-26	2024-25
Opening Net Liability	32.16	19.46
Expense recognised in Profit or Loss	45.51	15.77
Expense recognised in OCI	(3.84)	(2.34)
Contribution by the Company	-	-
Benefits paid by the Company / Insurance Companies	-	(0.73)
Amount recognised in the Balance Sheet under "Long term Provision for Employee Benefits" ₹ 72.86 lakhs (P.Y. ₹ 31.77 lakhs) under "Short term Provision for Employee Benefits" ₹ 0.97 lakhs (P.Y. ₹0.39 lakhs).	73.83	32.16

V. Expense Recognised in the Statement of Profit and Loss: ₹ in Lakhs

Particulars	2025-26	2024-25
Current Service Cost	28.58	14.38
Interest Cost	2.14	1.39
Past service cost	14.79	-
Expense recognised in the Statement of Profit and Loss	45.51	15.77

VI. Expense Recognised in the Statement of Other Comprehensive Income: ₹ in Lakhs

Particulars	2025-26	2024-25
Actuarial (Gains)/Losses on Obligation For the Period	(3.84)	(2.34)
Return on Plan Assets, Excluding Interest Income	-	-
Net (Income)/Expense For the Period Recognized in Statement of OCI	(3.84)	(2.34)

VII. Investment Pattern:
Investment for plan assets - Nil

VIII. Principal Assumptions:

Particulars	2025-26	2024-25
Discount Rate	7.25%	6.70%
Salary Escalation	5.00%	5.00%
Attrition rate for all age group	2.00%	2.00%

The estimate of future salary increase, considered in the actuarial valuation takes account of inflation, seniority, promotion and other relevant factors.

IX. Sensitivity Analysis ₹ in Lakhs

Particulars	2025-26	2024-25
Projected Benefit Obligation on Current Assumptions		
Delta Effect of +0.5% Change in Rate of Discounting	(68.12)	(29.59)
Delta Effect of -0.5% Change in Rate of Discounting	80.18	35.01
Delta Effect of 0.5% Change in Rate of Salary Increase	79.53	34.81
Delta Effect of -0.5% Change in Rate of Salary Increase	(68.69)	(29.77)
Delta Effect of +0.5% Change in Rate of Employee Turnover	74.27	32.29
Delta Effect of -0.5% Change in Rate of Employee Turnover	(73.31)	(32.01)

X. Maturity Analysis of the Benefit Payments: From the Fund
Projected Benefits Payable in Future Years From the Date of Reporting

Particulars	Rs. In Lakhs	%
1st Following Year	0.96	0.30%
2nd Following Year	1.32	0.40%
3rd Following Year	1.64	0.60%
4th Following Year	2.20	0.70%
5th Following Year	2.79	0.90%
Sum of Years 6 To 10	17.86	6.10%
Sum of Years 11 and above	-	-

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30 *Employee Benefits(Contd...)*

In accordance with Ind AS 19 - Employee benefits, changes to employee benefit plans arising from legislative amendments are treated as plan amendments, requiring immediate recognition of past service cost in Statement of Profit and Loss. This approach is consistent with the guidance issued by the Institute of Chartered Accountants of India. The implementation of the Labour Codes has resulted in an incremental impact of Rs. 21.23 Lakhs in the provision for defined benefit obligations, which has been recognized as an expense in the financials for year ended March 31, 2026.

31 Earnings per Share:

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(a) Net profit after tax attributable to equity share holders	1,305.41	941.76
(b) weighted average number of shares of ₹ 10 each		
Number of equity shares at the beginning of the year	6,26,249	6,26,249
shares issued during the year		7,00,000
Weighted average number of equity shares at the end of the year	6,26,249	6,95,290
Add : number of dilutive potential shares	-	-
Weighted average number of dilutive equity shares at the end of the year	6,26,249	6,95,290
Basic earnings per share of (₹ 10 each)	208.45	135.45
Diluted earnings per share of (₹ 10 each)	208.45	135.45

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32 Maturity analysis of assets and liabilities

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

₹ in Lakhs

Particulars	As at March 31, 2026		As at March 31, 2025	
	Less than 12 months	More than 12 months	Less than 12 months	More than 12 months
Assets				
Financial Assets				
Cash and cash equivalents	324.70	-	38.97	-
Bank Balances other than (a) above	723.63	-	699.11	-
Receivables				
Trade Receivables	61.04	-	96.66	-
Loans	2,738.52	59,464.61	2,472.05	52,075.75
Other financial assets	1,425.22	97.43	612.80	46.56
Non- financial Assets				
Current Tax Assets (Net)	-	49.77	-	8.56
Deferred tax assets (Net)	-	211.85	-	88.29
Investment Property	-	549.00	-	1,043.20
Property, plant and equipment	-	238.48	-	173.19
Other intangible assets	-	-	-	34.35
Right of use Assets	-	233.33	-	5.05
Other non-financial assets	19.80	-	20.23	-
Total assets (a)	**5,292.91**	**60,844.47**	**3,939.82**	**53,474.95**
Liabilities				
Financial liabilities				
Trade payable	71.71	-	36.82	-
Borrowings (Other than Debt Securities)	3,916.28	38,500.60	4,451.53	28,168.86
Lease liabilities	235.41		5.64	-
Other financial liabilities	754.56	-	3,398.10	
Non- financial liabilities				
Provisions	44.49	98.56	2.82	67.16
Other non-financial liabilities	62.97	6.29	120.65	24.96
Total liabilities (b)	**5,085.42**	**38,605.45**	**8,015.56**	**28,260.98**
Net (a-b)	**207.49**	**22,239.02**	**(4,075.74)**	**25,213.97**

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33 Disclosure Pursuant To Reserve Bank Of India Circular No. Rbi/2019-20/170 Dor (NBFC).Cc.Pd.No.109/22.10.106/2019-20

₹ in Lakhs

Asset Classification as per RBI Norms	Asset Classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms*	Difference between Ind AS 109 provisions & IRACP norms
(1)	(2)	(3)	(4)	(5)=(3)-(4)	(6)	(7) = (4)-(6)
As at March 31, 2026						
Loans & Advances						
A. Standard	Stage 1	61,817.04	232.79	61,584.25	232.79	-
	Stage 2	935.63	6.98	928.65	6.98	-
Subtotal (A)		62,752.67	239.77	62,512.90	239.77	-
B. Non Performing Assets (NPA)						
Substandard	Stage 3	527.88	79.18	448.70	79.18	-
Doubtful upto 1 year	Stage 3	127.53	31.88	95.65	31.88	-
Loss	Stage 3	-	-	-	-	-
Subtotal (B)		655.41	111.06	544.35	111.06	-
Interest accrued on loan						
A. Standard	Stage 1	709.33	2.84	706.49	2.84	-
	Stage 2	34.61	0.14	34.47	0.14	-
Subtotal (C)		743.93	2.98	740.95	2.98	-
B. Non Performing Assets (NPA)						
Substandard	Stage 3	-	-	-	-	-
Doubtful upto 1 year	Stage 3	-	-	-	-	-
Loss	Stage 3	-	-	-	-	-
Subtotal (D)		-	-	-	-	-
Total (A+B+C+D)	Stage 1	62,526.37	235.63	62,290.74	235.63	-
	Stage 2	970.24	7.12	963.12	7.12	-
	Stage 3	655.41	111.06	544.35	111.06	-
	Total	**64,152.01**	**353.81**	**63,798.20**	**353.81**	-

*Includes additional provision for Covid-19 March 31, 2026 ₹ 47.68 Lakhs (March 31, 2025 ₹ 49.86 Lakhs)

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34 Related party disclosures

a. List of Related Parties and Relationships

i. Holding Company:
Lakshdeep Investments & Finance Private Limited

ii. Key Managerial Personnel (KMP)

Mr. Sudhir Valia	Non - Executive Director
Ms. Shradha Panchami	Non - Executive Director
Mr. Paras Mehta *(resigned 31 December 2024)*	Director
Mr. Amol Ghute *(appointed on 24 December 2024)*	Executive Director
Mr. Mukesh Unadkat#	Independent Director
Mr. Ramesh Madanlal Jain#	Independent Director
Ms. Raksha Valia	Relative of Director
Ms. Khyati Valia	Relative of Director

iii. Fellow Subsidiaries
Rampant Realty Private Limited
Apnainsurance Services India Private Limited
Apna Lifesecure Agency Private Limited
Suraksha Landscape Private Limited
Lakshdeep Infra & Holding Private Limited

ii Enterprises having significant influence
ITI Finance Limited (Associates of Holding Company)
ITI Gold Loans Limited (Associates of Holding Company)
Happy Pasture (India) Pvt Ltd (Associates of Holding Company)
ITI Credit Limited (Common brand)

Categorised as Key Management Personnel as per definition of IndAS 24, however Directors continue to be Independent Director as defined in section 149 (6) of the Companies Act, 2013.

