SHCL/CO/SS/F.1276(16)/26-27/628
Date: 04/09/2026

Corporate Relations Department
Bombay Stock Exchange Limited
25th Floor, P.J. Towers,
Dalal Street,
Mumbai-400001

Scrip Code: 511533
Subject: **35th Annual Report 2025-26 for the Financial Year ended March 31, 2026 of Sahara Housingfina Corporation Limited**

Dear Sir,

This is in furtherance to our letter dated August 12, 2026 wherein we had informed that the 35th Annual General Meeting ('AGM') of the Company will be held on **Friday, September 28, 2026 at 11:30 a.m. (IST).**

The AGM is being held via two-way Video Conference/Other Audio-Visual Means. This is in compliance with the General Circulars issued by the Ministry of Corporate Affairs dated April 08, 2020, April 13, 2020, May 05, 2020, December 28, 2022, September 25, 2023, September 19, 2024 and subsequent circulars issued in this regard, the latest being September 22, 2025.

Please find enclosed herewith the 35th Annual Report of the Company for the Financial Year 2025-26. The Annual Report is available on the website of the Company at

http://www.saharahousingfina.com/misc/SHCL_Annual%20Report_FY_25_26_Final.pdf

The Integrated Report has been sent only through electronic mode, to those Members whose e-mail addresses are registered with the Company/Registrar and Transfer Agent/Depository Participant/ Depositories. This is in compliance with the SEBI Circulars dated May 12, 2020, January 15, 2021, May 13, 2022, January 05, 2023 and October 03, 2024 and applicable Circulars issued by Ministry of Corporate Affairs in this regard from time to time.

This disclosure is being submitted pursuant to Regulation 34(1) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

This is for your information and records.

Thanking You,
Yours faithfully,
SADHAN SARKAR Digitally signed by SADHAN SARKAR Date: 2026.09.04 11:56:44 +05'30'
Sadhan Sarkar
Director
DIN: 10519231

Encl: as above

ANNUAL REPORT
2025-2026

SAHARA HOSFINAS

SAHARA HOUSINGFINA CORPORATION LIMITED

BUILDING THE DREAM FOR EVERY INDIAN

Registered & Corporate Office

46, Dr. Sundari Mohan Avenue, Kolkata - 700 014, Tel: (033) 22896708 / 22890148
Website: www.saharahousingfina.com

EASTERN REGION

Region Office - East & Branch Office – Kolkata
46, Dr. Sundari Mohan Avenue, 2nd Floor, Kolkata - 700 014
Tel : (033) 2289 6708

Branch Office – Siliguri
Ashribad Building, 1st Floor
14 B M Sarani, Mahananda Para,
P.O & P.S - Siliguri, District - Darjelling - 734001

Branch Office – Durgapur
A-210, 1st Floor, Kamdhenu Building
Multi Utility Plaza, City Centre
Durgapur - 713 216
Tel : (0343) 2543248, Fax : (0343) 2543248

Branch Office – Ranchi
Room No 107, 1st Floor, Mahalaxmi Complex
Line Trunk Road, Thana - Kotwali, Zilla-65, Ranchi - 834 001
Tel : (0651) 2207497, Fax : (0651) 2207497

WESTERN REGION

Region Office - West & Branch Office – Pune
1184/4, Shreenath Plaza, "A" Wing, Office No. 76, 3rd Floor,
Dnyaneshwar Paduka Chowk
Shivaji Nagar, Off. Fergussion College Road, Pune - 411 005
Tel : (020) 48604961

NORTHERN REGION

Region Office - North & Branch Office – Lucknow
C-6, Ground Floor, Vibhuti Khand,
Gomtinagar, Lucknow - 226010
Tel : (0522) 4303032

Branch Office – Gorakhpur
Rastriya Sahara Complex, 1st Floor
7 Park Road, University Crossing, Gorakhpur - 273 001
Tel: (0551) 2202285, Fax: (0551) 2202285

SOUTHERN REGION

Region Office - South & Branch Office – Hyderabad
Sahara Manzil, 2nd Floor, Opposite A.P. Secretariat, Saifabad, Hyderabad - 500 063
Tel: (040) 23244355, 6636 3664/3665, Fax: (040) 6636 3664

Branch Office – Vishakapatnam
Door No.: 11-223/1, Flat No.: 115 2nd Floor,
Plot No.12, S.No.1/2 Sarada Towers, Door No. 39 -1-59/1,
AXIS Bank Building, Opposite: Vaibhav Jewellers,
Main Road, Gopalapatnam, Vishakapatnam - 530 027
Adjacent to Cheenupati Petrol Bunk, Phone No: 0891-2784864

Branch Office – Vijayawada
Sarada Towers, Door No. 39 -1-59/1, Flat No. S-6 (2nd Floor)
Adjacent to Cheenupati Petrol Bunk, M.G. Road, Labbipet Vijayawada - 520 010
Tel: (0866) 2471559, Fax : (0866) 2471559

CORPORATE INFORMATION

BOARD OF DIRECTORS

Shri Madhukar
Shri Sadhan Sarkar
Shri Awdhesh Kumar Srivastava
Smt. Sudha Sarowgi

Chief Executive Officer, Company Secretary & Compliance Officer

Shri D.J. Bagchi

Chief Financial Officer

Shri Vivek Kapoor

Senior Management Personnel

Shri Anup Kumar Kirtan	Credit & Operations
Shri K.D. Bhattacharya	System & Administration
Shri Sarvesh Kumar	Regional Business Head – North & West
Shri S.C. Maitra	Regional Business Head – East
Shri R.N. Singh	Regional Business Head – South
Shri Sumit Basu	Chief Compliance Officer (as per NHB)

Statutory Auditor

M/s. B M Chaturvedi & Co.
Chartered Accountants
32, Jolly Maker Chambers II,
Nariman Point,
Mumbai - 400021

Internal Auditor

VCG & Company
1214, Chiranjiv Tower
43, Nehru Place
New Delhi – 110 019

Bankers

Union Bank of India
Indian Overseas Bank
ICICI Bank Limited

Registrar & Share Transfer Agent

MUFG Intime India Private Limited
(Formerly Link Intime India Private Limited)
Rasoi Court, 5th floor,
20, Sir R N Mukherjee Road, Kolkata- 700 001
Ph: +91 33 6906 6200
E-mail: kolkata@in.mpms.mufg.com
Contact Person: Shri Kuntal Mustafi

Address of the Stock Exchange

BSE Limited
Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai – 400 001
Company Stock Code – 511533
International Securities Identification
(ISIN) – INE – 135C01012

Debenture Trustee

Catalyst Trusteeship Limited
GDA House, Plot No.: 85,
Bhusari Colony (Right)
Paud Road, Pune - 411038

Rating Agency

Infomerics Valuation and
Rating Ltd.
Office No. 1102-1104,B Wing,
Kanakia Wallstreet,
Off. Andheri Kurla Road,
Andheri (East), Mumbai -400093

Registered & Corporate office

CIN : L18100WB1991PLC099782
46, Dr. Sundari Mohan Avenue,
Kolkata - 700 014
Tel: +91 33 22896708, Fax: +91 33 22896708
Visit us at: www.saharahousingfina.com,
Email: info.saharahousingfina@shfcl.co.in/
info.saharahousingfina@gmail.com

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PROFILE OF DIRECTORS & KEY MANAGERIAL PERSONNEL

DIRECTORS PROFILE

- **Shri Madhukar (DIN: 00558818)**
  Non Executive Independent Director

Shri Madhukar was Chairman & Managing Director of United Bank of India, Govt. of India Undertaking from 1967 to 2004 and also served as Whole Time Member, Securities & Exchange Board of India (SEBI) from 2004 to 2006.

Shri Madhukar holds Master of Arts in Economics and Bachelor of Laws (LLB) and has also done Project Management, Human Resource Development (HRD) from Indian Institute of Management, Ahmadabad, Indian Institute of Management, Kolkata and International Management Institute, New Delhi.

He was on the Board of companies like Bharat Heavy Electricals Limited (BHEL) from July 2006 to July 2009, Kribhco Shyam Fertilizer Ltd from Sept. 2007 to Nov 2009, Rajasthan Infrastructure Development Company (RIDCO), Government of Rajasthan Undertaking from 2008 etc. He has substantial experience in finance, policy, administration and view point on the working governance of institutions both with government and the private sector.

- **Shri Awdhesh Kumar Srivastava (DIN: 02323304)**
  Non Executive Non Independent Director

Shri Awdhesh Kumar Srivastava holds a Master in Arts and Bachelor's Degree in Law. He has been part of the Sahara India Pariwar and has more than 36 years of experience with the Group. He is on the board of various listed /unlisted companies of the group and has vast and rich experience in management of companies.

- **Shri Sadhan Sarkar (DIN: 10519231)**
  Non Executive Independent Director

Shri Sadhan Sarkar has more than 26 years of experience. Shri Sadhan Sarkar retired as Senior Manager-Financial Accounting from United Spirits in Dec 2017 (a group company of DIAGEO India) and served at various locations i.e., Kolkata, Bihar, Assam, Orissa and Nepal.

He has also worked as Consultant-Finance with M/s Global Force Management Services Pvt. Ltd with a company having turnover Rs 200 Cr, M/s Ashok Steel Nepal, Bharat Cement, Purulia and has also worked as a freelance as expert consultant in Finance & Accounts with M/s Insite Alfa R & Solutions Pvt. Ltd, Delhi.

Shri Sadhan Sarkar has completed Graduation in Commerce, Post Graduate Diploma in Management in Finance from IIMM Pune and Data Base Management System.

He is expertise in managing cash flow, working capital, financial planning, budgetary control, risk management, Compliance and has vast experience in handling various litigation, liasoning with Govt. Officials.

At present he is not holding any directorship position in any of the listed and unlisted company.

- **Ms. Sudha Sarowgi (DIN: 10747395)**
  Non Executive Independent Director

Ms. Sudha Sarowgi is Graduate from Calcutta University. She has diverse experience and expertise in the financial planning, tax and general administration. She has experience in financial interpretation and analysis of accounts of various businesses.

Ms. Sudha Sarowgi also gives guidance to the business houses in Investment, Insurance, Mutual Funds, Gold bonds (MCX), helps people in financial planning as Financial Consultant.

PROFILE OF DIRECTORS & KEY MANAGERIAL PERSONNEL

Ms. Sudha Sarowgi actively participates in the social and economic welfare activities i.e. she is involved in the field of child health & education and also in woman's education, health and empowerment of the society. She is involved in various corporate events organized for Child and Woman welfare.

At present she is not holding any directorship position in any of the listed and unlisted company.

- **Shri D J Bagchi**

Shri D J Bagchi, age 63 years, is a Fellow member of the Institute of Company Secretaries of India (ICSI) and a LLB, having more than 36 years experience in the Mortgage Finance Industry. He is presently the Chief Executive Officer & Company Secretary of the Company, possessing business expertise and professional knowledge in the respective fields.

He is not interested as a director or partner in any other group entity.

- **Shri Vivek Kapoor**

Shri Vivek Kapoor, age 57 years, holds Bachelor's degree in Commerce from Calcutta University and has experience of over 34 years in managing accounts, finance, and administration. In his capacity as Corporate Manager - Finance & Corporate Affairs of the Company he has managed the Finance and Accounts department of the Company for a period exceeding 20 years and also looks after the regulatory compliance function as per RBI/NHB rules and regulations. He was designated as the Chief Financial Officer of the Company, as defined in Section 2(19) of the Companies Act, 2013, with effect from May 29, 2014.

He is not interested as a director or partner in any other group entity.

DIRECTORS' REPORT

Dear Members,

The Board of Directors of Sahara Housingfina Corporation Limited ("the Company" or "SHCL") is pleased to present the 35th Annual Report for the financial year ended March 31, 2026 ("financial year under review"). Director's Report provides an overview of the company's performance, governance practices, and strategic initiatives undertaken during the financial year, in line with the requirements of the Companies Act, 2013 and applicable RBI/NHB regulations.

The Company has continued to pursue its mission of enabling housing finance, with emphasis on prudent risk management, customer-centric policies, and compliance with regulatory standards. The Directors' Report outlines key developments in operations, financial results, corporate governance, and future outlook, reflecting the company's commitment to transparency and accountability.

❑ Financial Summary

The Company's financial performance for the financial year ended March 31, 2026 as compared to the previous financial year ended March 31, 2025 is summarised below;

(₹ in Lakhs**)**

Particulars	2025-26	2024-25
Gross Income	716.83	862.84
Less:		
– Interest	162.10	266.83
– Overheads	481.10	477.54
– Depreciation	33.91	38.44
Profit Before Tax (PBT)	39.72	80.03
Provision for Taxation		
– Current Tax	8.18	11.52
– Deferred Tax	(1.91)	5.68
– Income Tax related to earlier years	(0.94)	(2.01)
Profit After Tax (PAT)	34.39	64.84
Add: Profit carried from earlier years	2678.34	2626.47
Profit available for appropriations	2712.73	2691.31
Appropriations		
Transfer to Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961 read with Section 29C of the National Housing Bank Act, 1987	6.88	12.97
Balance carried to Balance Sheet	**2705.85**	**2678.34**
Total	**2705.85**	**2678.34**

❑ Business Overview

Some of the key highlights of your company's performance during the year under review;

(a) Gross Income

The Gross Income for the year under review was ₹ 716.83 Lakh as against the previous financial year's income of ₹ 862.84 Lakh.

(b) Profit (PBT & PAT) & Income

Your Company's Profit Before Tax (PBT) for the current financial year is ₹39.72 Lakhs as compared to ₹80.03 Lakh in the previous financial year and the Profit After Tax (PAT) for the current financial year is ₹34.39 Lakhs as against ₹64.84 Lakh in the previous year.

(c) Net Owned Fund (NOF) & Assets under Management (AUM)

⇨ Shareholder's Equity (Net Owned Fund) as on March 31, 2026 was ₹ 5281.05 Lakhs as against ₹ 5238.68 Lakhs in the previous year.

⇨ The Total Assets under Management of the Company as on March 31, 2026 was ₹ 6139.68Lakhs as against ₹ 6808.82 Lakhs in the previous year.

(d) Transfer to Special Reserve

During the year under review, your company transferred ₹ 6.88 Lakhs to the Statutory Reserve under Section 36(1)(viii) of the Income Tax Act, 1961 read with Section 29C of the NHB Act, 1987.

Deferred Tax Liability on the Special Reserve for the year under review has been created in accordance with Clause 211 of Chapter XI of the Reserve Bank of India [Housing Finance Companies] Directions 2025.

(e) Earnings Per Share (EPS)

The Earnings Per Share (EPS) as on March 31, 2026 was ₹ 0.49 as against ₹ 0.93 as on March 31, 2025.

(f) Share Capital

The paid-up equity share capital as on March 31, 2026 was ₹ 7.00 Crores, divided into 7,000,000 equity share of face value of ₹10 each.

i. Issue of Equity Shares with differential Rights/ Buy Back

The Company neither issued equity shares with differential rights during the financial year 2025-26 nor bought back any of its shares during the year under review.

ii. Issue of Sweat Equity Shares

The Company did not issue any sweat equity shares during the financial year 2025-26.

iii. Issue of Employee Stock Options

The Company did not issue any stock options during the financial year 2025-26.

iv. Provision by company for purchase of its own shares by employees or by trustees for the benefit of employees

The Company does not have a scheme for purchase of its own shares by employees or by any Trustee for the benefit of employees.

(g) Subordinated Debt

Your Company did not raise any fresh money through subordinated debt during the year under review.

(h) Issue of (Unlisted) Secured Non Convertible Debenture (NCD)

Your company did not raise any fresh money through any kind of Unlisted Non Convertible Debenture (NCD) during the year under review.

As on March 31, 2026, your Company's outstanding in Secured Unlisted NCD (long-time borrowing) was ₹12 Cr. Your company has timely paid the partial redemption of 30% of issued Secured (Unlisted) NCD of ₹ 30 Cr i.e. ₹ 9 Cr. on March 31, 2025 and ₹ 9 Cr. on March 31, 2026 respectively as per the Terms & Condition of Information Memorandum (IM) along with and interest thereon.

Infomerics Valuation and Rating Ltd. has given credit rating of IVR B+/ Negative (IVR B plus with Negative Outlook)

(i) Material Changes & Commitments occurring after the end of Financial Year

No material changes and/or commitments affecting the financial position of the Company occurred between the end of the financial year to which the attached financial statements relate to and upto the date of this report.

(j) Capital Adequacy

As per the Clause 20 of Chapter III of the Reserve Bank of India [Housing Finance Companies] Directions 2025, every Housing Finance Company (HFC) shall maintain a minimum Capital Adequacy Ratio (CAR) of 15 per cent as on March 31, 2022 & thereafter. The Capital Adequacy Ratio of your Company as on March 31 of Year 2026, 2025 and 2024 is set out in the table below:

Particulars	As on March 31		
	2026	2025	2024
Capital Adequacy Ratio (%)	136.01	127.87	110.84

(k) Investment in Subsidiaries, Associates and Joint Ventures

Your Company does not have any subsidiary nor has it made any investment in associates or joint

ventures. Consequently, the disclosure requirement as stipulated in terms of sub-section (3) of Section 129 of the Companies Act, 2013, read with rule (5) of the Companies (Accounts) Rules, 2014, is not applicable.

(l) Lending Performance

During the year under review, the Company disbursed loans aggregating to ₹ 732.97 lakhs as against ₹ 979.51 lakhs in the previous year. The overall outstanding loan portfolio as at March 31, 2026 stood at ₹ 6139.68 lakhs as against ₹ 6808.82 lakhs in the previous year March 31, 2025.

The Cumulative Log-in, Sanction and Disbursement as on March 31, 2026 and 2025 are as under;

Particulars	No. of Accounts		Amount (₹ in Lakhs)	
	2025-26	2024-25	2025-26	2024-25
Cumulative Log-in	6749	6734	76686.27	75762.27
Cumulative Sanction	4522	4518	51083.42	50514.92
Cumulative Disbursement	4379	4363	50850.96	50117.99

(m) Fresh Loans

The year-wise sanction and disbursement details for the previous five years are as under;

(₹ In Lakhs)

Particulars	31.03.26	31.03.25	31.03.24	31.03.23	31.03.22
Sanction	843.75	1018.75	1771.50	1488.85	1085.76
Disbursement	732.97	979.50	1384.75	1596.19	1015.49

The Company continues to serve from four regions, East (Kolkata), North (Lucknow), South (Hyderabad) and West (Pune) and ten branches located at Kolkata, Siliguri, Ranchi, Durgapur, Lucknow, Gorakhpur, Pune, Hyderabad, Vijayawada and Visakhapatnam.

(n) Non-Performing Assets and Provisions for Contingency

Your Company strictly adheres to the prudential guidelines for Non-Performing Assets (NPAs) issued by the Reserve Bank of India [Housing Finance Companies] Directions 2025, as amended from time to time. As per the prudential norms, the Company did not recognize any income on such NPAs. The Company has made appropriate provision for contingencies on standard as well as non-performing housing loansand other loans as per the norms set by RBI.

The amount of Gross Non-Performing Assets (GNPA) on the Housing Loan portfolio as on March 31, 2026 was ₹ 542.24 lakhs against ₹ 520.90 lakhs as at March 31, 2025. The Executive Management is taking necessary steps to contain the same within limit.

(o) Dividend

The Board of Director's felt it prudent to retain the earnings for the year under review to be ploughed back in the lending business which shall result in augmenting the Company's growth and consequently shareholder's wealth.

(p) Deposits

Your Company has been granted certificate of registration by National Housing Bank, New Delhi as a **non-deposit taking Housing Finance Company.** In accordance with the said stipulations, the Company under the current management has neither accepted in the past nor has any future plans to accept any public deposits, by whatever name called. There are no unclaimed deposits as on March 31, 2026.

(q) Particulars of Loans Guarantees or Investments

Since the company is a Housing Finance Company, the disclosure regarding particulars of loans given, guarantees given and security provided is exempt under the provision of Section 186(11) of the Companies Act, 2013.

As regards investments, there are no investments made by the Company for the year ended March 31, 2026 except short term investment in Fixed Deposit with a Nationalised Bank.

(r) Regulatory and Statutory Compliances:

The Company is regulated by the statutory regulators including but not limited to the Ministry of Corporate Affairs, Reserve Bank of India, National Housing Bank, Stock Exchanges and Securities and Exchange

All the relevant circulars, notifications, guidelines and directions issued by the aforesaid statutory regulators were duly placed before the Board of Directors at regular intervals to update the Board members on compliance of the same.

Your Company has adhered to all the applicable circulars, notifications, and guidelines issued from time to time. Your Company is also in compliance with the applicable provisions of the Companies Act, 2013 and rules made thereunder including Secretarial Standards and other applicable statutory requirements

(s) Master Direction–Reserve Bank of India (Housing Finance Companies) Directions, 2025

This Report has been prepared in accordance with the provisions of the Companies Act, 2013 and the regulatory framework prescribed under the Master Direction–Reserve Bank of India (Housing Finance Companies) Directions, 2025and as updated from time to time.

The Directions provide a consolidated set of prudential norms and governance standards for Housing Finance Companies, covering areas such as Principal Business Criteria, capital adequacy, asset classification, provisioning, and fair lending practices. In line with these requirements, the Company has ensured strict compliance, thereby reinforcing its commitment to transparency, accountability, and sustainable growth.

This Report outlines the Company's operational and financial performance, governance practices, and strategic initiatives undertaken during the year, while affirming adherence to the regulatory expectations set forth by the Reserve Bank of India. The Board remains committed to upholding these standards to safeguard stakeholder interests and strengthen the Company's position in the housing finance sector.

(t) Regulations Issued by Securities And Exchange Board of India (SEBI):

Your company is in compliance with the applicable circular, notifications and regulations issued by SEBI from time to time including but not limited to SEBI (Issue and Listing of Non-Convertible Securities) Regulations, 2021, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time as on the date of this report.

(u) Compliance with Principal Business Criteria

Your Company is adhering to Principal Business Criteria for HFCs as specified under Master Directions–Reserve Bank of India (Housing Finance Companies) Directions, 2025 and as updated from time to time.

(v) Other Regulatory Compliance

The Company has also been following directions, guidelines, circulars issued by SEBI, Stock Exchange (BSE) and MCA from time to time pertaining to listed companies.

In order to prevent frauds in loan cases involving multiple lending from different banks/housing finance companies, the Government of India has set up the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) under Section 20 of the SARFAESI Act 2002 to have a central database of all mortgages created by lending institutions. Your Company is registered with CERSAI and the data in respect thereto is being submitted, from time to time.

⇨ Directors and Key Managerial Personnel

In accordance with the provisions of Section 152 of the Companies Act, 2013 and the Articles of Association of the Company, Shri Awdhesh Kumar Srivastava, (DIN: 02323304) (Non-Executive & Non-Independent) Director of your Company retires by rotation and is eligible for reappointment at the ensuing Annual General Meeting.

Brief resume of the Directors, proposed to be appointed/re-appointed, nature of their expertise in specific functional areas and name(s) of other companies in which they hold Directorships along with their Membership/Chairmanship of Committees of the Board as stipulated under Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirement) Regulation 2015 shall be furnished in the Annexures to the Notice of the Thirty-fifth Annual General Meeting of the Company that will be sent to the members along with the Annual Report.

Based on the confirmations received, none of the Directors are disqualified for being appointed / reappointed as Directors in terms of Section 164 the Companies Act, 2013.

During the year under review, no stock options were issued to the Directors of the Company.

All Independent Directors have given declarations that they meet the criteria of independence, as laid down under Section 149(6) of the Companies Act, 2013 and the provisions of Regulation 16(1)(b) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

Shri D J Bagchi, CEO & Company Secretary, continue to serve your company also as "Manager" under Section 196,197,198, and as a Key Managerial Personnel under Section 203 of the Companies Act, 2013 and rules made there under.

Shri Vivek Kapoor continues to serve your company as Chief Financial Officer (CFO) and a Key Managerial Personnel under Section 203 of the Companies Act, 2013.

a) Fit and Proper Declarations given by the Directors

Pursuant to the 'Fit and Proper' Policy adopted by the Company in terms of Chapter IX – Corporate Governance of Master Direction – Reserve Bank of India (Housing Finance Companies) Directions, 2025 the above new set of Master Directions include several sub-directions to regulate all imperative activities/operations of HFCs, one being on governance under "Reserve Bank of India (Non-Banking Financial Companies – Governance) Directions" (notified vide circular no. DOR.GOV.REC.No.263/18-10-013/2025-26 dated 28/11/2025), the Company has received the requisite declarations and undertaking from all Directors of the Company.

b) Declarations by Independent Directors

All the Independent Directors have submitted the declaration of independence, as required pursuant to provisions of the Section 149(7) of the Act, stating that they meet the criteria of independence as provided in Section 149(6) of the Act and Regulation 16(1)(b) of the Listing Regulation and are not disqualified from continuing as Independent Directors of the Company. Further, the Independent Directors have confirmed their registration/exemption on/from Independent Directors Databank. These declarations/confirmations have been placed before the Board

➪ **Board Meetings**

The Board during the relevant financial year had met four times on May 28, 2025, August 13, 2025, November 14, 2025 and February 13, 2026 respectively.

➪ **Debenture Trustees:**

Catalyst Trusteeship Limited having its registered office at Unit No.: 901, 9th Floor,Tower-B, Peninsula Business Park Senapati Bapat Marg, Lower Parel (W) Mumbai – 400013

➪ **Registrar and Share Transfer Agent:**

MUFG Intime India Private Limited having its registered office at 247 Park, C 101, 1st Floor, L B S Marg, Vikhroli (West), Mumbai, Maharashtra – 400083 is the Registrar and Share Transfer Agent of the Company.

➪ **Auditors**

M/s. B M Chaturvedi & Co. Chartered Accountant (Firm Registration No: 114317W) were appointed as Statutory Auditor of the Company to hold the office with effect from the conclusion of 31st Annual General Meeting (AGM) held on 28th September 2022 for a period of 5 years till the conclusion of 36th Annual General Meeting (AGM). The appointment is in compliance with the notification issued by Reserve Bank of India (RBI) dated April 27, 2021 on Guidelines for appointment of Statutory Central Auditors (SCAs)/Statutory Auditors(SAs) of Commercial Banks (excluding RRBs), UCBs and NBFCs (including HFCs) (RBI Guidelines).

The Company is in compliance with Chapter-VII of Master Direction on Reserve Bank of India (Housing Finance Companies) Directions, 2025 on Rotation of the partners of the Statutory Auditors Firm.

Notes to Accounts and Auditors Report

The Statutory Auditors have not made any adverse comments or given any qualification, reservation, or adverse remarks ordisclaimer in their Audit Report on the financial statements of the Company for the Financial Year 2025-2026. Also, the Statutory Auditors have not reported any instances of fraud in the

Company committed by officers or employees of the Company to the Audit Committee under Section 143(12) of the Companies Act, 2013.

⇨ Secretarial Audit Report

In accordance with Section 204 of the Companies Act, 2013 and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules 2014 and Regulation 24(A) of SEBI (LODR), Regulations 2015, Shri P V Subramanian, Practicing Company Secretaries, was appointed at the last Annual General Meeting as Secretarial Auditor of the Company to conduct the Secretarial Audit for 5 (five) consecutive financial years commencing from April 01, 2025 to until March 31, 2030. The Secretarial Audit Report for the Financial Year ended March 31, 2026 is annexed as **"Annexure–2"** to this report. The observations made by Secretarial Auditor in his report are self-explanatory and, therefore do not call any further comments by the Board.

⇨ Directors' Responsibility Statement pursuant to Section 134(5) of The Companies Act, 2013

Your Directors would like to inform that the audited accounts for the year ended March 31, 2026 are in conformity with the requirements of the Companies Act, 2013 and they believe that the financial statements reflect fairly the form and substance of transactions carried out during the year and reasonably present the Company's financial condition and results of operations.

These Financial Statements are audited by M/s. B M Chaturvedi & Co., Chartered Accountants the Statutory Auditors of the Company and pursuant to the provisions of Section 134(5) of the Companies Act, 2013, it is hereby confirmed that;

a. that in the preparation of the annual accounts, the applicable accounting standards have been followed and there were no material departures;

b. that appropriate accounting policies have been selected and applied consistently, and Directors have made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2026, and of the profit of the Company for that year;

c. that proper and sufficient care has been taken for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d. that the annual accounts have been prepared on a 'going concern' basis;

e. that proper systems to ensure compliance with the provisions of all applicable laws were in place and were adequate and operating effectively; and

f. that internal financial controls to be followed by the Company have been laid down and that such internal financial controls are adequate and operating effectively.

Disclosure under Sub-Section (3) of Section 134 of Companies Act, 2013, Read with Rule 8(3) of the Companies (Accounts) Rules, 2014

Your Company is not engaged in any manufacturing activity and thus its operations are not energy intensive and the particulars relating to conservation of energy and technology absorption as per Section 134(3) of the Companies Act, 2013, read with Rule 8(3) of the Companies (Accounts) Rules, 2014, are not applicable. There has been no foreign exchange earnings and outgo during the year under review.

⇨ Employee Remuneration

The ratio of the remuneration of each Director to the median employees remuneration and other particulars or details of employees pursuant to Section 197(12) of the Companies Act, 2013 along with the names of top 10 employees in terms of remuneration drawn read with Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 as amended are attached to this Report as **"Annexure – 1"**.

⇨ Maintenance of Cost Records

The maintenance of cost records has not been specified by the Central Government under section 148(1) of the Act for the business activities carried out by the Company. Accordingly, paragraph 3(vi) of the Order is not applicable to the Company at present.

⇨ Prevention of Sexual harassment at Work Place

The Company has Zero tolerance towards any action

on the part of any executive/staff which may fall under the ambit of 'Sexual Harassment' at workplace, and is fully committed to uphold and maintain the dignity of every women executive/staff working in the company. The following is a summary of Sexual Harassment complaints received and disposed of during the financial year 2025-26;

No. of complaints received: Nil

No. of complaints disposed of: Nil

No. of Cases Pending for more than 90 days: Nil

➪ **Compliance with the Maternity Benefit Act, 1961**

The Company has complied with the provisions of the Maternity Benefit Act, 1961, including all applicable amendments and rules framed thereunder.

All eligible women employees are provided with maternity benefits as prescribed under the Maternity Benefit Act, 1961, including paid maternity leave, nursing breaks and protection from dismissal during maternity leave.

➪ **Corporate Governance & Management Discussion and Analysis**

Pursuant to Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, a separate section titled Report on Corporate Governance and Management Discussion and Analysis forms part of this Annual Report. The Report on Corporate Governance also includes certain disclosures that are required, as per Companies Act, 2013.

The certificate furnished by Shri P V Subramanian, Practicing Company Secretary, ACS No.4585 (CP: 2077) with regards to compliance with the conditions of Corporate Governance as stipulated in Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 forms part of this Annual Report.

➪ **Internal Control**

The Company has an adequate internal audit system in place whereby the Internal Audit is conducted by the Internal Auditor and reports are submitted on a periodic basis. The audit function maintains its independence and objectivity while carrying out its assignments. It evaluates on a continuous basis the adequacy and effectiveness of internal control mechanism, adherence to policies, procedures as well as regulatory and legal requirements. The function also recommends improvement in operational processes and suggests streamlining of controls against various risks. The Audit Committee of the Board reviews the internal audit function on a continuous basis.

➪ **Significant/Material Orders Passed by the Regulator or Court or Tribunals**

There were no significant / material orders passed by any Regulator or Court or Tribunal which would impact the going concern status of the Company and its future operations.

There are no proceedings, either filed by the Company or filed against the Company, pending under the Insolvency and Bankruptcy Code, 2016 as amended, before the National Company Law Tribunal or other Courts as at the end of the Financial Year 2025-26.

➪ **Change in the Nature of Business**

In the financial year under review, there was no change in the nature of the business of the Company.

➪ **Nomination (Including Boards Diversity) Remuneration & Evaluation Policy**

The Policy on Nomination and Remuneration of Directors/ KMP/ Senior Management has been formulated by the Nomination and Remuneration Committee (NRC) and same has been approved by the Board of Directors of the Company. The said policy is for determining qualifications, positive attributes, and independence of a Director, KMP, and Senior Management.

Salient features of the said policy are as follows;

a. Appointment and Removal of Directors, KMP, and Senior Management;

b. Evaluation/ Assessment of Directors/ KMP/ Senior Management;

c. Remuneration to Non-Executive Directors and Executive Directors; and

d. Remuneration to the Key Managerial Personnel and Senior Management

➪ **Related Party Transaction Policy & Transactions**

In accordance with the provisions of Section 188 of

the Companies Act, 2013 and rules made thereunder; the transactions entered with related parties during the financial year were in the ordinary course of business and on an arm's length pricing basis, the details of which are included in the notes forming part of the Financial Statements. Further, during the financial year under review, the Company had not entered into transactions with related parties, which could be considered to be 'material' in accordance with the Related Party Transaction Policy of the Company and therefore, the disclosure of Related Party Transactions as required under Clause (h) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014, Form AOC-2 is not applicable to the Company for financial year 2025-26 and hence the same is not provided.

The Related Party Policy is available on the website of the Company at the URL http://www. sahara housingfina.com/misc/SHCL_RPT_Policy_ Reviewed_13-Aug-2025.pdf

Evaluation of Performance of Board, its Committees, and Individual Directors;

In terms of the provisions of the Companies Act, 2013, the Board at its meeting held on February 13, 2026, carried out an annual evaluation on the performance of the Board, that of its committee(s) and individual Directors and expressed its satisfaction as to their performance for the Financial Year 2025-26.