b. Related Party Transactions

₹ in Lakhs

Nature of Transactions	Name of Party	Relation	Year ended 31 March 2026	Year ended 31 March 2025
1. Inter Corporate Borrowings taken	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	8,870.00	14,545.00
2. Inter Corporate Borrowings repaid/converted in Equity	Lakshdeep Investments & Finance Pvt Ltd *(Refer Note No.3 of Cash flow statement)*	Holding Company	18,930.00	9,000.00
3. Redemption of 1% Non Convertible Debenture	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	-	5,000.00
4. Interest on Inter Corporate Borrowing	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	2,138.02	2,441.29
5. Interest on NCD	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	-	49.32
6. Issue of Equity Shares	Lakshdeep Investments & Finance Pvt Ltd *(Refer Note No.3 of Cash flow statement)*	Holding Company	-	8,000.00
	Ms. Raksha Valia	Relative of Director	-	6,000.00
7. Assignment of loans (Refer Note No.47)	ITI Finance Limited	Associate of Holding Company	10,001.65	1,416.16
	ITI Gold Loans Limited		6,428.38	-
	ITI Credit Limited	Common brand	3,014.44	-
8. Remuneration to KMP	Amol Ghute	Director	58.34	50.37
9. Loans to Directors, Senior Officers and relatives of Directors	Directors and their relatives		-	-
	Entities associated with directors and their relatives		-	-
	Senior Officers and their relatives		-	-

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34 *Related party disclosures (Contd.)*

c. Balance at the end of year

₹ in Lakhs

Nature	Name of Party	Relation	As at March 31, 2026	As at March 31, 2025
1. Inter corporate borrowing	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	12,295.00	22,355.00
2. Interest accrued but not due	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	-	2,380.25

d. Maximum Balance during the year

₹ in Lakhs

Nature			Year ended 31 March 2026	Year ended 31 March 2025
1. Inter corporate borrowing	Lakshdeep Investments & Finance Pvt Ltd	Holding Company	23,155.00	31,055.00

e. Exposures to Realted Parties

₹ in Lakhs

Partculars	Year ended 31 March 2026	Year ended 31 March 2025
A. Loans to Related Parties		
1. Aggregate value of loans sanctioned to related parties during the year	-	-
2. Aggregate value of outstanding loans to related parties as on 31st March	-	-
3. Aggregate value of outstanding loans to related parties as a proportion of total credit exposure as on 31st March (in %)	-	-
4. Aggregate value of outstanding loans to related parties which are categorized as:		
(i) Special Mention Accounts as on 31st March	-	-
(ii) Non-Performing Assets as on 31st March	-	-
5. Amount of provisions held in respect of loans to related parties as on 31st March	-	-
B. Contracts and Arrangements involving Related Parties		
6. Aggregate value of contracts and arrangements awarded to related parties during the year	-	-
7. Aggregate value of outstanding contracts and arrangements involving related parties as on 31st March	-	-

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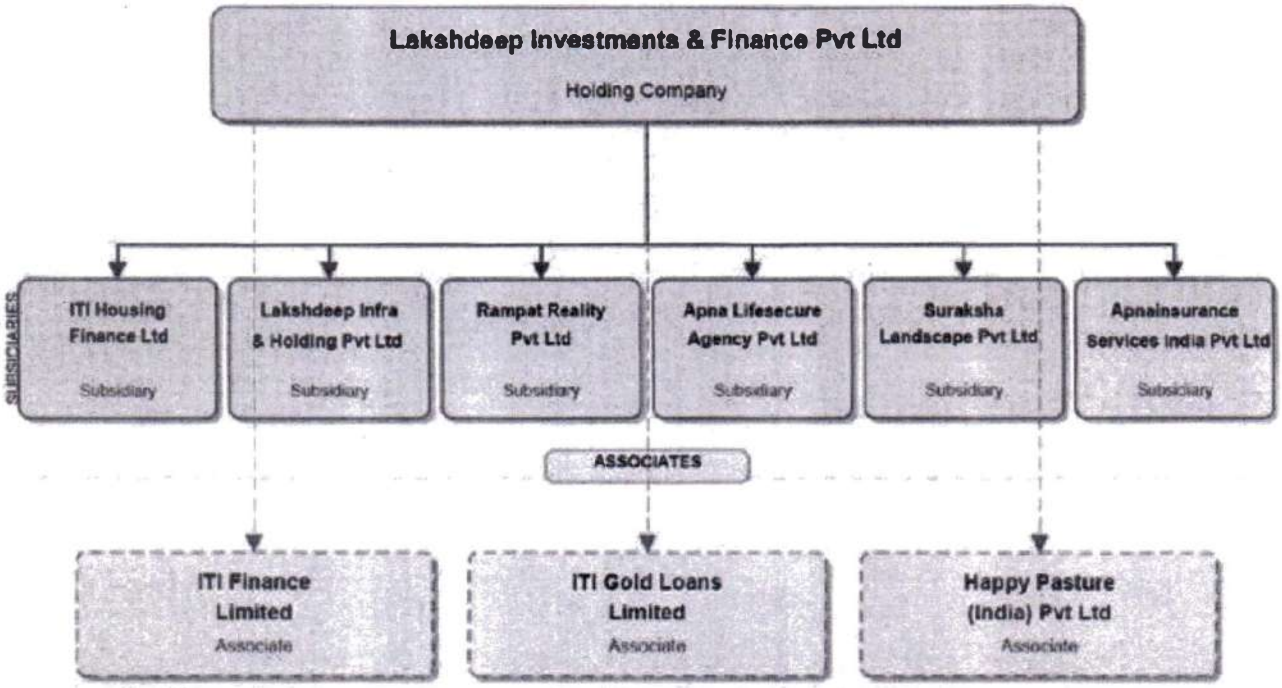
35 **Diagrammatic representation of group structure**



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36 Fair value measurements

(a) Financial instruments by category

At Fair value = Carrying value

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Financial assets		
Measured at amortised cost		
Cash and cash equivalent	324.70	38.97
Bank Balances other than Cash and cash equivalent	723.63	699.11
Trade receivables	61.04	96.66
Loans	62,203.13	54,547.80
Other financial assets	1,522.65	659.36
Total financial assets	**64,835.15**	**56,041.90**
Financial liabilities		
Measured at amortised cost		
Trade payables	71.71	36.82
Borrowings (Other than debt security)	42,416.88	32,620.39
Lease liabilities	235.41	5.64
Other financial liabilities	754.56	3,398.10
Total financial liabilities	**43,478.56**	**36,060.95**

(b) Fair value hierarchy

Financial assets measured at fair value - recurring fair value measurements as at March 31, 2026	Level 1	Level 2	Level 3
Financial assets	-	-	618.20
Financial Liabilities	-	-	-
Total	-	-	**618.20**

Financial assets measured at fair value - recurring fair value measurements as at March 31, 2025	Level 1	Level 2	Level 3
Financial assets	-	-	-
Financial Liabilities	-	-	-
Total	-	-	-

This section explains the judgements and estimates made in determining the fair values of the financial instruments that are (a) recognised and measured at fair value and (b) measured at amortised cost and for which fair values are disclosed in the financial statements. The Company has not disclosed the fair values of financial instruments such as trade receivables, trade payables, cash and cash equivalents, fixed deposits, security deposits, etc. as carrying value is reasonable approximation of the fair values. To provide an indication about the reliability of the inputs used in determining fair value, the Company has classified its financial instruments into the three levels prescribed under the Indian Accounting Standards. An explanation of each level is as below:

Level 1 hierarchy includes financial instruments measured using quoted prices (unadjusted) in active market for identical assets that the entity can access at the measurement date.

Level 2 hierarchy includes the fair value of financial instruments measured using quoted prices for identical or similar assets in markets that are not active.

Level 3 if one or more of the significant inputs is not based on observable market data, the instrument is included in level 3. This is the case for unlisted compound instruments.

There are no transfers between any of these levels during the year. The Company's policy is to recognise transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

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36 ***Fair value measurements (contd.)***

(c) Quantitative analysis of significant unobservable inputs
Discount margin/spreads

Discount margin/spreads represent the discount rates used when calculating the present value of future cash flows. In discounted cash flow models such spreads are added to the benchmark rate when discounting the future expected cash flows. Hence, these spreads reduce the net present value of an asset or increase the value of a liability. They generally reflect the premium an investor expects to achieve over the benchmark interest rate to compensate for the higher risk driven by the uncertainty of the cash flows caused by the credit quality of the asset. They can be implied from market prices and are usually unobservable for illiquid or complex instruments.

Cash Flow

Expected cash flow levels including timing of cash flows are estimated by using quantitaive and qualitative measures regarding the characteristics of the underlying assets including default rates, nature and value of collaterals, manner of resolution and other economic drivers. The timing of expected cash flows is influenced by the nature of collateral and the expected use of the same by the market participants. The manner of resolution is determined based on financial position and negotiations with the counterparty.

37 Capital Management

The primary objective of the Company for its capital management is to ensure that it complies with externally imposed capital requirements and maintains strong credit ratings and healthy capital ratios in order to support its business and to maximise shareholder value.

The Company manages its capital structure and makes adjustments to it according to changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividend payment to sharehold ers, return capital to shareholders or issue capital securities. No changes have been made to the objectives, policies and processes from the previous years. However, they are under constant review by the Board.

Regulatory capital

Particulars	**As at March 31, 2026**	**As at March 31, 2025**
Ordinary share capital	132.62	132.62
Securities premium reserve	18,814.56	18,814.56
Special reserve	750.08	489.00
Retained Earnings	2,718.48	1,671.28
Less:		
Intangible assets	-	(34.35)
Deferred revenue income	(618.20)	
Deferred Tax Asset	(211.85)	(88.29)
Tier I Capital (Net Owned Fund)	**21,585.69**	**20,984.82**
Tier II Capital (General provision for standard assets)	232.79	47.39
Total capital (Tier I + Tier II)	**21,818.48**	**21,032.21**

Regulatory capital Tier I capital, which comprises share capital, special reserves, retained earnings including current year profit, reduced by Deferred tax assets and Intangible asset. Certain adjustments are made to Ind AS based results and reserves, as prescribed by the Reserve Bank of India.