The performance of the committee i.e. Audit Committee, Nomination & Remuneration Committee, Risk Management Committee and Stakeholders Relationship Committee was also evaluated on the basis of its composition, effectiveness in carrying out its mandate, relevance of its recommendations, and allocation of adequate time to fulfil its mandate.

The performance evaluation of the Non-Independent Director and Board Committees and the Board as a whole was also carried out by the Independent Directors at their separate meeting held on February 13, 2026.

The details of evaluation process as carried out and the evaluation criteria and framework have been explained in the Corporate Governance Report, forming part of this Annual Report.

Insurance of Company's Property

Your Company has insured its various properties and facilities against the risk of fire, theft, etc., so that financials are not impacted in the unfortunate event of such incidents. However, your Company does not offer at present Directors and Officers Liability Insurance Policy.

Risk Management Policy & Asset Liability Management Committee (ALCO)

The company has in place Asset Liability Committee (ALCO) which monitors and on an ongoing basis, liquidity, interest rate and funding risks to which the Company is susceptible. Liquidity risk is caused by an asset-liability mismatch resulting from a difference in the maturity profile of the assets and liabilities. Unexpected increases in the cost of funding an asset portfolio, at the appropriate maturity, and the risk of being unable to liquidate a position in a timely manner at a reasonable price, are some of the triggers of this risk.

The liquidity risk among housing finance companies stems from the fact that the assets generated by housing finance companies have an average tenure of 10-12 years, while the liabilities have seven to ten years. The Company actively monitors its liquidity position to ensure that it can meet all requirements of its borrowers, while also meeting the requirements of its lenders, and also strengthen its ability to consider investment opportunities as they arise. The Asset Liability Management Committee ("ALCO"), comprising Senior Management Team who lays down policies and quantitative limits which the Audit Committee and the Board are periodically apprised in this regard.

Corporate Social Responsibility Policy

Pursuant to the provisions of section 135 and schedule VII of the Companies Act, 2013, at present the CSR provisions are not applicable to the Company.

⇨ **Codes, Standards and Policies**

(a) Know Your Customer & Anti-Money Laundering Measures

Your Company has a Board approved Know Your Customer & Anti Money Laundering Measure Policy (KYC & AML Policy) in place, which is strictly adhered to. The said Policy is in line with

the Master Direction-Reserve Bank of India (Non-Banking Financial Companies – Know Your Customer) Directions, 2025" read with "Reserve Bank of India (Housing Finance Companies) Directions, 2025.

The Company has also adhered to the compliance requirement in terms of the said policy relating to the monitoring and reporting of cash / suspicious transactions. The Company is committed to furnish to Financial Intelligence Unit (FIU), India, in the electronic medium, information of all cash transactions of the value of more than Rupees ten lakh or its equivalent in foreign currency and suspicious transactions, whether or not made in cash, in terms of the said Policy.

The said policy is available on the website of the Company at the URLhttp://www. saharahousingfina.com/misc/7_SHCL_RBI_KYC_29052026.pdf

(b) Fair Practice Code

Your Company has in place a Fair Practice Code (FPC), which includes guidelines on appropriate staff conduct when dealing with the customers and on the organisations policies vis-à-vis client protection. The FPC is being revised and updated to align the same with the improved practices in relation to the dealings of the Company with its customers, and as the Master Direction – "Reserve Bank of India (Housing Finance Companies) Directions, 2025.

The said policy is available in various languages on the website of the Company at the URLhttp://www.saharahousingfina.com/misc/3_SHCL_FPC_Policy_29-May-2026.pdf

(**a) Whistle Blower Policy (Vigil Mechanism)**

Pursuant to the provisions of Section 177(9) & (10) of the Companies Act, 2013 read with Rule 7 of Companies (Meetings of Board and its Powers) Rules, 2014 and Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, your Company has in place a Whistle Blower Policy, which provides for a vigil mechanism that encourages and supports its Directors and employees to report instances of illegal activities, unethical behaviour, actual or suspected, fraud or violation of the Company's Code of Conduct or Ethics Policy. It also provides for adequate safeguards against victimisation of persons who use this mechanism and direct access to the Chairman of the Audit Committee in exceptional cases.

The said policy is available on the website of the Company at the URL http://www. sahara housingfina.com/misc/ SHCL_Whistle_ Blower_ Policy.pdf

(b) Code of Conduct for Board of Directors and the Senior Management Personnel

Your Company has in place Code of Conduct for the Board of Directors and the Senior Management Personnel to set forth the guiding principles on which the Company and its Board and Senior Management Personnel shall operate and conduct themselves with stakeholders, government and regulatory agencies, media and anyone else with whom it is connected in a professional and respectful manner.

The declaration by the CEO of the Company regarding compliance with the Code of Conduct for Board Members and Senior Management is annexed with the Corporate Governance report.

The said policy is available on website of the Company at the URLhttp://www. saharahousingfina.com/misc/SHCL_Whistle_Blower_Policy-28-07-2020.pdf

(c) Code for Prevention of Insider Trading Practices

Your Company has formulated and adopted a Code for Prevention of Insider Trading Practices in accordance with the model code of conduct as prescribed under the SEBI (Prohibition of Insider Trading) Regulations, 2015. The code lays down guidelines, which includes procedures to be followed and disclosures to be made while dealing in the shares of the Company. The code is applicable to the promoters, directors, senior designated employees and the said persons are restricted from dealing in the securities of the Company during the restricted trading periods notified by the Company.

(d) Policy in Disclosure of Material Events and Information

Your Company has formulated and adopted the policy on disclosure of material events and information, in accordance with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, to determine the events and information which are material in nature and are required to be disclosed to the stock exchanges.

The said policy is available on website of the Company at the URLhttp://www.saharahousingfina.com/misc/SHCL_Material_Event_Policy_Revised_29-May-2026.pdf

(e) Policy on Preservation of Documents and Records

Your Company has formulated and adopted the policy on documents and records in accordance with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. The policy ensures that the company complies with the applicable documents retention laws, preservations of various statutory documents and also lays down minimum retention period for the documents and records in respect of which no retention period has been specified by any laws / rule / regulations.

(f) Other Policies as Per RBI/NHB Rules/ Guidelines

Your Company has formulated and adopted the policies on Partial / Part-Prepayments, Foreclosure / Pre-closure of loan prior to actual / agreed date of closure, Code of Conduct for Direct Selling Agents, Guidelines for Recovery Agents, Policy on Refunds of Fees (AF/PF), etc in order to upgrade the procedures of collecting the information from the prospective borrowers and to ensure fair practices in dealing with the borrowers.

➪ **Listing of Shares of the Company**

The Equity Shares of your Company continue to remain listed (Group-X) on the BSE Ltd. The Company has paid the listing fees as payable to the BSE Ltd. for the financial year 2025-26.

➪ **Technology Updation**

The up-gradation and development of the in-house system software, commensurate to the modest scale, volume and complexity of the company and in accordance to directions of the regulator, is in continued progress. During the year, the Loan Operating System (LOS) comprising of the Loan Application, CAM Sheet, Sanction Letter and Disbursement Memo etc. have been commissioned and remains under close observation of the in-house team, who are involved in its further strengthening, so as to make it more dynamic and user friendly. The company expects that along-side the commissioning of the LOS, and pursuant to successful commissioning of the Loan Management System LMS) in the near future, the entire facet of the business i.e. Operations, Credit, Finance & Accounts, Regulatory Report and Returns, MIS etc. shall be highly automized and system driven with greater efficiency, checks, balance and alerts.

➪ **Depository System**

The Company has entered into an agreement with CDSL/NSDL for transaction of shares in dematerialized form.As on March 31, 2026, only 2.94 per cent of the Company's paid up Share Capital consisting of 2,05,580 shares were held in physical form. As per the Securities and Exchange Board of India's (SEBI) instructions, the Company's shares have to be transacted in dematerialised form and therefore, members are requested to convert their holdings to dematerialised form.

➪ **Human Resources and Training**

Your Company believes that work is created when employee relate themselves to the goal of the organisation, feels connected to their leaders and have a sense of belonging. Your Company's focus is to stay strong on providing our employee a work environment that welcomes diversity, nurtures positive relationships, provides challenging work assignments and provides opportunities based on the merit of employee to grow and build their careers with us in line with their aspirations.

As on March 31, 2026, the employee strength of the Company was 25 employees.

⇨ Go Green Initiatives

Like previous year, the go green initiative to send annual report in electronic format to the shareholders who have registered their e-mail ID with their Depository Participant, shall be continued. The shareholders who have not yet registered their e-mail ID are requested to do so to enable the Company to effectively comply with this initiative.

⇨ Annual Return

Pursuant to Section 92(3) read and Section 134(3)(a) of the Companies Act, 2013, the Annual Return filed with MCA as at March 31, 2025, is available on the website of the Company at the link: http://www.saharahousingfina.com/misc/AC0307640-Signed-All.pdf

⇨ Acknowledgements

Your Board of Directors would like to place on record their sincere gratitude to the Reserve Bank of India (RBI), National Housing Bank (NHB), Registrar of Companies (RoC), Securities and Exchange Board of India (SEBI), Ministry of Corporate Affairs, all associated Bankers to the Company, Central & State Government Departments, Tax Authorities, Debenture Trustees, Debenture holders, Channel Partners, Registrars, other stakeholders, customers and all other business associates for their continued support during the year under review. The Directors would also like to thank the BSE Limited, National Stock Exchange of India Limited, National Securities Depository Limited, Central Depository Services (India) Limited, MUFG Intime India Private Limited and the associated Credit Rating Agency for their support & co-operation.

Your directors place on records their appreciation for the exemplary contribution made by the employees of the Company at all levels. Their dedicated efforts and enthusiasm have been pivotal to the Company's growth.

For and on behalf of the Board of Directors

(Sadhan Sarkar)	**(A K Srivastava)**
Director	*Director*
DIN: 10519231	*DIN: 02323304*

Kolkata
August 12, 2026

Annexure – 1

TO THE DIRECTORS' REPORT

Sl. No.	Requirements	Disclosure
I	The ratio of the remuneration of each director to the median remuneration of the employees for the financial year 2025-26.	The Directors are not paid any remuneration apart from the 'Sitting Fees'. Hence, no disclosure is applicable.
II	The percentage increase in remuneration of each Director, Chief Executive Officer & Company Secretary and Chief Financial Officer in the financial year.	There was no increase in the remuneration of CEO/CFO in the financial year 2025-26. The Directors are not paid any remuneration apart from the 'Sitting Fees'.
III	The percentage increase in the median remuneration of employees in the financial year.	There was no increase in the median remuneration of employees in the financial year 2025-26.
IV	The number of permanent employees on the rolls of the Company.	There were 25 permanent employees on the rolls of the Company, as on March 31, 2026.
V	Average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration.	Not Applicable as there was no increase in remuneration in the financial year 2025-26. (Save and except inflation adjustment)
VI	Affirmation that the remuneration is as per the remuneration policy of the Company.	It is hereby affirmed that the remuneration is as per the Remuneration Policy of the Company.

Particulars of Top Ten Employees for the year ended on March 31, 2026

Particulars of employees pursuant to section 134(3)(q) of the Companies Act, 2013 Read with rule 5(2) & 5(3) of the companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

Name	Age (Yrs)	No. of Share Held	Designation	Remuneration (₹)	Qualification	Experience (years)	Date of Commencement of Employment	Previous Employment
Shri D.J. Bagchi	63	-	Chief Executive Officer & Company Secretary	54,59,325	F.C.S. & LLB	36	16.02.2004	Dewan Housing Finance Corporation Ltd.
Shri Vivek Kapoor	57	-	Chief Financial Officer	19,41,219	Graduate	34	12.08.2003	Ganpati Projects Limited
Shri Anup Kirtan	57	-	Deputy Chief Manager	1,813,419	I.C.W.A.	26	07.07.2003	Lovelock & Lewes Services (P) Ltd.
Shri Sarvesh Kumar	56	-	Assistant Chief Manager	1,471,530	Post Graduate	32	16.01.2004	SBI Home Finance
Shri K.D. Bhattacharya	53	-	Assistant Chief Manager	1,440,030	MBA	29	01.07.2003	Bengal Ambuja Housing Development Ltd.
Shri Arnab Chaudhury	56	-	Assistant Senior Manager	9,03,261	Graduate &. PGD.C.A	27	05.11.2004	Bengal Ambuja Metro Development Ltd.
Shri Nasir Karim Shaikh	50	-	Deputy Manager	8,88,999	Graduate	27	01.06.2005	Birla Housing Finance Ltd.
Shri Somenath Hazra	45	-	Sr. Executive	5,87,766	Graduate	24	11.09.2006	Sparsha, NGO
Smt. Enasree Sreemany Malakar	50		Executive	5,44,581	Graduate	26	21.06.2004	Lovelock & Lewes Services (P) Ltd.
Shri Majeti Naga Srinivas	60	-	Sr. Executive	5,42,637	Graduate	27	01.01.2003	Madhucom Project Limited

Notes : 1. Nature of Employment and duties: Permanent and in accordance with terms and conditions as per Companies rules.

2. Remuneration received includes salary, allowances, retirement benefits and monetary value of other perquisites computed on the basis of the Income Tax Act and Rules.

3. No employee is a relative of any Director or Key Managerial Personnel of the Company, Rules 5(2)(iii) of the captioned Rules is not applicable to any employee.

Annexure – 2

Form No. MR-3

SECRETARIAL AUDIT REPORT

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

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2026.

To,
The Members,
Sahara Housingfina Corporation Limited.

I have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Sahara Housingfina Corporation Limited.** (hereinafter called "the Company"). Secretarial Audit was conducted in a manner that provided me a reasonable basis of evaluating the corporate conducts / statutory compliances and expressing my opinion thereon.

Based on my verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of secretarial audit, I hereby report that, in my opinion, the Company, during the audit period covering the financial year ended on March 31, 2026, has generally complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:-

1. I have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2026 according to the provisions of:
   (i) The Companies Act, 2013 ('the Act') and the rules made thereunder;
   (ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;
   (iii) The Depositories Act, 1996 and the Regulations and Bye Laws framed thereunder;
   (iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings;
   (v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'):-
      (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011;
      (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;
      (c) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations 2015;
      (d) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client; and
      (e) The Securities and Exchange of India (Depositories and Participants) Regulations, 2018.
   (vi) Other laws applicable specifically to the Company vis-à-vis the nature of its business, namely:-
      a) The National Housing Bank Act, 1987 and rules, regulations and guidelines prescribed thereunder;
      b) Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions 2025 read with the relevant notifications and circulars; &
      c) Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002.
2. Provisions of the following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') were **not applicable** to the Company during the financial year under report:-

(a) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

(b) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

(c) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018;

(d) The Securities and Exchange Board of India (Delisting of Equity shares) Regulations, 2021; and

(e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;

3. I have also examined compliance with the applicable clauses of the following:-

   (i) Secretarial Standards with respect to board and general meetings issued by the Institute of Company Secretaries of India; &

   (ii) The Listing Agreements entered into by the Company with BSE Limited.

4. During the period under review the Company has complied with the applicable provisions of the Acts, Rules, Regulations, Guidelines, Standards, Listing Agreements, etc. mentioned above **except to the matter specified below:-**

   The Company was found to be in non-compliance with the Reserve Bank of India (RBI) Directions on Know Your Customer (KYC), the Company has failed to initiate the process of uploading loan account details to the Central KYC Records Registry (CKYCR), as mandated under the applicable regulatory framework. Due to the non-compliance, the Reserve Bank of India has levied a penalty of ₹ 50,000/- on the Company which was paid within the stipulated time frame.

5. I further report that:

   (i) The Board of Directors of the Company is duly constituted with proper balance of Non-Executive Directors and Independent Directors. There had been no change in the composition of Board of Directors during the period under review.

   (ii) Adequate notice was given to all directors to schedule the Board Meetings and Committee Meetings. Agenda and detailed notes on agenda were sent at least seven days in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting for meaningful participation at the meeting; and

   (iii) All decisions at the Board Meetings and Committee Meetings, as informed by the Management, were taken unanimously.

6. I further report that there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines.

7. I further report that, to the best of my understanding, the Company had not undertaken any event / action having a major bearing on the Company's affairs in pursuance of the above referred law, rules, regulations, guidelines and standards.

8. This report is to be read with my letter of even date which is annexed as Appendix-I and forms an integral part of this report.

P V SUBRAMANIAN
Company Secretary in Whole-time Practice
ACS No.: 4585
CP. No.: 2077
Peer Review Certificate No.: 1613/2021
UDIN: A004585H001086259

Place : Kolkata
Date : August 12, 2026

Appendix-I

(To the Secretarial Audit Report to the Members of Sahara Housingfina Corporation Limited for the financial year ended March 31, 2026)

To,
The Members,
Sahara Housingfina Corporation Limited.

My Secretarial Audit Report for the financial year ended March 31, 2026 of even date is to be read along with this letter.

1. Maintenance of secretarial record is the responsibility of the management of the Company. My responsibility is to express an opinion on these secretarial records based on my audit.

2. I have followed the audit practices and processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts reflected on secretarial records. I believe that the processes and practices I followed provide a reasonable basis for my opinion.

3. I have not verified the correctness and appropriateness of financial records and Books of Account of the Company.

4. Wherever required, I have obtained the Management representation about the compliance of laws, rules and regulations and happening of events etc.

5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations and standards is the responsibility of the management. My examination was limited to the verification of procedures on test basis.

6. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy of effectiveness with which the management has conducted the affairs of the Company.

P V SUBRAMANIAN
Company Secretary in Whole-time Practice
ACS No.: 4585
CP. No.: 2077
Peer Review Certificate No.: 1613/2021
UDIN: A004585H001086259

Place : Kolkata
Date : August 12, 2026

POLICY ON RELATED PARTY TRANSACTIONS

1. Introduction

The Companies Act, 2013 (the "Act") and the rules framed thereunder as well as the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (the "Listing Regulations") contain detailed provisions relating to Related Party Transactions.

This Policy on Related Party Transactions (this "Policy") has been framed as per the requirements of the Regulation 23 of Listing Regulations and is intended to ensure proper approval and reporting of the concerned transactions by the company with their related parties, as required under the Listing Regulations.

Pursuant to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) (Sixth Amendment Regulations, 2021 dated November 9, 2021, this Policy has been amended and approved by the Board of Directors of the Company, based on the recommendation of the Audit Committee, at its meeting held on May 28, 2022 and which became effective from April 1, 2022.

In Audit Committee Meeting and Board Meeting held on August 13, 2025, the existing Related Party Policy was placed, discussed and approved without any modification/amendment.

2. Purpose

The Regulation 23 of the SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015, as amended ("Listing Regulations") requires all listed companies to formulate a Policy on materiality of Related Party Transactions and also on dealing with Related Party Transactions including clear threshold limits duly approved by the Board of Directors. The regulation further requires that the audit committee of Company shall define "material modifications" and disclose it as part of the policy on materiality of related party transactions and on dealing with related party transactions. This Policy has been framed for complying with above requirement.

3. Definitions

i. **"Act"** shall mean the Companies Act, 2013 and the Rules framed there under, including any modifications, clarifications, circulars or re-enactment thereof.

ii. **"Arm's length transaction"** means a transaction between two related parties that is conducted as if they were unrelated, so that there is no conflict of interest.

iii. **"Associate Company"** shall mean "Associate Company" as defined in Section 2(6) of the Companies Act, 2013.

iv. **"Board of Directors" or "Board"** means the Board of Directors of the Company, as constituted from time to time.

v. **"Company"** means Sahara Housingfina Corporation Limited.

vi. **"Director"** means a person as defined in Section 2(34) of the Companies Act, 2013.

vii. **"Employees"** shall mean the employees and office-bearers of the Company, including but not limited to Directors.

viii. **"Government Company"** shall mean "Government Company" as defined in Section 2 (45) of the Companies Act, 2013 read with related rules issued thereon.

ix. **"Key Managerial Personnel"** shall mean "Key Managerial Personnel" as defined in Section 2 (51) of the Companies Act, 2013 read with related rules issued thereon

x. **"Material Related Party Transaction"** In accordance with Regulation 23 of the Listing Regulations, w.e.f. April 01, 2022 a transaction with a related party shall be considered material, if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds rupees one thousand crore or ten per cent of the annual consolidated turnover of the Company as per the last audited financial statements of the Company, whichever is lower or such other limit as may be specified in the applicable Regulation as amended from time to time.

Notwithstanding the above, a transaction involving payments made to a related party with respect to brand usage or royalty shall be considered material if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceed five percent (or such other limit as may be specified in the applicable Regulation as amended from time to time) of the annual consolidated turnover of the Company as per the last audited financial statements of the Company.

xi. **Material Modification** means increase in value of transactions approved by Audit Committee by 20%.

xii. **"Office or Place of Profit" means any office or place**

(i) where such office or place is held by a director, if the director holding it receives from the Company anything by way of remuneration over and above the remuneration to which he is entitled as director, by way of salary, fee, commission, perquisites, any rent-free accommodation, or otherwise;

(ii) where such office or place is held by an individual other than a director or by any firm, private company or other body corporate, if the individual, firm, private company or body corporate holding it receives from the company anything by way of remuneration, salary, fee, commission, perquisites, any rent free accommodation, or otherwise."

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

xiv. **"Policy"** means Policy on Materiality of Related Party Transactions and dealing with Related Party Transactions.

xv. **"Relative"** shall mean **"relative"** as defined in section 2(77) of the Companies Act, 2013 and rules prescribed there under.

xvi. **"Related Party"** means a related party as defined under sub-section (76) of section 2 of the Companies Act, 2013 or under the applicable accounting standards: Provided that;

(a) any person or entity forming a part of the promoter or promoter group of the Company; or

(b) any person or any entity, holding equity shares;

(i) of twenty per cent or more; or

(ii) of ten per cent or more, with effect from April 1, 2023 in the Company either directly or on a beneficial interest basis as provided under section 89 of the Companies Act, 2013, at any time, during the immediate preceding financial year; shall be deemed to be a related party

xvii. **"Related Party Transaction or transactions"** means a transaction involving a transfer of resources, services or obligations between;

(i) a Company or any of its subsidiaries on one hand and a related party of the Company or any of its subsidiaries on the other hand; or

(ii) a Company or any of its subsidiaries on one hand, and any other person or entity on the other hand, the purpose and effect of which is to benefit a related party of the Company or any of its subsidiaries, with effect from April 1, 2023;

(a) The issue of specified securities on a preferential basis, subject to compliance of the requirements under the Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018;

(b) The following corporate actions by the company which are uniformly applicable/offered to all shareholders in proportion to their shareholding;

(i) payment of dividend;

(ii) subdivision or consolidation of securities;

(iii) issuance of securities by way of a rights issue or a bonus issue; and

(iv) buy-back of securities.

(c) acceptance of fixed deposits by banks/Non-Banking Finance Companies at the terms uniformly applicable/offered to all shareholders/public, subject to disclosure of the same along with the disclosure of related party transactions every six months to the stock exchange(s), in the format as specified by the Board:

Provided further that this definition shall not be applicable for the units issued by mutual funds which are listed on a recognised stock exchange(s);

4. Policy

- Procedure

A. Identification of Potential Related Party Transactions

For the purpose of identification of Potential Related Party Transactions, each Director and Key Managerial Personnel shall give notice of disclosure of interest on an annual basis and upon any subsequent modifications in the last disclosure provided. The Company shall ensure that no transaction is entered into with any Related Party without requisite approvals.

B. Review and approval of Related Party Transactions

1. Audit Committee approval

As per Regulation 23 of the Listing Regulations and Section 177 of the Companies Act, 2013, all the Related Party Transactions and subsequent material modifications shall require prior approval of the Audit Committee whether at a meeting or by resolution by circulation or any other manner as provided by the Act or Rules made there under or Listing Regulations from time to time, subject to the following;

(a) Omnibus Audit Committee approval

i) The Audit Committee may grant omnibus approval for Related Party Transactions provided it is satisfied that there is a need to grant such approval and the same is in the interest of the Company. Such approval may be granted by Audit Committee for the proposed transactions subject to the following;

a. Transactions are repetitive/frequent in nature;

b. Transactions are conducted at Arm's Length basis;

c. Transactions are in the ordinary course of business;

ii) Such omnibus approval shall specify the following;

a. Name/s of the related party

b. Nature of transaction

c. Period of transaction

d. Maximum amount of transaction that can be entered into

e. The indicative base price/current contracted price and the formula for variation in the price if any and

f. Such other conditions as the Audit Committee may deem fit.

Such transactions will be deemed to be pre-approved and may not require any further approval of the Audit Committee for each specific transaction unless the price, value or material terms of the contract or arrangement have been varied / amended. Any proposed variations/amendments to these factors shall require a prior approval of the Audit Committee.

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

iv) The Audit Committee shall review, at least on a quarterly basis, the details of Related Party Transactions entered into by the Company pursuant to each of the omnibus approval given. Further, such omnibus approvals shall be valid for a period not exceeding one financial year and shall require fresh approval after the expiry of the same.

- **Board of Directors and Shareholders' approval: In accordance with Section 188 of the Companies Act, 2013**

In accordance with Section 188 of the Companies Act, 2013 and Listing Regulations, the Board of Directors and Shareholders of the Company shall accord prior approval for Related Party Transactions, subject to the following;

1. Board of Directors and Shareholders' approval in terms of Companies Act, 2013;

All Related Party Transactions which are either not on arm's length basis or not in the Ordinary Course of Business shall be recommended by the Audit Committee for the approval of the Board of Directors.

Provided the transactions as prescribed below shall be further recommended by the Board of Directors for the approval of the Shareholders of the Company by way of Ordinary Resolution, as provided under Section 188 of the Companies Act, 2013 read with related rules issued there under;

The concerned related party(ies) which are related to that transaction shall not vote to approve such relevant resolution.

Transaction Covered	Transaction Value
Sale, Purchase or supply of any goods or materials directly or through appointment of agents*	Amounting to 10% or more of Turnover
Selling or otherwise disposing of, or buying, property of any kind directly or through appointment of agents*	Amounting to 10% or more of Net Worth
Leasing of property of any kind*	Amounting to 10% or more of Turnover
Such related party's appointment to any office or place of profit in the company, its subsidiary company or associate company	Monthly remuneration> Rs. 2.5 lakhs
Remuneration for underwriting the subscription of any securities or derivatives thereof, of the company*	>1% of Net Worth

* *The limits shall apply for these transaction or transactions to be entered into either individually or taken together with the previous transactions during a financial year.*

2. Board of Directors and Shareholders' approval in terms of Listing Regulations;

The Listing Regulations require a Company to provide materiality thresholds for transactions beyond which the shareholders' approval will be required by way of a resolution. The Company has fixed its materiality threshold at the level prescribed under Explanation to Regulation 23(1) the Listing Regulations (w.e.f. April 01, 2022 Provided that a transaction with a related party shall be considered material, if the transaction(s) to be entered into individually or taken together with previous transactions during a financial year, exceeds rupees one thousand crore or ten per cent of the annual consolidated turnover of the Company as per the last audited financial statements of the Company, whichever is lower or such other limit as may be specified in the applicable Regulation as amended from time to time). Accordingly, in terms of Regulation 23 of the Listing Regulations, all Material Related Party Transaction and subsequent material modifications as defined by the audit committee shall be recommended by the Board of Directors to the Shareholders for their approval by way of Ordinary Resolution.

No related party shall vote to approve such resolutions whether the entity is a related party to the particular transaction or not.

5. Exemption from obtaining approval in terms of the Listing Regulations

In terms of Regulation 23 of the Listing regulations, following transactions are exempted from the requirement of obtaining the Audit Committee/Board of Directors/ Shareholders approval;

(i) Transactions entered into by Sahara Housingfina Corporation Limited with other Government Companies;

(ii) Transactions entered into between Sahara Housingfina Corporation Limited and its wholly owned subsidiary (if any, though which is not applicable at this present juncture), whose accounts are consolidated with Sahara Housingfina Corporation Limited.

(iii) Transactions entered into interse wholly-owned subsidiaries of Sahara Housingfina Corporation Limited, (if any, though which is not applicable at this present juncture), whose accounts are consolidated with Sahara Housingfina Corporation Limited.

However, an approval of Audit Committee and Board of Directors/ Shareholders (to the extent applicable), as the case may be, will be required for above listed transaction as per Section 177 and Section 188 of the Companies Act, 2013 read with the Rules made there under.

The Company shall avail exemptions grated under section 188, 177 of Companies Act, 2013 and/or the applicable provisions of The SEBI (Listing Obligations and Disclosures Requirements) Regulations, 2015 as amended from time to time and after fulfilling conditions and requirements specified therein.

6. Related Party Transactions not approved under this Policy

If a Related Party Transaction is entered into by the Company without being approved under this Policy, the same shall be reviewed by the Audit Committee. The Audit Committee shall consider all of the relevant facts and circumstances regarding the Related Party Transactions, and shall evaluate all options available to the Company, including ratification by it or recommending to the Board for their ratification or seeking approval of Shareholders, revision or termination of the Related Party Transactions.

7. Disclosers

- Particulars of contracts or arrangements with Related Parties referred to in sub Section(1) of Section 188 shall be disclosed in the Directors Report pursuant to any statutory requirement, if any
- Details of all material transactions with related parties shall be disclosed quarterly along with the compliance report on corporate governance.
- The Company shall disclose this Policy on its website and a web link thereto shall be provided in the Annual Report. In addition to the above, the Company shall disclose related party transactions every six months to the Stock Exchanges within 15 days (w.e.f. April 01, 2022) from the date of publication of its standalone and consolidated financial results in the prescribed format, and simultaneously publish the same on its website. Provided further that the Company shall make such disclosures every six months on the date of publication of its standalone and consolidated financial results with effect from April 1, 2023.

8. Interpretation

(a) Any words used in this Policy but not defined herein shall have the same meaning ascribed to it in the Companies Act, 2013 or Rules made there under, SEBI Act or Rules and Regulations made there under Accounting Standards or any other relevant legislation / law applicable to the Company.

(b) In case of any dispute or difference upon the meaning/interpretation of any word or provision in this Policy, the same shall be referred to the Audit Committee and the decision of the Audit Committee in such a case shall be final. In interpreting such term /provision, the Audit Committee may seek the help of any of the officers of the Company or an outside expert as it deems fit.

9. Policy Review

This Policy is framed based on the provisions of the Companies Act, 2013 and rules there under and the requirements of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In case of any subsequent changes in the provisions of the Companies Act, 2013, Listing Regulations or any other regulations ("the Regulations") which makes any of the provisions in the Policy inconsistent with the Regulations, the provisions of the Regulations would prevail over the Policy and the provisions in the Policy would be modified in due course to make it consistent with the Regulations.

The Policy shall be reviewed and recommended by the Audit Committee at least once in every three years or as and when any changes are to be incorporated in the Policy due to change in the Regulations or as may be felt appropriate by the Audit Committee, whichever is earlier for approval of the Board of Directors. Any changes or modification on the Policy as recommended by the Audit Committee would be presented for review and approval of the Board of Directors

MANAGEMENT DISCUSSION & ANALYSIS REPORT

❖ Global Economic Overview - Financial Year 2025-2026

The global economy has demonstrated notable resilience through FY 2025–2026, though the pace of expansion has moderated. The global economy proved more resilient than expected, supported by improved financial conditions, rising AI-related investment and trade, and macroeconomic policies - yet underlying fragilities are increasing. Global growth is projected to slow from 3.3% in 2024 to around 3.1–3.2% in 2025 and further in 2026, with advanced economies growing around 1.5% and emerging market and developing economies just above 4%. A key driver of uncertainty has been trade policy: global GDP growth is projected to slow in 2026 as front-loading activity further unwinds and the impacts of higher effective tariff rates are more fully felt. On the inflation front, global headline inflation is expected to decline to 4.2% in 2025 and to 3.5% in 2026, converging back to target earlier in advanced economies than in emerging markets.

Despite these headwinds, certain regions have fared better. Resilient consumption and capital spending are helping underpin global activity, and with inflation continuing to moderate in most major economies, monetary policymakers in the US, UK, and euro zone have room to cut rates. India stands out with fiscal year 2025 on track for an impressive 7% growth rate, though the forecast for 2026 faces headwinds from high US tariffs on Indian exports and elevated uncertainty dampening private sector investment. Meanwhile, AI-driven capital expenditure is emerging as a new structural tailwind, with technology investment increasingly influencing both business spending and long-term productivity potential across major economies.

Source: https://www.oecd.org/en/publications/2025/12/oecd-economic-outlook-volume-2025-issue-2_413f7d0a.html

https://www.morganstanley.com/insights/articles/global-economic-outlook-2026

❖ Global Housing Scenario - FY 2025–2026

The global housing market in FY 2025–2026 is transitioning from a period of post-pandemic turbulence toward a more measured equilibrium. Prices are flattening, more inventory is coming online, and rising wages are improving affordability — together setting the stage for stronger sales activity after years of buyers and sellers remaining on the sidelines. The living sector remains the world's largest real estate investment sector, with growing investor demand across all forms of housing, and for real estate capital markets, the environment strengthened notably in the second half of 2025 with momentum expected to build further through 2026. In the US specifically, fixed-rate mortgage rates are projected to stay elevated above 6%, though adjustable-rate mortgage rates could tick downward if the Fed eases, and homebuilders are continuing to offer rate buydowns to support affordability.

Supply-side constraints remain a persistent challenge globally. New construction starts in Europe are at their lowest levels since 2010, with deliveries projected to decline, creating acute supply shortages of quality space in cities like Tokyo, New York, and London. Housing affordability has become a top issue for many electorates, prompting government interventions such as property taxes, rent controls, and planning reforms — and for institutional investors, this policy uncertainty is delaying decisions. Overall, the housing sector is entering a phase of normalization: luxury markets are rebalancing with stabilizing pricing expectations, resilient demand, and easing inventory pressures — a trend that broadly reflects the wider global story of a housing market recalibrating after years of exceptional volatility.

Source: https://www.barchart.com/story/news/36580909/compass-market-outlook-2026-will-bring-the-most-balanced-housing-market-in-years

https://www.jll.com/en-us/insights/market-outlook/global-real-estate

❖ Global Housing Price Movement

The global housing market in FY 2025–2026 presents a picture of sharp divergence. While advanced economies in Southern Europe and select Asian markets recorded double-digit nominal price surges, major markets in East Asia and Canada experienced notable corrections. The weighted average annual price growth across 55 monitored markets stood at approximately 2.3% in Q1 2025, recovering from 1.7% in Q4 2024, yet remaining below the long-run trend of 5.1%.

Key finding: 87% of the 55 tracked global markets recorded positive annual growth, indicating resilience despite elevated interest rates. The bifurcation between supply-constrained, investment-driven markets (Portugal, Turkey) and demand-suppressed, oversupplied markets (China, Hong Kong, Canada) is a defining trend of this financial year.

Southern and Eastern Europe emerged as global outperformers. Portugal (+23.6%) maintained its position as one of the world's strongest markets for the seventh consecutive quarter of double-digit growth, driven by acute housing supply shortages and sustained demand from international buyers capitalising on falling loan rates. North Macedonia (+22.6%) and Bulgaria (+11%) also posted strong figures, reflecting low baseline effects and ongoing EU integration optimism. In contrast, Germany

(+1.2%) staged only a marginal recovery from its 2023 correction, while Northern European markets remained subdued.

Asia presents the starkest regional divergence. Vietnam's capital Hanoi recorded a remarkable 29.6% annual surge in Q1 2025, underpinned by strong urbanisation trends and foreign investment inflows. Japan's Tokyo condominium market grew 10.5%, supported by a weak yen making Japanese assets attractive to foreign buyers. India ranked 15th globally (Knight Frank, Q1 2025) with 7.7% nominal growth, outperforming the US, UK, and Australia, driven by strong end-user demand and rising incomes. At the opposite extreme, China (-7.0%) and Hong Kong (-8.0%) recorded the steepest declines globally, owing to developer sector stress, oversupply, and sustained outmigration respectively.

Saudi Arabia (+5.1%) continued its upward trajectory, fuelled by Vision 2030 mega-projects and government-backed foreign investment schemes. Property prices in Riyadh have surged 25–30% over four years. In the Americas, the USA (+4.2%) held steady, supported by persistent supply constraints and domestic migration to sunbelt states, while Canada (-6.2%) stood out as the only major Western market in deep correction territory

Country-Level Summary Table

The following table summarises key housing market metrics across selected jurisdictions for FY 2025–2026;

Country	Region	Annual Change (%)	Market Trend	Key Driver
Turkey	Europe/Asia	+32.2%	● Surge	Currency dynamics, inflation hedge
Vietnam (Hanoi)	Asia	+29.6%	● Surge	Urbanisation & foreign demand
North Macedonia	Europe	+22.6%	● Surge	Low base, EU integration outlook
Portugal	Europe	+23.6%	● Surge	Supply shortage, foreign buyers
Japan (Tokyo)	Asia	+10.5%	● High	Condo demand, weak yen
India	Asia	+7.7%	● High	End-user demand, income growth
Saudi Arabia	Middle East	+5.1%	● Moderate	Vision 2030 infrastructure
USA	North America	+4.2%	● Moderate	Supply constraints, migration
UK	Europe	+3.8%	● Moderate	Rate cuts, housing shortage
Australia	Oceania	+3.1%	● Moderate	Population growth, low supply
Germany	Europe	+1.2%	● Marginal	Recovery from 2023 correction
Canada	North America	-6.2%	❍ Decline	Affordability ceiling, rate pressure
China	Asia	-7.0%	❍ Decline	Oversupply, developer crisis
Hong Kong	Asia	-8.0%	❍ Decline	Outmigration, high rates

- a result of affordability exhaustion and renewed mortgage rate pressures. Caribbean markets including Costa Rica (+10.3%) and the Dominican Republic (+10.2%) outperformed, driven by foreign direct investment and booming short-term rental demand.

- **Key Drivers & Market Forces**

  a) **Interest Rate Cycles:** Central bank monetary easing in several advanced economies during 2024–2025 reignited buyer sentiment and purchasing power, particularly in Portugal, the UK, and parts of Asia. Markets where rates remained elevated (Canada, Germany) continued to face headwinds.

  b) **Supply-Demand Imbalances:** Chronic housing undersupply in markets like Portugal, India, and Japan continues to exert strong upward price pressure irrespective of financing conditions, creating structurally resilient markets.

  c) **Foreign Capital Flows:** International investor demand — from lifestyle migrants in Portugal and the Caribbean to yield-seeking capital in Japan and Saudi Arabia — amplified domestic price pressures in these geographies.

  d) **Emerging Market Urbanisation:** Rapid urbanisation in Vietnam, India, and parts of the Middle East is creating durable housing demand, with cities like Hanoi and Riyadh absorbing large volumes of both domestic and cross-border capital.

  e) **Stress in Asian EMEs:** China's property sector remains under significant structural strain due to developer over-leverage, demographic slowdown, and policy uncertainty, exerting a drag on broader Emerging Market (EME) averages.

Outlook for FY 2026–2027

The structural divide in global housing markets is expected to persist into FY 2026–2027. Supply-constrained markets with high foreign investor appeal (Southern Europe, Japan, parts of MENA) are likely to sustain above-average growth. Advanced economies across Northern Europe and North America will likely see gradual recovery as central banks complete their rate normalisation cycles. China's recovery remains the key wildcard, with stabilisation in the developer sector being a prerequisite for any meaningful price rebound in the region.

Globally, the BIS notes that since the Global Financial Crisis of 2007–09, real house prices have risen by 21% — 34% in advanced economies and 11% in emerging markets — underscoring the long-run appreciating trend despite cyclical corrections.

Disclaimer & Sources:

Data in this note is drawn from the Knight Frank Global House Price Index (Q1–Q2 2025), BIS Residential Property Price Statistics (Q1–Q2 2025), Global Property Guide Q4 2025 rankings, and Statista/OECD housing price datasets. This report is for informational purposes only and does not constitute financial or investment advice.

❖ **Indian Economy FY 2025-26**

- **GDP Growth:** India's real GDP expanded 7.7%, up from 7.1% in FY 2024-25. Nominal GDP rose 8.9% to ₹ 346.36 lakh crore.
- Sectoral Performance:
  - ❑ Services sector grew 9.9%, led by IT, trade, transport, and communication.
  - ❑ Manufacturing & construction rose 7.4%, with construction alone expanding 8.4%.
  - ❑ Agriculture moderated to 3.8% growth.
- Consumption & Investment: Private consumption rose 7.5%, while investment momentum was strong with GFCF up 10.8% in Q4 FY26.
- Inflation: Retail inflation fell sharply to 1.7%, boosting affordability and demand.
- External Sector: Current Account Deficit narrowed to 0.8% of GDP, supported by IT exports and remittances.

Indicator	FY 2024-25	FY 2025-26	Trend
Real GDP Growth	7.1%	7.7%	Accelerating
Nominal GDP (₹ lakh crore)	318.07	346.36	Rising
Services Growth	8.5%	9.9%	Strong
Construction Growth	7.2%	8.4%	Expanding
Inflation	4.6%	1.7%	Declining

❖ **Housing Scenario FY 2025-26**

- **Urban Housing Demand:** Rising urbanization and infrastructure projects fuelled demand in Tier-1 and Tier-2 cities.
- **Affordable Housing:** Schemes under PMAY-Urban continued to support lower- and middle-income households.
- **Construction Growth:** The construction sector expanded 8.4%, reflecting strong housing and infrastructure activity.
- **Real Estate Services:** Financial, real estate, and professio nal services grew 10.4%, showing resilience in housing and commercial property markets.
- **Financing & Affordability:** Lower inflation and stable interest rates improved affordability; banks reported healthier housing loan portfolios.
- **Challenges:** Global capital flow volatility and commodity price fluctuations may affect housing input costs.

❖ **Housing Sector FY 2025-26**

- **Urban Housing Demand:** Strong growth in Tier-1 and Tier-2 cities, driven by rising urbanization, infrastructure expansion, and affordable housing schemes under PMAY-Urban.
- **Construction Activity:** The construction sector expanded 8.4%, reflecting robust housing and infrastructure development.
- **Real Estate Services:** Financial, real estate, and professional services grew 10.4%, showing resilience in both residential and commercial property markets.
- **Financing & Affordability:** Lower inflation (1.7%) and stable interest rates improved affordability. Banks reported healthier balance sheets, supporting housing loans.
- **Affordable Housing Schemes:** Continued government support through subsidies and incentives boosted demand among lower- and middle-income households.
- **Challenges:** Global capital flow volatility and commodity price fluctuations may affect housing input costs, though domestic fundamentals remain strong.

Indicator	FY 2024-25	FY 2025-26	Trend
Construction Growth	7.20%	8.40%	Expanding
Real Estate Services Growth	9.10%	10.40%	Strengthening
Inflation (impacting affordability)	4.60%	1.70%	Declining

❖ **Opportunities**

- **Urbanization & Infrastructure Growth:** Rapid urban expansion, metro connectivity, and Smart Cities projects are fuelling residential and commercial housing demand.
- **Affordable Housing Momentum:** Continued government support through PMAY-Urban and PMAY-Rural, coupled with tax incentives, will sustain growth in the affordable segment.
- **Green & Sustainable Development:** Increasing focus on eco-friendly materials, energy-efficient designs, and ESG compliance is attracting institutional investors.
- **Technological Integration:** AI-based property management, digital sales platforms, and smart home automation—are transforming the housing experience
- **Financial Accessibility:** Stable interest rates and expanding mortgage penetration are improving affordability and liquidity in the housing market.

❖ **Threats**

- **Rising Input Costs:** Volatility in prices of cement, steel, and other construction materials may compress developer margins.
- **Regulatory & Compliance Burden:** Complex approval processes under RERA, GST, and environmental norms can delay project execution.
- **Global Economic Headwinds:** Fluctuations in global capital flows and commodity markets could dampen investor confidence.
- **Land Acquisition Challenges:** Legal disputes and procedural delays continue to hinder large-scale housing developments.
- **Climate & Environmental Risks:** Increasing frequency of floods, heatwaves, and extreme weather events may raise insurance and maintenance costs.

Aspect	Opportunities	Threats
Policy Support	PMAY, Smart Cities, tax incentives	Regulatory delays, compliance burden
Market Drivers	Urbanization, digital adoption	Global slowdown, cost inflation
Sustainability	Green building, ESG focus	Climate-related risks
Financing	Low interest rates, credit expansion	Tight liquidity if inflation rises

❖ **Product Performance**

The Company had continued with strategy of going granular and focused on sourcing small ticket size loans in its vertical, spread over wider geographical area resulting into de-risking the loan portfolio, better control over delinquencies and better risk spread in the medium to long term.

❖ **Risks and Concerns**

Being in the lending business, Risk Management forms a vital element of our business. The Company has a well-defined Risk Management framework, approved by the Board of Directors. It provides the mechanism for identifying, assessing and mitigating risks.

The company has a Risk Management Committee (RMC) and an Asset Liability Management (ALM) Policy approved by the Board. The Board has constituted the Asset Liability Committee (ALCO) to assess the risk arising out of the liquidity gap and interest rate sensitivity.

During the year, the RMC reviewed the risk associated with the business, its root cause and the efficacy of the measures taken to mitigate the same. ALCO also reviewed the risks arising from the liquidity gap and interest rate sensitivity and took decisions to mitigate the risk by ensuring adequate liquidity through the maturity profile of the Company's assets and liabilities.

❖ **Internal control systems and their adequacy**

Company has in place adequate internal control systems commensurate with the size and nature of its operations. Internal control systems comprising of policies and procedures and well-defined risk and control matrix are designed to ensure orderly and efficient conduct of business operations, safeguard company's assets, prevention and detection of errors and frauds, ensure strict compliance with applicable laws and assure reliability of financial statements and financial reporting.

An extensive program of internal audits and regular reviews by the Audit Committee is carried out to ensure compliance with the best practices. The efficacy of internal control systems is tested periodically by Internal Auditors and internal control over financial reporting is tested and certified by Statutory Auditors.

❖ **Human Resource Development**

The company values its relationship with all employees and ensures that each of team members feel connected and shares the broader vision of making a positive social impact by bridging the credit gap.

The top management relentlessly guide employee and undertakes various public-centric activities to keep employees engaged and provides them with suitable opportunities.

The Company has ensured that the employees' skills are continuously uplifted so that employees can handle challenges while staying abreast with the functional domain knowledge of the Non-Banking Financial Company (NBFC) Industry. The Company focuses on providing opportunities to each employee to grow and utilize their full potential.

The Asset per Employee of the Company as at March 31, 2026 was ₹ 245.59 lacs.

❖ **Gender equality among organization**

In today's dynamic business environment, achieving gender equality is the factor for competitiveness and growth of any organization. To create an inclusive and dynamic economy, SHCL ensures that everyone receives an equal opportunity to succeed. Gender equality in the workplace refers to a variety of culture, practices and attitude that promotes or subverts attempts to create a gender equal workplace.

❖ **Marketing and Selling Arrangements**

The Company's marketing team has taken steps to serve the customers at their door step which includes appointing Home Loan Channel Partner wherever deemed necessary. The Company also caters to walk-in customers among others.

❖ **Loan Products**

SHCL's major focus has been to provide home loans to individuals and families for purchase, construction, extension, repair and renovation of houses. The Company has also developed loan products for the families in the self-employed category where formal income proofs are not easily available and the repayment capacity of such families are appraised based on their cash flows.

Product Portfolio

Individual Housing Loans (HL)	This is the primary home loan product available to all Indian nationals / NRIs (selectively), to acquire / construct a house anywhere in India within the jurisdiction of SHCL's Branches.
Home Improvement Loans (HIL)	This loan is extended to help the borrower meet his requirement of improvement / renovation of the existing house.
Home Extension Loan (HEL)	This loan is given to enable the individual to expand the home / construct additional space to meet the growing requirements of the family.
Land Loans (LL)	Strictly for non-agriculture land situated within approved layouts of Municipal / Development Authority limits and in accordance with regulatory guidelines in place. In other words Land, Loans can be sanctioned only in case of Plots (Selectively private plots allotted by Development Authorities and Housing Board specifically for the construction of houses/flats (residential purpose) within Municipal limits.
Home Loan Plus (HLP)	Existing Borrowers with good repayment track record are eligible to apply for this loan. Seasoning period of 6 months from the last/full disbursement of the existing loan.
Mortgage Loans (ML)	This loan is extended to those who own residential property with fixed sources of income and are looking for finances to meet immediate requirements like children's education, marriage, medical treatment etc.
Non Residential Property Loans (NRPL)	All professionals like practising Medicos, CA/ICWA/CS, Architect, Consulting Engineer, Solicitors may be considered for this loan for acquiring / constructing their Office premises, clinic etc.
Home Loan Enhancement (HLE)	In the case of existing good borrowers whose repayment track record is consistent and regular, can enhance existing loan for extension or renovation or repairs of the property.
Loan Take Over / Balance Transfer (BT)	Existing home loan takeover from HFCs / Banks.Existing mortgage loan takeover from HFCs / Banks. Existing non residential premises loan takeover from HFCs / Banks.

❖ **Spread on Loans**

The weighted average rate of lending as on March 31, 2026, was 10.26 per cent p.a. as compared to 10.37per cent p.a. in the previous year. The average all-inclusive cost of funds was 3.72 per cent p.a. as on March, 31, 2026 against 4.58 per cent in the previous year. The spread on loans over the cost of borrowings as on March 31, 2026 was 6.54 per cent p.a. as against 5.79 per cent p.a. in the previous year.

❖ **New Segments**

The Company has been continuously analysing the housing needs and credit profile of underserved market segments. Method of gaining a deeper understanding of these market segments is under review and would enable us to enlarge our customer base.

❖ **Business Strategy**

SHCL's operating environment for Housing Finance

Companies in Financial Year 2026 remains constructively balanced, with a focus on disciplined growth, prudent regulation, and digital enablement. The regulatory lens is both supportive and vigilant, offering well-governed HFCs like SHCL a clear runway to expand responsibly. SHCL is well-positioned to navigate and evolving landscape-leveraging opportunity, managing risk, and contributing meaningfully to India's financial inclusion and affordable housing agenda.

❖ **Financial and Operational Performance**

The same has been covered in the section Directors Report forming part of this Annual Report.

✣ **Key Ratios**

Sl. No.	Particulars	2025-26	2024-25
1	CRAR (%)	136.01	127.87
2	Net Owned Fund (Rs in Lakh)	5281.05	5238.68
3	Operating Profit Margin (%) #	5.40	9.12
4	Net Profit Margin (%)	4.80	7.51
5	Return on Equity (%)	0.65	1.24
6	Leveraging of NOF (Times)	0.25	0.43

 # Operating Profit= Profit before tax - Other Income

❖ **Business Outlook (FY 2026-2027)**

The Company will maintain its strategic focus on process simplification and productivity enhancement to drive sustainable business growth keeping in mind and overcoming the following factors;

- **Affordable Housing Demand:** Strong government push through PMAY and urban housing schemes will continue to drive loan demand among low and middle-income households.
- **Semi-Urban Market Growth:** Tier-2 and Tier-3 cities present expansion opportunities, where small NBFCs can leverage local networks and flexible lending models.
- **Funding Challenges:** Access to low-cost capital remains limited compared to banks and large HFCs, impacting competitiveness.
- **Regulatory Oversight:** Stricter RBI norms on capital adequacy and compliance may increase operational costs.
- **Asset Quality Risks:** Exposure to informal income borrower s could elevate default risks if macroeconomic conditions weaken.

We are committed to delivering faster, simplified home loan solutions and will continue to practice disciplined portfolio management with geographic diversification as a key principle-ensuring that loans are distributed evenly across all the existing branches. This measured approach reduces concentration risk and enhances portfolio resilience.

Amidst this, SHCL's purpose remains to further strengthen the government's vision of Housing for all and contribute to nation building in its humble way.

❖ **Indian Accounting Standards (Ind AS)**

The Company has prepared these financials to comply in all material respect with the Indian Accounting Standards (Ind AS) notified under section 133 of the Companies Act, 2013, as amended, relevant provisions of the Companies Act 2013, various regulatory guidelines to the extent relevant and applicable to the Company and in accordance with the generally accepted accounting principles in India.

The financial statements are presented in Indian Rupees (₹) and all values are rounded to the nearest Crore except when otherwise stated.

❖ **Compliance**

The Compliance for small housing finance companies, regulatory compliance is becoming more stringent, especially in capital adequacy and fair practices. Aligning with RBI's updated frameworks will be critical to maintaining credibility, accessing funding, and sustaining growth in FY 2026–27.

RBI Regulatory Framework Updates for HFCs

1. Master Direction 2025

- Comprehensive guidelines covering registration, capital adequacy, asset classification, provisioning, governance, and reporting.
- Aligns HFCs with the scale-based regulation framework applicable to NBFCs.

2. Amendment Directions 2026

- Clarifies computation of Owned Fund (equity, reserves, convertible preference shares, quarterly profits).
- Excludes revaluation reserves and intangible assets, ensuring stricter capital adequacy compliance.

3. Second Amendment Directions 2026

- Effective January 1, 2027.
- Revises the Fair Practices Code for HFCs, mandating ethical advertising, marketing, and sales conduct.
- Requires compliance with Responsible Business Conduct Directions, 2025 (already applicable to NBFCs).

Area	Key Requirements
Capital Adequacy	Owned Fund computation, quarterly profit inclusion
Asset Quality	Prudential norms on classification & provisioning
Governance	Strong board oversight, auditor accountability
Fair Practices	Ethical marketing, transparent disclosures
Reporting	Enhanced compliance and disclosure standards

The small housing finance companies, **regulatory compliance is tightening.** Success in FY 2026–27 will depend on **robust capital management, transparent customer practices, and alignment with RBI's evolving frameworks.** This ensures credibility, funding access, and sustainable growth.

❖ **Cautionary Statement**

The information and statements contained in this Management Discussion & Analysis Report are based on current expectations, estimates, projections, and assumptions regarding the housing finance sector, economic conditions, government policies, and regulatory environment. Certain statements may be forward-looking in nature and involve risks and uncertainties that could cause actual results to differ materially from those expressed or implied.

Factors such as changes in interest rates, regulatory developments, economic conditions, competition, and credit risk may significantly impact the company's performance. The company undertakes no obligation to publicly update or revise any forward-looking statements, whether as a result of new information, future events, or otherwise.

This report should be read in conjunction with the company's audited financial statements and notes thereto, which provide a more comprehensive view of its financial position and performance.

CORPORATE GOVERNANCE REPORT

Report on Corporate Governance

Your company recognises strong Corporate Governance is the cornerstone of sustainable growth. During Financial Year 2025–26, the company adhered to the highest standards of transparency, accountability, and ethical conduct. The Board of Directors provided strategic oversight, ensuring compliance with RBI regulations and safeguarding the interests of stakeholders, including customers, employees, and investors. Regular board meetings, independent audits, and structured reporting mechanisms reinforced the company's commitment to responsible governance.

The governance framework emphasized prudent risk management, fair lending practices, and protection of customer rights. Policies on credit appraisal, asset quality monitoring, and grievance redressal were strengthened to align with industry best practices. The company also promoted ethical business conduct through a code of integrity and compliance training for employees, ensuring that decision-making remained objective and customer-centric.

Looking ahead, the company aims to deepen its governance practices by integrating digital compliance tools and enhancing board diversity. This forward-looking approach will not only improve operational efficiency but also build long-term trust with stakeholders. By embedding governance into its culture, the company positions itself as a reliable and responsible player in the housing finance sector.

Board of Directors ("Board")

Composition of Board

As on March 31, 2026, the Board consists of Four Directors comprising of Three Independent Directors including one Woman Director and all the directors of the company are Non-Executive Directors. The Board reviews and approves strategy and oversees the actions and results of management to ensure that the long-term objectives of enhancing stakeholders' values are met. All the Independent Directors have confirmed to the Board that they meet the criteria for Independence in terms of the definition of 'Independent Director' stipulated under Regulation 16(1)(b) of the Listing Regulations, Section 149(6) of the Act and are independent of the Management. There was no material, financial and/or commercial transactions entered into between the Senior Management and the Company which could have potential conflict of interest with the Company at large. None of the Directors of the Company are inter-se related to each other.

The directors bring to the board a wide range of experience and skills. Brief profiles of the directors, are set out elsewhere in the Annual Report. The composition of the board is in conformity with SEBI (LODR) Regulations, 2015. As per the SEBI (LODR) Regulations, 2015, no director can be a member in more than 10 committees or act as Chairman of more than 5 committees across all public companies in which he / she is a director. The compositions of the Board of Directors of the Company as on March 31, 2026, including skill sets/ expertise/ competencies/practical knowledge and list & category of Directorship in other listed companies are provided as **'Annexure A'**

Details of the Board of Directors in terms of their directorships/memberships in committees of other public companies are as under;

Sl	Directors	DIN	No. of Directorships*	No. of Committees*		Category of Director
				Chairman	Member	
1.	Shri Madhukar	00558818	01	-	03	Independent Director
2.	Smt. Sudha Sarowgi	10747395	-	-	-	Independent Director
3.	Shri Sadhan Sarkar	10519231	-	-	-	Independent Director
4.	Shri Awdhesh Kumar Srivastava	02323304	01	-	03	Non-Executive Non-Independent

Note: i. Directorships and Committee Memberships of Directors are as on March 31, 2026.
ii. None of the Directors hold any equity shares in the Company.

Board Process

The Board meets at regular intervals to discuss and decide on the business policy and strategy apart from other normal business. The Board Meetings including Committee Meetings of the Company are scheduled after getting confirmation on dates from Directors well in advance to facilitate them to plan their schedule and to ensure meaningful participation in the meetings. However, in case of a special and urgent business need, the Board's approval is taken by passing resolution(s) by circulation, as permitted by law, which is noted in the subsequent Board Meeting.

The detailed Agenda is circulated to the Directors in advance. All major agenda items are backed by comprehensive background information to enable the Board to take informed decisions.

Where it is not practicable to circulate any document in advance or if the agenda is of a confidential nature, the same is presented at the meeting. In special and exceptional circumstances, consideration of additional or supplementary items is taken up with the approval of the Chair and majority of the Independent Directors. Senior Management Personnel are invited to the Board/Committee meeting(s) to provide additional inputs on the items being discussed by the Board/Committees thereof as and when necessary. The elected Chairman in the Board Meeting apprises the Board at every meeting on the overall performance of the Company, followed by the detailed presentation by Chief Financial Officer of the Company

The Company Secretary is responsible for preparation of the Agenda and convening of the Board and Committee meetings. The Company Secretary attends all the meetings of the Board and its Committees, advises /assures the Board on Compliance and Governance principles and ensures appropriate recording of minutes of the meetings.

The Board provides the overall strategic direction and periodically reviews strategy and business plans, annual operating and capital expenditure budgets and oversees the actions and results of the management to ensure that the long term objectives of enhancing shareholders' values are met. The Board also, inter alia, considers and reviews adoption of quarterly/half-yearly/annual results, major accounting provisions and write-offs, compliances, business policies, borrowings, Minutes of Meetings of the Audit and other Committees of the Board. The Board reviews compliance reports of all laws applicable to the Company on quarterly basis.

The draft Minutes of the proceedings of the meetings of the Board/Committee(s) are circulated to all the members of the Board or the Committee for their perusal, within fifteen days from the date of the conclusion of the Meeting. Comments, if any, received from the Directors are incorporated in the Minutes, in consultation with the Chairperson. The Minutes are approved by the members of the Board / Committee(s), prior to the next meeting and confirmed thereat.

Board Meetings

The meetings of the Board of Directors are held at least once a quarter to review the quarterly performance and the financial results of the Company. During the year, the board met 4 times. The meetings were held on May 28, 2025, August 13, 2025, November 14, 2025 and February 13, 2026 respectively. The attendance of each director at the board meetings and at the last annual general meeting is as under;

Attendance at the Board Meetings and at Annual General Meeting (AGM) during the Financial Year 2025-2026;

Name of Director	No. of Board Meeting Attended (Total Meetings Held : 4)	Whether Attended Last AGM
Shri Madhukar	4	Yes
Smt. Sudha Sarowgi	4	Yes
Shri Sadhan Sarkar	4	Yes
Shri Awdhesh Kumar Srivastava	3	Yes

Directors with Material Pecuniary or Business Relationship with the Company

None of the Independent Directors of the Company have any pecuniary relationship with the Company.

- Apart from receiving sitting fees for meetings of the Board & Committee meetings, they do not have any material pecuniary relationships or transactions with the Company, its promoters, its Directors, its senior management, its subsidiaries and associates which may affect independence of the Director.

- Are not related to promoters or persons occupying management positions at the Board level or at one level below the Board.
- Have not been an executive of the Company in the immediately preceding three financial years.
- Are not partners or executives or were not partners or executives during the preceding three years of the:
  - Statutory audit firm or the internal audit firm that is associated with the Company.
  - Legal firm(s) and consulting firm(s) that have a material association with the Company.
- Are not material suppliers, service providers or customers or lessors or lessees of the Company, which may affect independence of the Director.
- Are not substantial shareholders of the Company i.e. do not own two percent or more of the block of voting shares.

Details of transactions of a material nature, if any, with related parties as specified in Indian Accounting Standard (Ind AS) issued by the Ministry of Corporate Affairs are disclosed in the Notes to the financial statements for the year 2025-26. There has been no transaction of a material nature with any of the related parties which was in conflict with the interests of the Company. There has been no material pecuniary relationship or transaction between the Company and its Directors during the year.

Remuneration to Directors

Directors do not receive any remuneration except the sitting fees for the meetings of the Board and Audit Committee meetings attended by them. The Company did not advance any loans to any of its directors in the year under review.

Details of Sitting Fees Paid During 2025-26

Name of Directors	Sitting Fees paid for		Total (₹)
	Board Meeting (₹)	Audit Committee (₹)	
Shri Madhukar	40,000	40,000	80,000
Smt. Sudha Sarowgi	40,000	40,000	80,000
Shri Sadhan Sarkar	40,000	40,000	80,000
Shri Awdhesh Kuma Srivastava	30,000	30,000	60,000

Note: Sitting fees of Rs. 10,000/- were paid for each Board and Audit Committee Meetings held during the year, No sitting fee was paid for other committee meetings.

COMMITTEES OF THE BOARD

AUDIT COMMITTEE

The Audit Committee comprised of Shri Madhukar (Chairperson), Smt. Sudha Sarowgi, Shri Sadhan Sarkar and Shri Awdhesh Kumar Srivastava in accordance with the provisions of Regulation 18 of the SEBI (LODR) Regulations, 2015 and Section 177 of the Companies Act, 2013. All the members of the committee are financially literate and have accounting and financial management expertise.

Meeting of the Audit Committee are scheduled well in advance. The Audit Committee met four times during the year under review on May 28, 2025, August 13, 2025, November 14, 2025 and February 13, 2026 respectively. The committee reviewed the quarterly/ annual financial statements before submission to the Board for approval.

The committee reviews the reports of the internal auditors and statutory auditors along with the comments and corrective action taken by the management. The Audit Committee also invites senior executives, as it considers appropriate, to be present at the meetings of the committee.

Particulars of Meetings attended by the members of the Audit Committee;

Directors	No. of Meetings Attended
Shri Madhukar	4
Smt. Sudha Sarowgi	4
Shri Sadhan Sarkar	4
Shri Awdhesh Kumar Srivastava	3

Stakeholders' Relationship Committee

The Stakeholders Relationship Committee (SRC) comprised of Smt. Sudha Sarowgi (Chairperson), Shri Sadhan Sarkar, Shri Madhukar and Shri Awdhesh Kumar Srivastava. The committee looks into redressal of shareholders, investors, depositors and customer complaints. The Stakeholders Relationship Committee met twice during the year on May 28, 2025 and November 14, 2025. The details of attendance at the committee meeting are as under:

Directors	No. of Meetings Attended
Smt. Sudha Sarowgi	2
Shri Madhukar	2
Shri Sadhan Sarkar	2
Shri Awdhesh Kumar Srivastava	1

The Company Secretary of the Company acts as the Compliance Officer. The name, designation and address of Compliance Officer are as under;

Shri D J Bagchi
Chief Executive Officer, Company Secretary and Compliance Officer
46, Dr. Sundari Mohan Avenue, Kolkata- 700014
Phone: 033- 2289 0148/ 6708
Email: info.saharahousingfina@shfcl.co.in / info.saharahousingfina@gmail.com

Details of Complaints / Grievances during 2025-26

The complaints from the shareholders relating to non receipt of annual report etc. received during the year were redressed to the satisfaction of the concerned shareholders. As at end of financial year ending March 31, 2026, there were no such pending / unresolved complaints.

Nomination and Remuneration Committee

The Nomination and Remuneration Committee comprised of Shri Sadhan Sarkar (Chairperson), Smt. Sudha Sarowgi, Shri Madhukar and Shri Awdhesh Kumar Srivastava. Nomination and Remuneration Committee is constituted in compliance with the requirements of provisions of Section 178 of the Companies Act, 2013 and Regulation 19 of SEBI's Listing Obligations and Disclosure Requirements Regulations, 2015.

The role of the Nomination and Remuneration Committee inter alia, includes formulation of criteria for determining qualifications, positive attributes and independence of a director and recommendation to the Board of the remuneration policy; formulation of criteria for evaluation of Independent Directors and the Board, devising a policy on Board diversity and identification of persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal.

The Nomination and Remuneration Committee met once on August 13, 2025. The details of attendance at the Nomination and Remuneration Committee meeting are as under;

Directors	No. of Meetings Attended
Smt. Sudha Sarowgi	1
Shri Madhukar	1
Shri Sadhan Sarkar	1
Shri Awdhesh Kumar Srivastava	1

Remuneration Policy

The Company has formulated a Nomination (including Board Diversity), Remuneration and Evaluation policy as per the provisions of Companies Act, 2013 and Listing and Obligation Agreement 2015 with SEBI which, inter-alia, lays down the criteria for identifying the persons who are qualified to be appointed as Directors and such persons who may be appointed as Senior Management Personnel of the Company and also lays down the criteria for determining the remuneration of the Directors, Key Managerial Personnel (KMP) and other employees.

The Nomination, Remuneration and Evaluation Policy of the Company, inter-alia, provides for the attributes for appointment, components of the remuneration and the process of performance evaluation relating to the Directors, Key Managerial Personnel (KMP) and other employees of the Company as explained hereunder;

Appointment criteria, remuneration terms and evaluation of the Non-Executive Director(s) / Independent Director(s):

The Nomination, Remuneration and Evaluation policy of the Company aims at promoting diversity on the Board and recommends that the Board shall at all times represents an optimum combination of Executive and Non-Executive Directors as well as Independent Directors with at least one woman Director and not less than fifty percent of the Board comprising of Independent Directors. The selection of candidate(s) for the directorship shall be based on factors like educational and professional background, personal achievements, experience, skills, etc. The appointment of Independent Directors shall be made in accordance with the provisions of Companies Act, 2013 and Listing and Obligation Agreement 2015 with SEBI.