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38 Risk management

38.1 Liquidity Risk

Liquidity risk emanates from the mismatches existing on the balance sheet due to differences in maturity and repayment profile of assets and liabilities. These mismatches could either be forced in nature due to market conditions or created with an interest rate review. Such risk can lead to a possibility of unavailability of funds to meet upcoming obligations arising from liability maturities. To avoid such a scenario, the Company has ensured maintenance of a Liquidity Cushion in the form of open / running ICD from holding Company. It take care of immediate obligations while continuing to honour our commitments as a going concern.

Analysis of financial assets and liabilities by remaining contractual maturities

Maturity pattern of financial assets as at March 31, 2026

₹ in Lakhs

Contractual maturities of assets and liabilities	Less than 12 months	More than 12 months	Total
Financial Assets			
Cash and cash equivalent	324.70	-	324.70
Bank Balances other than Cash and cash equivalent	723.63	-	723.63
Trade receivables	61.04	-	61.04
Loans	2,738.52	59,464.61	62,203.13
Other financial assets	1,425.22	97.43	1,522.65
Total (A)	**5,273.11**	**59,562.04**	**64,835.15**
Financial liabilities			
Trade payables	71.71	-	71.71
Borrowings (Other than debt security)	3,916.28	38,500.60	42,416.88
Lease liabilities	235.41	-	235.41
Other financial liabilities	754.56	-	754.56
Total (B)	**4,977.96**	**38,500.60**	**43,478.56**
Net (A-B)	**295.15**	**21,061.44**	**21,356.59**

Maturity pattern of financial assets as at March 31, 2025

₹ in Lakhs

Contractual maturities of assets and liabilities	Less than 12 months	More than 12 months	Total
Financial Assets			
Cash and cash equivalent	38.97	-	38.97
Bank Balances other than Cash and cash equivalent	699.11		699.11
Trade receivables	96.66	-	96.66
Loans	2,472.05	52,075.75	54,547.80
Other financial assets	612.80	46.56	659.36
Total (A)	**3,919.59**	**52,122.31**	**56,041.90**
Financial liabilities			
Trade payables	36.82	-	36.82
Borrowings (Other than debt security)	4,451.53	28,168.86	32,620.39
Lease liabilities	5.64	-	5.64
Other financial liabilities	3,398.10	-	3,398.10
Total (B)	**7,892.09**	**28,168.86**	**36,060.95**
Net (A-B)	**(3,972.50)**	**23,953.45**	**19,980.95**

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38.2 Interest rate risk

Interest rate risk arises from the possibility that changes in interest rates will affect future cash flows or the fair values of financial instruments. The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss. The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year.

Interest rate risk exposure

The exposure of the Company's borrowing to interest rate changes at the end of the reporting period

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Variable rate borrowings	41,582.38	30,153.20
Fixed rate borrowings	-	-
Total Borrowings	41,582.38	30,153.20
Variable rate Loans	21,953.68	39,227.60
Fixed rate Loans	41,454.39	16,223.82
Total Loans	63,408.07	55,451.42
Net exposure (Variable borrowing- variable loans)	19,628.70	(9,074.40)

Cash flow sensitivity analysis for variable-rate instruments

A reasonably possible change of 50 basis points in interest rates at the reporting date would have increased (decreased) profit or loss after tax by the amounts shown below. This analysis assumes that all other variables, remain constant.

₹ in Lakhs

Particulars	Increase/(Decrease) in profit before tax for the year ended	
	31 March 2026	31 March 2025
Interest rate - increased by 50 bps	(73.44)	33.95
Interest rate - decreased by 50 bps	73.44	(33.95)

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39 Expected Credit Loss

Expected Credit loss is a calculation of the present value of the amount expected to be lost on a financial asset, for financial reporting purposes. Credit risk is the potential that the obligor and counterparty will fail to meet its financial obligations to the lender. This requires an effective assessment and management of the credit risk at portfolio level.

The key components of Credit Risk assessment are:
1. Probability of Default (PD): represents the likelihood of default over a defined time horizon.
2. Exposure at Default (EAD): represents how much the obligor is likely to be borrowing at the time of default.
3. Loss Given Default (LGD): represents the proportion of EAD that is likely to be lost post-default.
The definition of default is taken as 90 days past due for all retail and corporate loans.

Delinquency buckets have been considered as the basis for the staging of all loans in the following manner:
0-30 days past due loans classified as stage 1 (no default & SMA-0)
More than 30 - 90 days past due loans classified as stage 2 (SMA-1 & 2) and
Above 90 days past due loans classified as stage 3 (NPA)

EAD is the total amount outstanding including accrued interest as on the reporting date.
The ECL is computed as a product of PD, LGD and EAD.

39.1 Credit quality of assets

₹ in Lakhs

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Loans	61,817.04	935.63	655.41	63,408.08	54,054.40	859.48	537.54	55451.42

39.2 An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to lending is, as follows:

Reconciliation of the gross carrying amount:

₹ in Lakhs

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening	54,054.40	859.48	537.54	55,451.42	34,175.23	249.72	161.83	16,867.86
New assets originated	33,031.75			33,031.75	25,756.76			25,756.76
Assets derecognised or repaid (excluding write offs)	(23,919.37)	(722.11)	(138.38)	(24,779.86)	(4,434.37)	(58.82)	(22.07)	(4,515.26)
Transfers to Stage 1	395.28	(266.16)	(129.12)	-	41.93	(41.93)		-
Transfers to Stage 2	(1,292.43)	1,343.19	(50.76)	-	(773.56)	773.56	-	-
Transfers to Stage 3	(415.65)	(128.35)	544.00	-	(517.34)	(12.38)	529.72	-
Amounts written off	(36.94)	(150.42)	(107.87)	(295.23)	(194.24)	(50.67)	(131.94)	(376.84)
Gross carrying amount closing	**61,817.04**	**935.63**	**655.41**	**63,408.08**	**54,054.40**	**859.48**	**537.54**	**37,732.52**

Reconciliation of ECL balance is given below:

₹ in Lakhs

Particulars	As at March 31, 2026				As at March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL allowance - opening	209.12	7.54	80.63	297.29	171.25	7.05	24.27	202.57
New assets originated or purchased	112.69			112.69	83.24			83.24
Assets derecognised or repaid or additional provision made	(34.19)	16.84	(23.50)	(40.85)	48.37	0.18	(3.31)	45.24
Transfers to Stage 1	7.85	(3.36)	(4.49)	-	1.87	(1.87)	-	-
Transfers to Stage 2	(5.68)	5.79	(0.11)	-	(5.69)	5.69		-
Transfers to Stage 3	(55.88)	(18.83)	74.71	-	(77.60)	(1.86)	79.46	-
Assets written off	(1.12)	(1.00)	(16.18)	(18.30)	(12.32)	(1.65)	(19.79)	(33.76)
ECL allowance - closing*	**232.79**	**6.98**	**111.06**	**350.83**	**209.12**	**7.54**	**80.63**	**297.29**

*Includes additional provision for Covid-19 March 31, 2026 ₹ 47.68 Lakhs (March 31, 2025 ₹ 49.86 Lakhs)

39.3 Disclosure on Definition of Default and Divergence under Ind AS 109

The Company has adopted a definition of default under Ind AS 109 which is consistent with the IRACP norms prescribed by the Reserve Bank of India (RBI), i.e., a default is considered when the account is overdue for more than 90 days. Accordingly, there is no divergence between the impairment recognition under Ind AS 109 and the regulatory classification of non-performing assets. As on 31 March 2026, there are no accounts which are overdue beyond 90 days and yet not classified as impaired under Ind AS 109.

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40 Disclosures as required as per theReserve Bank of India (Housing Finance Companies) Directions, 2025 and Reserve Bank of India (Non-Banking Financial Companies - Financial Statements: Presentation and Disclosures) Directions, 2025.

41 Capital To Risk Asset Ratio (CRAR): (refer note 37 on Capital Management)

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
CRAR (%)	48.53%	58.37%
CRAR - Tier I capital (%)	48.01%	57.79%
CRAR - Tier II Capital (%)	0.52%	0.58%
Amount of subordinate debts raised as Tier- II capital	0.00%	0.00%
Amount raised by issue of perpetual debt instrument	0.00%	0.00%

42 Reserve Fund U/S 29C of NHB Act, 1987

Statement of Disclosure on Statutory / Special Reserves, as prescribed by NHB vide its circular no NHB(ND)/DRS/Pol. Circular.61/2013-14, dated: 7th April, 2014 and NHB.HFC.CG-DIR.1/MD&CEO/2016 dated 9th February, 2017:

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
Balance at the beginning of the year:		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	79.11	61.60
b) Amount of special reserve u/s 36(1)(viii)of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve u/s 29C of the NHB Act, 1987	409.89	238.76
c) Total	489.00	300.36
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	24.85	17.51
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	236.23	171.13
Less:		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount Withdrawn from special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year:		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	103.96	79.11
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve u/s 29C of the NHB Act, 1987	646.12	409.89
c) Total	750.08	489.00

43 Investments

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
1. Value of Investments :		
(i) Gross value of Investments		
(a) In India	1,043.20	1,043.20
(b) Outside India	-	-
(ii) Provision of Depreciation		
(a) In India	494.20	-
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	549.00	1,043.20
(b) Outside India	-	-

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43 ***Investments (Contd...)***

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
2. Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	494.20	-
(ii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(ii) Closing balance	494.20	-

44 Derivatives

Company do not have any derivative activities, Disclosures on Risk Exposure in Derivatives are not applicable.