Independent directors and non-independent non-executive directors may be paid sitting fees (for attending the meetings of the Board and of committees of which they

may be members) and commission, if provided in the Articles of Association and duly approved by the General Body and within regulatory limits. Within the parameters prescribed by law, the payment of sitting fees and commission will be recommended by the NRC and approved by the Board. Overall remuneration (sitting fees and commission) should be reasonable and sufficient to attract, retain and motivate directors aligned to the requirements of the Company (taking into consideration the challenges faced by the Company and its future growth imperatives). Overall remuneration should be reflective of size of the Company, complexity of the sector/ industry/ company's operations and the company's capacity to pay the remuneration. Overall remuneration practices should be consistent with recognized best practices. Quantum of sitting fees may be subject to review on a periodic basis, as required. The aggregate commission payable to all the non-executive directors and independent directors will be recommended by the Nomination and Remuneration Committee to the Board based on company performance, profits, return to investors, shareholder value creation and any other significant qualitative parameters as may be decided by the Board. The Nomination and Remuneration Committee shall recommend to the Board the quantum of commission for each director based upon the outcome of the evaluation process which is driven by various factors including attendance and time spent in the Board and committee meetings, individual contributions at the meetings and contributions made by directors other than in meetings. In addition to the sitting fees and commission, the Company may pay to any director such fair and reasonable expenditure, as may have been incurred by the director while performing his/her role as a director of the Company. This could include reasonable expenditure incurred by the director for attending Board/ Board committee meetings, general meetings, court convened meetings, meetings with shareholders/ creditors/ management, site visits, induction and training (organized by the company for directors) and in obtaining professional advice from independent advisors in the furtherance of his/ her duties as a director.

Appointment criteria, remuneration terms and evaluation of the Executive Director / Whole Time Director, Senior Management Personnel and other employees;

The Managing Director / Executive Director / Whole Time Director / Manager shall be appointed as per the applicable provisions of Companies Act, 2013 and rules made there under. The proposed appointee shall be assessed against a range of personal attributes and criteria which includes but not limited to qualifications, skills, industry experience, background, etc.

The remuneration payable to the Managing Director / Executive Director / Whole Time Director / Manager shall carry a balance between fixed and incentive pay based on the performance objectives in relation to the operations of the Company. The Compensation payable to Managing Director / Executive Director / Whole Time Director / Manager shall be competitive and shall be commensurate to the individual's role, responsibility and experience in relation to performance of business of the Company. The total managerial remuneration payable by the Company to Managing Director / Executive Director / Whole Time Director / Manager shall be within the limits prescribed under the Companies Act, 2013.

The Managing Director / Executive Director / Whole Time Director / Manager shall be evaluated / re-appointed on the basis of his present performance (financial/non-financial) and his achievements against various key performance parameters as defined by the Board of Directors of the Company. The performance evaluation of the Managing Director / Executive Director / Whole Time Director / Manager shall be carried out by the Nomination and Remuneration Committee, the Independent Directors in a separate meeting, and by the Board of the Company.

The Company shall appoint KMP i.e. Managing Director / Whole Time Director / Manager, Chief Executive Officer, Chief Financial Officer, Manager, Company Secretary of the Company as per the provisions of Section 203 of the Companies Act, 2013. For the appointment of employees, the criteria's such as qualifications, skills, regional and industry experience, background, personal attributes and other qualities required to operate successfully in the respective position and the extent to which the appointee is likely to contribute to the overall effectiveness of the organization, work constructively with the existing team and enhance the efficiencies of the Company, shall be considered.

The remuneration for the Chief Executive Officer, Chief Financial Officer and Company Secretary at the time of the appointment shall be approved by the Nomination and Remuneration Committee and any subsequent increments shall be approved as per the HR policy of the

Company and shall be placed before the Board. The remuneration of the employees shall be determined, considering key factors like;

i. The remuneration should be reasonable and sufficient to attract, retain and motivate employees and should be in line with the industry practice.

ii. Relationship of remuneration to performance is clear and meets appropriate performance benchmarks.

iii. Remuneration shall involve a balance between fixed and incentive pay reflecting short and long term performance objectives appropriate to the working of the Company and its goals.

The performance of the employees shall be evaluated on annual basis as per Company's and individual employees' performance and contribution to the overall goals / objectives of the Company.

Evaluation Process

In terms of the applicable provisions of the Companies Act, 2013 & Listing Agreement, the Nomination and Remuneration Committee has laid down the criteria for evaluation/assessment of the Directors (including the Independent Directors) of the Company and the Board as a whole. The Committee also carried out the evaluation of the performance of each Director of the Company.

In accordance with the provisions of Schedule IV of the Companies Act, 2013 and Listing Agreement, a separate meeting of the Independent Directors without the attendance of Non-Independent Directors and the members of the Management was held on February 13, 2026 to, inter-alia, review the performance of the Non-Executive Directors and the Board as a whole. The Independent Directors in the said meeting also assessed the quality, quantity and timelines of flow of information between the Company Management and the Board based on various components viz. relevant and adequate information being provided, circulation of agenda and related notes in advance, regular information/updates, etc. Shri Madhukar acted as the LeadIndependent Director.

Pursuant to the report / feedback on the evaluation as carried out by the Nomination and Remuneration Committee and the Independent Directors in a separate meeting, the Board conducted formal annual evaluation of its own performance, its Committees and the individual directors in its meeting held on February 13, 2026. Based on the said evaluation, the Nomination and Remuneration Committee made recommendations for the appointment / re-appointment of the Directors.

Criteria for evaluation of Board and its Committees

The evaluation of the Board and its committees were based on the criteria, inter-alia, covering various assessment parameters like structure and composition, frequency & duration of meetings, its processes and procedures, effectiveness of the Board / committees, its financial reporting process including internal controls, review of compliances under various regulations, adequate discharge of responsibilities entrusted under various regulations and/ or terms of reference of the Committees etc.

Criteria for evaluation of Individual Directors

The criteria for evaluation of performance of the individual Directors included various parameters viz. attendance & participation during the meetings, their active contribution & independent judgment, cohesiveness, discussions/ deliberations on important matters, understanding of the Company, etc.

Details of Remuneration Including Commission and Other Payments to the Directors

Directors - Executive

Presently, all the Directors on the Board are Non-Executive Directors.

Directors – Non-Executive

Presently, the non-executive Directors in the Company are only paid sitting fee of ₹10,000 each for attending the Board and Audit Committee meetings of the Company. The total amounts of sitting fee paid to the Directors have been disclosed elsewhere in the report.

Risk Management Committee

The Risk Management Committee of the Board was constituted in compliance with the provisions of Regulation 21 of the SEBI's Listing Obligations and Disclosure Requirements Regulations, 2015. The Risk Management Committee comprised of Shri Madhukar (Chairperson), Smt. Sudha Sarowgi, Shri Sadhan Sarkar and Shri Awdhesh Kumar Srivastava.

The terms of reference of the Risk Management Committee includes the following;

- To review and monitor the Risk Management Policies and Procedures;

- To ensure that the Credit Exposure of the Company to any single/group borrowers does not exceed, the internally set limits and the prescribed exposure ceilings by the Regulator;
- To review the Risk Monitoring System;
- To review and verify adherence to various risk parameters set-up for various operations / Functions;
- To undertake such other function as may be mandated by the Board or stipulated by the Companies Act, 2013, SEBI, Stock Exchanges or any other regulatory authorities from time to time.

Date of the Meeting and Attendance

Date of the Meeting	Shri Madhukar (Chairperson)	Smt. Sudha Sarowgi (Member)	Shri Sadhan Sarkar (Member)	Shri Awdhesh Kumar Srivastava (Member)	Shri D J Bagchi (CEO)	Shri Vivek Kapoor (CFO)
November 14, 2025	Yes	Yes	Yes	Yes	Yes	Yes

Finance & Management Committee

The composition of the Finance & Management Committee is;

Director/Member	Designation
Shri Madhukar	Chairman (Independent Director)
Smt. Sudha Sarowgi	Independent Director
Shri Sadhan Sarkar	Independent Director
Shri Awdhesh Kumar Srivastava	Non-Independent Director
Shri D J Bagchi	CEO & Company Secretary
Shri Vivek Kapoor	CFO

Terms of Reference of Finance & Management Committee

The terms of reference of the Finance & Management Committee as defined by the Board of Directors of the Company are as follows:-

- The role of the Finance & Management Committee (the Committee) is to support and advise the Board in exercising its authority in relation to the matters set out in these terms of reference. The Committee is accountable to the Board for its performance.
- The Board has defined the Committee's purpose as assisting the Board in its consideration for approval and on-going oversight of matters pertaining to;
  - Capital Structure and Funding;
  - Capital Management planning and initiatives including capital allocation;
  - Due Diligence on acquisitions and divestments including proposals which may have a material impact on the company's capital position; and
  - Matters the Board may refer to the Committee from time to time in connection with the company's capital position.
- The Committee shall review matters within the scope of its authority to ensure that the company's capital decisions are appropriate in the pursuit of the Corporate Purpose.
- The Committee shall prepare the terms and conditions of any borowals by the Company Secured / Unsecured in the form of loans, debentures or any other financial investment by whatever name called.
- To ensure that all the applicable rules and regulations are followed as stipulated by our esteemed regulator RBI, NHB, ROC, SEBI or any other regulatory authorities from time to time.

The Finance & Management Committee met four times during the year under review on May 28, 2025, August 13, 2025, November 14, 2025 and February 13, 2026 respectively.

IT Strategy Committee

The IT Strategy Committee was constituted by the Board of Directors in the Board Meeting held on 14th February 2025 and has a well-defined composition of members and terms of reference are in accordance with the Para 6 of Circular No.DoS.CO.CSITEG /SEC.7/31.01.015 /2023-24 dated 07/11/2023 of Reserve Bank India (RBI). As on March 31, 2026, the IT Strategy Committee of the Board comprised of an Independent Directors and Senior Management Personnel. The Chairman of the IT Strategy Committee is an Independent Director of the Company, the composition of IT Strategy Committee is;

Directors	Designation
Shri Sadhan Sarkar	Chairman
Shri A K Srivastava	Member
Smt. Sudha Sarowgi	Member

The IT Strategy Committee met twice during the reporting financial year 2025-2026, on November 14, 2025 and February 13, 2026.

The Company has also constituted an IT Steering Committee as per the above Circular of RBI.

Separate Meeting of the Independent Directors

During the year, as per the requirement of Schedule IV of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015, a separate meeting of the independent directors of the Company was held on February 13, 2026 without the attendance of non-independent director and members of the management. All the independent directors were present at the meeting, wherein they had inter alia reviewed the performance of the non-independent director and the Board as a whole taking into account the views of the non-executive directors and assessed the quality, quantity and timeliness of flow of information between the company management and the Board.

Certificate under Regulation 34(3) of SEBI Listing Regulations

The Company has obtained a Certificate pursuant to the Regulation 34(3) read with Schedule V of the Listing Regulations, from Shri P V Subramanian, ACS, Practicing Company Secretary, Kolkata, confirming that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors of the Company either by Securities and Exchange Board of India or the Ministry of Corporate Affairs or any other Statutory Authority. The said certificate forms part of this report as **'Annexure B'.**

Disclosures

i. Materially significant related party transactions

The Company has adopted Related Party Transaction Policy which defines the materiality of related party transactions and lays down the procedures of dealing with Related Party Transactions. The Related Party Transaction Policy has been uploaded on the Company's website and is available at URL: http://www.saharahousingfina.com/misc/SHCL_RPT_Policy_Reviewed_13-Aug-2025.pdf

During the year under review there were no material transactions of the Company with any of its related parties. Therefore, the disclosure of Related Party Transactions as required under Clause (h) of sub-section (3) of Section 134 of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014, Form AOC-2 is not applicable to the Company for financial year 2025-26 and hence the same is not provided.

ii. Details of non-compliance by the company, penalties, and strictures imposed on the company by Stock Exchange or SEBI or any statutory authority, on any matter related to capital markets, during the last three years.

The Company was found to be in non-compliance with the Reserve Bank of India (RBI) Directions on Know Your Customer (KYC), the Company has failed to initiate the process of uploading loan account details to the Central KYC Records Registry (CKYCR), as mandated under the applicable regulatory framework. Due to the non-compliance, the Reserve Bank of India has levied a penalty of ₹ 50,000/- on the Company which was paid within the stipulated time frame.

iii. Whistle Blower Policy

The Company has adopted a Whistle Blower Policy, which aims to provide a mechanism to the employees and directors of the Company to report to the management instances of unethical behavior, actual or suspected fraud or violation of the Company's code of conduct or ethics policy. This mechanism also provides for adequate safeguards against victimization of employees who avail the mechanism and provides for direct access to the Chairperson of the Audit Committee in exceptional cases. There were no instances of reporting under the Whistle Blower Policy. No personnel have been denied access to the Chairman of the Audit Committee.

The whistle Blower Policy has been uploaded on the Company's website and is available at URL: http://www.saharahousingfina.com/misc/SHCL_Whistle_Blower_Policy-28-07-2020.pdf

iv. Details of Compliance with mandatory requirements and adoption of non-mandatory requirements

During the financial year 2025-26, the Company has complied with all mandatory requirements as specified in the SEBI Listing Regulations. The Company has adopted the below specified non-mandatory requirements in terms of Regulation 27(1) of SEBI Listing Regulations:

1. The Board

The Chairman of the Board is elected at the respective Board Meetings among the Directors present. The Company has no Executive Director on its Board at present.

2. Shareholder's Rights

The quarterly, half-yearly and annual financial results of the Company are published in leading newspapers and are communicated to the Stock Exchanges, as per the provisions of the Listing Agreement and uploaded on the Company's website www.sahara housingfina.com.

3. Audit Qualification

During the year under review, there was no audit qualification in the Auditors' Report on the Company's financial statements. The Company continues to adopt best practices to ensure a regime of financial statements with unmodified audit opinion.

4. Separate Posts of Chairman and CEO

The Company has appointed a separate person as Chief Executive Officer of the Company.

5. Reporting of Internal Auditor

The Company has an adequate internal audit system in place whereby the Internal Audit is conducted by the Internal Auditor and reports are submitted on a periodic basis. The audit function maintains its independence and objectivity while carrying out its assignments.

Other Disclosures

1. Reconciliation of Share Capital Audit

A qualified practicing Company Secretary carries out the audit of the Company on quarterly basis to reconcile the total admitted capital with National Securities Depository Limited (NSDL) and Central Depository Services India Limited (CDSL) and the total issued and listed capital. The report of such audit is submitted to the Stock Exchange periodically.

2. Familiarization Programme

Your company follows a well thought-out orientation program for its Director(s) in accordance with the requirements of SEBI's Listing Obligations and Disclosure Requirements Regulations, 2015, to ensure that Director(s) are fully aware of the industry in which the Company operates, the processes, systems and policies adopted and followed by the Company.

The company regularly updates the Directors on the various changes in the business model, new developments & initiatives undertaken by the Company and any new policies and applicable laws and regulations etc from time to time and helps in bringing forth the best practices to the Company and help in making informed decision(s) at the Board Level.

The familiarization program of the Company is uploaded on the Company's website and is available at URL: http://www.saharahousingfina.com/misc/SHCL_Family_Policy_for_Ind_Director_Revised_May%202026.pdf

Code of Conduct for Prevention of Insider Trading Practices

In compliance with the SEBI regulation on prevention of insider trading, the Company has in place a comprehensive Code of Conduct for its Directors and Senior Management Officers. The Code contains guidelines which advise them on procedures to be followed, disclosures to be made, closure of Trading Window and cautioning them of the consequences of violation of the code. The Company Secretary has been appointed as the Compliance Officer and is responsible for adherence to the Code. This Code has been uploaded on the Company's website and is available at URL:http://www.saharahousingfina.com/misc/SHCL_Insider_Trading_Revised_May-2026.pdf

1. Code of Conduct for the Board of Directors & Senior Management Personnel

In compliance with SEBI listing regulations, the

Company has a duly approved Code of Conduct for the Board of Directors and Senior Management Personnel of the Company in place. The subject Code identifies and lists out various elements of commitment, duties and responsibilities that serve as a basis for taking ethical decision-making in the conduct of day to day professional work.

The Code requires the Directors and employees to act honestly, fairly and with integrity and in a professional manner. The Board of Directors and members of the senior management personnel have provided their affirmation to the compliance with this code. A declaration regarding compliance by the Board of Directors and the Senior Management Personnel with the said Code of Conduct duly signed by the Chief Executive Officer forms part of this Annual Report. This Code has been uploaded on the Company's website and is available;URL: http://www.saharahousingfina.com/misc/SHCL_Internal_Guidelines_Corporate_Governance_29052026.pdf

2. CEO / CFO Certification

The Chief Executive Officer (CEO) and Chief Financial Officer (CFO) have furnished certificate on quarterly/ annual basis and same is reviewed by the Audit Committee and was placed before the Board of Directors of the Company in terms of Regulation 17(8) and Regulation 33(2)(a) of the SEBI Listing Regulations.

3. Secretarial Audit for Financial Year 2025-26

Shri P V Subramanian, ACS, Practicing Company Secretary, Kolkata, was appointed as a Secretarial Auditor to conduct Secretarial Audit of the Company for the financial year ended March 31, 2026, as per the provisions of Section 204 of the Companies Act, 2013 and the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014. The Secretarial Audit Report addressed to the Members of the Company forms part of this Annual Report.

4. Auditors Certificate on Corporate Governance

Shri P V Subramanian, Company Secretary in Whole-time Practice [ACS No.: 4585, Cop No.:2079], has furnished a certificate reporting the level of compliance of conditions of Corporate Governance as stipulated under SEBI Listing Regulations, 2015. The said certificate forms part of this Annual Report.

5. Fees Paid to Statutory Auditors

During the year, the total fee incurred by the Company, for services rendered by Statutory Auditors is given below;

Nature of Service	₹ in Lakhs
a) Audit and Tax Audit Fee (including Regulatory Certificates)	5.00
b) For Other Services	2.00
Total	7.00

Shareholders' Information

I. Communication to Shareholders

The Company primary source of information to the shareholders, borrowers and to the public at large is through the functional website of the company i.e. www.saharahousingfina.com and other than that as required under SEBI Listing Regulations, 2015, the quarterly / annual financial results are published in widely circulated national English newspaper and in a vernacular newspaper.

The information available on the website are ;

- Composition of the Board.
- Composition of various Committees of Board of Directors.
- Terms & Conditions of Appointment of Independent Directors.
- Communication details for grievance redressal.
- Financial Results, Annual Report and other material information.
- Shareholding Pattern.
- Policies followed by the Company.

II. Electronic filing of Compliances on BSE

As stipulated under SEBI Listing Regulations, 2015 certain corporate information such as the quarterly, half-yearly and annual results, annual report and the shareholding pattern of the Company are also filed on Corporate Filing and Dissemination System website, www.corpfiling.co.in and BSE Listing Centre at listing.bseindia.com developed by BSE Limited.

III. SEBI Complaints Redressal System (SCORES)

Securities and Exchange Board of India ("SEBI")

administers a centralised web based complaints redress system ("SCORES"). It enables investors to lodge and follow up complaints and track the status of redressal online on the website at https://scores.sebi.gov.in. It also enables the market intermediaries and listed companies to receive the complaints from investors against them, redress such complaints and report redressal of such complaints. All the activities starting from lodging of a complaint till its disposal are carried online in an automated environment and the status of every complaint can be viewed online at any time. The Company has registered itself on SCORES and endeavors to resolve all investor complaints received through SCORES. The Company is registered with SEBI Complaints Redress System (SCORES).

IV. Shares held in Electronic Form

Members holding shares in electronic form may please note that instructions regarding change of address, bank details, nomination, email address and power of attorney should be given directly to the Depository Participant.

V. Shares held in Physical Form

Shareholders holding shares in physical form may please note that instructions regarding change of address, bank details, nomination, email address and power of attorney should be given to the Company's RTA viz. MUFG Intime India Private Limited.

VI. Service of documents through electronic mode

Members who are desirous of receiving the notice and other documents through email, may kindly intimate their respective email address to the Company's Registrar and Share Transfer Agent, MUFG Intime India Private Limited or may send an email from their respective email id to info.saharahousingfina@gmail.com/info.saharahousingfina@shfcl.co.in, with a subject "Registration of email id".

VII. Details of Previous three General Body Meetings

Year	Date & Time	Location	Special resolution(s) passed
34th AGM	September 25, 2025 11.30 A.M	Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")	—
33rd AGM	September 27, 2024 11.30 A.M	Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")	1. Special Resolution passed appointing Shri D J Bagchi, CEO as Manager u/sec. 196, 197, 198 and 203 of Companies Act 2013, for a period of three years and 2. Appointment of Shri Madhukar (DIN: 00558818), as an Independent Director
32nd AGM	September 29, 2023 11.30 A.M	Through Video Conferencing ("VC") or Other Audio Visual Means ("OAVM")	Special Resolution passed for Continuation of Shri Awdhesh Kumar Srivastava (DIN 02323304), as an Non -Independent Director of the Company, liable to retirement by rotation, after attaining the age of 75 years on July 29, 2024.

No Extra-Ordinary General Meeting of Shareholders was held during the year.

Postal Ballot

No Postal Ballot of Shareholders was held during the year.

VIII. General Shareholder Information

Financial Year	April 01 – March 31
Financial Reporting Calendar: 2026-2027 (Tentative)	• First Quarter Results Jul/ Aug 14, 2026 • Second Quarter Results Oct/Nov 14, 2026 • Third Quarter Results Jan/Feb 14, 2026 • Annual Results May 30, 2027
Listing on Stock Exchanges	BSE Limited Phiroze Jeejebhoy Towers Dalal Street, Fort, Mumbai- 400 001 [Annual Listing Fee for the year 2026-27 has been paid]
Stock Code at BSE	511533
ISIN (Equity Shares) of the Company	INE- 135C01012
ISIN (NCDs) of the Company	INE- 135C08025
Corporate Identification No. (CIN)	L18100WB1991PLC099782
Website of the Company	www.saharahousingfina.com
Registered & Corporate Office Address	Registered Office & Corporate Office 46 Dr. Sundari Mohan Avenue Kolkata – 700 014
Annual General Meeting and Book Closure Date	The details of AGM and Book Closure period date are being disclosed in the Notice conveying the 35th AGM and forming part of the Annual Report.

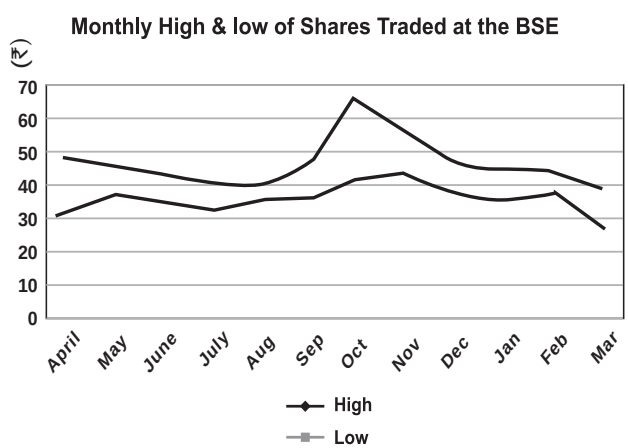
- **Market (BSE) Price Data**

  The monthly high and low stock valuations along with the volume of shares traded at the BSE are;

Year	Month	High (₹)	Low (₹)	Qty Traded (No. of Shares)
2025	April	47.95	32.76	113772
	May	45.84	38.51	70842
	June	44.89	36.80	52261
	July	42.00	34.00	50074
	August	40.80	37.00	33374
	September	46.00	36.57	190456
	October	64.82	43.00	489585
	November	54.55	44.28	33841
	December	46.93	38.16	44573
2026	January	45.00	37.00	28703
	February	45.18	38.83	30125
	March	40.00	30.00	70750

YEAR HIGH: ₹ 64.82 YEAR LOW: ₹ 30.00 (Source: www.bseindia.com)

IX. Monthly High & low of Shares Traded on the BSE during the Financial Year 2025 -26



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X. Shareholding Pattern as on March 31, 2026

No. of Ordinary Shares Held	No. of Shareholders	No. of Shares	Percentage (%)
PROMOTERS:			
Indian Promoters:			
– Sahara Prime City Limited	01	29,40,000	42.00
– Sahara India Corp Investment Limited.	01	16,38,587	23.41
– Sahara India Finance & Investment Limited	01	4,16,000	5.94
Total	**03**	**49,94,587**	**71.35**
OTHERS:			
Private Corporate Bodies	35	134673	1.92
NBFCs registered with RBI	–	–	–
Indian Public	6523	1863618	26.66
NRIs / NRNs	18	7053	00.10
Clearing Member	01	69	00.00
Body Corp- Ltd Liability Partnership/Company	–	–	–
Foreign Institutional Investors	–	–	–
Total	**6677**	**20,05,413**	**28.65**
Grand Total	**6580***	**70,00,000**	**100.00**

Note: None of the shares of the promoters are pledged or encumbered with any of the banks or financial institutions.
** Based on PAN for Stock Exchange Disclosure.*

XI. Distribution of Shareholding (Shares) as on March 31, 2026

HOLDING			SHAREHOLDERS		SHARES	
			NUMBER	%	TOTAL SHARES	%
001	-	500	7295	94.06	447562	6.39
501	-	1000	244	3.15	199496	2.85
1001	-	2000	106	1.37	158434	2.26
2001	-	3000	41	0.52	107289	1.53
3001	-	4000	11	0.14	37477	0.54
4001	-	5000	10	0.13	45510	0.65
5001	-	10000	19	0.24	133354	1.91
10001		And Above	30	0.39	5870878	83.87
TOTAL			**7756**	**100.00**	**7000000**	**100.00**

XII. Share Transfer System

As per Regulation 40 of SEBI Listing Regulations, as amended, securities of listed companies can be transferred only in dematerialised form with effect from April 01, 2019 except in case of requests received for transmission or transposition and relodged transfer of securities. Further, SEBI vide its circular no. SEBI/HO/MIRSD/RTAMB/CIR/P/2020/236 dated December 02, 2020 had fixed March 31, 2021 as the cut-off date for re-lodgment of transfer deeds and the shares that are re-lodged for transfer shall be issued only in demat mode.

SEBI vide its Circular No. SEBI/HO/MIRSD/ MIRSD_RTAMB/P/ CIR/2022/8 dated January 25, 2022, mandated all listed companies to issue securities in dematerialized form only, while processing the service request of issue of duplicate securities certificate, claim from Unclaimed Suspense Account, renewal/ exchange of securities certificate, endorsement, sub-division/ splitting of securities certificate, consolidation of securities certificates/folios, transmission and transposition.

In view of this and to eliminate all risks associated with physical shares and for ease of portfolio management, members holding shares in physical form are requested to consider converting their holdings to dematerialised form.

Also, share transactions in electronic form can be effected in a much simpler and faster manner. After a confirmation of a sale /purchase transaction from the broker, shareholders should approach the Depository Participant ('DP') with a request to debit or credit the account for the transaction. The DP will immediately arrange to complete the transaction by updating the account.

Shareholders should communicate with MUFG Intime India Private Limited the Company's Registrars and Transfer Agent ('RTA') quoting their folio number or Depository Participant ID ('DP ID') and Client ID number, for any queries to their securities.

XIII. Dematerialization of Shares and Liquidity

The Shares of the Company are compulsorily traded in dematerialized form and are available for trading under both the depository system in India – NSDL (National Securities Depositories Limited) and CDSL (Central Depository Services India Limited). As on March 31, 2026 a total of 67,94,420 shares of the Company, which forms 97.06% of the total shares, stand dematerialized. The processing activities with respect to the requests received for dematerialization are completed within 15 days (maximum) from the date of receipt of the request.

XIV. ADDRESS FOR CORRESPONDENCE

Registrar and Share Transfer Agents	**Sahara Housingfina Corporation Limited (Secretarial Department)**
MUFG Intime India Private Limited (Formerly Link Intime India Private Limited) Rasoi Court, 5th Floor, 20, Sir R N Mukherjee Road, Kolkata- 700 001 Tel No : 033- 6906 6200 E-mail: kolkata@mpms.mufg.com **Contact Person: Shri Kuntal Mustafi**	**Shri D J Bagchi** Company Secretary & Compliance Officer 46 Dr. Sundari Mohan Avenue Kolkata- 700014 Ph: 033- 2289 0148/ 6708 e-mail:info.saharahousingfina@gmail.com/ info.saharahousingfina@shfcl.co.in

Other Useful Information for Stakeholders

i. Subsidiary Companies

As at March 31, 2026, the Company does not have any Subsidiary Company.

ii. Unlisted Debt Securities

Unlisted Secured Non-Convertible Debenture (NCD) aggregating to ₹ 30 Cr., and after partial redemption of 30% i.e. ₹ 9 Cr. on 31-03-2025 and 30% i.e. ₹ 9 Cr. on 31-03-2026 the remaining Unlisted Secured NCD stands at ₹ 12 Cr. as on March 31,2026.

Debenture Trustee (Registered Office)

Catalyst Trusteeship Limited
GDA House, Plot No.: 85,
Bhusari Colony (Right)
Paud Road, Kothrud, Pune - 411038

iii. Rating of Non-Convertible Debentures (NCDs)

Unlisted Secured Non-Convertible Debenture aggregating to ₹12 Cr has been assigned rating of "B+ / Negative Outlook"

Rating Agency

Infomerics Valuation and Rating Ltd.

Office No. 1102-1104, B Wing, Kanakia Wallstreet, Off. Andheri Kurla Road, Andheri (East), Mumbai-400093

iv. Updation of address, etc. and Nomination Facility

Members holding shares in electronic form may please note that instructions regarding change of address, bank details, nomination, email address and power of attorney should be given directly to the Depository Participant. Members holding shares in physical form may please note that instructions regarding change of address, bank details, nomination, email address and power of attorney should be given to the Company's RTA viz. MUFG Intime India Private Limited.

The Nomination Form can also be downloaded from the URL:http://www.saharahousingfina.com/nominationform.pdf

v. Electronic filing of compliances on BSE

In terms of the Listing Agreement, all periodical compliance filings such as Company's financial results, shareholding pattern, corporate announcement and corporate governance report etc are electronically filed with the Bombay Stock Exchange through BSE Listing Centre developed by BSE Limited.

vi. SEBI Complaints Redress System (SCORES)

SCORES is a web based centralized grievance redressal system of SEBI that enables the investors to lodge, follow up and track the status of redressal of complaints online. The investor complaints are processed in a centralized web based complaints redressal system. The Company is registered with SEBI Complaints Redress System (SCORES) and ensures to file Action Taken Report under SCORES well within the prescribed timeframe.

Shareholders holding shares in electronic mode should address all their correspondence through their respective Depository Participants.

ANNEXURE – A

The Composition of the Board of Directors of the Company as on March 31, 2026, including skill sets/ expertise/ competencies/ practical knowledge and list & category of Directorship in other listed companies are as follows:

Sl.	Directors	Category of Directors	Special Knowledge / Practical Experience / Skills / Expertise / Competencies	List of Category of Directorship in other Listed Companies
1.	Shri Awdhesh Kumar Srivastava	Non-Executive Non-Independent	Holds Postgraduate and has been a part of the Sahara India Pariwar and have more than 36 years of experience with the Group. He is in the board of various listed / unlisted companies of the group and have vast and rich experience in management of companies.	Non-Independent Director Sahara One Media Entertainment Limited
2.	Shri Madhukar	Independent Non Executive	Shri Madhukar was Chairman & Managing Director of United Bank of India, Govt. of India Undertaking from 1967 to 2004 and also served as Whole Time Member, Securities & Exchange Board of India (SEBI) from 2004 to 2006. Shri Madhukar holds Master of Arts in Economics and Bachelor of Laws (LLB) and has also done Project Management, Human Resource Development (HRD) from Indian Institute of Management, Ahmadabad, Indian Institute of Management, Kolkata and International Management Institute, New Delhi. He was on the Board of companies like Bharat Heavy Electricals Limited (BHEL) from July 2006 to July 2009, Kribhco Shyam Fertilizer Ltd from Sept. 2007 to Nov 2009, Rajasthan Infrastructure Development Company (RIDCO), Government of Rajasthan Undertaking from 2008 etc. He has substantial experience in finance, policy, administration and view point on the working governance of institutions both with government and the private sector	Independent Director Sahara One Media Entertainment Limited

Sl.	Directors	Category of Directors	Special Knowledge / Practical Experience / Skills / Expertise / Competencies	List of Category of Directorship in other Listed Companies
3.	Shri Sadhan Sarkar	Independent Non Executive	Shri Sadhan Sarkar has more than 26 years of experience. Shri Sadhan Sarkar retired as Senior Manager-Financial Accounting from United Spirits in Dec 2017 (a group company of DIAGEO India) and served at various locations i.e., Kolkata, Bihar, Assam, Orissa and Nepal. He has also worked as Consultant-Finance with M/s Global Force Management Services Pvt. Ltd with a company having turnover Rs 200 Cr, M/s Ashok Steel Nepal, Bharat Cement, Purulia and has also worked as a freelance as expert consultant in Finance & Accounts with M/s Insite Alfa R & Solutions Pvt. Ltd, Delhi. Shri Sadhan Sarkar has completed Graduation in Commerce, Post Graduate Diploma in Management in Finance from IIMM Pune and Data Base Management System. He is expertise in managing cash flow, working capital, financial planning, budgetary control, risk management, Compliance and has vast experience in handling various litigation, liasoning with Govt. Officials. At present he is not holding any directorship position in any of the listed and unlisted company.	Nil

Sl.	Directors	Category of Directors	Special Knowledge / Practical Experience / Skills / Expertise / Competencies	List of Category of Directorship in other Listed Companies
4.	Smt Sudha Sarowgi	Independent Non Executive	Smt. Sudha Sarowgi is Graduate from Calcutta University. She has diverse experience and expertise in the financial planning, tax and general administration. She has experience in financial interpretation and analysis of accounts of various businesses. Smt. Sudha Sarowgi also gives guidance to the business houses in Investment, Insurance, Mutual Funds, Gold bonds (MCX), helps people in financial planning as Financial Consultant. Smt. Sudha Sarowgi actively participates in the social and economic welfare activities i.e. she is involved in the field of child health & education and also in woman's education, health and empowerment of the society. She is involved in various corporate events organized for Child and Woman welfare. At present she is not holding any directorship position in any of the listed and unlisted company.	Nil

ANNEXURE – B

CERTIFICATE

[Pursuant to Regulation 34(3) read with Schedule V Para C clause (10)(i) of the SEBI (Listing obligations and Disclosure Requirements) Regulations, 2015]

To the Members Sahara Housingfina Corporation Limited

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Sahara Housingfina Corporation Limited** (CIN: L18100WB1991PLC099782) and having registered office at 46 Dr. Sundari Mohan Avenue, Kolkata- 700014 (hereinafter referred to as "the Company"), produced before me by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in as considered necessary and explanations furnished to me by the Company & its officers, I hereby certify that none of the Directors on the Board of the company as stated below for the Financial Year ending on March 31, 2026 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority.