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

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) The notional principal of swap agreements	-	-
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	-
(iii) Collateral required by the HFC upon entering into swaps	-	-
(iv) Concentration of credit risk arising from the swaps $	-	-
(v) The fair value of the swap book @	-	-
Note :Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.	-	-
$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies..	-	-
@ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.	-	-

44.2 Exchange Traded Interest Rate (IR) Derivative

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on (instrument-wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"(instrument-wise)	-	-
(a)	-	-
(b)	-	-
(c)	-	-

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44.3 Disclosures on Risk Exposure in Derivatives

(A) Qualitative Disclosure
As the Company is not dealing in derivatives this is not applicable.

(B) Quantitative Disclosure

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) Derivatives (Notional Principal Amount)	-	-
(ii) Marked to Market Positions [1]	-	-
(a)Assets (+)	-	-
(b)Liability (-)	-	-
(iii) Credit Exposure [2]	-	-
(iv) Unhedged Exposures	-	-

44.4 Currency futures
During the year company have not made any currency future transaction.

45 Securitisation
During the year company have not made any securitisation for asset reconstruction.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
1. No of SPVs sponsored by the HFC for securitization transactions*	-	-
2. Total amount of securitised assets as per books of the SPVs sponsored	-	-
3. Total amount of exposures retained by the HFC towards the MRR as on the date of balance sheet :		
(I) Off-balance sheet exposures towards Credit Enhancements	-	-
a) First loss	-	-
b) Others	-	-
(II) On-balance sheet exposures towards Credit Enhancements	-	-
a) First loss	-	-
b) Others	-	-
4. Amount of exposures to securitisation transactions other than MRR :		
(I) Off-balance sheet exposures towards Credit Enhancements		
a) Exposure to own securitizations	-	-
i) First loss	-	-
ii) Others	-	-
b) Exposure to third party securitisations	-	-
i) First loss	-	-
ii) Others	-	-
(II) On-balance sheet exposures towards Credit Enhancements		
a) Exposure to own securitizations	-	-
i) First loss	-	-
ii) Others	-	-
b) Exposure to third party securitisations	-	-
i) First loss	-	-
ii) Others	-	-
5. Sale consideration received for the securitised assets and gain / loss on sale on account of securitisation	-	-
6. Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.	-	-
7. Performance of facility provided. Please provide separately for each facility viz. Credit enhancement, liquidity support, servicing agent etc. Mention percent in bracket as of total value of facility provided.		
(a) Amount paid	-	-
(b) Repayment received	-	-
(c) Outstanding amount	-	-

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8. Average default rate of portfolios observed in the past. Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans etc	-	-
9. Amount and number of additional / top up loan given on same underlying asset. Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans, etc.	-	-
10. Investor complaints		
(a) Directly / Indirectly received and;	-	-
(b) Complaints outstanding	-	-

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

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) No. of accounts	-	-
(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 y	-	-
(v) Aggregate gain / loss over net book value	-	-

47 Details of loans transferred through assignment.

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) No. of accounts	3,432	105
(ii) Aggregate value of accounts assigned (₹ in Lakhs)	26,157.26	1,573.51
(iii) Aggregate consideration (₹ in Lakhs)	23,541.53	1,416.16
(iv) Number of transactions	5	1
(v)Retention of beneficial economic interest (in percentage)	10%	10%
(vii) Weighted average maturity (Residual Maturity) (in months)	113.07	131.22
(ix) Coverage of tangible security	100%	100%
(x) Rating wise distribution of rated loans	NA	NA

48 Details of non-performing financial assets purchased / sold

A. Details of non-performing financial assets purchased:

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) No. of accounts purchased during the year	-	-
(ii) Aggregate outstanding of (i) above	-	-
(iii) No. of accounts restructured during the year	-	-
(iv) Aggregate outstanding of (iii) above	-	-

B. Details of non-performing financial assets Sold

₹ in Lakhs

Particulars	Year ended 31 March 2026	Year ended 31 March 2025
(i) No. of accounts sold	-	-
(ii) Aggregate outstanding	-	-
(iii) Aggregate consideration received	-	-

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49 Exposure to Real Sectors

49.1

₹ in Lakhs

Category	As at March 31, 2026	As at March 31, 2025
A) Direct Exposure		
i) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented;	64,149.03	55,975.86
ii) Commercial Real Estate -		
Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure including non-fund based (NFB) limits;	-	-
iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
a) Residential	-	-
b) Commercial Real Estate	-	-
B) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)		
Total Exposure to Real Estate Sector	**64,149.03**	**55,975.86**

49.2 Exposure to group companies engaged in real estate business

₹ in Lakhs

Description	As at March 31, 2026	As at March 31, 2025
Exposure to any single entity in a group engaged in real estate business	-	-
Percentage of own fund	0.00%	0.00%
Exposure to all entities in a group engaged in real estate business	-	-
Percentage of own fund	0.00%	0.00%

49.3 Loans against gold and silver collateral

Details of loans extended against eligible gold and silver collateral for the year ended March 31, 2026.

Particulars	Loan outstanding	As % of total loans	Average ticket size	Average LTV ratio	Gross NPA (%)
Opening balance of the FY [(a)+(b)]					
(a) Consumption loans					
of which bullet repayment loans	-		-	-	-
(b) Income generating loans	-		-	-	-
New loans sanctioned and disbursed during the FY [(c)+(d)]					
(c) Consumption loans					
of which bullet repayment loans	-		-	-	-
(d) Income generating loans	-		-	-	-
Renewals sanctioned and disbursed during the FY					
Top-up loans sanctioned and disbursed during the FY					
Loans repaid during the FY [(e)+(f)]					
(e) Consumption loans					
of which bullet repayment loans	-		-	-	-
(f) Income generating loans	-		-	-	-
Non-Performing Loans recovered during the FY [(g) + (h)]					
(g) Consumption loans					
of which bullet repayment loans	-		-	-	-
(h) Income generating loans	-		-	-	-

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Loans written off during the FY [(i) + (j)]				
(i) Consumption loans				
of which bullet repayment loans	-	-	-	-
(j) Income generating loans	-	-	-	-
Closing balance at the end of FY [(k) + (l)]				
(k) Consumption loans				
of which bullet repayment loans	-	-	-	-
(l) Income generating loans	-	-	-	-

49.4 Details of gold and silver collateral and auctions

- (The company does not provide the loan agaist the Gold and Silver Collateral)

Description	As at March 31, 2026	As at March 31, 2025
Unclaimed gold or silver collateral at the end of the financial year (in grams)	-	-
Number of loan accounts in which auctions were conducted	-	-
Total outstanding in loan accounts mentioned in (b)	-	-
Gold or silver collateral acquired during the FY due to default of loans (in grams)	-	-
Gold or silver collateral auctioned during the FY (in grams)	-	-
Recovery made through auctions during the FY (in ₹ lakhs)	-	-
Recovery percentage:	-	-
as % of value of gold or silver collateral	-	-
as % of outstanding loan	-	-

49.5 Disclosure related to project finance

Sr No	Particulars	As at March 31, 2026	
		No. of Accounts	Amount outstandin
1	Projects under implementation accounts at the beginning of the quarter.		
2	Projects under implementation accounts sanctioned during the quarter.		
3	Projects under implementation accounts where DCCO has been achieved during the quarter		
4	Projects under implementation accounts at the end of the quarter. (1+2-3)		
5	Out of '4' - accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been		
5.1	Out of '5' - accounts in respect of which Resolution plan has been implemented.		
5.2	Out of '5' - accounts in respect of which Resolution plan is under implementation.		
5.3	Out of '5' - accounts in respect of which Resolution plan has failed.		
6	Out of '5', accounts in respect of which resolution process involving extension in original / extended DCCO, as the case may be, has been		
7	Out of '5', account in respect of which cost overrun associated with extension in original / extended DCCO, as the case may be, was funded		
7.1	Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously		
7.2	Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously		
8	Out of '4' - accounts in respect of which resolution process not involving extension in original / extended DCCO, as the case may be, has been		
8.1	Out of '8' - accounts in respect of which Resolution plan has been implemented.		
8.2	Out of '8' - accounts in respect of which Resolution plan is under implementation.		
8.3	Out of '8' - accounts in respect of which Resolution plan has failed.		

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49.6 Non-Fund Based (NFB) Credit Facilities:

Description	As at March 31, 2026		As at March 31, 2025	
	Secured Portion	Unsecured Portion	Secured Portion	Unsecured Portion
Outstanding Guarantees				
- In India	-	-	-	-
- Outside India	-	-	-	-
Acceptances, Endorsements and other Obligations	-	-	-	-
Other NFB Credit facilities	-	-	-	-

49.7 Disclosures on Co-Lending Arrangements (CLA)

Category	As at March 31, 2026
Quantum of CLAs	
Number of Active CLA Partner (No)	1
- Amount of Gross outstanding (Rs in Lakhs)	Nil
- Number of outstanding cases (No)	Nil
Weighted average rate of interest (%)	Nil
Fees paid during the Year (Rs Lakhs)	Nil
Broad Sectors in which CLA was made	Loan Against Property
Performance of Loans under CLA	
- Standard Loans (Rs in Lakhs)	Nil
- Non-performing loans (Rs in Lakhs)	Nil
Details related to default loss guarantee (if any) (Rs in Lakhs)	Nil

49.8 Credit Default Swaps

Particulars	As at March 31, 2026
No. of transactions during the year	-
Amount of protection bought during the year	-
No. of transactions where credit event payment was received during the year	
a) pertaining to current year's transactions	-
b) pertaining to previous year(s)' transactions	-
Outstanding transactions as on March 31	
a) No. of Transactions	-
b) Amount of protection	-
Net income / profit (expenditure / loss) in respect of CDS transactions during year-to-date	
a) premium paid	-
b) Credit event payments received (net of value of deliverable obligation)	-

50 Sectoral exposure

₹ in Lakhs

Sectors	As at March 31, 2026			As at March 31, 2025		
	Total Exposure (includes balance sheet & off-balance sheet exposure)	Gross NPAs	% NPAs to total exposure in that sector	Total Exposure (includes balance sheet & off-balance sheet exposure)	Gross NPAs	% NPAs to total exposure in that sector
1. Agriculture & Allied Activities	-	-	0.00%	-	-	0.00%
2. Industry	-	-	0.00%	-	-	0.00%
3. Services	-	-	0.00%	-	-	0.00%
4. Personal Loans						
Housing Loan	40,376.18	576.87	1.43%	36,407.90	342.20	0.94%
Other (LAP)	23,775.83	78.54	0.33%	19,603.63	224.25	1.14%
Total	**64,152.01**	**655.41**	**1.02%**	**56,011.53**	**566.45**	**1.01%**
5. Other	-	-	0.00%	-	-	0.00%

51 Exposure to Capital Market

₹ in Lakhs

Category	As at March 31, 2026	As at March 31, 2025
(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;	-	-
(ii) advances against shares / bonds /debentures or other securities or on clean basis to individuals for investment in shares (including IPOs /ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii) bridge loans to companies against expected equity flows / issues;	-	-
(viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix) Financing to stockbrokers for margin trading	-	-
(x) All exposures to Alternative Investment Funds: (i) Category I (ii) Category II (iii) Category III	-	-
Total Exposure to Capital Market	-	-

52 Details of Financing of Parent Company Products
Company during the year has not entered into any transaction of financing of parent Company product.

53 Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC
Company during the year has not exceeded the prudential exposure limits in case of single borrower limit and or group borrower limit

54 Unsecured Advances
Outstanding unsecured loans & advances as at 31 March 2026 Nil (31 March 2025 ₹ 1.09 Lakhs).

55 Registration obtained from Other Financial Sector Regulators
Registeration with Legal Entity Identifier India Limited (LEIL) - LEI No. 335800OYWZWEIMQVBJ51

56 Disclosure of penalties imposed by NHB and other Regulators
Company was not imposed any penalty during the year by NHB or any other regulator.

56.1 Rating details
Company is enjoying CRISIL BBB+/Stable rating for its long-term bank loan borrowing programme.

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57 Provisions and Contingencies

Break up of ' Provisions and Contingencies' shown under the head expenditure in profit and loss account

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Provisions for depreciation on Investment	494.20	-
Provision made towards Income tax	560.89	276.53
Other provision & contingencies	97.84	(258.30)
Provision towards NPA	30.43	56.36
Provision for Standard Assets	26.09	40.98

58 Provisions on Loans

₹ in Lakhs

Category	Housing		Non Housing	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Standard Assets				
a) Total outstanding amount	39,799.31	36,065.70	23,697.29	19,379.38
b) Provision made*	146.55	135.83	96.20	80.83
Sub Standard Assets				
a) Total outstanding amount	449.34	342.20	78.54	224.25
b) Provision made	67.40	48.45	11.78	32.18
Doubtful Assets - 1				
a) Total outstanding amount	127.53	-	-	-
b) Provision made	31.88	-	-	-
Doubtful Assets - 2				
a) Total outstanding amount	-	-	-	-
b) Provision made	-	-	-	-
Doubtful Assets - 3				
a) Total outstanding amount	-	-	-	-
b) Provision made	-	-	-	-
Loss Assets				
a) Total outstanding amount	-	-	-	-
b) Provision made	-	-	-	-
Total				
a) Total outstanding amount	**40,376.18**	**36,407.90**	**23,775.83**	**19,603.63**
b) Provision made	**245.83**	**184.28**	**107.98**	**113.01**

*Including additional provision for Covid-19 March 31, 2026 ₹ 47.68 Lakhs (March 31, 2025 ₹ 49.86 Lakhs).
^Total oustanding amount of exposure includes interest accrued ₹ 743.94 Lakhs (March 31, 2025 ₹ 560.10 Lakhs).

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Housing Loan	39,862.63	36,066.30
Non-Housing Loan	23,545.45	19,385.12
Total as per books	**63,408.07**	**55,451.42**
Add : Assigned Portolio	23,703.56	1,416.16
Total Assets under Management (AUM)	**87,111.63**	**56,867.58**

59 Draw down from reserves

During the year, the Company has not withdrawn any sum from its reserves.

60 Foreign currency exposure and transaction

a) Earnings and expenditures during the year is ₹ Nil (P.Y. ₹ Nil)
b) Foreign Currency Exposure as at 31 March 2026 is ₹ Nil (31 March 2025 ₹ Nil)

61 Concentration of Public Deposits (for Public Deposit taking/ holding HFCs)

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Total deposits of twenty largest depositors	-	-
Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	-	-

62 Concentration of loans & advances

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Total Loans & Advances to twenty largest Borrowers	914.83	734.00
Percentage of Loans & Advances to twenty largest borrowers to total advances of the HFC (in	1.43%	1.31%

63 Concentration of all exposures (including off-balance sheet exposures)

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Total loans & advanees to twenty largest borrowers	914.83	754.57
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC (in	1.43%	1.35%

64 Concentration of NPAs

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to top ten NPA accounts	240.70	217.11

65 Intra-group exposures

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Total amount of intra-group exposures	-	-
(ii) Total amount of top 20 intra-group exposures	-	-
(iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers	-	-

66 Sector wise NPAs

Sector	% of NPAs to Total Advances in that sector
A. Housing Loans	
1. Individuals	1.43%
2. Builders/Project Loans	-
3. Corporates	-
4. Others (specify)	-
B. Non Housing Loans	
1. Individuals	0.33%
2. Builders/Project Loans	-
3. Corporates	-
4. Others (specify)	-

66.1 Movement of NPAs

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
(I) Net NPAs to Net Advances (in %)	0.88%	0.89%
(II) Movement of NPAs (Gross)		
a) Opening balance	566.45	161.83
b) Additions during the year	515.09	558.63
c) Reductions during the year	(426.13)	(154.01)
d) Closing balance	655.41	566.45
(III) Movement in Net NPAs		
a) Opening balance	485.81	332.54
b) Additions during the year	420.74	478.00
c) Reductions during the year	(362.21)	(95.33)
d) Closing balance	544.35	485.81
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	80.63	58.68
b) Provisions made during the year	94.35	80.63
c) Write-off/write-back of excess provisions	(63.92)	(58.68)
d) Closing balance	111.06	80.63

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67 Breach of covenant

No breach of loan convenant or debt securties issued.

68 Overseas Assets

Company does not have any overseas assets.

69 Off-Balance Sheet SPVs sponsored (which are required to be consolidated as per accounting norms)

Company has not sponsored any SPV.

70 Disclosure of complaints

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

Particulars	As at March 31, 2026	As at March 31, 2025
Complaints received by the NBFC from its customers		
(i) No. of complaints pending at the beginning of the year	-	-
(ii) No. of complaints received during the year	9	4
(iii) No. of complaints diposed during the year	8	4
(a) Of which, number of complaints rejected by the NBFC		
(IV) No. of complaints pending at the end of the year	1	-
Maintainable complaints received by the NBFC from Office of Ombudsman		
(v) No. of maintainable complaints received by the NBFC from Office of Ombudsman	-	-
(a) of (V) No. of complaints resolved in favour of the NBFC by Office of Ombudsman	-	-
(b) of (V) No. of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
(c) of (V) No. of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
(vi) No. of Awards unimplemented within the stipulated time (other than those appealed)	-	-

Top five grounds of complaints received by the NBFCs from customers

Grounds of complaints, (i.e. complaints relating to)	No. of complaint pending at the beginning of the year (A)	No. of complaints received during the year (B)	% increase/ decrease in the No. of complaints received over the PY (C)	No. of complaint pending at the end of the year (D)	Of (D), No. of complaints pending beyond 30 days
Current Year					
Loan closure related	-	5	66.67%	-	-
Loan or operational related	-	2	100.00%	1	1
Collection related	-	2	100.00%	-	-
Total	-	9	125.00%	1	1
Previous Year					
Loan closure related	-	3	100.00%	-	-
Loan or operational related	-	1	100.00%		
Total	-	4	100.00%	-	-

71 Outstanding against the gold loan/Jewellery

₹ in Lakhs

Particulars	As at March 31, 2026	As at March 31, 2025
Outstanding Loans granted against the collateral gold jewellery	-	-
% of above to total outstanding loans	-	-

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72 Disclosures pursuant to RBI Notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 date August 6, 2020 and - RBI/2021-22/31 DOR.STR.REC.11/21.04.048/2021-22 dated May 05, 2021 (Resolution Framework -2.0: Resolution of Covid-19 related stress of Individuals and Small Businesses)

₹ in Lakhs

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position as at March 31, 2025- (A)	Of (A), aggregate debt that slipped into NPA during the year ended March 31, 2026	Of (A) amount written off during the year ended March 31, 2026	Of (A) amount paid by the borrowers during the year ended March 31, 2026	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position as at March 31, 2026
Personal Loans					
Corporate persons					
Of which, MSMEs					
Others#					
Standard	498.64	**43.50	3.49	61.87	476.78
Sub-standard	52.52	-43.50		7.44	1.58
Total	**551.16**	**(43.50)**	**3.49**	**69.31**	*** 478.36**

#Housing loan & LAP to individual.
*Including loan restructer under Resolution Framework -1.0 ₹ 25.27 Lakhs in FY 2020-21.
**not considered in column total

73 Divergence in Asset Classification and Provisioning
No disclosure on divergence in asset classification and provisioning for NPAs is required with respect to last RBI's supervisory inspection conducted as per the requirement of the circular no. RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022.