Sl. No.	Name of Director	DIN	Date of Appointment in Company	Date of Cessation from Board
1.	Shri Awdhesh Kumar Srivastava	02323304	14-11-2019	N/A
2.	Shri Madhukar	00558818	23-08-2024	N/A
3.	Shri Sadhan Sarkar	10519231	23-08-2024	N/A
4.	Smt. Sudha Sarowgi	10747395	23-08-2024	N/A

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the Company. My responsibility is to express an opinion on these based on my verification. This certificate is neither an assurance as to the future viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

P V Subramanian
Company Secretary in Whole-time Practice
ACS No.: 4585
CP. No.: 2077
Peer Review Certificate No.: 1613/2021
UDIN: A004585H001086039

Place : Kolkata
Date : August 12, 2026

CERTIFICATE REGARDING COMPLIANCE OF CONDITIONS OF CORPORATE GOVERNANCE

To the Members Sahara Housingfina Corporation Limited

I have examined the compliance of conditions of Corporate Governance by Sahara Housingfina Corporation Limited ("the Company") for the year ended on March 31, 2026, as stipulated in Regulations 17 to 27 and clauses (b) to (i) and (t) of Regulation 46(2) and para C and D of Schedule V of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015. [collectively referred to as "SEBI Listing Regulations, 2015"].

The compliance of conditions of Corporate Governance is the responsibility of the Management of the Company.

My examination was limited to procedures and implementation thereof adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In my opinion and to the best of my information and according to the explanations given to me, I certify that the Company has complied with the conditions of Corporate Governance as stipulated in the above-mentioned SEBI Listing Regulations, 2015 to the extent applicable to the Company during the year under report, except the following:

The Company was in non-compliance with the Reserve Bank of India (RBI) Directions on Know Your Customer (KYC), the Company has failed to initiate the process of uploading loan account details to the Central KYC Records Registry (CKYCR), as mandated under the applicable regulatory framework. Due to the non-compliance, the Reserve Bank of India has levied a penalty of ₹50,000/- on the Company which was paid within the stipulated time frame.

I further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the management has conducted the affairs of the Company.

P V Subramanian
Company Secretary in Whole-time Practice
ACS No.: 4585
CoP No.: 2077
Peer Review Certificate No.: 1613/2021
UDIN: A004585H001086160

Place : Kolkata
Date : August 12, 2026

DECLARATION ON COMPLIANCE WITH THE COMPANY'S CODE OF CONDUCT FOR THE BOARD OFDIRECTORS AND SENIOR MANAGEMENT PERSONNEL

This is to confirm that the Company has adopted a code of conduct for the Board of Directors and Senior Management of the Company.

I, here by, confirm and declare that in terms of Regulation 26(3) of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, all the Board members and Senior Management Personnel of the Company have affirmed compliance with the "Code of Conduct for the Board of Directors and Senior Management Personnel", for the financial year 2025-26.

D. J. Bagchi
CEO, Company Secretary
& Compliance Officer

Place: Kolkata
Date : May 29, 2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF SAHARA HOUSINGFINA CORPORATION LIMITED

Report on Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of **Sahara Housingfina Corporation Limited** ("the Company"), which comprise the Balance Sheet as at **March 31, 2026** the Statement of Profit and Loss including Other Comprehensive Income, the Cash Flows Statement and the Statement of Changes in Equity for the year then ended, and notes to the financial statements including a summary of material accounting policies and other explanatory information (hereinafter 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 the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026 and its profit including total comprehensive income, cash flows and the changes in equity 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 Responsibility 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 obtained by us is sufficient and appropriate to provide a basis for our opinion on the financial statement.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the year ended March 31, 2026. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matter described below to be the key audit matter to be communicated in our report.

Key audit matter	How the matter was addressed in our audit
Impairment of Loans	
Ind AS 109, Financial Instruments (Ind AS 109) requires the Company to provide for impairment of its financial assets using the expected credit loss ('ECL') approach involving an estimation of probability of loss on such financial assets, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's financial assets. Expected credit loss cannot be measured precisely but can only be estimated through use of statistics. The estimation of impairment loss allowance on financial instruments involves significant judgement and estimates and applying appropriate measurement principles.	Our audit focused on assessing the appropriateness of management's judgment and estimates used in the expected credit losses through the following procedures, but were not limited to, the following procedures: - Examined the Board Policy approving methodologies for computation of ECL that addresses policies and procedures for assessing and measuring credit risk on the lending exposures of the Company in accordance with the requirements of Ind AS 109. - The parameters and assumptions used and their rationale have been documented. Also, obtained the policy on moratorium and restructuring of loans approved by the Board of Directors pursuant to the RBI circulars/guidelines and ensured such policy is in compliant with the requirements of the RBI circulars/guidelines.

The expected credit loss is calculated using the estimated percentage of each of the stages of loan portfolio as per management judgments and assumptions after approved in the board. Significant management judgment and assumptions involved in measuring ECL is required with respect to: • determining the criteria for a significant increase in credit risk • factoring in future economic assumptions • past experience and forecast data on customer behaviour on repayments • techniques used to determine probability of default, loss given default and exposure at default. Considering the significance of the above matter to the financial statements and since the matter required our significant attention to test the calculation of expected credit losses, we have identified this as a key audit matter for current year audit.	- Evaluated the design and operating effectiveness of controls across the processes relevant to ECL, including the judgements and estimates. These controls, among others, included controls over the allocation of assets into stages including management's monitoring of stage effectiveness, model monitoring including the need for post model adjustments, and completeness of the underlying data used in the models, credit monitoring, passing of journal entries and preparing disclosures. - Tested the completeness of loans and advances included in the Expected Credit Loss calculations as of March 31, 2026 by reconciling it with the balances as per loan balance register. - Obtained an understanding of the modelling techniques adopted by the Company including the key inputs and assumptions. Assessed the appropriateness and adequacy of the related presentation and disclosures in the accompanying financial statements in accordance with the applicable accounting standards and related RBI circulars and Resolution Framework.
IT System and controls	
The Company's customer loan records are maintained centrally at the Head Office. As the branch operations are not integrated with the Head Office information system, branches rely on periodic information shared by the Head Office for recovery and customer servicing. Monthly EMI collections are primarily received through designated banking channels and monitored centrally by the Head Office. Details of overdue EMIs are communicated to the respective Branch Managers, who are responsible for updating customer loan balances, monitoring recoveries and initiating recovery proceedings. Customer loan balances are reconciled at the end of each month after considering collections and other adjustments. Owing to the absence of an integrated IT system, the Company relies on periodic reporting from head office and manual updating and reconciliation of records at the Head Office. Consequently, there is an increased risk of delays, omissions or errors in data transmission and recording, which could affect the completeness and accuracy of the loan portfolio, interest income and related balances reported in the financial statements.	Our Audit observation on the key audit matter relating to non-integration of IT systems with the branches is as follows: - Obtained an understanding of the Company's processes and evaluated the design and implementation of controls to address risks arising from the non-integration of branch systems with the Head Office. - Evaluated and tested the monthly reconciliation of branch loan records, customer loan balances and EMI collections with the records maintained at the Head Office. - Assessed the process for reporting overdue EMIs, updating customer loan balances, initiating recovery actions and management's review of branch reporting and reconciliation differences. - Verified that periodic reports received from branches were reviewed by the designated Head Office officials, exceptions were resolved on a timely basis and the Head Office records were updated accordingly. - Evaluated the design and tested the operating effectiveness of key controls and, where necessary, performed additional substantive procedures to address identified risks.

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

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

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.

When we read the other information, if we conclude that there is material misstatement therein, we are required to communicate the matter to those charged with governance as required under SA 720 'The Auditor's Responsibilities Relating to Other Information'.We have nothing to report in this regard at this moment.

Management's Responsibility for the Financial Statements

The Company's Board of Directors are 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 including other comprehensive income, cash flows and changes in equity of the Company in accordance with the Ind AS and the 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Board of Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable to the Company, 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 also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional scepticism 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 controls.
- 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 adequate internal financial controls with reference to the financial statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 to the Company, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended March 31, 2026 and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of Section 143(11) of the Act, we give in Annexure "A" a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable to the Company.
2. As required by Section 143(3) of the Act, based on our audit, we report that:
   I. 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;
   II. 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 except the matter stated in paragraph 2(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, as amended.
   III. the Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, the Statement of Cash Flows and Statement of Changes in Equity dealt with by this Report are in agreement with the books of account;
   IV. in our opinion, the aforesaid financial statements comply with the Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, as applicable to the Company;
   V. on the basis of the written representations received from the directors and 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;
   VI. With respect to the maintenance of accounts and other matters connected therewith, reference is made to our remarks in paragraph 2(b) above on reporting under Section 143(3)(b) and paragraph 2(i)(vi) below on reporting under Rule 11(g) of the Rules;
   VII. with respect to the adequacy of the internal financial controls with reference to these financial statements and the operating effectiveness of such controls, refer to our separate Report in Annexure "B" to this report;
   VIII. with respect to the other matters to be included in the Auditor's Report under 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 Managerial Remuneration paid by the Company during the year is in accordance with the provisions of Section 197 read with Schedule V of the Act.
   IX. 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:
      i. The Company has disclosed the impact of the pending litigations on its financial position in the financial statements – Refer Note 35.1 to the financial statements.
      ii. The Company has made provision, as required under the applicable law or accounting standards, for material foreseeable losses if any, on long term contracts. The Company did not have any derivative contracts.
      iii. There was no amount outstanding as at March 31,2026 which was required to be transferred to the Investor Education and Protection Fund by the Company.
      iv. Based on such audit procedures that we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that any funds have been advanced or loaned or invested by the company in any "Intermediaries", with the understanding, that the Intermediary shall, lend or invest on behalf of the company or provide any guarantee or security on its behalf. Also no funds have been received by the company from any entities ("Funding Parties"), with the understanding that the company shall lend or invest in other entities on behalf of the funding party.
      v. The Company has not declared or paid any dividend for/during the year.
      vi. The company has under process of installing Audit Trail feature in the new software but it has not yet operational during the year, Consequently, we are unable to comment on all the compliances under para 2(vi) of other legal & regulatory compliances during the year.

For B.M. CHATURVEDI & Co.
Chartered Accountants
ICAI FRN: 114317W

(Anmol Sonawane)
Partner
ICAI MN. 603614
UDIN : 26603614OIAWCQ6664

Place : Mumbai
Date : May 29, 2026

Annexure "A" to the Independent Auditor's Report

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' Section of our report of even date to the members of **Sahara Housingfina Corporation Limited** on the Financial Statements for the year ended March 31, 2026)

According to the information and explanations given to us and on the basis of our examination of the records of the company,

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

The Company has maintained proper records showing full particulars of intangible assets.

b) The Property, plant and equipment (including Right of Use assets) have been physically verified by the management during the year and no material discrepancies were noticed on such verification.

c) The Company, the title deeds of immovable properties (other than the properties where the Company is the lessee and the lease agreement is duly executed in favour of the Company) are held in the name of the Company.

d) The Company has not revalued any of its Property, Plant and Equipment or intangible assets during the year.

e) The Company, no proceedings have been initiated or are pending against the Company as on March 31, 2026, for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder

(ii) (a) The Company does not have any inventory. Accordingly, the clause 3(ii)(a) of the Order is not applicable to the Company.

(b) The Company has not been sanctioned working capital limit from banks or financial institutions during the period on the basis of security of current assets. Accordingly, the clause 3(ii)(b) of the Order is not applicable to the Company.

iii) The Company being a Non-Banking Finance Company ('NBFC') and having principal business of Housing Finance,

a) the clause 3(iii)(a) of the Order is not applicable to the Company

b) The investments made and the terms and conditions of the grant of loans and advances in the nature of loans, prima facie, are not prejudicial to the Company's interest. There are no guarantees provided or security given by the Company during the year.

(c) In respect of the loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated and repayments or receipts have been regular as per stipulations except in case of 130 loan accounts having outstanding balances aggregating to ₹ 870.12 lakhs as at March 31, 2026 (includes overdue & NPA cases) wherein the repayments of principal and payments of interest are not regular as informed by the management. Having regard to the nature of the Company's business and the volume of information involved, it is not practicable to provide an itemised list of the irregular cases.

(d) In respect of the loans and advances in the nature of loans granted by the Company, the amount overdue for more than 90 days outstanding as at March 31, 2026 aggregate to ₹ 542.24 lakhs.

In our opinion and according to the information and explanations given to us, reasonable steps have been taken by the Company for recovery of the overdue principal and interest amount.

(e) The clause 3(iii)(e) of the Order is not applicable to the Company.

(f) The Company has not granted during the year any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment.

(iv) The Company has complied with the provisions of Section 185 and 186 of the Act with respect to loans, investments, guarantees and security, as applicable.

(v) During the year the Company has not accepted any deposits or amounts which are deemed to be deposits from the public on which the directives issued by the Reserve Bank of India or the provisions of Section 73 to 76 or any other relevant provisions of the Act and the rules made there under are applicable.

(vi) The maintenance of cost records has not been specified by the Central Government under Section 148(1) of the Act for the business activities carried out by the Company.

(vii) (a) The Company has generally been regular in depositing undisputed statutory dues including Goods and service tax, Provident Fund, Employees' State Insurance, Income-tax, Cess and other statutory dues applicable to the Company with the appropriate authorities. There were no undisputed amounts payable in respect of statutory dues outstanding as at March 31, 2026 for a period of more than six months from the date they became payable.

(b) There are no statutory dues referred to in sub-clause (a) above, which have not been deposited by the Company on account of any dispute.

(viii) The Company does not have any transactions not recorded in the books of account but surrendered or disclosed as income during the year in the tax assessment 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 during the year.

(b) the Company has not been declared wilful defaulter by any bank or financial institution or other lender.

(c) the Company has not raised any money from the term loan during the year. Accordingly, the clause 3 (ix)(c) of the Order is not applicable to the Company.

(d) there are no transactions of funds raised by the Company on short term basis and utilized, prima facie, for long term purposes during the year.

(e) the Company does not have any subsidiary or associate or joint venture during the year. Accordingly, the clause 3(ix)(e) of the Order is not applicable to the Company.

(f) the Company does not have any subsidiary or joint venture or associate company during the year. Accordingly, the clause 3(ix)(f) of the Order is not applicable to the Company.

(x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the clause 3(x)(a) of the Order is not applicable to the Company.

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally convertible) during the year. Accordingly, the clause 3(x)(b) of the Order is not applicable to the Company.

(xi) (a) No fraud by the Company or on the Company has been noticed or reported during the year.

(b) No report under Section 143(12) of the Act has been filed in form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

(c) No whistle blower complaint has been received by the Company during the year.

(xii) The Company is not a Nidhi Company. Accordingly, the clause 3(xii) of the Order is not applicable to the Company.

(xiii) All transactions with the related parties are in compliance with Section 177 and 188 of the Act, where applicable and the details have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) (a) The Company has an internal audit system commensurate with the size and nature of its business.

(b) During the course of our audit, we have considered the reports of the Internal Auditor issued for the period under audit.

(xv) The Company has not entered into any non-cash transactions with its directors or persons connected with them during the year.

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

(b) The Company is a Housing Finance Company registered with the National Housing Bank under the provisions of the National Housing Bank Act, 1987 for conducting housing finance business and is not required to obtain a separate Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934 to conduct the Non-Banking Financial activities.

(c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India.

(d) As informed by the management of the company there is no Core Investment Company within the Group.

(xvii) The Company has not incurred cash losses in the financial year under audit and in the immediately preceding financial year.

(xviii) There has been no resignation of the statutory auditors of the Company during the year. Accordingly, the clause 3(xviii) of the Order is not applicable to the Company.

(xix) The financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, 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 the period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

(xx) The Company was not required to spend any amount on Corporate Social Responsibility (CSR) related activities during the year under review in terms of the provisions of Section 135 of the Act. Accordingly, the clause 3(xx) of the Order is not applicable to the Company.

For B.M. CHATURVEDI & Co.
Chartered Accountants
ICAI FRN: 114317W

(Anmol Sonawane)
Partner
ICAI MN. 603614
UDIN : 26603614OIAWCQ6664

Place : Mumbai
Date : May 29, 2026

Annexure "B" to the Independent Auditor's Report

(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' Section of our report of even date to the members of **Sahara Housingfina Corporation Limited** on the Financial Statements for the year ended March **31, 2026**)

Report on the Internal Financial Controls with reference to Financial Reporting under Clause (i) of Sub- Section 3 of Section 143 of the Companies Act, 2013 ("the Act")

We have audited the Internal Financial Controls with reference to Financial Reporting of Sahara Housingfina Corporation Limited ("the Company") as of March 31, 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 establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls with reference to Financial Reporting ('the Guidance Note') issued by the Institute of Chartered Accountants of India ('the ICAI'). These responsibilities include the design, implementation and maintenance of adequate internal financial controls that were operating effectively for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

Auditor's Responsibility

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

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

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

Meaning of Internal Financial Controls with reference to 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 Controls with reference to Financial reporting includes those policies and procedures that (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company; (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and directors of the company; and (3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the company's assets that could have a material effect on the financial statements.

Inherent Limitations of Internal Financial Controls with reference to Financial Reporting

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

Opinion

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such Internal Financial Controls with reference to Financial reporting were operating effectively as at March 31, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For B.M. CHATURVEDI & Co.
Chartered Accountants
ICAI FRN: 114317W
(Anmol Sonawane)
Partner
ICAI MN. 603614
UDIN : 26603614OIAWCQ6664

Place : Mumbai
Date : May 29, 2026

SAHARA HOSFINAS

Sahara Housingfina Corporation Limited
CIN:L18100WB1991PLC099782
Balance Sheet as at March 31, 2026

(₹ in Lakhs)

Particulars	Note No.	As at March 31, 2026	As at March 31, 2025
ASSETS			
Financial Assets			
Cash and Cash Equivalents	3	319.30	308.91
Other Bank Balances	4	344.24	556.81
Housing and other Loans	5	5,693.27	6,363.07
Investments	6	2.74	2.74
Other Financial Assets	7	14.43	11.76
		6,373.98	**7,243.29**
Non-Financial Assets			
Current Tax Assets (Net)	8	71.35	54.42
Deferred Tax Assets (Net)	9	122.94	123.71
Property, Plant and Equipment	10	48.22	54.28
Right of Use Assets	10	216.73	36.35
Other Intangible Assets	10	0.51	1.16
Other Non-Financial Assets	11	56.11	54.87
		515.86	**324.79**
TOTAL ASSETS		**6,889.84**	**7,568.08**
LIABILITIES AND EQUITY			
Liabilities			
Financial Liabilities			
Trade Payables	12	10.20	7.92
Debt Securities	13	1,200.00	2,100.00
Borrowing (other than Debt Securities)	14	136.31	136.31
Other Financial Liablities	15	226.90	57.88
		1,573.41	**2,302.11**
Non-Financial Liabilities			
Provisions	16	13.48	13.30
Other Non-Financial Liabilities	17	21.90	13.99
		35.38	**27.29**
Equity			
Equity Share Capital	18	700.00	700.00
Other Equity	19	4,581.05	4,538.68
		5,281.05	**5,238.68**
TOTAL LIABILITIES AND EQUITY		**6,889.84**	**7,568.08**
Significant Accounting Policies	**2**		

The accompanying notes (1-48) forming part of the financial statements

As per our report of even date attached

For B.M.Chaturvedi & Co
Chartered Accountants
ICAI FRN : 114317W

ANMOL SONAWANE
Partner
ICAI Membership No. 603614
UDIN : 26603614OIAWCQ6664

Date : May 29, 2026
Place: Mumbai

FOR AND ON BEHALF OF THE BOARD

A.K. SRIVASTAVA	Director (DIN 02323304)
SADHAN SARKAR	Director (DIN 10519231)
D. J. BAGCHI	Chief Executive Officer & Company Secretary
VIVEK KAPOOR	Chief Financial Officer

Date : May 29, 2026
Place: Kolkata

Sahara Housingfina Corporation Limited
CIN:L18100WB1991PLC099782
Statement of Profit and Loss for the year ended March 31, 2026

(₹ in Lakhs)

Particulars	Note No.	Year Ended March 31, 2026	Year Ended March 31, 2025
INCOME			
Revenue From Operations			
Interest Income	20	712.14	858.09
Other Operating revenue	21	3.65	3.28
Total Revenue from Operations		**715.79**	**861.37**
Other Income	22	1.04	1.47
Total Income		**716.83**	**862.84**
EXPENSES			
Finance costs	23	162.10	266.83
Impairment (reversal) on financial instruments	24	0.67	(13.88)
Employee benefit expenses	25	301.58	294.34
Depreciation and amortization	26	33.91	38.44
Other expenses	27	178.85	197.08
Total Expenses		**677.11**	**782.81**
Profit before tax		**39.72**	**80.03**
Tax expenses:			
- Current Tax	28	8.18	11.52
- Earliar year Tax	28	(0.94)	(2.01)
- Deferred Tax	28	(1.91)	5.68
		5.33	**15.19**
Profit for the year		**34.39**	**64.84**
Other Comprehensive Income for the year			
Items that will not be reclassified to profit or loss		10.65	1.88
Income tax relating to items that will not be reclassified to profit or loss	9	(2.68)	(0.48)
Total other comprehensive income		**7.97**	**1.40**
Total Comprehensive Income		**42.36**	**66.24**
Earnings Per Equity Share (Face value ₹ 10/- per share)			
Basic (₹)	39	0.49	0.93
Diluted (₹)	39	0.49	0.93
Significant Accounting Policies	**2**		

The accompanying notes (1-48) forming part of the financial statements

As per our report of even date attached

For B.M.Chaturvedi & Co
Chartered Accountants
ICAI FRN : 114317W

ANMOL SONAWANE
Partner
ICAI Membership No. 603614
UDIN : 26603614OIAWCQ6664

Date : May 29, 2026
Place: Mumbai

FOR AND ON BEHALF OF THE BOARD

A.K. SRIVASTAVA	Director (DIN 02323304)
SADHAN SARKAR	Director (DIN 10519231)
D. J. BAGCHI	Chief Executive Officer & Company Secretary
VIVEK KAPOOR	Chief Financial Officer

Date : May 29, 2026
Place: Kolkata

SAHARA HOSFINAS

Sahara Housingfina Corporation Limited
CIN:L18100WB1991PLC099782

Statement of Cash Flow for the year ended March 31, 2026

(₹ in Lakhs)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
A. Cash flows from Operating Activities :		
Profit before tax	**39.72**	**80.03**
Adjustment for :		
Interest on lease Liabilities	4.60	4.88
Net loss/(gain) on Fair valuation of Financial Instruments	(0.99)	(0.96)
Depreciation and amortization	33.91	38.44
Impairment on Financial Instruments	0.67	(13.88)
Operating profit before working capital changes	**77.91**	**108.51**
Movement in Trade Payable and Other Financial Liabilities	204.91	22.37
Movement in other Liabilities & Provisions	18.74	2.89
Movement in non -current Bank Deposits	212.57	1,550.48
Movement in Other Non-Financial Assets	(25.41)	(22.44)
Movement in Other Financial Assets	(1.68)	1.38
Cash generated from operations during the year	**487.04**	**1,663.19**
Direct Taxes paid (Net)	-	-
Net cash generated from operating activities before movement in housing and other loans	**487.04**	**1,663.19**
Housing & Other Property Loan Disbursement	(732.97)	(979.51)
Repayment of Housing & Property Loan	1,402.12	1,747.44
Net cash (used in) Operating activities (A)	**1,156.18**	**2,431.12**
Cash flows from investing activities		
Movement in property, plant and equipment and Intangible assets & Assets under lease	(207.58)	(25.84)
Net cash (used in) Investing activities (B)	**(207.58)**	**(25.84)**
Cash flows from financing activities		
Movement of Debt Securities	(900.00)	(900.00)
Repayments of Borrowings (Net) (Other than Debt Securities)	-	(1,405.28)
Lease liability Payments	(38.21)	(43.06)
Net cash (used in) financing activities (C)	**(938.21)**	**(2,348.34)**
Net increase/(decrease) in cash and cash equivalents (A+B+C)	10.39	56.94
Cash and cash equivalents at the beginning of the year	308.91	251.97
Cash and cash equivalents at the end of the year	**319.30**	**308.91**

Sahara Housingfina Corporation Limited
CIN:L18100WB1991PLC099782

Statement of Cash Flow for the year ended March 31, 2026 (Contd.)

(₹ in Lakhs)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Components of cash and cash equivalents		
Balances with banks		
- on Current Accounts	141.28	132.66
- on Other Bank Balances	178.02	176.25
Total cash and cash equivalents	**319.30**	**308.91**

Significant Accounting Policies **2**

The accompanying notes (1-48) forming part of the financial statements

As per our report of even date attached

For B.M.Chaturvedi & Co
Chartered Accountants
ICAI FRN : 114317W

ANMOL SONAWANE
Partner
ICAI Membership No. 603614
UDIN : 26603614OIAWCQ6664

Date : May 29, 2026
Place: Mumbai

FOR AND ON BEHALF OF THE BOARD

A.K. SRIVASTAVA	Director (DIN 02323304)
SADHAN SARKAR	Director (DIN 10519231)
D. J. BAGCHI	Chief Executive Officer & Company Secretary
VIVEK KAPOOR	Chief Financial Officer

Date : May 29, 2026
Place: Kolkata

SAHARA HOSFINAS

Sahara Housingfina Corporation Limited
CIN:L18100WB1991PLC099782
Statement of Changes In Equity for the year ended March 31, 2026

a) Equity Share Capital

(₹ in Lakhs)

Equity share of ₹10/- each issued, subscribed and fully paid-up	No. of Equity Shares	Amount
As at April 1, 2024	70,00,000	700.00
Changes in Equity Share Capital	-	-
As at March 31, 2025	70,00,000	700.00
Changes in Equity Share Capital	-	-
As at March 31, 2026	70,00,000	700.00

b) Other Equity

(₹ in Lakhs)

Particulars	Reserves and Surplus					Other Compre-hensive Income	Total
	Capital Reserve	Securities Premium	General Reserve	Special Reserve	Retained Earnings		
As at April 1, 2024	**1.52**	**500.00**	**5.02**	**1,324.68**	**2,626.47**	**14.75**	**4,472.44**
Profit for the year	-	-	-	-	64.84	-	64.84
Transfer during the year	-	-	-	12.97	(12.97)	-	-
Remeasurement of the defined benefits plan (net) [OCI]	-	-	-	-	-	1.40	1.40
As at March 31, 2025	**1.52**	**500.00**	**5.02**	**1,337.65**	**2,678.34**	**16.15**	**4,538.68**
Profit for the year	-	-	-	-	34.39	-	34.39
Transfer during the year	-	-	-	6.88	(6.88)	-	-
Remeasurement of the defined benefits plan (net) [OCI]	-	-	-	-	-	7.97	7.97
As at March 31, 2026	**1.52**	**500.00**	**5.02**	**1,344.53**	**2,705.85**	**24.12**	**4,581.05**

The accompanying notes (1-48) forming part of the financial statements

As per our report of even date attached

For B.M.Chaturvedi & Co
Chartered Accountants
ICAI FRN : 114317W

ANMOL SONAWANE
Partner
ICAI Membership No. 603614
UDIN : 26603614OIAWCQ6664

Date : May 29, 2026
Place: Mumbai

FOR AND ON BEHALF OF THE BOARD

A.K. SRIVASTAVA	Director (DIN 02323304)
SADHAN SARKAR	Director (DIN 10519231)
D. J. BAGCHI	Chief Executive Officer & Company Secretary
VIVEK KAPOOR	Chief Financial Officer

Date : May 29, 2026
Place: Kolkata

Sahara Housingfina Corporation Limited
CIN:L18100WB1991PLC099782

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

Note 1 Corporate information

Sahara Housingfina Corporation Limited ('the Company') is a Public Limited Company incorporated under the provisions of Companies Act, 1956 subsequntly followed by Companies Act 2013 with its registered office in Kolkata to carry on the business of Housing Finance in India. The Company is registered with the National Housing Bank ("NHB"). Its shares are listed on Bombay Stock Exchange (BSE).

Note 2 Basis of Preparation and Presentation and Significant Accounting Policies

Basis of Preparation

These financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) notified under Section 133 of the Companies Act, 2013 ("the Act") read with the Companies (Indian Accounting Standards) Rules, 2015 as amended and other relevant provisions of the Act and presentation requirements of Division III to Schedule III to the Act and guidelines/Directions issued by the Reserve Bank of India ("RBI") and National Housing Bank ("NHB") to the extent applicable.

Company's financial statements are presented in Indian Rupees (INR), which is also Company's functional currency.

The Financial Statements were authorized for issue in accordance with a resolution of the Board of Directors in its meeting held on May 29, 2026.

Accounting policies have been consistently applied except where a newly issued Ind AS is initially adopted or a revision to an existing Ind AS requires a change in the accounting policy hitherto in use.

Basis of Accounting

The Financial Statements have been prepared on a historical cost basis, except for the following:

- Certain Financial Assets and Liabilities are measured at fair value (refer accounting policy regarding financial instruments).
- Assets held for sale are measured at the lower of carrying value and fair value less costs to sell.
- Defined benefit plans where plan assets are measured at fair value.

Significant Accounting Judgements, Estimates and Assumptions

The preparation of the Financial Statements in conformity with Ind AS and in compliance of guidelines requires the Management to make judgements, estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expense during the reported period.

The estimates and judgements used are continuously evaluated by the Company and are based on historical experience and various other assumptions and factors (including exceptions of future events) that the Company believes to be reasonable under the existing circumstances. Differences between actual results and estimates are recognised in the period in which the results are known/materialized. The management believes that the estimates used in the preparation of Financial Statements are prudent and reasonable.

1. Property, plant and equipment

All Property, Plant and Equipment are stated at cost of acquisition, less accumulated depreciation and accumulated impairment losses, if any. Direct costs are capitalized until the assets are ready for use and includes freight, duties, taxes and expenses incidental to acquisition and installation.

The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to statement of profit and loss during the reporting period in which they are incurred. Subsequent expenditures related to an item of Property, Plant and Equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance. Losses arising from the retirement of, and gains or losses arising from disposal of Property, Plant and Equipment are recognised in the Statement of Profit and Loss.

Depreciation is provided on a pro-rata basis on the straight line method ('SLM') over the estimated useful lives of the assets specified in Schedule II of the Companies Act, 2013.

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

The assets residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

2. Intangible Assets

Intangible assets are stated at acquisition cost, net of accumulated amortisation and accumulated impairment losses, if any.

Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the disposal proceeds and the carrying amount of the asset and are recognised as income or expense in the Statement of Profit and Loss.

Intangible Assets are amortized on a straight line basis over their finite useful lives over the following period: Computer Software - 3 years

3. Impairment of Assets other than Financial Assets

The Company assesses at each Balance Sheet date whether there is any indication that carrying amount of Assets (Property, Plant and Equipment, Intangible Assets etc) may be impaired. For the purposes of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs 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 previously assessed impairment loss no longer exists or may have decreased, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

4. Lease

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether: (i) the contract involves the use of an identified asset (ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and (iii) the Company has the right to direct the use of the asset.

The Company's lease assets primarily consist of leases for buildings.

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

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

Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset. Right-of-use-assets are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the Cash Generating Unit (CGU) to which the asset belongs.

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

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

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

5. Financial Instruments

Recognition and Initial Measurement

All financial assets and liabilities, with the exception of loans and borrowings are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument.

Loans are recognised when fund transfer is initiated or disbursement cheque is issued to the customer. The Company recognizes borrowings (other than debt securities) when funds are received by the Company.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs and revenues that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities measured at FVTPL) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs and revenues directly attributable to the acquisition of financial assets or financial liabilities measured at FVTPL are recognized immediately in the statement of profit and loss.