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74 Assets Liability Management - maturity pattern of certain items of assets and liabilities

₹ in Lakhs

As at March 31, 2026	Liabilities				Assets		
Period	**Deposits**	**Borrowing from Banks**	**Market Borrowing (ICD & NCD)**	**Foreign Currency Liabilities**	**Advances**	**Investments**	**Foreign Currency Assets**
1 day to 7 days	-	-	-	-	5.04	-	-
8 to 14 days	-	-	-	-	187.12	-	-
15 days to 30/31 days	-	16.86	-	-	11.69	-	-
Over 1 month to 2 months	-	109.86	-	-	223.47	-	-
Over 2 months up to 3 months	-	16.86		-	217.30	-	-
Over 3 months to 6 months	-	1,319.57		-	672.31	-	-
Over 6 months to 1 year	-	2,453.14	-	-	1,421.59	-	-
Over 1 year to 3 years	-	9,229.23		-	6,925.22	-	-
Over 3 to 5 years	-	3,812.56	-	-	8,924.60	-	-
Over 5 years	-	4,596.48	21,027.83	-	44,819.73	549.00	-
Total	-	**20,554.55**	**21,027.83**	-	**63,408.07**	**549.00**	-

75 Principal Business Criteria for HFCs

"Housing finance Company" shall mean a Company incorporated under the Companies Act, 2013 that fulfils the following conditions:

a) It is an NBFC whose financial assets, in the business of providing finance for housing, constitute at least 60% of its total assets (netted off by intangible assets).

b) Out of the total assets (netted off by intangible assets), not less than 50% should be by way of housing financing for individuals.

RBI vide its circular number RBI/2020-21/60/DOR.NBFC (HFC) CC.NO 118/03.10.136/2020-21 dated October 22,2020 defined the principal business criteria for HFCs. The Company has complied and its meeting the aforesaid principal business criteria for HFC.

₹ in Lakhs

Particulars	**As at March 31, 2026**
Total assets	66,137.38
Less : Intangible assets	(1,063.38)
Total assets (net of intangible assets)	**65,074.00**
Financial assets	64,835.15
Less : Cash & Bank balance	(1,048.33)
Financial assets (net of cash & bank balance)	**63,786.82**
Income from Financial assets	10,485.37
Total Income	11,285.61
Housing Finance for Individual	**40,376.18**
Financial Assets (net of cash & bank balance) / Total Assets (net of Intangible Assets)	98.02%
Income from Financial Assets / Gross Income	92.91%
Housing Finance / Total Assets (net of Intangible Assets)	62.05%
Housing Finance for Individual / Total Assets (net of Intangible Assets)	62.05%

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76 Public disclosure on liquidity risk

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

Number of Signifcant Counterparties	Amount (₹ Lakhs)	% of Total deposit	% of Total Liabilities
1	1,000.00	Not Applicable	2.29%
2	20,554.55	Not Applicable	47.05%
2	21,027.83	Not Applicable	48.13%

(ii) Top 20 large deposits (amount and % of total deposits)
- Not Applicable

(iii) Top 10 borrowings (amount and % of total borrowings)

Amount (₹ Lakhs)	% of Total Borrowings
1,000.00	2.35%
20,554.55	48.27%
21,027.83	49.38%

(iv) Funding Concentration based on significant instrument/product

Sr. No	Name of the instrument/product	Amount (Rs. Lakhs)	% of Total Liabilities
1	Term loan from Housing Finance Company	1,000.00	2.29%
2	Term loan from bank	20,554.55	47.05%
3	Inter Corporate deposit	21,027.83	48.13%

(v) **Stock Ratios:**
Particulars
(a) Commercial papers as a % of total public funds, total liabilities and total assets - Nil
(b) Non-convertible debentures (original maturity of less than one year) as a % of total public funds, total liabilities and total assets - Nil

(c) Other short-term liabilities as a % of total public funds - NA
Other short-term liabilities as a % of total liabilities- 11.64%
Other short-term liabilities as a % of total assets - 7.69%

(vi) Institutional set-up for liquidity risk management

Board constituted Asset Liability committee (ALCO) reviews asset liability mismatches (ALM). It also ensures that there are no excessive concentration of either assets or liability side of the balance sheet.

ALM is monitored as a regular process and necessary steps are taken wherever required. Company also maintains sufficient liquidity buffer through ICD from Holding Company and other means to meet its liability when they are due, under both normal and stressed conditions in a timely manner. Maturity profile of financial assets and financial liabilities is assessed along with borrowing and business and as a part of review of liquidity position.

Liquidity risk is managed in accordance with ALM policy. Same is reviewed periodically to incorporate regulatory changes, economic scenario and business requirements.

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ITI Housing Finance Limited

(Formerly Fasttrack Housing Finance Limited)

Notes forming part of financial statements for the year ended March 31, 2026

77 Annex III

Schedule to the Balance Sheet of an HFC

₹ in Lakhs

	Particulars		
	Liabilities side	**Amount outstanding**	**Amount overdue**
(1)	**Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:**		
	(a) Debentures : Secured	-	-
	: Unsecured	-	-
	(other than falling within the meaning of public deposits*)		
	(b) Deferred Credits	-	-
	(c) Secured Term Loans from bank	20,554.55	-
	(d) Inter-corporate loans and borrowing	21,027.83	-
	(e) Commercial Paper	-	-
	(f) Public Deposits	-	-
	(g) Secured Term loan from Housing Finance Company	1,000.00	-
(2)	**Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):**		
	(a) In the form of Unsecured debentures	-	-
	(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
	(c) Other public deposits	-	-
	Assets side	**Amount outstanding**	
(3)	**Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:**		
	(a) Secured	63,408.07	
	(b) Unsecured (Housing loan)	-	
(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	-	

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ITI Housing Finance Limited
(Formerly Fasttrack Housing Finance Limited)
Notes forming part of financial statements for the year ended March 31, 2026

HOUSING FINANCE

77 Annex III
Schedule to the Balance Sheet of an HFC

₹ in Lakhs

Particulars				Amount outstanding
Assets side				
(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 (please specify)	-
	Long Term investments			
	1.	Quoted		
		(i)	Share	
			(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 (please specify)	-

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77 Annex III

Schedule to the Balance Sheet of an HFC

₹ in Lakhs

	Particulars				
(6)	**Borrower group-wise classification of assets financed as in (3) and (4) above**				
	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	63,408.07	-	63,408.07
	Total		63,408.07	-	63,408.07

(7)	**Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :**			
	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	-	-
	2.	Other than related parties	-	-
	Total			

(8)	**Other information**		
	Particulars		**Amount**
	(i)	Gross Non-Performing Assets	
		(a) Related parties	-
		(b) Other than related parties	655.41
	(ii)	Net Non-Performing Assets	-
		(a) Related parties	-
		(b) Other than related parties	544.35
	(iii)	Assets acquired in satisfaction of debt	-

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78 Contingent liabilities & Commitments

A. Contingent liabilities
Contingent liabilities as on 31 March 2026 : Nil (31 March 2025:Nil)

B. Capital commitments
Estimated amount of contract remaining to be executed on capital account is Nil (31 March 2025 : Nil)

C. Other commitments
Loan commitment in respect of partly disbursed loans is ₹ 9,436.13 lakhs (31st March 2025 : ₹ 3,500 lakhs)

79 Segment information
The Company operates only in one Operating Segment i.e Housing Finance business - Financial Services and all other activities are incidental to the main business activity, hence have only one reportable Segment as per Indian Accounting Standard 108 "Operating Segments".

80 Other Additional Regulatory information

a) Title deeds of Immovable Properties not held in name of the Company
All the immovable properties own by the Company is in it's own name.

b) Details of Benami Property held
The Company do not have any benami property, where any proceeding has been initiated or pending against the company for holding any Benami property.

c) Security of current assets against borrowings
The Company has not been sanctioned working capital limits in excess of ₹ 5 crores in aggregate from banks during the year on the basis of security of current assets of the Company. The quarterly returns/statements filed by the Company with such banks are in agreement with the books of accounts of the Company.

d) Wilful Defaulter
The Company is not declared as wilful defaulter by any bank or financial institution or other lender.

e) Relationship with Struck off Companies
The Company do not have any transactions with companies struck off.

f) Registration of charges or satisfaction of charges with Registrar of Companies (ROC)
The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

g) Ratios

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Liquidity coverage ratio (refer note below)	*NA	NA
Debt equity ratio	1.90	1.54
CRAR	48.53%	58.37%

*The Company is not required to provide disclosure of Liquidity Coverage Ratio (LCR). It is applicable on the NBFCs with asset size of Rs. 5,000 crore. The company is not falling within the given criteria and hence disclosure of LCR is not made.

Debt-equity Ratio = (Debt securities + Borrowings (other than debt securities)+ subordinate liabilities) / Net Worth

CRAR = Total Capital / Risk Weighted assets

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HOUSING FINANCE

h) Undisclosed Income

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

i) Utilisation of Borrowed funds

The company has neither advanced, loaned or invested funds nor received any fund to/from any person or entity for lending or investing or providing guarantee to/on behalf of the ultimate beneficiary during the reporting periods.

j) Details of Crypto Currency or Virtual Currency

The Company has not traded or invested in Crypto currency or Virtual Currency during the current financial year and any of the previous financial years.

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

There are no prior period items that have impact on the current year's profit and loss.

l) Revenue recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties.

m) Disclosure of Income from Insurance Broking / Agency Activities

The Company has not undertaken any insurance agency or broking activity during the year, and accordingly, no brokerage or commission income has been received.

n) Disclosure on Joint Ventures and Overseas Subsidiaries

As on 31 March 2026, the Company has no joint ventures or overseas subsidiaries. Accordingly, information regarding area, country of operation, and joint venture partners is not applicable.

m) Maintenance audit trail

The Ministry of Corporate Affairs (MCA) has prescribed requirement for companies under the proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 inserted by the Companies (Accounts) Amendment Rules 2021 requiring companies, which uses accounting software for maintaining its books of accounts, shall use only such accounting software which has a feature of recording audit trail of each and every transaction, creating an edit log of each change made in the books of accounts along with the date when such changes were made and ensuring that the audit trail cannot be disabled.

The Company uses the ERP accounting software & Loan maintenance system for maintaining books of account. During the year ended March 31, 2026, the Company had complied with the above provisions.

81 Previous year figures have been regrouped and reclassified wherever necessary.

As per our report of even date
For Ramesh M. Sheth & Associates
Chartered Accountants
Firm Registration No.111883W

RAMESH M. SHETH & ASSOCIATES AUDITORS M. No. 101598

Mehul R. Sheth
Partner
Membership No. 101598

Place: Mumbai
Date: 15 June 2026

For and on behalf of
ITI Housing Finance Limited

Sudhir Valia
Director
(DIN : 00005561)

Amol Ghute
Director
(DIN : 10774651)

ITI HOUSING FINANCE LIMITED MUMBAI

1 Corporate Information

ITI Housing Finance Limited *(formerly Fasttrack Housing Finance Limited)* ('ITI Housing' or the Company) was incorporated on December 20, 2005 as a private limited company. It was subsequently converted into a public limited company on August 23, 2016.

The Company has been conceptualized with the objective of making finance available to individuals who wish to own a house. Company has a vision to contribute to the Indian economy by bringing low income profiles in the main stream of Society by helping them, to build their own House.

2.1 Basis of preparation of Financial Statements

(i) Statement of Compliance

These financial statements have been prepared in accordance with the Indian Accounting Standards (IND AS) as per the Companies (Indian Accounting Standards) Rules, 2015, as amended by the Companies (Indian Accounting Standards) Rules, 2016, notified under Section 133 of the Companies Act, 2013 (the "Act") (as amended), other relevant provisions of the Act, guidelines issued by the National Housing Bank and Reserve Bank of India ("RBI") as applicable to a HFCs and other accounting principles generally accepted in India. Any application guidance/ clarifications/ directions issued by NHB / RBI or other regulators are implemented as and when they are issued/ applicable, the guidance notes/announcements issued by the Institute of Chartered Accountants of India (ICAI) are also applied except where compliance with other statutory promulgations require a different treatment. Accounting policies have been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS required a change in the accounting policy hitherto in use.

(ii) Functional and presentation currency

The Company's presentation and functional currency is Indian Rupees (₹ or INR). All amounts appearing in the financial statements are rounded to the nearest lakhs except where otherwise indicated.

(iii) Basis of measurement

The Company maintains accounts on accrual basis, except for the items disclosed separately in notes below. The financial statements has been prepared on a historical cost basis except for followings:

- Certain financial assets and liabilities which are measured at fair value;
- Defined benefit plans measured at fair value: and
- Repossessed assets are measured at fair value less cost to sell or carrying amount whichever is lower.

(iv) Use of estimates and judgements

The presentation of financial statements in accordance with Ind AS requires management to use of certain critical accounting estimates and assumptions. It also requires management to exercise judgment in the process of applying accounting policies. Actual result could differ from those estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis and changes are made as management becomes aware of changes in the circumstances surrounding the estimates. They are based on historical experience, Industry practice and other factors, including expectation of future events that may have a financial impact on the Company and that are believed to be reasonable under circumstances. Revision to accounting estimates are recognised in the financial statements in the period in which the estimate is revised.

Wherever possible, detailed information about each of the critical estimates and judgements is included in relevant notes.

The areas involving critical estimates or judgments are:

- Estimation of defined benefit obligation;
- Impairment of financial assets such as loans, trade receivables etc;
- Estimation of tax expenses and liability; and
- Financials assets measured at amortised cost (Loans).

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2.2 Recognition of income

(i) The effective interest rate method

Under Ind AS 109 interest income is recorded using the effective interest rate (EIR) method for all financial instruments measured at amortised cost. The EIR is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the net carrying amount of the financial asset.

The EIR (and therefore, the amortised cost of the asset) is calculated by taking into account any discount or premium on acquisition, fees and costs that are an integral part of the EIR. The Company recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected life of the loan. Hence, it recognises the effect of potentially different interest rates charged at various stages, and other characteristics of the product life cycle (including prepayments, penalty interest and charges).

(ii) Interest Income

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

When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company calculates interest income by applying the effective interest rate to the amortised cost net of provisions of the financial asset. If the financial assets are no longer credit-impaired, the Company reverts to calculating interest income on a gross basis.

(iii) Other income

(a) Other financial services include late payment interest, Cheque bounce charges and Other Charges from customers are accounted on receipt basis due to uncertainty of its realisation.
(b) All other incomes are accounted on accrual basis.

2.3 Financial Instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

I. Financial Assets

(a) Recognition and initial measurement

Trade receivables are initially recognised when they are originated. All other financial assets are initially recognised when the Company becomes a party to the contractual provisions of the instrument. All financial assets other than those measured subsequently at fair value through Profit or Loss, are recognised initially at fair value plus transaction cost that are attributable to the acquisition of the financial asset.

(b) Classification and subsequent measurement

Financial assets are subsequently measured in their entirety at amortised cost or fair value depending on the classification of respective financial assets. Based on the business model for managing the financial assets and the contractual cash flow characteristic of the financial assets, the Company classifies financial assets as subsequently measured at amortised cost, fair value thorough OCI or fair value through profit or loss.

➢ **Debt instruments at amortised cost**

A 'debt instrument' is measured at amortised cost if both the following conditions are met:
The assets are held within business model whose objective is:

- To hold assets for collecting contractual cash flows; and
- Contractual terms of the asset give rise on specified dates to cash flows that are solely consisting of Payments of Principle and Interest (SPPI) on the principle outstanding.

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After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium and fees or costs that are integral part of EIR. The EIR amortisation is included in finance income in the statement of Profit or Loss. The losses arising from impairment are recognised in statement of profit or loss.

➢ **Debt instruments at fair value through Other Comprehensive Income (FVOCI)**
A 'debt instrument' is measured at fair value through Other Comprehensive Income if both the following conditions are met:
The assets is held within business model whose objective is achieved by both
- Collecting contractual cash flows and selling financial assets; and
- Contractual terms of the asset give rise on specified dates to cash flows that are SPPI on the principle outstanding.

After initial measurement, such financial assets are subsequently measured at fair value. Interest income under EIR method and impairment losses are recognised in statement of profit or loss. Other net gain or losses are recognised as OCI.

➢ **Debt instruments at fair value through Profit or Loss (FVTPL)**
FVTPL is residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization at amortised cost or as FVTOCI, is classified as FVTPL. After initial measurement, any fair value changes including any interest income, impairment losses and other net gains and losses are recognised in Statement of Profit or Loss.

(c) De-recognition
A financial asset is primarily derecognised when the right to receive cash flow from assets have expired. On de-recognition, any gain or loss on debt instruments are recognised in the Statement of Profit or Loss, except for financial assets at FVTOCI, where on de-recognition accumulated gain or losses in OCI is re-classified to profit or loss.

The Company transfers loans through assignment transactions. In accordance with the Ind AS 109, on derecognition of a financial asset under assignment transactions, the difference between the carrying amount and the consideration received shall be recognised in Statement of Profit and Loss.

(d) Impairment of financial assets
In accordance with Ind AS-109, the Company applies Expected Credit Loss ('ECL') model for measurement and recognition of impairment loss on the financial assets measured at amortised cost and debt instruments measured at FVTOCI. However, the Company has maintained the minimum provision requirement as per NHB regulations.

Loss allowances on trade receivables are measured following 'simplified approach' at an amount equal to the lifetime ECL at each reporting date. In respect of other financial assets such as debt securities, the loss allowances are measured at 12 month ECL only if there is no significant deterioration in the credit risk since initial recognition of the assets.

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2.4 Net gain on derecognition of financial instruments under amortised cost category

Gains arising out of direct assignment transactions comprise the difference between the interest on the loan portfolio and the applicable rate at which the direct assignment is entered into with the assignee, also known as the right of excess interest spread (EIS). The future EIS basis the scheduled cash flows on execution of the transaction, discounted at the applicable rate entered into with the assignee is recorded upfront in the statement of profit and loss.