Classification and Subsequent Measurement of Financial Assets

Financial Assets

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

- Amortised cost
- Fair Value through other comprehensive income
- Fair Value through Profit and Loss

Amortised Cost

The Company classifies and measures certain debt instruments at FVOCI when the assets are held within a business model, the objective of which is achieved by both, collecting contractual cash flows and selling the financial instruments and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognised in the Other Comprehensive Income (OCI). However, the Company recognises interest income and impairment losses in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from Equity to Statement of Profit and Loss. Interest earned while holding FVTOCI debt instrument is reported as interest income using the EIR method.

Fair Value through Profit and Loss ("FVTPL")

Financial assets at FVTPL are:

- assets with contractual cash flows that are not SPPI; and/or
- assets that are held in a business model other than held to collect contractual cash flows or held to collect and sell; or
- assets designated at FVTPL using the fair value option.

These assets are measured at fair value, with any gains/losses arising on remeasurement is recognized in the statement of profit and loss.

Subsequent Measurement and Gain and Losses Financial

Assets at Amortised Cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income and impairment loss are recognised in statement of profit and loss. Any gain or loss on derecognition Is recognized in statement of profit and loss.

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

Debt Instrument at FVOCI

These assets are subsequently measured at fair value. Interest income and impairment loss are recognized in statement of profit and loss. Any gain or loss on subsequent measurement is recognised in OCI and on derecognition the cumulative gain or loss recognized in OCI will be recycled to statement of profit and loss.

Financial Assets at FVTPL

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on re-measurement recognised in statement of profit and loss. The net gain or loss recognised in Statement of profit and loss incorporates any dividend or interest earned on the financial asset. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Changes in the fair value of financial assets at FVTPL are recognised in the statement of profit and loss.

Reclassifications

If the business model under which the Company holds financial assets changes, the financial assets affected are reclassified. The classification and measurement requirements related to the new category apply prospectively from the first day of the first reporting period following the change in business model that result in reclassifying the Company's financial assets

Impairment and Write-off

The Company recognizes loss allowances for Expected Credit Losses on Loans to customers, other financial assets and loan commitments that are not measured at FVTPL.

Equity instruments are measured at fair value and are not subject to an impairment loss. ECL is required to be measured through a loss allowance at an amount equal to:

- 12-month ECL, i.e., loss allowance on default events on the financial instrument that are possible within 12 months after the reporting date, (referred to as Stage1); or
- Lifetime ECL, i.e. lifetime ECL that results from all possible default events over the life of the financial instrument, (referred to as Stage 2 and Stage 3).

A loss allowance for lifetime ECL is required for a financial instrument if the credit risk on that financial instrument has increased significantly since initial recognition. For all other financial instruments, ECL is measured at an amount equal to the 12-month ECL.

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

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

Stage 1: When loans are first recognised, the Company recognizes an allowance based on 12months ECL. Stage 1 loans also include facilities where the credit risk has improved and the loan has been reclassified from Stage 2 to Stage 1.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the life time expected credit losses. Stage 2 loans also include facilities, where the credit risk has improved and the loan has been reclassified from Stage 3 to Stage 2.

Stage 3: When loans are considered credit-impaired, the Company records an allowance for the life time expected credit losses.

For financial assets for which the Company has no reasonable expectations of recovering either the entire outstanding amount, or a proportion thereof, the gross carrying amount of the financial asset is reduced. This is considered a (partial) derecognition of the financial asset.

Determination of Expected Credit Loss ("ECL")

The measurement of impairment losses (ECL) across all categories of financial assets requires judgement.

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

In particular, the estimation of the amount and timing of future cash flows based on Company's historical experience and collateral values when determining impairment losses along with the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

Elements of the ECL models that are considered accounting judgments and estimates include:

- Bifurcation of the financial assets into different portfolios when ECL is assessed on a collective basis.
- Company's criteria for assessing if there has been a significant increase in credit risk.
- Development of ECL models, including choice of inputs/assumptions used.

The various inputs used and the process followed by the Company in measurement of ECL has been detailed below:

Measurement of Expected Credit Losses

The Company calculates ECL based on probability-weighted scenarios to measure expected cash shortfalls, discounted at an approximation to the portfolio. A cash shortfall is a difference between the cash flows that are due to the Company in accordance with the contract and the cash flows that the Company expects to receive.

The Company measures ECL on an individual basis, or on a collective basis for portfolios of loans that share similar economic risk characteristics. The measurement of the loss allowance is based on the present value of the asset's expected cash flows using the asset's original EIR, regardless of whether it is measured on an individual basis or a collective basis.

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

Exposure at Default is an total amount outstanding including accrued interest as of reporting date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected draw downs on committed facilities after considering the credit conversion factor (for Stage 1 and Stage 2 assets), and accrued interest from missed payments.

Probability of Default represents the likelihood of a borrower defaulting on its financial obligation (as per ''Definition of default and credit-impaired'') either over the next 12 months, or over the remaining lifetime of the obligation.

Loss Given Default represents the Company's expectation of the extent of loss on a defaulted exposure which varies by type of borrowers, type and preference of claim and availability of collateral or other credit support.

Forward-looking economic information (including management overlay) is included in determining the 12-month and lifetime Default elements. The assumptions underlying the expected credit loss are monitored and reviewed on an ongoing basis.

After Evaluation of the Housing and Non-Housing Loan of the company & the Board's approvals w.e.f March 31, 2024, Considering the Nature, Size and its trend of default, the Companiy's Management has decided to make provision of Expected Credit Loss by using fixed rate basis.

The following are the rates are decided by the Management for Provision under Expected Credit Loss.

Loan Category	% of Provision As per RBI/NHB	% Expected Credit Loss
Standard – Individual Housing	0.25%	0.50%
Standard – Corporate Housing	0.75%	0.94%
Standard – Others	1.00%	1.25%
Sub-standard	15.00%	22.50%
Doubtful - I	25.00%	37.50%
Doubtful - II	40.00%	60.00%
Doubtful - III	100.00%	100.00%
Loss Assets	100.00%	100.00%

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

Significant Increase in Credit Risk

The Company monitors all financial assets, including loan commitments and financial guarantee contracts issued that are subject to impairment requirements, to assess whether there has been a significant increase in credit risk since initial recognition. If there has been a significant increase in credit risk the Company measures the loss allowance based on lifetime rather than 12-month ECL. The Company monitors all financial assets and issued loan commitments that are subject to impairment for a significant increase in credit risk.

In assessing whether the credit risk on a financial instrument has increased significantly since initial recognition, the Company compares the risk of a default occurring on the financial instrument at the reporting date based on the remaining maturity of the instrument with the risk of a default occurring that was anticipated for the remaining maturity at the current reporting date when the financial instrument was first recognised. In making this assessment, the Company considers both quantitative and qualitative information that is reasonable and supportable, including historical experience that is available without undue cost or effort.

The Company considers the quantitative factors that indicate a significant increase in credit risk on a timely basis. However, the Company still considers separately some qualitative factors to assess if credit risk has increased significantly. For Project/Builder loan, there is a particular focus on assets that are included on a watch list. Given an exposure is on a watch list once, there is a concern that the creditworthiness of the specific counterparty has deteriorated. ECL assessment for watch list accounts is done on a case by case approach after considering the probability of weighted average in a different recovery scenario. For individual loans the Company considers the expectation of forbearance, payment holidays, and events such as unemployment, bankruptcy, divorce, or death.

Credit-Impaired Financial Assets

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred. Credit-impaired financial assets are referred to as Stage 3 assets. Evidence of credit-impairment includes observable data about the following events:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or past due event;
- restructuring of loans due to financial difficulty of the borrowers;

It may not be possible to identify a single discrete event. Instead the combined effect of several events may have caused financial assets to become credit-impaired. The Company assesses whether debt instruments that are financial assets measured at amortised cost or FVOCI are credit-impaired at each reporting date. To assess if debt instruments are credit impaired, the Company considers factors such as financial status, credit ratings and the ability of the borrower to raise funds. A loan is considered credit-impaired when a concession is granted to the borrower due to deterioration in the borrower's financial condition. The definition of default includes unlikeliness to pay indicators and a back-stop if amounts are overdue for more than 90 days.

Definition of Default

The definition of default is used in measuring the amount of ECL and in the determination of whether the loss allowance is based on 12-month or lifetime ECL. The Company considers the following as constituting an event of default:

- The borrower is past due more than 90 days+ Accounts Identified by the Company as NPA as per regulatory guidelines + Objective Evidence for impairment (Qualitative Overlay); or
- The borrower is unlikely to pay its credit obligations to the Company.

When it is assessed that the borrower is unlikely to pay their credit obligation, the Company takes into account both qualitative and quantitative indicators. The information assessed depends on the type of the asset, for example in corporate lending a qualitative indicator used is the breach of covenants, which is not as relevant for individual lending. Quantitative indicators, such as overdue status and non-payment on another obligation of the same counterparty are key inputs in this analysis.

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

Write-off

Loans are written off when the Company has no reasonable expectations of recovering the financial asset (either in its entirety or a portion of it). This is the case when the Company determines that the borrower does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. A write- off constitutes a derecognition event. The Company may apply enforcement activities to financial assets written off/ may assign / sell loan exposure to Bank / financial institution for a negotiated consideration. Recoveries resulting from the Company's enforcement activities could result in impairment gains.

Derecognition of Financial Assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of financial assets in entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable is recognised in the statement of profit and loss.

Financial Liabilities and Equity Instruments

Classification as debt or equity

Debt and equity instruments that are issued are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangement.

A financial liability is a contractual obligation to deliver cash or another financial asset or to exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavourable to the Company or a contract that will or may be settled in the Company's own equity instruments and is a non-derivative contract for which the Company is or may be obliged to deliver a variable number of its own equity instruments, or a derivative contract over own equity that will or may be settled other than by the exchange of a fixed amount of cash (or another financial asset) for a fixed number of the Company's own equity instruments.

I. Equity Instrument

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued are recognised at the proceeds received, net of direct issues costs.

II. Financial Liabilities

a) Initial recognition and measurement

A financial liability is recognised initially at cost of acquisition net of transaction costs and incomes that are attributable to the acquisition of the financial liability. Cost equates the fair value on the acquisition.

b) Classification of Financial Liability

The Company classifies its financial liabilities as "Financial liability measured at amortised cost" except for the financial liability which is held for trading are designated as at FVTPL.

c) Subsequent measurement of Financial Liability

All financial liabilities are subsequently measured at amortised cost using the effective interest rate method or at FVTPL.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method.

The effective interest method is a method of calculating the amortised cost of financial liability and allocating interest expenses over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

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

d) Derecognition of Financial Liability

The Company derecognizes financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the Company and the lender of debt instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability

Fair value of Financial Instruments

The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e.an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities cannot be derived from active market, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), funding value adjustments, correlation and volatility.

Fair value measurement under Ind AS are categorized into a fair value hierarchy based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access on measurement date;

Level 2 inputs, other than quoted prices included within level 1, that are observable for the assets or liability, either directly or indirectly;

Level 3 where unobservable inputs are used for the valuation of assets and liabilities.

Off setting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet where there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

6. Employee Benefits

Defined contribution plan

Contributions to defined contribution schemes such as employees' provident fund, employees' state insurance, employee pension schemes etc. are charged as an expense based on the amount of contribution required to be made as and when services are rendered by the employees. Company's provident fund contribution is made to a government administered fund and charged as an expense to the Statement of Profit and Loss. The above benefits are classified as Defined Contribution Schemes as the Company has no further defined obligations beyond the monthly contributions.

Defined benefit plans

The Company contributes to Defined Benefit Plans comprising of Gratuity and Compensated Absences. The Company has defined benefit plans namely - gratuity plan and compensated absence plan, the calculation of which is performed annually by a qualified actuary using the projected unit credit method, and incremental liability, if any, is provided in the books.

Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognized in the period in which they occur, directly in other comprehensive income. They are included in Other items of other Comprehensive Income 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 recognized immediately in profit or loss as past service cost.

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

The Company fully contributes all ascertained liabilities of Gratuity to the "Sahara Housingfina Corporation Limited Employees Group Gratuity Scheme ('the Trust')". Trustees took the policy from Life Insurance Corporation of India to administer contributions made to the Trust.

7 . Revenue Recognition

Interest Income on loans

The main source of revenue for the Company is Income from Housing and Other property loans. Repayment of housing and property loan is by way of Equated Monthly Instalments (EMIs) comprising of principal and interest.

EMIs generally commence once the loan is disbursed. Pending commencement of EMIs, pre-EMI interest is payable every month on the loan that has been disbursed. Interest income from a financial asset is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time proportion basis to the principal outstanding and applicable interest rate.

Interest on Non Performing Assets, Penal Interest and other related charges are recognised as income only when revenue is virtually certain which generally coincides with receipts.

Interest Income - others

Income from interest on deposits and interest bearing securities is recognized on the time proportionate method taking into account the amount outstanding and the rate applicable.

Dividend Income

Dividend income from investments is recognised when the Company's right to receive payment has been established.

8. Finance Cost

Borrowing costs primarily include interest on amounts borrowed for the revenue operations of the Company. These are expensed to the statement of profit and loss using the EIR wherever applicable.

9. Exceptional Items

When items of income and expense within profit or loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such items is disclosed separately as Exceptional items.

10. Taxes

Current Tax

Current tax assets and liabilities for the year are measured at the amount expected to be recovered from, or paid to, the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted, or substantively enacted, by the reporting date.

Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity. Management periodically evaluates positions taken in the tax returns with respect to situations in which applicable tax regulations are subject to interpretation and establishes provisions where appropriate.

Deferred Tax

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

Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the end of the reporting period and are expected to apply when the related deferred tax asset is realized or the deferred tax liability is settled.

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

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 tax assets and deferred tax liabilities relate to the taxes on income levied by same governing taxation laws. A deferred tax asset are reviewed at each balance sheet date and is written-down or written- up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realized.

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.

11. Cash and cash equivalents

In the cash flow statement, cash and cash equivalents includes cash on hand, demand deposits with banks, other short- term highly liquid investments with original maturities of three months or less, and bank overdrafts. Bank overdrafts are shown within borrowings in financial liabilities in the balance sheet.

12. Segment Reporting

The Company's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate or certain other purposes, in India. All other activities of the Company revolve around the main business. Hence, there are no separate reportable segments, as per Ind AS 108 dealing with Operating Segments as specified under Section 133 of the Companies Act, 2013.

13 Earnings per Share

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

14 Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material). 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 interest expense. Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

A contingent asset is disclosed, where an inflow of economic benefit is probable. An entity shall not recognize a contingent asset unless the recovery is virtually certain.

15 Amendments in Ind AS

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under the Companies (Indian Accounting Standards) Rules, as issued from time to time. During the year ended March 31, 2026, MCA notified certain amendments to the existing Indian Accounting Standards applicable to the Company, including Amendment to Ind AS 1 - Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants, Amendment to Ind AS 12- Pillar Two Tax Reforms, Amendment to Ind AS 7 and Ind AS 107- Supplier Finance Arrangements and Amendment to Ind AS 21 - Lack of Exchangeability. The management has evaluated the impact of the aforesaid amendments and concluded that the same do not have any material impact on the financial statements of the Company. Further, certain amendments notified by MCA, including Amendment to Ind AS 1 -Presentation of Financial Statements relating to Classification of Liabilities as Current or Non-current and Non-current Liabilities with Covenants, are not yet effective and shall be applied from the date they become effective.

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
3	**Cash and Cash Equivalents**		
	Balances with banks in Current Account	141.28	132.66
	Fixed Deposits having original maturity of less than 90 days (Including Interest on Fixed Deposits)	178.02	176.25
		319.30	**308.91**
4	**Other Banks Balances**		
	Term Deposits with Banks having original maturity of more than 90 days (Including Interest on Fixed Deposits)	344.24	556.81
		344.24	**556.81**
	Total Cash & bank Balances (3+4)	**663.54**	**865.72**
5	**Housing and other loans**		
	At Amortised Cost		
	Housing and other property loan	4,912.28	5,590.43
	Loans to developers	1,227.40	1,218.39
	Total Gross	**6139.68**	**6808.82**
	Less: Impairment loss allowance (Ref note 5(a))	446.42	445.75
	Total Net	**5693.26**	**6363.07**

i) All Housing and other loans are originated in India.

ii) Loans granted by the company are secured by equitable mortgage/ registered mortgage of the property and assets financed and/or undertaking to create a security and/or assignment of Life Insurance Policies and/or personal guarantees and/or hypothecation of assets and are considered appropriate and good.

iii) There were no loans given against the collateral of gold jewellery and hence the percentage of such loans to the total outstanding asset is ₹ Nil (March 31, 2025: ₹ Nil).

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

(iv) Movement of gross carrying amount of loans

Reconciliation of Gross carrying Housing & Other loans from April 1, 2025 to March 31, 2026 on which Expected Credit Loss Allowance (ECL) has been provided as on March 31, 2026

(₹ in Lakhs)

Housing & Other Loans	Year Ended March 31, 2026				Year Ended March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross Carrying amount Opening Balance	**5,781.72**	**506.20**	**520.90**	**6,808.81**	**6,136.23**	**857.45**	**583.06**	**7,576.74**
New Assets Originated	732.97	-	-	732.97	979.51	-	-	979.51
Assets derecognized or repaid	(1,208.28)	(128.24)	(65.59)	(1,402.10)	(1,534.62)	(173.86)	(38.96)	(1,747.43)
Transfer between the stages (net)	(36.84)	(50.09)	86.93	-	200.60	(177.40)	(23.20)	-
Gross Carrying amount Closing Balance	**5,269.57**	**327.87**	**542.24**	**6,139.68**	**5,781.72**	**506.20**	**520.90**	**6,808.81**

The above balances of gross carrying amount include the interest receivables of ₹ 3.22 Lakhs (March 31, 2025 ₹ 4.32 Lakhs).

Reconciliation of Expected Credit Loss Allowance (ECL) balance from April 1, 2025 to March 31, 2026

(₹ in Lakhs)

Housing & Other Loans	Year Ended March 31, 2026				Year Ended March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL Allowance Opening Balance	**38.56**	**2.81**	**404.38**	**445.75**	**41.44**	**4.80**	**413.38**	**459.62**
New Assets Originated	4.88	-	-	4.88	4.99	-	-	4.99
Assets derecognized or repaid	15.14	(0.65)	(18.70)	(4.21)	(7.33)	0.51	(12.05)	(18.87)
Transfer between the stages and Incremental ECL (net)	(23.21)	(0.31)	23.52	-	(0.54)	(2.50)	3.04	-
ECL Allowance Closing Balance	**35.37**	**1.85**	**409.19**	**446.42**	**38.56**	**2.81**	**404.38**	**445.75**

Provision made on the oustanding balance be before considering IND AS impact of processing fees & technical charges amourtiesed on the basis of repayment of loan.

During the year, the company has disbused total Housing loan of ₹ 725.97 Lakhs & Other loans of ₹ 7.00 lakhs & foreclosure made during the year of ₹ 268.33 lakhs by the customers.

Housing Loan and/or other Property Loan include ₹ 132.34 lakh in respect of properties held for or under disposal under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Housing loan and other property loan includes ₹ 147.39 lakh as on March 31, 2026 given to employees of the Company

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
6	**Investments**		
	Investment measured at fair value through Profit & loss Account		
	11,400 (March 31, 2025 : 11,400) Equity shares of Indian Overseas Bank Limited fully paid-up (Face value per share of ₹10 each)	2.74	2.74
	Total	**2.74**	**2.74**
	Aggregate amount of market value/fair value of quoted investment	**2.74**	**2.74**
	Investments are made within India		
7	**Other Financial Assets**		
	Security Deposits - Unsecured; considered good	14.43	11.76
		14.43	**11.76**
8	**Current Tax Assets (Net)**		
	Advance Tax (Net of Provision)	71.35	54.42
		71.35	**54.42**
9	**Deferred Tax Assets (Net)**		
	Deferred Tax Assets	126.75	128.08
	Deferred Tax Liabilities	3.81	4.37
	Total	**122.94**	**123.71**

Reconcilaition of Deferred Tax Assets

(₹ in Lakhs)

Particulars	As at March 31,2024	Recognised in Profit and Loss	Recognised in Other Compre-hensive Income	As at March 31, 2025	Recognised in Profit and Loss	Recognised in Other Compre-hensive Income	As at March 31, 2026
Deferred Tax Assets:							
Provision for Expected Credit Loss	117.00	(4.81)	-	112.19	0.16	-	**112.35**
Provision for Employee Benefits	3.32	0.50	(0.48)	3.35	2.46	(2.68)	**3.13**
Unamortised Processing Fees	16.56	(1.73)	-	14.83	(1.52)	-	**13.31**
Other Temporary differences	(2.08)	(0.21)	-	(2.29)	0.25	-	**(2.04)**
Total (A)	**134.80**	**(6.25)**	**(0.48)**	**128.08**	**1.35**	**(2.68)**	**126.75**
Deferred Tax Liabilities							
Depreciation and Amortization	4.94	(0.57)	-	4.37	(0.56)	-	**3.81**
Total (B)	**4.94**	**(0.57)**	**-**	**4.37**	**(0.56)**	**-**	**3.81**
Deferred Tax Asset/ (Liabilities) (Net) (A-B)	**129.86**	**(5.68)**	**(0.48)**	**123.71**	**1.91**	**(2.68)**	**122.94**

SAHARA HOSFINAS

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

Note No. 10

(a) Property, Plant and Equipment (₹ in Lakhs)

Particulars	Buildings	Computers	Furniture and Fittings	Air Conditioners	Office Equipment	Electric Fittings	Vehicles	Total
Gross Block								
As at 01.04.2024	**57.46**	**72.23**	**67.57**	**9.52**	**11.18**	**4.59**	**17.22**	**239.77**
Additions	-	-	0.61	-	1.04	-	-	1.65
Disposals	-	-	-	-	-	-	-	-
As at 31.03.2025	**57.46**	**72.23**	**68.18**	**9.52**	**12.22**	**4.59**	**17.22**	**241.42**
Additions	-	-	-	-	0.84	-	-	0.84
Disposals	-	-	(0.29)	(0.43)	-	-	-	(0.72)
As at 31.03.2026	**57.46**	**72.23**	**67.89**	**9.09**	**13.06**	**4.59**	**17.22**	**241.54**
Accumulated Depreciation								
As at 01.04.2024	**24.26**	**68.35**	**49.94**	**6.69**	**10.30**	**3.88**	**16.06**	**179.49**
Additions	0.90	1.94	3.92	0.68	0.08	0.13	-	7.65
Disposals	-	-	-	-	-	-	-	-
As at 31.03.2025	**25.16**	**70.29**	**53.86**	**7.37**	**10.38**	**4.01**	**16.06**	**187.14**
Additions	0.90	0.81	3.97	0.64	0.32	0.14	-	6.78
Disposals	-	-	(0.29)	(0.30)	-	-	-	(0.60)
As at 31.03.2026	**26.06**	**71.11**	**57.53**	**7.71**	**10.70**	**4.15**	**16.06**	**193.32**
Net Block								
As at 31.03.2026	**31.40**	**1.12**	**10.35**	**1.38**	**2.35**	**0.45**	**1.16**	**48.22**
As at 31.03.2025	**32.30**	**1.94**	**14.32**	**2.15**	**1.84**	**0.58**	**1.16**	**54.28**

10.1 Title Deed of Immovable Properties are held in the name of the Company.

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

(₹ in Lakhs)

Particulars	(b) Right of Use Assets	(c) Intangble Assets	Grand Total
	Buildings	Computer Software	(a+b+c)
Gross Block			
As at 01.04.2024	**218.37**	**3.91**	**462.05**
Additions	23.38	0.80	25.83
Disposals/Adjustments	(76.72)	-	(76.72)
As at 31.03.2025	**165.03**	**4.71**	**411.16**
Additions	206.86	-	207.70
Disposals/Adjustments	(137.21)	-	(137.93)
As at 31.03.2026	**234.68**	**4.71**	**480.93**
Accumulated Depreciation			
As at 01.04.2024	**175.34**	**2.82**	**357.65**
Additions	30.06	0.73	38.44
Disposals/Adjustments	(76.72)	-	(76.72)
As at 31.03.2025	**128.68**	**3.55**	**319.37**
Additions	26.48	0.65	33.91
Disposals/Adjustments	(137.21)	-	(137.81)
As at 31.03.2026	**17.95**	**4.20**	**215.47**
Net Block			
As at 31.03.2026	**216.73**	**0.51**	**265.46**
As at 31.03.2025	**36.35**	**1.16**	**91.79**

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
11	**Other Non-Financial Assets**		
	Balances with Government Authorities (Indirect Taxes GST)	35.81	25.77
	Protest money with Income Tax Department (Refer Note 35(i))	7.76	7.76
	Protest money with National Consumer Dispute Redressal Commission (NCDRC) (Refer Note 35(ii))	5.00	-
	Advances to Suppliers and Others	5.68	7.36
	Prepaid Expenses	1.87	1.93
	Excess Payment to Gratuity Fund (Refer Note 34)	-	12.05
	Total	**56.11**	**54.87**
12.	**Payables**		
	Trade Payables		
	Total Outstanding dues of Micro Enterprises and Small Enterprises	-	-
	Total Outstanding dues of creditors other than Micro Enterprises and Small Enterprises	10.20	7.92
	Total	**10.20**	**7.92**

12.1 **Ageing of Trade Payable**

(₹ in Lakhs)

	Outstanding for following periods from due date of payment					
	Unbilled Dues	**Less than 1 year**	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
As at March 31, 2026						
(i) MSME	-	-	-	-	-	-
(ii) Others	7.65	2.55	-	-	-	**10.20**
As at March 31, 2025						
(i) MSME	-	-	-	-	-	-
(ii) Others	6.30	1.62	-	-	-	**7.92**

Based on and to the extent of information received by the Company from the suppliers regarding their status under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED Act) and relied upon by the auditors.

There are no overdue amounts to Micro, Small and Medium Enterprises as at March 31, 2026 for which disclosure requirements under Micro, Small and Medium Enterprises Development Act, 2006 are applicable.

As per information avalable with company, there are no Disputed dues with trade payables.

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
13	**Debt Securities - At Amortised Cost Secured**		
	Non Convertible Debentures	1,200.00	2,100.00
		1,200.00	**2,100.00**

13.1 All debt securities are issued in India

13.2 Non convertible debentures are secured by the first charge on the present and future receivables of the Company for the principle amount and interest thereon.

13.3 There is no delay in repayment of principal and payment of Interest thereon during the year.

13.4 Terms of repayment and rate of interest are as under:

Call option of 30%, 30% and 40% of the issue price on March 31, 2025, March 31, 2026 and March 31, 2027 respectively with giving one month prior notice to call/put option. Interest payable on March 31 of every year

13.5 The Company redeemed its Non Convertible Debenture by payment of ₹ 900.00 Lakh on March 28, 2025 and ₹ 900.00 Lakh on March 30, 2026 to Humara India Credit Co-operative Society Limited from the accumulated fund being the first Call option of 30% and second Call option of 30% of the ₹ 3,000.00 Lakh, 7% Secured Non-Convertible Redeemable Debenture as per the repayment terms of Information Memorandum. Final, 40% of the issue size to be redeemed on March 31, 2027

13.6 There is no unclaimed debenture as on March 31, 2026

13.7 **Non-Convertible Debentures (NCDs) repayable at par:** (₹ in Lakhs)

	Rate of Interest	0-3 years	3-5 years	More Than 5 Years	Total
Redeemable non convertible debentures March 31, 2026	7.00% p.a.	1,200.00	-	-	**1,200.00**
Redeemable non convertible debentures March 31, 2025	7.00% p.a.	2,100.00	-	-	**2,100.00**

SAHARA HOSFINAS

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
14	**Borrowings (Other than Debt Securities) - At Amortised Cost Unsecured**		
	Term Loans		
	- From Banks (Refer Note 14.2)	0.30	0.30
	- From Related Parties (Refer Note 14.1)	136.01	136.01
	Total	**136.31**	**136.31**
	All borrowings are issued in India.		
	There is no delay in re-payment of principal and payment of Interest thereon during the year.		
	Terms of repayment of Borrowings (Other than Debt Securities)		
	Terms of Repayment		
14.1	Sahara India Commercial Corporation Limited The rate of interest 7.50% and entire amount repayable in the year 2028-29. The borrower has right to repay the amount any time during the tenure of borrowing after giving 30 days notice. Interest payable on March 31 every year	136.01	136.01
14.2	Andhra Bank (Merged with Union Bank of India) Representing an item outstanding in Reconciliation statement	0.30	0.30
	Total	**136.31**	**136.31**
15	**Other Financial Liabilities**		
	Lease Liabilities (Refer Note 37 & 38)	212.44	41.24
	Others		
	- Employees benefit payable	4.47	4.88
	- Other Liabilities	9.99	11.76
	Total	**226.90**	**57.88**
16	**Provisions for Employee Benefits**		
	Gratuity (Funded)	1.05	-
	Compensated Leave (Unfunded)	12.43	13.30
	Total	**13.48**	**13.30**
17	**Other Non – Financial Liabilities**		
	Advances from Customers	12.47	13.76
	Statutory dues payable	9.42	0.23
	Total	**21.90**	**13.99**

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

Note No.

18 Equity Share Capital Authorised

(₹ in Lakhs)

Particulars	As at March 31, 2026		As at March 31, 2025	
	No. of Shares	Amount	No. of Shares	Amount
Authorised Equity shares of ₹ 10/- each	300,00,000	3,000.00	300,00,000	3,000.00
Preference Shares of ₹ 10/- each	200,00,000	2,000.00	200,00,000	2,000.00
Total		**5,000.00**		**5,000.00**
ISSUED, SUBSCRIBED & PAID UP: 7,000,000 Equity Shares of ₹ 10/- each, Fully paid-up	70,00,000	700.00	70,00,000	700.00
Total		**700.00**		**700.00**

18.1 Reconciliation of the number of shares outstanding and the amount of share capital

(₹ in Lakhs)

Particulars	As at March 31, 2026		As at March 31, 2025	
	No of Shares	Amount	No of Shares	Amount
Shares outstanding at the beginning of the year	70,00,000	700.00	70,00,000	700.00
Shares Issued during the year	-	-	-	-
Shares outstanding at the end of the year	**70,00,000**	**700.00**	**70,00,000**	**700.00**

18.2 : Terms/ Rights attached to Equity Shares

The company has only one class of Equity Shares having par value of ₹10/- each. Each holder of Equity Shares is entitled to one vote per share.

The holders of Equity Shares are entitled to dividends, if any, proposed by the Board of Directors and approved by Shareholders at the Annual General Meeting.

In the event of liquidation of the company, the holders of Equity Shares will be entitled to receive any of the remaining assets of the company, after distribution of all preferential amounts. However, no such preferential amounts exist currently. The distribution will be in proportion to the number of equity shares held by the shareholders.

18.3 The Company has not bought back any class of shares

18.4 The Company has not proposed any dividend during the year ended March 31, 2026

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

18.5 Details of Shareholders holding more than 5% of Equity Shares in the Company

Name of Shareholder	As at March 31, 2026		As at March 31, 2025	
	No of Shares	%	No of Shares	%
Sahara Prime City Limited	29,40,000	42.00	29,40,000	42.00
Sahara India Corp Investment Limited	16,38,587	23.41	16,38,587	23.41
Sahara India Finance and Investment Limited	4,16,000	5.94	4,16,000	5.94
Total	**49,94,587**		**49,94,587**	

Shareholding of the Promoters in the Company

Promoters Name	As at March 31, 2026		As at March 31, 2025	
	No of Shares	%	No of Shares	%
Sahara Prime City Limited	29,40,000	42.00	29,40,000	42.00
Sahara India Corp Investment Limited	16,38,587	23.41	16,38,587	23.41
Sahara India Finance and Investment Limited	4,16,000	5.94	4,16,000	5.94
Total	**49,94,587**		**49,94,587**	

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

(₹ in Lakhs)

Note No.	Particulars		As at March 31, 2026	As at March 31, 2025
19	**Other Equity**			
	Capital Reserve	**a**	**1.52**	**1.52**
	Securities Premium	**b**	**500.00**	**500.00**
	General Reserve	**c**	**5.02**	**5.02**
	Special Reserve (Ref note 42 II)			
	Opening Balance		1,337.65	1,324.68
	During the year transfer from Profit & Loss Account (Ref. note 19.2)		6.88	12.97
	Closing Balance	**d**	**1,344.53**	**1,337.65**
	Retained Earnings			
	Opening Balance		2,678.34	2,626.47
	Profit During the year as per Profit & Loss Account		34.39	64.84
	Transfer to Special Reseves as per NHB norms (Ref. note 19.2)		(6.88)	(12.97)
	Closing Balance	**e**	**2,705.85**	**2,678.34**
	Other Comprehensive Income			
	Opening Balance		16.15	14.75
	Other Comprehecive Income During the year		7.97	1.40
	Closing Balance	**f**	**24.12**	**16.15**
	Total		**4,581.05**	**4,538.68**
	(Refer Statement of changes in Equity also)			

19.1 Nature and purpose of reserves:

(i) Capital Reserve: The Capital Reserve represents profit on forfeiture of equity shares by the Company. This reserve is not freely available for distirbution to the shareholders.

(ii) Securities Premium: The amount of difference between the issue price and the face value of the shares is recognised in Securities Premium.