II. Financial Liabilities

Recognition and initial measurement

(a) Financial liabilities are initially recognised when the Company becomes a party to the contractual provisions of the instrument. Financial liabilities, other than those measured at fair value through Profit or Loss, are recognised initially at fair value plus transaction cost that are attributable to the acquisition of the financial liability.

(b) Classification and subsequent measurement

Subsequent measurement is determined with reference to the classification of the respective financial liabilities.

- **Financial liabilities at FVTPL**

A financial liability is classified as FVTPL if it is classified as held-for-trading or is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and charges therein, including any interest expenses, are recognised in Statement of Profit or Loss.

- **Financial liabilities at amortised cost**

After initial recognition, financial liabilities other than those which are classified as FVTPL are subsequently measured at amortised cost using the EIR method.

Amortised cost is calculated by taking into account any discount or premium and fees or costs that are an integral part of the EIR. The amortisation done using the EIR method is included as finance cost in Statement of Profit or Loss

(c) De-recognition

A financial liability is derecognised when the obligation under liability is discharged or cancelled or expires. When an existing financial liability is replaced by another from the same lender on substantially different terms of an existing liability are substantially modified, such an exchange or modification is treated as the de-recognition of original liability and recognition of a new liability. The difference in the respective carrying amounts is recognised of in the Statement of Profit or Loss.

2.5 Property, Plant and Equipment (PPE) & Depreciation

PPE are stated at cost less accumulated depreciation thereon. The cost of PPE comprises purchase price and any attributable cost of bringing the asset to its working condition for its intended use. The Company provides pro-rata depreciation from the date on which asset is acquired/ put to use. In respect of assets sold, pro-rata depreciation is provided up to the date on which the asset is sold. Gains / Losses arising from sale of asset are measured at the difference between the net disposal value and the carrying amount of the assets and are recognised in the statement of profit and loss when the asset is sold. On all assets, except as mentioned below, depreciation has been provided using the useful life as specified in Schedule II to the Act by Written Down Value method:

Cost of Leasehold improvements is amortized over the period of the lease.

2.6 Intangible Assets and Amortization

Expenses incurred on intangible assets having enduring benefits are capitalized and amortized on Straight Line Method (SLM) basis over a period of 10 years.

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2.7 Taxation

Tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit (reflecting the tax effect of timing differences between accounting income and taxable income for the period).

Current Tax

Provision for current tax is made on the basis of estimated taxable income for the accounting year in accordance with the Income Tax Act, 1961. Current tax assets and liabilities are measured at the amount expected to be recovered from, or paid to, the taxation authorities. Management periodically evaluates positions taken in the tax returns with respect to situation in which applicable tax regulations are subject to interpretation and establishes provisions were appropriate.
Current tax assets and liabilities are offset where the entity has legally enforceable right to offset and intends either to settle on net basis, or to realise the assets and settle the liability simultaneously.

Deferred Tax

Deferred tax is the tax expected to be payable or recoverable on differences between the carrying values of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of the taxable profit and is accounted for using the balance sheet liability model. Deferred tax liabilities are generally recognised for all the taxable temporary differences. In contrast, deferred tax assets are only recognised to the extent that is probable that future taxable profits will be available against which the temporary differences can be utilised.
The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilized. Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the balance sheet date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

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

2.8 Employee Benefits

(i) Defined Contribution Plans

The Company's contribution to provident fund and employee state insurance scheme is considered as defined contribution plans and is charged to the Statement of Profit and Loss in the period in which they occur. The Company have no other obligation when the contribution has been paid.

(ii) Defined benefit plans

The liability or asset recognised in the balance sheet in respect of defined benefit gratuity plans is the present value of the defined benefit obligation at the end of the reporting period. The defined benefit obligation is calculated annually by actuaries using the projected unit credit method. The present value of the defined benefit obligation denominated in INR is determined by discounting the estimated future cash outflows by reference to market yields at the end of the reporting period on government bonds that have terms approximating to the terms of the related obligation. The net interest cost is calculated by applying the discount rate to the net balance of the defined benefit obligation. This cost is included in employee benefit expense in the Statement of Profit and Loss. Remeasurements of gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the balance sheet. Changes in the present value of the defined benefit obligation resulting from plan amendments or curtailments are recognised immediately in profit or loss as past service cost.

(iii) Other long-term employee benefit obligations

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The liabilities for earned leave and sick leave are not expected to be settled wholly within 12 months after the end of the period in which the employees render the related service. They are therefore measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. The benefits are discounted using the market yields at the end of the reporting period that have terms approximating to the terms of the related obligation. Remeasurements as a result of experience adjustments and changes in actuarial assumptions are recognised in the Statement of Profit and Loss. The obligations are presented as current liabilities in the balance sheet if the entity does not have an unconditional right to defer settlement for at least twelve months after the reporting period, regardless of when the actual settlement is expected to occur.

(iv) Other Long Term / Short term employee benefit obligation

The Company has provided for earned leave benefits payable to its employees and is in the nature of Defined Benefit Plan. The Liability recognized in the balance sheet in respect of Leave Encashment is the present value of defined benefit obligation at the balance sheet date together with the adjustments for
unrecognized actuarial gain or losses and the past service costs. The defined benefit obligation is calculated at or near the balance sheet date by an independent actuary using the projected unit credit method. Actuarial gains and losses comprise experience adjustment and the effects of changes in actuarial assumptions are recognised immediately in the Statement of Profit and Loss account.
Remeasurements gains and losses arising from experience adjustments and changes in actuarial assumptions, are recognised in the year in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the Balance Sheet.

2.9 Provisions

Provisions for legal claims are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount can be reliably estimated. Provisions are not recognised for future operating losses.

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the end of the reporting period. The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as finance cost.

2.10 Contingent Liabilities and Contingent Assets

A contingent liability is a possible obligation that arises from past events whose existence will be confirmed by the occurrence or non-occurrence of one or more uncertain future events beyond the control of the Company or a present obligation that is not recognized because it is probable that an outflow of resources will not be required to settle the obligation. However, if the possibility of outflow of resources, arising out of present obligation, is remote, it is not even disclosed as contingent liability.

A contingent liability also arises in extremely rare cases where there is a liability that cannot be recognized because it cannot be measured reliably. The Company does not recognize a contingent liability but discloses its existence in the notes to financial statements. A Contingent asset is not recognized in financial statements, however, the same is disclosed where an inflow of economic benefit is probable.

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2.11 Impairment of Non - Financial Assets

The Company assesses at each balance sheet date whether there is any indication that a non financial asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the non financial asset. If such recoverable amount of the non financial asset or the recoverable amount of the cash generating unit which the non financial asset belongs to, is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognized in the statement of profit and loss. If at the balance sheet date there is an indication that a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the non financial asset is reflected at the recoverable amount subject to a maximum of depreciable historical cost.

2.12 Cash and Cash Equivalents

Cash and cash equivalents in the balance sheet comprises cash at bank and on hand and short -term deposits with an original maturity of three months or less, which are subject to an insignificant risk of change in value.

2.13 Earnings Per Share

Basic earnings per share is calculated by dividing the net profit or loss for the year attributable to equity shareholders (after deducting attributable taxes) by the weighted average number of equity shares outstanding during the year.

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

2.14 Leases

Asset taken on lease:

The Company's lease asset classes primarily consist of leases for properties.

The Company presents right-of-use assets and lease liabilities separately on the face of the Balance sheet. Lease payments (including interest) have been classified as financing cash flows.

The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use asset is subsequently measured at cost less any accumulated depreciation and accumulated impairment loss, if any, and adjusted for certain re-measurements of the lease liability. The right-of-useassets is depreciated using the straight-line method from the commencement date to the end ofthe lease term. Right-of-use assets are tested for impairment whenever there is any indication that their carrying amounts may not be recoverable. Impairment loss, if any, is recognized in the statement of profit and loss. When a right-of-use asset meets the definition of investment property, it is presented in investment property.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using the interestrate implicit in the lease, if that rate can be readily determined. If that rate cannot be readily determined, the Company uses incremental borrowing rate.

The lease liability is subsequently increased by the interest cost on the lease liability and decreased by lease payment made. The carrying amount of lease liability is remeasured to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. A change in the estimate of the amount expected to be payable under a residual value guarantee,

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or as appropriate, changes in the assessment of whether a purchase or extension option is reasonably certain to be exercised or a termination option is reasonably certain not be exercised.

The Company has applied judgement to determine the lease term for some lease contracts in which it is a lessee that include renewal options. The assessment of whether the Company is reasonably certain to exercise such options impacts the lease term, which significantly affects the amount of lease liabilities and right of use assets recognised. The discounted rate is generally based on incremental borrowing rate specific to the lease being evaluated.

2.15 Borrowing Cost:

Borrowing costs include interest expense calculated using the EIR on respective financial instruments measured at amortised cost, finance charges in respect of assets acquired on finance lease and exchange differences arising from foreign currency borrowings, to the extent they are regarded as an adjustment to interest costs.

The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument to the gross carrying amount of the financial liability.

Calculation of the EIR includes all fees paid that are incremental and directly attributable to the issue of a financial liability.

While computing the capitalisation rate for funds borrowed generally, an entity should exclude borrowing costs applicable to borrowings made specifically for obtaining a qualifying asset, only until the asset is ready for its intended use or sale. Borrowing costs (related to specific borrowings) that remain outstanding after the related qualifying asset is ready for intended use or for sale would subsequently be considered as part of the general borrowing costs of the entity.

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