(iii) General Reserve: General Reserve is the accumulation of the portions of the net profits transferred by the Company in the past years. The reserve is free available for distribution to the shareholders.

(iv) Special Reserve: As per Section 29C of National Housing Bank Act 1987, the Company is required to transfer atleast 20% of its Net profit every year to a reserve before any dividend is declared. No withdrawals are permitted from this reserve without prior permission of the RBI/NHB.

(v) Retained earnings: Retained earnings comprise of the profits of the Company earned till date net of appropriation, distributions and other adjustments.

(vi) Other Comprehensive Income: Other Comprehensive Income represents recognized remeasurement gains/ (loss) on defined benefit plans in other comprehensive income. These changes are accumulated within other item of the other comprehensive income under “Other Equity”.

19.2 As per Section 29C of National Housing Bank Act, 1987, the Company is required to transfer atleast 20% of its Net profit every year to a Special Reserve before any dividend is declared. For this purpose any Special Reserve created by the Company under Section 36(1)(viii) of the Income Tax Act, 1961 is considered to be an eligible transfer. Accordingly, the Company has transferred a consolidated amount of ₹ 6.88 Lakhs (March 31, 2025: ₹ 12.97 Lakhs) to Special Reserve which includes ₹ 6.54 Lakhs as per provisions of the Section 36(1)(viii) of the Income Tax Act, 1961.

SAHARA HOSFINAS

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
20	**Interest Income**		
	On Financial Assets measured at Amortised Cost		
	Interest on Housing & Other Loans	642.69	753.15
	Interest on Deposits with Banks	69.45	104.94
	Total	**712.14**	**858.09**
21	**Other Operating Revenue**		
	Document Retrieval and Other Charges	3.65	3.28
	Total	**3.65**	**3.28**
22	**Other Income**		
	Fair valuation of Financial Assets	0.99	0.96
	Miscellaneous Income	0.05	0.51
	Total	**1.04**	**1.47**
23	**Finance Cost**		
	On Financial liabilities measured at Amortised Cost		
	On Non Convertible Debentures (Secured)	147.00	210.00
	On Term Loans (Unsecured)	10.20	51.51
	Interest on Lease liabilities	4.60	4.88
	Bank and Other Charges	0.30	0.44
	Total	**162.10**	**266.83**
24	**Impairment on Financial Instruments**		
	Impairment / (reversal of Provision) on Financial Instruments		
	On Housing & other Loans (Refer note 5(a))	0.67	(13.88)
	Total	**0.67**	**(13.88)**
	The details relating to movement in Impairment on Loans (Expected credit loss) are disclosed in Note 5.3		
25	**Employee Benefit Expenses**		
	Salaries, allowances and benefits	244.04	268.98
	Gratuity and Leave Encashment Expenses	37.33	5.73
	Company's Contribution to Provident and Other Funds	11.60	13.12
	Staff Welfare Expenses	8.61	6.51
	Total	**301.58**	**294.34**
26	**Depreciation and Amortisation**		
	Depreciation on Property, Plant and Equipment(Refer Note 10-a)	6.78	7.65
	Depreciation on Right of Use Assets (Refer Note 10-b)	26.48	30.06
	Amortisation on Intangible Assets (Refer Note 10-c)	0.65	0.73
	Total	**33.91**	**38.44**

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

(₹ in Lakhs)

Note No.	Particulars	As at March 31, 2026	As at March 31, 2025
27	**Other Expenses**		
	Rent	10.83	10.77
	Travelling and Conveyance	12.66	16.90
	Legal and Professional Fees	78.98	77.68
	Printing and Stationery	4.86	5.83
	Communication Charges	5.79	8.07
	General Expenses	16.08	21.82
	Insurance	0.13	0.20
	Repairs and Maintenance	3.66	4.64
	Rates, Taxes and Licences	1.22	1.92
	Office Maintenance	6.97	7.69
	Vehicles Maintenance	25.54	25.96
	Advertisement and Publicity	0.99	1.76
	Electricity Charges	4.14	4.85
	Payment to Auditors	7.00	8.99
	Total	**178.85**	**197.08**
28	**Income Tax**		
	(a) Income Tax Expense in statement of profit and loss		
	Current Income Tax:		
	In respect of the current year	8.18	11.52
	Tax related to earlier year	(0.94)	(2.01)
		7.24	**9.51**
	Deferred Tax:		
	In respect of the current year	(1.91)	5.68
	Total Income Tax Expense	**5.33**	**15.19**
	(b) Reconciliation of Income Tax Expense:		
	Enacted Tax Rates (including surcharge & cess)	25.17%	25.17%
	Profit before tax	39.72	80.03
	Income Tax Expenses Effect of (PBT X Tax Rates)	10.00	20.14
	Less: Amount transferred under Section 36(1) (viii) under the Income Tax Act, 1961	(1.73)	(3.26)
	Add/(less): Disallowance of expenses and other adjustments	(2.00)	0.32
	Add/(less): Tax related to earlier year	(0.94)	(2.01)
	Income Tax Expense recognised in the Statement of Profit and Loss	**5.33**	**15.19**
	The Company has opted the option of section 115BAA of the Income Tax Act, 1961 to pay tax at a concessional rate of 22% plus applicable surcharge and cess (i.e Effective Rate 25.168%).		
29	**Details of auditors remuneration:**		
	Audit & Tax Audit fee (including regulatory certificates)	5.00	6.26
	Others	2.00	2.73
		7.00	**8.99**

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

30 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. With regard to loans and advances to customers, the Company uses the same basis of expected repayment behaviour.

(₹ in Lakhs)

ASSETS	As At March 31, 2026			As At March 31, 2025		
	Within 12 Months	After 12 Months	Total	Within 12 Months	After 12 Months	Total
Financial Assets						
Cash and Cash Equivalents	319.30	-	319.30	308.91	-	308.91
Other Bank Balances	344.24	-	344.24	-	556.81	556.81
Housing Loan & other Loan	924.09	4,769.18	5,693.27	975.92	5,387.15	6,363.07
Investments	-	2.74	2.74	-	2.74	2.74
Other Financial Assets	-	14.43	14.43	-	11.76	11.76
Non-Financial Assets						
Current Tax Assets (net)	-	71.35	71.35	-	54.42	54.42
Deferred Tax Assets (net)	-	122.94	122.94	-	123.71	123.71
Property, Plant and Equipment	-	48.22	48.22	-	54.28	54.28
Right of Use Assets	-	216.73	216.73	-	36.35	36.35
Intangible Assets	-	0.51	0.51	-	1.16	1.16
Other Non-Financial Assets	43.35	12.76	56.11	47.11	7.76	54.87
Total Assest	**1,630.98**	**5,258.86**	**6,889.84**	**1,331.94**	**6,236.14**	**7,568.08**

(₹ in Lakhs)

LIABILITIES	As At March 31, 2026			As At March 31, 2025		
	Within 12-Months	After 12 Months	Total	Within 12-Months	After 12 Months	Total
Financial liabilities						
Trade Payable	10.20	-	10.20	7.92	-	7.92
Debt securities	1,200.00	-	1,200.00	900.00	1,200.00	2,100.00
Borrowings (other than debt securities)	0.30	136.01	136.31	0.30	136.01	136.31
Other Financial Liability	14.45	212.45	226.90	43.12	14.76	57.88
Non-Financial Liabilities						
Provisions	1.56	11.92	13.48	1.29	12.01	13.30
Other Non – Financial Liabilities	21.90	-	21.90	13.99	-	13.99
Total Liabilities	**1,248.41**	**360.38**	**1,608.79**	**966.62**	**1,362.78**	**2,329.40**

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

31 Fair Value Measurements

(i) Financial Instruments by Category

(₹ in Lakhs)

Particulars	As At March 31, 2026			As At March 31, 2025		
	FVTPL	FVTOCI	Amortised Cost	FVTPL	FVTOCI	Amortised Cost
Financial Assets						
Cash and Cash Equivalents	-	-	319.30	-	-	308.91
Other Bank Balances	-	-	344.24	-	-	556.81
Loans	-	-	5,693.27	-	-	6,363.07
Investments	2.74	-	-	2.74	-	-
Other Financial Assets	-	-	14.43	-	-	11.76
Total Financial Assets	**2.74**	**-**	**6,371.24**	**2.74**	**-**	**7,240.55**
Financial Liabilities						
Trade Payable	-	-	10.20	-	-	7.92
Debt Securities	-	-	1,200.00	-	-	2,100.00
Borrowings (other than debt securities)	-	-	136.31	-	-	136.31
Other Financial Liabilities	-	-	226.90	-	-	57.88
Total Financial Liabilities	**-**	**-**	**1,573.41**	**-**	**-**	**2,302.11**

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

(ii) Fair Value Hierarchy

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. 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 accounting standard. An explanation of each level follows underneath the table.

As at March 31, 2026 (₹ in Lakhs)

Particulars	Carrying Amount	Routed through OCI	Routed through Profit or Loss				Carried at Amortised cost			
			Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial Assets										
Cash and Cash Equivalents	319.30	-	-	-	-	-	-	-	319.30	319.30
Bank Balances other than Cash and Cash Equivalent	344.24	-	-	-	-	-	-	-	344.24	344.24
Loans	5,693.27	-	-	-	-	-	-	-	5,693.27	5,693.27
Investments	2.74	-	2.74	-	-	2.74	-	-	-	-
Other Financial Assets	14.43	-	-	-	-	-	-	-	14.43	14.43
Total Financial Assets	**6,373.98**	**-**	**2.74**	**-**	**-**	**2.74**	**-**	**-**	**6,371.24**	**6,371.24**
Financial Liabilities										
Trade Payable	10.20	-	-	-	-	-	-	-	10.20	10.20
Debt securities	1,200.00	-	-	-	-	-	-	-	1,200.00	1,200.00
Borrowings (other than debt securities)	136.31	-	-	-	-	-	-	-	136.31	136.31
Other Financial Liabilities	226.90	-	-	-	-	-	-	-	226.90	226.90
Total Financial Liabilities	**1,573.41**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1,573.41**	**1,573.41**

Notes forming part of the financial statements for the year ended March 31, 2025

As at March 31, 2025 (₹ in Lakhs)

Particulars	Carrying Amount	Routed through OCI	Routed through Profit or Loss				Carried at Amortised cost			
			Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial Assets										
Cash and Cash Equivalents	308.91	-	-	-	-	-	-	-	308.91	308.91
Bank Balances other than Cash and Cash Equivalent	556.81	-	-	-	-	-	-	-	556.81	556.81
Loans	6,363.07	-	-	-	-	-	-	-	6,363.07	6,363.07
Investments	2.74	-	2.74	-	-	2.74	-	-	-	-
Other Financial Assets	11.76	-	-	-	-	-	-	-	11.76	11.76
Total Financial Assets	**7,243.29**	**-**	**2.74**	**-**	**-**	**2.74**	**-**	**-**	**7,240.55**	**7,240.55**
Financial Liabilities										
Trade Payable	7.92	-	-	-	-	-	-	-	7.92	7.92
Debt securities	2,100.00	-	-	-	-	-	-	-	2,100.00	2,100.00
Borrowings (other than debt securities)	136.31	-	-	-	-	-	-	-	136.31	136.31
Other Financial Liabilities	57.88	-	-	-	-	-	-	-	57.88	57.88
Total Financial Liabilities	**2,302.11**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**2,302.11**	**2,302.11**

Level 1 : hierarchy includes financial instruments measured using quoted prices.

Level 2 : The fair value of financial instruments that are not traded in an active market is determined using valuation techniques which maximise the use of observable market data and rely as little as possible on entity-specific estimates. If all significant inputs required to fair value an instrument are observable, the instrument is included in level 2.

Level 3 : If one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

(i) Valuation technique used to determine fair value

The carrying amounts of cash and cash equivalents, other bank balances, trade payables and other financial liabilities are considered to be the same as their fair values, due to their short-term nature.

The fair values for loans and other financial assets were calculated based on cash flows discounted using a current lending rate. They are classified as level 3 fair values in the fair value hierarchy due to the inclusion of unobservable inputs including counter party credit risk.

The fair values of debt securities and borrowings other than debt securities are based on discounted cash flows using a current borrowing rate. They are classified as level 3 fair values in the fair value hierarchy due to the use of unobservable inputs, including own credit risk.

For financial assets and liabilities that are measured at fair value, the carrying amounts are equal to the fair values.

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

Note 32: Financial Risk Management and Capital Management

(A) Financial Risk Management

The Company's financial risk management is an integral part of how to plan and execute its business strategies. The Company's financial risk management policy is set by the Board. While the Company is exposed to various types of risks, the most important among them are credit risk, liquidity risk, interest rate risk and regulatory risk. This measurement, monitoring and management of risks remain a key focus area for the Company.

Credit Risk

Credit risk is the risk of loss that may occur from the failure of any party to abide by the terms and conditions of any contract, principally the failure to make required payments of amounts due to company. In lending operations, the Company is principally exposed to credit risk.

The credit risk is governed by various Product Policies. The Product Policy outlines the type of products that can be offered, customer categories, the targeted customer profile and the credit approval process and limits.

The Company measures, monitors and manages credit risk at an individual borrower level. The credit risk for individual borrowers is being managed at portfolio level for Housing Loans and Non Housing Loans. The Company has a structured and standardized credit approval process, which includes a well-established procedure of comprehensive credit appraisal. The Risk Management Policy addresses the recognition, measurement, monitoring and reporting of the Credit risk.

Credit Approval Authorities

The Board of Directors has delegated credit approval authority on the basis of cadre of employees with approval limits.

Credit Risk Assessment

Housing and Non-housing Loan to Individuals: Company's customers for housing loans and non housing loans are primarily low, middle and high-income, salaried and self-employed individuals. All housing loans and non housing loans are also subjected to risk based pricing wherein the individual cases are graded on a credit score linked to multiple parameters of appraisal.

The Company's credit officers evaluate credit proposals on the basis of active credit policies as on the date of approval.The criteria typically include factors such as the borrower's income & obligations, the loan-to-value ratio, Fixed obligation to income ratio and demographic parameters subject to regulatory guide lines. Any deviations need to be approved at the designated levels.

The various process controls such as KYC Check, CERSAI database scrubbing, Credit Bureau Report analysis are undertaken prior to approval of a loan. In addition External agencies such as field investigation agencies facilitate a comprehensive due diligence process including visits to offices and homes.

The housing loans and non housing loans are fully secured and have full recourse against the borrower. The Company has a equitable mortgage over the borrowers property. Where-ever the state laws provide, the memorandum of deposit of title deeds are also registered.

Builder/Project Finance : Loans advanced for the purpose of construction of Residential/Commercial Properties. The Company has a framework for appraisal of the application and subsequent execution of Builder/Project Finance loan that is encompassed in the Builder/Project Loan Policy. The Policy has been framed bearing in mind to create optimal risk identification, allocation and mitigation and helps minimize residual risk.

The Builder / Project Finance approval process includes intrinsic evaluation of technical, commercial, financial and legal with respect to the Projects and additionally evaluate the strength, experience and previous track record of the Borrower Group's and its promoters/venture partners/associates.

As part of the appraisal process, a note is generated, which identifies each of the project risks, mitigating factors and residual risks associated with the project and after internal credit appraisal, the Sanction Letter is issued to the applicant, which outlines the principal financial terms of the proposed facility, Borrowers/Security providers obligations, conditions precedent to disbursement, undertakings from and covenants on the borrower.

After satisfactory completion of all the security formalities by the applicant, a Loan Agreement is entered into with the applicant/borrower. Such loans are generally fully secured and have full recourse against the borrower. In most cases, the Company has registered mortgage of the financed Project. Security typically includes the project property (in part or full) as well as other tangible assets of

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

the borrower, both present and future. The Company also takes additional credit comforts such as personal guarantees and undertaking from one or more promoters of the project. The Company mandates the borrower to submit periodic reports and continues to monitor the exposure until the loans are fully repaid.

Risk Management and Portfolio Review

The Company ensures effective monitoring of credit facilities through a risk-based asset review framework under which the frequency of asset review is determined depending on the risk associated with the product.

The Operations team monitors compliance with the terms and conditions for credit facilities prior to disbursement. It also reviews the completeness of documentation, creation of security and compliance with regulatory guidelines.

The Company, regularly reviews the credit quality of the portfolio. A summary of there views carried out is submitted to the concerned teams.

Liquidity Risk

Liquidity Risk is defined as the risk that the Company will not be able to settle of meet its obligations on time or at a reasonable price. For the Company, liquidity risk arises from obligations on account of financial liabilities – borrowings, trade payables and other financial liabilities. The Company manages liquidity risk by maintaining adequate cash reserves by continuously monitoring forecast and actual cash flows, and by matching the maturity profiles of financial assets and liabilities. Maturity Analysis is given in note 31. Adequate liquidity cover is maintained by the company in line with the RBI's liquidity risk management frame work to the extent applicable to the company.

Market risk

(i) Interest Rate Risk

The Company is exposed to interest rate risk as it has assets on floating interest rates and borrowing on fixed interest rates. The Company has an approved Asset and Liability Management Policy which empowers the Asset and Liability Management Committee (ALCO) to assess the interest rate risk run by it and provide appropriate guidelines to manage the risk. The ALCO reviews the interest rate risk on periodic basis and decides on the asset profile and the appropriate funding mix. The ALCO reviews the interest rate gap statement and the interest rate sensitivity analysis. However, the Company does not have any exposure to interest rate risk in respect of its existing borrowing/debt securities as the rate of Interest is fixed.

Exposure to Loan Assets and Borrowings

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Housing Loans & others	6,139.68	6,808.82
Borrowings and Debt Securities		
Total Borrowings and Debt Securities (Fixed Rate)	1,336.31	2,236.31

Sensitivity Analysis

The following table demonstrates the sensitivity to a resonable possible change in interest rates (all other variables being constant) of the Company's Statement of profit and loss

(₹ in Lakhs)

Interest Rate	Impact on Profit before Tax	
	Year ended March 31, 2026	Year ended March 31, 2025
Loans		
Increase by 50 basis points	30.70	34.04
Decrease by 50 basis points	(30.70)	(34.04)

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

(ii) Price Risk

The Company's exposure to investment in Equity is not significant and hence the Company's exposure to price risk is insignificant.

Regulatory Risk

The Company requires certain statutory and regulatory approvals for conducting business and failure to obtain retain or renew these approvals in a timely manner, may adversely affect operations. Any change in laws or regulations made by the government or a regulatory body that governs the business of the Company may increase the costs of operating the business, reduce the attractiveness of investment and / or change the competitive landscape.

(B) Capital Management

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of Reserve Bank of India (RBI). The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by RBI/NHB from time to time.

The Company has complied with the applicable capital requirements over the reported period.

Risk management

The Company manages its capital to ensure that it will be able to continue as going concern while maximizing the return to stakeholders through the optimisation of the debt and total equity balance.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt. Consistent with others in the industry, the Company monitors capital on the basis of the following gearing ratio: Net debt (total borrowings (undiscounted) net of cash and cash equivalents) divided by 'Equity' (as shown in the balance sheet). The gearing ratios are as follows :

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Debt securities	1,200.00	2,100.00
Borrowings (other than debt securities)	136.31	136.31
Total Debt	**1,336.31**	**2,236.31**
Cash and Cash Equivalents	319.30	308.91
Net Debt	**1,017.01**	**1,927.40**
Total Equity	**5,281.05**	**5,238.68**
Net Debt to Total Equity Ratio (in times)	**0.19**	**0.37**

Note No. 33 Related Party Disclosures

As per the Indian Accounting Standard on 'Related Party Disclosures' (Ind AS 24), details of related parties alongwith nature of the relationship, with whom the company has entered into transaction:

a. List of Related Parties

(i) Major shareholder having control over the company

- Sahara India Corp Investment Limited
- Sahara Prime City Limited
- Sahara India Finance & Investment Limited

(ii) Non Executive Director

Shri Awdhesh Kumar Srivastava - Non Independent Director
Shri Madhukar - Non Independent Director
Shri Sadhan Sarkar - Independent Director
Smt Sudha Sarowgi - Independent Director

(iii) Key Management Personnel (KMP)

Shri D. J. Bagchi, Chief Executive Officer, Company Secretary/Manager and Compliance Offcer
Shri Vivek Kapoor, Chief Financial Officer

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

(iv) Companies under common control
- Sahara India Commercial Corporation Limited

(v) Relative of Key Management Personnel
Smt. Sumana Bagchi – Wife of Shri D. J. Bagchi

b. Disclosure of Related Party Transactions between the company and related parties

(₹ in Lakhs)

Particulars	Financial Year 2025-26	Previous Year 2024-25
Directors' Sitting Fees Paid		
Shri Awdhesh Kumar Srivastava	0.60	0.90
Shri Madhukar	0.80	0.40
Shri Sadhan Sarkar	0.80	0.50
Smt Sudha Sarowgi	0.80	0.50
Rent Expenses		
Sahara India Commercial Corporation Limited	2.16	2.16
Smt. Sumana Bagchi	7.20	7.20
Interest Expenses		
Sahara India Commercial Corporation Limited	10.20	16.86
Sahara India Financial Corporation Limited	-	34.65
Un-secured Loan Repaid		
Sahara India Commercial Corporation Limited	-	100.00
Sahara India Financial Corporation Limited	-	1,305.27
Outstanding Un-secured Loan		
Sahara India Commercial Corporation Limited	136.01	136.01
Remuneration #		
Shri D. J. Bagchi	56.45	55.65
Shri Vivek Kapoor	20.02	19.80

Expenses towards gratuity are determined actuarially on overall Company basis at the end of each year and, accordingly, have not been considered in the above information.

c. Particulars of Remuneration to Key Management Personnel

(₹ in Lakhs)

Particulars	Shri D. J. Bagchi		Shri Vivek Kapoor	
	Year ended March 31, 2026	Year ended March 31, 2025	Year ended March 31, 2026	Year ended March 31, 2025
Salary and Allowances	54.59	53.85	19.41	19.20
Contribution to PF	1.86	1.80	0.61	0.60

The related party relationships have been as identified by the management on the basis of the requirements of the Ind AS-24 'Related Party Disclosures'

d) No amount pertaining to related parties has been provided for as doubtful debts or written off.

e) Related party relationship is as identified by the Company.

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

Note 34 Employee Benefits:

In compliance with the Indian Accounting Standard on 'Employee Benefits' (Ind AS 19), following disclosures have been made:

Defined Benefit Plans:

Provident Fund

An amount of ₹ 10.90 Lakhs (March 31, 2025: ₹ 12.24 Lakhs) has been charged to Statement of Profit and Loss on account of this defined benefit scheme.

Employees State Insurance

An amount of ₹ 0.70 lakhs (March 31, 2025: ₹ 0.89 lakhs) has been charged to Statement of Profit and Loss of this defined benefit scheme.

Leave Encashment

An amount of ₹ 2.15 Lakhs (March 31, 2025: ₹ 1.16 Lakhs) has been charged to Statement of Profit and Loss of this benefit scheme during the year.

Gratuity Plan

Gratuity is payable to all the members at the rate of 15 days salary for each completed year of Service.

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
A. Change in Projected Benefit Obligation		
Present Value of Benefit Obligation as at beginning of the period Interest Cost	78.88	72.54
Current Service Cost	3.89	4.05
Past Service Cost	28.97	-
Interest Expenses	4.76	5.15
Benefit Paid From the Fund	(11.31)	(2.68)
"Actuarial (Gains)/Losses on Obligations-Due to Change in Demographic Assumptions"	-	-
"Actuarial (Gains)/Losses on Obligations-Due to Change in Financial Assumptions"	(2.36)	2.64
Actuarial (Gains)/Losses on Obligations - Due to Experience	(3.90)	(2.82)
Present Value of Defined Benefit Obligation as at the end of the year	**98.93**	**78.88**
B. Fair Value of Plan Assets		
Fair Value of Plan Assets at the beginning of the period	90.93	84.45
Interest income	5.91	5.99
Contributions by the employer	-	2.68
Benefit paid from the fund	-	(2.68)
Return on plan assets, excluding interest income	1.03	0.49
Fair Value of Plan Assets at the end of the year	**97.87**	**90.93**
C. Amount recognised in the Balance Sheet	98.93	78.88
Defined Benefit Obligation	97.87	90.93
Fair Value of Plan Assets at the end of the Year Funded Status – Short/(Excess)	1.06	(12.05)
Net Liability/(Asset) recognized in the Balance Sheet	**1.06**	**(12.05)**

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

(₹ in Lakhs)

	Particulars	As at March 31, 2026	As at March 31, 2025
D.	**Net interest cost for current year**	4.76	5.15
	Interest Cost Interest Income	(5.91)	(5.99)
	Net Interest Cost for the Current Year	**(1.15)**	**(0.84)**
E.	**Expenses recognised in Statement of Profit and Loss**		
	Current Service Cost	3.89	4.05
	Net Interest Cost	(1.15)	(0.84)
	Past Service Cost	-	-
	Expected Contributions by the Employees	-	-
	(Gains)/Losses on Curtailments and Settlements	-	-
	Expenses recognized	**2.74**	**3.21**
F.	**Expenses recognized in the Other Comprehensive Income (OCI)**		
	Actuarial (Gains)/Losses on Obligation for the year	(6.26)	(0.18)
	Return on Plan Assets, Excluding Interest Income	(1.03)	(0.49)
	Net (Income)/Expense for the year recognized in OCI	**(7.29)**	**(0.67)**
G.	**Total amount recognized in Other Comprehensive Income consists of**		
	Remeasurement (Gains)/Losses	(7.29)	(0.67)
H.	**Principal actuarial assumptions used**		
	Expected Return on Plan Assets Rate of Discounting	6.99%	6.50%
	Rate of Salary Increase	6.00%	6.00%
	Mortality Rate During Employment	6.00% Indian Assured Lives Mortality (2012-14)	6.00% Indian Assured Lives Mortality (2012-14)
	Mortality Rate After Employment	Not Applicable	Not Applicable
I.	**Balance Sheet Reconciliation**		
	Opening Net Liability	(12.05)	(11.91)
	Expenses recognized in Statement of Profit or Loss		
	Expenses recognized in OCI	31.71	3.21
	Employer's Contribution	(7.29)	(0.67)
	Net Liability/(Asset) recognized in the Balance Sheet	(11.31)	(2.68)
		1.06	**(12.05)**
J.	**Other Details**		
	No. of Active Members	35	44
	Per Month Salary for Active Members (₹ in Lakhs)	0.28	0.17
	Average Expected Future Service (in Years)	10.63	11.52
	Projected Benefit Obligation (₹ in Lakhs)	98.93	78.88
	Prescribed Contribution for Next Year (12 Months) (₹ in Lakhs)	4.05	4.05

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

(₹ in Lakhs)

	Particulars	As at March 31, 2026	As at March 31, 2025
K.	**Maturity Analysis of the Benefit Payments from the Fund:**		
	1st Following Year	26.81	19.85
	2nd Following Year	5.08	7.65
	3rd Following Year	16.38	1.33
	4th Following Year	18.35	10.15
	5th Following Year	0.87	11.08
	Sum of Years 6 To 10	19.61	12.04
	The above information is as certified by the actuary		
L.	**Sensitivity Analysis**		
	Projected Benefits Payable in Future Years from the date of Reporting		
	Projected Benefit Obligation on Current Assumptions	98.93	78.88
	Delta Effect of +1% Change in Rate of Discounting	(4.59)	(4.35)
	Delta Effect of -1% Change in Rate of Discounting	5.06	4.88
	Delta Effect of +1% Change in Rate of Salary Increase	4.56	4.77
	Delta Effect of -1% Change in Rate of Salary Increase	(4.21)	(4.31)
	Delta Effect of +1% Change in Rate of Employee Turnover	0.09	0.07
	Delta Effect of -1% Change in Rate of Employee Turnover	(0.09)	(0.06)

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual changes in the projected benefit obligation as it is unlikely that the changes in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognised in the balance sheet.

35. Contingent Liabilities and Other Commitments

(i) Contingent Liabilities not provided for in respect of Income Tax Matters:

The Appeal filed by the company contesting the demand of Income Tax of ₹ 38.78 Lakhs (March 31, 2025: ₹ 38.78 Lakhs) in respect of financial year 2009-10 under the Income Tax Act, 1961, was adjudicated in favour of the company by the ITAT, Kolkata, and accordingly there is no provision necessary under “Contingent Liabilities" in this respect. The company has already filed an application with the Income Tax Authority requesting them to give the appeal effect and thus seeking refund of the ₹ 7.76 Lakhs (March 31, 2025, ₹ 7.76 Lakhs) deposited (in protest) against the above demand of the Income Tax Authority.

(ii) During the year, the Company filed an appeal before the Hon'ble National Consumer Disputes Redressal Commission (NCDRC), New Delhi, against the order of the State Consumer Disputes Redressal Commission in a matter relating to a housing loan covered under a loan-linked insurance policy. The dispute arose following repudiation of the insurance claim by the insurer after the death of a co-borrower due to non-submission of the prescribed claim documents. Pursuant to the directions of the NCDRC and without prejudice to its rights and contentions, the Company deposited ₹ 5 lakhs with the Registrar, NCDRC under protest. The matter is pending adjudication.

(iii) Other commitments : ₹ Nil (March 31, 2025: ₹ Nil)

(iv) Company has sanctioned but not disbursed Loan amounting of ₹ 294.38 Lakh as on March 31, 2026 (March 31, 2025 ₹ 458.85 Lakhs)

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

36. Segment Reporting

The Company's main business is financing by way of loans for the purchase or construction of residential houses, commercial real estate or certain other purposes, in India. All other activities of the Company revolve around the main business. Hence, there are no separate reportable segments, as per Ind AS 108 dealing with Operating Segments as specified under Section 133 of the Companies Act, 2013

37. Ind AS 116 : Leases

Amounts recognised in the Statement of Profit and Loss:

(₹ in Lakhs)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Depreciation Expenses	26.48	30.06
Interest Expenses	4.60	4.88
Rent	10.83	10.77
Total	**41.91**	**45.71**

The break-up of current and non-current Lease liabilities:

(₹ in Lakhs)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Current Lease liabilities	24.31	26.48
Non- Current Lease liabilities	188.13	14.75
	212.44	**41.23**

The movement in Lease liabilities:

(₹ in Lakhs)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Balance at the beginning of the year	41.23	56.61
Additions	204.82	22.80
Finance cost accrued during the period	4.60	4.88
Deletions/adjustments on cancellation/modification	-	-
Payment of lease liabilities	(38.21)	(43.06)
Balance at the end of the year	**212.44**	**41.23**

The details regarding the contractual maturities of Lease liabilities on undiscounted basis:

(₹ in Lakhs)

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Less than one year	39.50	33.54
One to five years	121.79	15.81
More than five years	130.24	-
Balance at the end of the year	**291.53**	**49.35**

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

38. The Company does not face a significant liquidity risk with regard to its lease liabilities as the current assets are sufficient to meet the obligations related to lease liabilities as and when they fall due

Extension and termination options

Extension and termination options are included in some of the leases across the Company. These are used to maximise operational flexibility in terms of managing the assets in the Company's operation. The majority of extension and termination options held are exercisable by both the Company and by the respective lessor. Further the company expects not to use those options.

39. Earnings per Share (EPS):

Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
Profit attributable to Equity Shareholders (₹ In Lakhs)	34.39	64.84
No. of Weighted Average Equity Shares Outstanding during the year for Basic and Diluted EPS	70,00,000	70,00,000
Face Value of Equity Shares (in ₹)	10	10
Basic and Diluted Earnings per Share (in ₹)	0.49	0.93

40. Pursuant to the guidelines under ""Reserve Bank of India (Non-Banking Financial Companies – Income Recognition, Asset Classification and Provisioning) Directions, 2025 dated November 28, 2025, the Company continues to flag the borrower account(s) as SMA or NPA as a part of the day-end process for the due date.

41. Disclosures as required by Reserve Bank of India (RBI) :

The following disclosures have been given in terms of "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 read with "Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025" and other disclosures required by RBI/NHB. Regulatory ratios, limits and disclosures are based on Ind As figures in accordance with RBI direction(s)/Circular(s).

I. Capital to Risk Assets Ratio (CRAR):

Sl. No.	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i)	CRAR (%)	136.01	127.87
ii)	CRAR - Tier I Capital (%)	135.08	126.84
iii)	CRAR - Tier II Capital (%)	0.93	1.03
iv)	Amount of subordinated debt raised as Tier- II Capital	Nil	Nil
v)	Amount raised by issue of Perpetual Debt Instruments	Nil	Nil

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

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

(₹ in Lakhs)

Sl. No.	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
	Balance at the beginning of the year		
a)	Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	4.51	-
b)	Amount of Special Reserve u/s 36(1)(viii) of Income Tax Act,1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	1,333.14	1,324.68
	Total (a + b)	**1,337.65**	**1,324.68**
	Addition / Appropriation / Withdrawal during the year		
	Add:		
a)	Amount transferred u/s 29C of the NHB Act, 1987	0.34	4.51
b)	Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act,1987	6.54	8.46
	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 which has been taken into account for the purposes of provision u/s 29C of the NHB Act, 1987	-	-
	Balance at the end of the year		
a)	Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	4.85	4.51
b)	Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	1,339.68	1,333.14
	Total (a + b)	**1,344.53**	**1,337.65**

III. Investments:

(₹ in Lakhs)

Sl. No.	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
	Value of Investments		
i)	Gross Value of Investments		
	a) In India	2.74	2.74
	b) Outside India	-	-
ii)	Provisions for Depreciation		
	a) In India	-	-
	b) Outside India	-	-
iii)	Net Value of Investments		
	a) In India	2.74	2.74
	b) Outside India	-	-

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

Movement of Provisions held towards depreciation on investments (₹ in Lakhs)

Sl. No.	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
	Provision on Investments		
i)	Opening balance	-	-
ii)	Add: Provisions made during the year	-	-
iii)	Less: Write-off/Written-back of excess provisions during the year	-	-
iv)	Closing Balance	-	-

IV. The Company has not entered into any of the following transaction during the financial year 2025-26 and previous financial year 2024-25:

a) Derivative transactions, which includes Forward Rate Agreement (FRA)/Interest Rate Swap (IRS) and Exchange Traded Interest Rate (IR) Derivative. Accordingly, the Company has no disclosures in respect of Qualitative and Quantitative disclosure that is obligatory of "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 read with Reserve Bank of India (Non-Banking Financial Companies – Securitisation Transactions) Directions, 2025.

b) Securitization and Assignment transaction of any kind which includes Financial Assets sold to Securitization / Reconstruction Company for Asset Reconstruction. Accordingly, the Company has no disclosures to be made as per of "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 read with Reserve Bank of India (Non-Banking Financial Companies – Securitisation Transactions) Directions, 2025.

c) Transaction of purchase and / or sale of non-performing financial assets. Accordingly, the Company has no disclosures to be made in respect of "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 read with Reserve Bank of India (Non-Banking Financial Companies – Securitisation Transactions) Directions, 2025.

V. Asset Liability Management:

Maturity pattern of certain items of assets and liabilities as at March 31, 2026 (₹ in Lakhs)

Particulars	Liabilities				Assets		
	Deposits	Borrowings from banks	Market Borrowings	Foreign currency Liabilities	Advances	Invest-ments	Foreign currency Assets
1 day to 7 days	-	0.30	-	-	8.79	-	-
8 days to 14 days	-	-	-	-	-	-	-
15 days to 30/31 days	-	-	-	-	78.05	-	-
Over one month to 2 months	-	-	-	-	78.52	-	-
Over 2 months to 3 months	-	-	-	-	76.63	-	-
Over 3 months to 6 months	-	-	-	-	228.98	-	-
Over 6 months to 1 year	-	-	1,200.00	-	453.11	-	-
Over 1 year to 3 years	-	-	136.01	-	1,224.57	2.74	-
Over 3 years to 5 years	-	-	-	-	826.15	-	-
Over 5 years	-	-	-	-	3,164.88	-	-
Total	**-**	**0.30**	**1,336.01**	**-**	**6,139.68**	**2.74**	**-**

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

Maturity pattern of certain items of assets and liabilities as at March 31, 2025

(₹ in Lakhs)

Particulars	Liabilities				Assets		
	Deposits	Borrowings from banks	Market Borrowings	Foreign currency Liabilities	Advances	Invest-ments	Foreign currency Assets
1 day to 7 days	-	0.30	-	-	14.17	-	-
8 days to 14 days	-	-	-	-	-	-	-
15 days to 30/31 days	-	-	-	-	86.32	-	-
Over one month to 2 months	-	-	-	-	80.89	-	-
Over 2 months to 3 months	-	-	-	-	81.06	-	-
Over 3 months to 6 months	-	-	-	-	243.94	-	-
Over 6 months to 1 year	-	-	900.00	-	481.54	-	-
Over 1 year to 3 years	-	-	1,200.00	-	1,613.23	2.74	-
Over 3 years to 5 years	-	-	136.01	-	978.65	-	-
Over 5 years	-	-	-	-	3,229.02	-	-
Total	**-**	**0.30**	**2,236.01**	**-**	**6,808.82**	**2.74**	**-**

VI. Exposure to Real Estate Sector

(₹ in Lakhs)

	Particulars	As at March 31, 2026	As at March 31, 2025
	Direct Exposure		
i)	**Residential Mortgages**		
	Lending fully secured by mortgages of residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits.	5,526.35	6,032.62
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 would also include non-fund based (NFB) limits.*	613.33	776.20
iii)	**Investments in Mortgage backed Securities (MBS) and other Securitised Exposures**		
	a) Residential	Nil	Nil
	b) Commercial Real Estate	Nil	Nil
iv)	**Indirect Exposure**		
	Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	Nil	Nil
	Total Exposure to Real Estate Sector	**6,139.68**	**6,808.82**

* Includes Non-Residential Property (NRP) Loan to Individuals of ₹ 373.56 Lakhs (March 31, 2025 ₹ 417.52 Lakhs)

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

VII. Exposure to Capital Market

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
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	2.74	2.74
Total Exposure to Capital Market	**2.74**	**2.74**

VIII. Sectoral exposure

Sectors	As at March 31, 2026			As at March 31, 2025		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ in lakhs)	Gross NPAs (₹ in lakhs)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ in lakhs)	Gross NPAs (₹ in lakhs)	Percentage of Gross NPAs to total exposure in that sector
1. Agricultural and Allied Activities	–	–	–	–	–	–
2. Industry	–	–	–	–	–	–
i…..	–	–	–	–	–	–
ii….	–	–	–	–	–	–
Others						
Total of Industry	–	–	–	–	–	–
3. Services	–	–	–	–	–	–
i…..	–	–	–	–	–	–
ii….	–	–	–	–	–	–
Others						
Total of Services (i+ii+…+Others)	–	–	–	–	–	–
4. Personal Loans	–	–	–	–	–	–
i…..	–	–	–	–	–	–
ii….	–	–	–	–	–	–
Others						
Total of Personal Loans	–	–	–	–	–	–
(i+ii+…+Others)	–	–	–	–	–	–
5. Others	**6434.06**	**542.24**	**8.43**	**7267.67**	**520.90**	**7.17**
i) Housing Loans	5820.73	542.24	9.32	6449.47	520.90	8.08
ii) Other Loan	613.33	–	–	818.20	–	–

IX. Detail of financing of parent Company products:

These details are not applicable since the Company is not a subsidiary of any Company. Further the Company has not financed any products of any Company.

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

X. The Company has not exceeded limit prescribed by Reserve Bank of India (RBI) as Single Borrower Limit (SGL) and Group Borrower Limit (GBL).

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded as per prudential exposure limits during the year (₹ in lakhs)	Nil	Nil

XI. The Company has not given or offered any advances that can be classified under Unsecured Advances i.e. advances against intangible securities such as Rights, Licenses, Authority, etc. as Collateral Security.

XII. Exposure to group companies engaged in real estate business

(₹ in Lakhs)

Description	Amount (₹ in Lakhs)	% of owned fund
(i) Exposure to any single entity in a group engaged in real estate business	NIL	NIL
(ii) Exposure to all entities in a group engaged in real estate business	NIL	NIL

XIII. Intra-group exposure

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
a) Total amount of intra-group exposures	NIL	NIL
b) Total amount of top 20 intra-group exposures	NIL	NIL
c) Percentage of intra-group exposures to total exposures on borrowers/customers	NIL	NIL

XIV. Unhedged foreign currency exposure

(₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Unhedged foreign currency exposures	NIL	NIL

XV. Related Party Transactions

Items \ Related Party	Patent (as per Ownership or Control)		Subsidiaries		Associates/ Joint Ventures		Key Management		Relatives of Key Management Personnel		Others (Companies under common control)		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
Borrowings	-	-	-	-	-	-	-	-	-	-	136.01	136.01	136.01	136.01
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement of Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest Paid	-	-	-	-	-	-	-	-	-	-	10.20	51.51	10.20	51.51
Interest Received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Directors' Sitting Fees	-	-	-	-	-	-	3.00	2.90	-	-	-	-	3.00	2.90
Remuneration Paid	-	-	-	-	-	-	76.47	75.45	-	-	-	-	76.47	75.45
Rent Paid	-	-	-	-	-	-	-	-	7.20	7.20	2.16	2.16	9.36	9.36

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

XVI. Exposures to Related Parties: (₹ in Lakhs)

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

XVII Loans to directors, senior officers and relatives of directors: (₹ in Lakhs)

Particulars	As at March 31, 2026	As at March 31, 2025
Directors and their relatives	NIL	NIL
Entities associated with directors and their relatives	NIL	NIL
Senior Officers and their relatives	84.81	91.44

XVIII. Registration obtained from financial sector regulators:
NHB : vide registration number 02.0044.03
Ministry of Corporate Affairs : L18100WB1991PLC099782

XIX. Details of Disclosure of Penalties imposed during the year

Penalties imposed by NHB/RBI and other regulator	₹ 50,000
Penalties imposed by Bombay Stock Exchange (BSE)	Nil

XX. As per the Indian Accounting Standard on 'Related Party Disclosures' (Ind AS 24), details of the related parties, nature of the relationship with whom Company has entered transactions and remuneration to directors, are given in Note No.33

XXI. Diagrammatic representation of Group Structure
The Company at present neither have any Subsidiary and/or Associate units not have holding company to be represented in diagrammatic order as per "Reserve Bank of India (Housing Finance Companies) Directions, 2025: dated November 28, 2025.

XXII. Rating assigned by Credit Rating Agencies and migration of rating during the year:
The Secured 7% Non-Convertible Redeemable Debenture was assigned rating of BB-(Negative Outlook) by Infomerics Valuation and Rating Private Limited.

XXIII. Net Profit or Loss for the prior period items and changes in accounting policies:
There are no prior period items that have an impact on the current year's Profit or Loss.

XXIV. The Company has no subsidiary hence, requirement of consolidated financial statements is not applicable to the Company

XXV. Provisions and Contingencies charged during the year:. (₹ in Lakhs)

Sl. No.	Particulars	As at March 31, 2026	As at March 31, 2025
i)	Provision for Depreciation on Investments	-	-
ii)	Provision made towards Income tax	-	-
iii)	Provision towards NPA	409.19	404.38
iv)	Provision for Standard Assets	37.23	41.37
v)	Other Provision and Contingencies	13.48	13.30

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

XXVI Break up of Loans & Advances and Provisions thereof

(₹ in Lakhs)

Particulars		Housing		Non Housing	
		For Year Ended March 31, 2026	For Year Ended March 31, 2025	For Year Ended March 31, 2026	For Year Ended March 31, 2025
	Standard Assets				
a)	Total Outstanding Amount	4984.11	5511.71	613.33	776.21
b)	Provisions made	29.50	31.58	7.73	9.79
	Sub- Standard Assets				
a)	Total Outstanding Amount	108.79	63.69	-	-
b)	Provisions made	24.70	14.46	-	-
	Doubtful Assets-Category–I				
a)	Total Outstanding Amount	13.72	60.28	-	-
b)	Provisions made	5.19	22.81	-	-
	Doubtful Assets – Category II				
a)	Total Outstanding Amount	102.47	75.59	-	-
b)	Provisions made	62.04	45.77	-	-
	Doubtful Assets– Category III				
a)	Total Outstanding Amount	317.26	321.34	-	-
b)	Provisions made	317.26	321.34	-	-
	Loss Assets				
a)	Total Outstanding Amount	-	-	-	-
b)	Provisions made	-	-	-	-
	Total				
a)	**Total Outstanding Amount**	**5526.35**	**6032.61**	**613.33**	**776.21**
b)	**Provisions made**	**438.69**	**435.96**	**7.73**	**9.79**

XXVII. Divergence in Asset Classification and Provisioning

For FY 2025-26 and FY 2024-25, no divergence in asset classification and additional provisioning requirements were advised by the National Housing Bank (NHB) to the Company. Accordingly, any additional disclosures in this regard are not applicable on the Company.

a) The additional provisioning requirements assessed by RBI (or National Housing Bank (NHB) in the case of Housing Finance Companies) exceeds 5 percent of the reported profits before tax and impairment loss on financial instruments for the reference period : Not appllicable

b) The additional Gross NPAs identified by the National Housing Bank exceeds 5 per cent of the reported Gross NPAs for the reference period.: No such divergence identified/reported by National Housing Bank (NHB) for position of the Company as on March 31, 2025

Divergence in Asset Classification and Provisioning

Sl. No.	Particulars	Amount
1	Gross NPAs as on March 31, 2025	N.A.
2	Gross NPAs as on March 31, 2025 as assessed by the NHB	N.A.
3	Divergence in Gross NPAs (2-1)	N.A.
4	Net NPAS as on March 31, 2025 as reported by the HFC	N.A.
5	Net NPAS as on March 31, 2025 as assessed by the NHB	N.A.
6	Divergence in Gross NPAs (5-4)	N.A.
7	Provisions for NPAs as on March 31, 2025 as reported by the HFC	N.A.
8	provisions for NPAs as on March 31, 2025 as reported by the NHB	N.A.
9	Divergence in provisioning (8-7)	N.A.
10	Reported Profit Before Tax and Impairment loss on financial instruments for the year ended March 31, 2025	N.A.
11	Reported Profit After Tax(PAT) for the year ended March 31, 2025	N.A.
12	Adjusted (notional) Net Profit After Tax (PAT) for the year ended March 31, 2025 after considering the divergence in provisioning	N.A.

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

XXVIII. There are no loans transferred/acquired during the year ended March 31, 2026 under the ""Reserve Bank of India (Non-Banking Financial Companies - Transfer and Distribution of Credit Risk) Directions, 2025 dated November 28, 2025.

XXIX. There are no loans restructured during the year ended March 31, 2026 under "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 issued by Reserve Bank of India read with "Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

XXX. Details of Gross Advances, Gross NPAs, Net Advances and Net NPAs during the year ended March 31, 2026 pursuant to the Reserve Bank of India (Non-Banking Financial Companies – Income Recognition, Asset Classification and Provisioning) Directions, 2025:

(₹ in Lakhs)

Particulars			Amount
Part A			
1.	Standard Advances		5597.44
2.	Gross Non-performing assets (NPAs)		542.24
3.	Gross Advances (1+2)		6139.68
4.	Gross NPAs as a percentage of Gross Advances (2/3) (in %)		8.83
5.	Deductions		
	(i)	Provisions held in the case of NPA Accounts as per asset classification (including additional Provisions for NPAs at higher than prescribed rates).	409.19
	(ii)	DICGC / ECGC claims received and held pending adjustment	Nil
	(iii)	Part payment received and kept in Suspense Account or any Other similar	Nil
	(iv)	Balance in Sundries Account (Interest Capitalization – Restructured Accounts), in respect of NPA Accounts	Nil
	(v)	Floating Provisions	Nil
	(vi)	Provisions in lieu of diminution in the fair value of restructured Accounts classifieds	Nil
	(vii)	Provisions in lieu of diminution in the fair value of restructured accounts classified as standard assets	Nil
6.	Net Advances(3-5)		5730.49
7.	Net NPAs{2-5(i+ii+iii+iv+v+ vi)}		133.05
8.	Net NPAs as percentage of Net Advances (7/6)(in%)		2.32
Part B			
1.	Provisions on Standard Assets excluding 5(vi) in Part A		37.23
2.	Interest recorded as Memorandum Item		233.96
3.	Amount of cumulative Technical Write - Off in respect of NPA accounts reported in Part A above		Nil

XXXI. Disclosure on Liquidity Risk, to the extent applicable in accordance with "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 issued by Reserve Bank of India read with "Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025"

a) **Funding concentration based on significant counter party**

(₹ in Lakhs)

As at March 31, 2026				As at March 31, 2025			
Number of significant counterparties	Amount	% of total deposits	% of total liabilities	Number of significant counterparties	Amount	% of total deposits	% of total liabilities
2	1,336.01	-	83.04	2	2236.01	-	95.99

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

b) Top 10 Borrowings (₹ in Lakhs)

Name	As at March 31, 2026			As at March 31, 2025		
	Borrowings from party	Total Borrowings	% of total Borrowings	Borrowings from party	Total Borrowings	% of total Borrowings
1 Humara India Credit Co-operative Society	1,200.00	1,336.31	89.80	2,100.00	2236.31	93.91
2 Sahara India Commercial Corporation Limited	136.01	1,336.31	10.18	136.01	2236.31	6.08
3 Union Bank of India (Formerly Andhra Bank)	0.30	1,336.31	0.02	0.30	2236.31	0.01

c) Funding concentration based on instrument/product (₹ in Lakhs)

Particulars	As at March 31, 2026		As at March 31, 2025	
	Amount	% of total liabilities	Amount	% of total liabilities
1 Debt Securities	1,200.00	74.59	2,100.00	90.15
2 Borrowings (Other than Debt Securities)	136.31	8.47	136.31	5.85

d) Stock Ratios - Other Short Term Liabilities (₹ in Lakhs)

As at March 31, 2026				As at March 31, 2025			
Other Short term liabilities	% of total public fund	% of total liabilities	% of total assets	Other Short term liabilities	% of total public fund	% of total liabilities	% of total assets
1,249.47	93.50	77.66	18.13	966.62	43.22	41.50	12.77

e) The above amount of borrowings represent actual contractual liabilities.

XXXII. Concentration of Public Deposits : The Company has not accepted any public deposits therfore discloser not required.

XXXIII. Concentration of Loans & Advances:

	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i)	Total Loans & Advances to twenty largest borrowers (₹ in Lakhs)	2,262.73	2,349.25
ii)	Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC. (in Percentage)	36.85	34.50

XXXIV. Concentration of all Exposure (including off-balance sheet exposure):

	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i)	Total Loans & Advances to twenty largest borrowers (₹ in Lakhs)	2,491.76	2,366.58
ii)	Percentage of Exposure to twenty largest borrowers/ customers to Total Exposure of the HFC on borrower/ customers	38.73	29.24

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

XXXV. Concentration of Non-performing Assets:

(₹ in Lakhs)

	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i)	Total Exposure to top ten NPA accounts	273.28	207.85

XXXVI. Sector-wise NPAs (Gross)

(₹ in Lakhs)

	Sector	Percentage of NPAs to Total Advances in that sector	
		Year Ended March 31, 2026	Year Ended March 31, 2025
i)	**Housing Loans**		
	a. Individuals	15.96	10.07
	b. Builders/Project Loans	Nil	Nil
	c. Corporates	Nil	Nil
	d. Others (specify)	Nil	Nil
ii)	**Non – Housing Loans**		
	a. Individuals (Mortgage/Commercial)	Nil	Nil
	b. Builders/Project Loans	Nil	Nil
	c. Corporates	Nil	Nil
	d. Others (specify)	Nil	Nil

XXXVII. Movement of NPAs:

(₹ in Lakhs)

Sl. No.	Particulars	Year Ended March 31, 2026	Year Ended March 31, 2025
i)	**Net NPAs to Net Advances**	**2.32%**	**1.82%**
ii)	**Movement of NPAs (Gross)**		
	a) Opening balance	520.90	583.06
	b) Additions/(Reductions) during the year	21.34	(62.16)
	c) Closing balance	542.24	520.90
iii)	**Movement of Net NPAs**		
	a) Opening balance	116.52	169.68
	b) Additions/(Reductions) during the year	16.53	(53.16)
	c) Closing balance	133.05	116.52
iv)	**Movement of provisions for NPAs (excluding provisions on standard assets)**		
	a) Opening balance	404.38	413.38
	b) Provisions made/(Write-off/write-back) during the year	4.81	(9.00)
	c) Closing balance	409.19	404.38

XXXVIII. The Company has not postponed any revenue recognition pending resolution of significant uncertainties.

XXXIX. The Company does not have any overseas assets and any off balance sheet Special Purpose Vehicle (SPV), which requires to be consolidated as per accounting norms.

XXXX. There was no draw down from Reserves during the Current Financial Year 2025-26. (In 2024-25 ₹ Nil)

XXXXI. The company has not lent against security of shares.

XXXXII. The Company has not given any Loan & Advances against the collateral security of gold and silver.

XXXXIII. The Company has not lent against security of single product gold jewellery

XXXXIV. The Company has not lent under Non-Fund based credit facilities

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

XXXXV. The Company has not lent under Co-Lending Arrangement

XXXXVI. The Company has not undertaken any transaction in the currency futures market

XXXXVII. The Company has not undertaken any transaction in respect of Credit Default Swaps

XXXXVIII. Liquidity Coverage Ratio (LCR) guidelines as defined in Para No.23 of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 dated November 28, 2025 are not applicable presenly to the Company.

XXXXIX. The Company does not promote sale of insurance product nor link sale of any banking product and accordingly no fees/brokerage was earned/received in this respect during the Current Financial Year 2025-26 (March 31, 2025 : ₹ Nil)

XXXXX. Institutional Set-up for liquidity risk management

The Board of Directors of the Company has constituted the Asset Liability Management Committee (ALCO) and the Risk Management Committee. The Board has the overall responsibility for management of liquidity risk. The board decides the strategy, policies and procedures to manage liquidity risk in accordance with liquidity risk tolerance/ limits approved by it. The Risk Management Committee (RMC), which is a committee of the board, is responsible for evaluating and monitoring the integrated risk management system of the Company including liquidity risk. The ALCO is responsible for ensuring adherence to the liquidity risk tolerance/limits set out in the board approved Asset Liability Management (ALM) policy.

The role of the ALCO with respect to liquidity risk includes, inter alia, decision on desired maturity profile for assets & liabilities, responsibilities and control for managing liquidity risk, and overseeing the liquidity position of the Company. The ALM Policy is reviewed periodically to realign the same pursuant to any regulatory changes/changes in the economic landscape or business needs and tabled to the Board for approval.

Management regularly reviews the position of cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity define in the ALM policy with additional liquidity buffers as management overlay.

XXXXXI. In compliance with “Master Directions On Fraud Risk Management in Non-Banking Financial Companies (NBFCs) including Housing Finance Companies) under their Master Circular No. DOSCO.FMG.SEC.No.7/23.04.003/2024-25 dated 15/07/2024 read with “Reserve Bank of India (Housing Finance Companies) Directions, 2025, during the year the company has reported “NIL” fraud case in relation to loans advanced to the borrowers to NHB (March 31, 2025 Nil).

XXXXXII. Summary information towards Complaints:

Particulars	As at March 31, 2026	As at March 31, 2025
a) No. of complaints pending at the beginning of the year	-	-
b) No. of complaints received during the year	2	9
c) No. of complaints disposed during the year	2	9
(i) Of which, number of complaints rejected by the HFC	-	-
d) No. of complaints pending at the end of the year Maintainable complaints received from the Office of Ombudsman	-	-
e) Number of maintainable complaints received from the Office of Ombudsman	-	-
(i) of (e), number of complaints resolved in favour by Office of Ombudsman	-	-
(ii) of (e), number of complaints resolved through conciliation/ mediation/ advisories issued by the Office of Ombudsman	-	-
(iii) of (e), number of complaints resolved after passing of Awards by the Office of Ombudsman against the company	-	-
f) Number of Awards unimplemented with the stipulated time (other than those appealed)		

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

Disclosure made above is only for the complaints filed by customers directly on "Grievance Registration and Information Data base system (GRIDS)" NHB online website having the following URL:http://grids.nhbonline.org.in

XXXXXIII Top five grounds of complaints received from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	%increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	
			Current Year		
Complaint erroneously marked to us	-	2	77.78% decreased	-	Nil
Ground -2					
Ground - 3					
Ground -4					
Ground -5					
Total					
			Previous Year		
Complaint erroneously marked to us	-	9	300% increased	-	Nil
Ground -2					
Ground - 3					
Ground -4					
Ground -5					
Total					

XXXXXIV. Details of Principal Business Criteria in compliance to Para No.10(9) of Chapter I of "Reserve Bank of India (Housing Finance Companies) Directions, 2025.

Exposure of Total Assets to Housing Loan Assets

Particulars	As at March 31, 2026	As at March 31, 2025
Percentage of Housing Loan Assets to Total Assets	84.38	81.45
Percentage of Housing Loan Assets of Individuals toTotal Assets	69.30	69.84

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

42. Disclosure in accrodance to Para No. 20 of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 issued by the Reserve Bank of India.

(₹ in Lakhs)

Particulars	As at March 31, 2026		As at March 31, 2025	
Liabilities side	**Amount outstanding**	**Amount overdue**	**Amount outstanding**	**Amount overdue**
(1) Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid :				
(a) Debentures : Secured	1,200.00	-	2,100.00	-
: Unsecured (other than falling within the meaning of public deposits)	-	-	-	-
(b) Deferred Credits	-	-	-	-
(c) Term Loans		-	-	-
(d) Inter-corporate loans and borrowing	-	-	-	-
(e) Commercial Paper	-	-	-	-
(f) Public Deposits	-	-	-	-
(g) Unsecured Loan	1,36.31	-	1,36.31	-
(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**		**Amount outstanding**	
(3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below] :				
(a) Secured		6,139.68		6,808.82
(b) Unsecured		-		-
(4) Break up of Leased Assets and stock on hire and other assets counting towards AFC 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 AFC activities				
(a) Loans where assets have been repossessed		-		-
(b) Loans other than (a) above		-		-

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

(₹ in Lakhs)

Assets side	Amount outstanding	Amount outstanding
(5) Break-up of Investments		
Long Term investments		
1. Quoted		
(i) Shares		
(a) Equity	2.74	2.74
(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)	-	-
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) Other (Please Specify)	-	-

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

(₹ in Lakhs)

Particulars	As at March 31, 2026		As at March 31, 2025	
(6) Borrower group-wise classification of assets financed as in (3) and (4) above :				
Category	**Amount (net of provisions)**		**Amount (net of provisions)**	
	Secured	**Unsecured**	**Secured**	**Unsecured**
1. Related Parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other Related parties	-	-	-	-
2. Other than Related parties	6,139.68	-	6,808.82	-
Total	**6,139.68**	**-**	**6,808.82**	**-**
(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)**	**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	2.74	2.74	2.74	2.74
2. Other than related parties	-	-	-	-
Total	**2.74**	**2.74**	**2.74**	**2.74**
(8) Other information				
Particulars		**Amount**		**Amount**
(i) Gross Non-Performing Assets				
(a) Related parties		-		-
(b) Other than related parties		542.24		520.90
(ii) Net Non-Performing Assets				
(a) Related parties		-		-
(b) Other than related parties		133.05		116.52
(iii) Assets acquired in satisfaction of debt		-		-

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

43. In compliance Para No.21(15) of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 read with "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025, the comparison between provisions required under IRACP and Impairment Allowances made under Ind AS 109 is tabulated below:

As at March 31, 2026 (₹ in Lakhs)

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross Carrying Amount as per Ind AS 109 (3)	Loss Allowances (Provisions) as required under Ind AS 109 (4)	Net Carrying Amount (5)=(3)-(4)	Provisions required as per IRACP norms (6)	Difference between Ind AS 109 provisions and IRACP norms (7) = (4)-(6)
Performing Assets						
Standard	Stage 1	5,269.57	35.38	5,234.19	28.30	7.08
	Stage 2	327.87	1.85	326.02	1.48	0.37
Subtotal		**5,597.44**	**37.23**	**5,560.21**	**29.78**	**7.45**
Non-Performing Assets (NPA)						
Sub standard	**Stage 3**	**108.79**	**24.70**	**84.09**	**16.47**	**8.23**
Doubtful - up to 1 year	Stage 3	13.72	5.19	8.53	3.46	1.73
1 to 3 years	Stage 3	102.47	62.04	40.43	41.36	20.68
More than 3 years	Stage 3	317.26	317.26	0.00	317.26	0.00
Subtotal for doubtful		**433.45**	**384.49**	**48.96**	**362.08**	**22.41**
Loss	**Stage 3**	**-**	**-**	**-**	**-**	**-**
Subtotal for NPA		**542.24**	**409.19**	**133.05**	**378.55**	**30.64**
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		**-**	**-**	**-**	**-**	**-**
Total	Stage 1	5,269.57	35.38	5,234.19	28.30	7.08
	Stage 2	327.87	1.85	326.02	1.48	0.37
	Stage 3	542.24	409.19	133.05	378.55	30.64
Total		**6,139.68**	**446.42**	**5,693.26**	**408.33**	**38.09**

Notes i) In terms of the requirement as per Para No.12.2.(ii) of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 read with "Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 on Implementation of Indian Accounting Standards, Housing Finance Companies (HFCs) are required to create an impairment reserve for any shortfall in impairment allowances under Ind AS 109 and Income Recognition, Asset Classification and Provisioning (IRACP) norms (including provision on standard assets). The impairment allowances under Ind AS 109 made by the Company exceeds the total provision required under IRACP (including standard asset provisioning), as at March 31, 2026 and accordingly, no amount is required to be transferred to Impairment Reserve.

ii) Provisions required as per IRACP norms amount to ₹ 408.33 lakhs for the financial year ended March 31, 2026.

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

As at March 31, 2025 (₹ in Lakhs)

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross Carrying Amount as per Ind AS 109 (3)	Loss Allowances (Provisions) as required under Ind AS 109 (4)	Net Carrying Amount (5)=(3)-(4)	Provisions required as per IRACP norms (6)	Difference between Ind AS 109 provisions and IRACP norms (7) = (4)-(6)
Performing Assets						
Standard	Stage 1	5,781.72	38.56	5,743.16	30.85	7.71
	Stage 2	506.20	2.81	503.39	2.25	0.56
Subtotal		**6,287.92**	**41.37**	**6,246.55**	**33.10**	**8.27**
Non-Performing Assets (NPA)						
Sub standard	**Stage 3**	**63.69**	**14.46**	**49.23**	**9.64**	**4.82**
Doubtful - up to 1 year	Stage 3	60.28	22.81	37.47	15.21	7.60
1 to 3 years	Stage 3	75.59	45.77	29.82	30.51	15.26
More than 3 years	Stage 3	321.34	321.34	-	321.34	-
Subtotal for doubtful		**457.21**	**389.92**	**67.29**	**367.06**	**22.86**
Loss	**Stage 3**	**-**	**-**	**-**	**-**	**-**
Subtotal for NPA		**520.90**	**404.38**	**116.52**	**376.70**	**27.68**
Other items such as guarantees, loan commitments, etc.	Stage 1	-	-	-	-	-
which are in the scope of Ind AS 109 but not covered under current Income Recognition,	Stage 2	-	-	-	-	-
Asset Classification and Provisioning (IRACP) norms	Stage 3	-	-	-	-	-
Subtotal		**-**	**-**	**-**	**-**	**-**
Total	Stage 1	5,781.72	38.56	5,743.16	30.85	7.71
	Stage 2	506.20	2.81	503.39	2.25	0.56
	Stage 3	520.90	404.38	116.52	376.70	27.68
Total		**6,808.82**	**445.75**	**6,363.07**	**409.80**	**35.95**

Notes:

i) Provisions required as per IRACP norms amount to ₹ 409.80 lakhs for the financial year ended March,31 2025

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

44. Other disclosures/information

44.1 Additional information required as per Schedule III of the Companies Act, 2013:

(i) Details of benami property held

No proceedings have been initiated or are pending against the Company as at March 31, 2025 for holding benami property under the Benami Transactions (Prohibition) Act (45 of 1988), as amended and rules made thereunder.

(ii) Borrowing secured against current assets

The Company has not borrowed any money from any bank or financial institution against security of current assets during the year.

(iii) Wilful defaulter

The company is not declared wilful defaulter by any bank, financial institution or lender as at March 31, 2026.

(iv) Relationship with struck off companies

There are no transactions made by the Company during the year with struck off companies as at March 31, 2026.

(v) Compliance with number of layers of companies

The Company does not have any subsidiary or Associate or Joint Venture company during the year.

(vi) Compliance with approved scheme(s) of arrangements

During the year, no scheme of arrangements in relation to the Company has been approved by the competent authority in terms of Section 232 to 237 of the Companies Act, 2013. Accordingly, this clause is not applicable to the company.

(vii) Utilisation of borrowed funds and share premium

As a part of normal lending business, the company grants loans and advances on the basis of security/guarantee provided by the Borrower/Co borrower. These transactions are conducted after exercising proper due diligence.

Other than transactions described above, during the year the Company has not advanced or lend or invested funds (either from the borrowed funds or share premium or any other sources or kind of funds) to any person or entity, including foreign entity (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like to or on behalf of the ultimate beneficiaries

The Company has not received any fund from any person or entity, including foreign entity (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall (a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or (b) provide any guarantee, security or the like on behalf of the ultimate beneficiaries

(viii) Undisclosed income

The Company does not have any unrecorded transactions in the books of account which have been surrendered or disclosed as Income during the year in the tax assessment under the Income Tax Act,1961.

(ix) Transactions in crypto currency or virtual currency

The Company has not traded or invested in crypto currency or virtual currency during the year ended March 31, 2026.

(x) Revaluation of property, plant & equipment and intangible asset

The Company has not revalued its property, plant and equipment (including right-of-use assets) or intangible assets or both during the year ended March 31, 2026.

(xi) Registration of charges or satisfaction with Registrar of Companies

There are no charges or satisfaction which are pending to be registered with the Registrar of Companies as on March 31, 2026.

44.2 Other Statutory information

(i) Pursuant to the provisions of Section 135 of the Companies Act, 2013, the Company was not required to spend any amount on Corporate Social Responsibility (CSR) activities during the year ended March 31, 2026.

(ii) There was no amount outstanding and due for transfer to the Investor Education and Protection Fund during the year ended March 31, 2026.

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

(iii) The Company has no long term contracts including derivative contracts having material foreseeable losses as at March 31, 2026 other than disclosed in the other notes of the Financial Statement

(iv) The Company has not received any whistleblower complaint during the year ended March 31, 2026.

(v) There is no Core Investment Company within the group as defined in the regulations made by the Reserve Bank of India.

45 Ratios Analysis

Ratio	As at March 31, 2026	As at March 31, 2025	Variance (%)
Capital to risk-weighted assets ratio (CRAR) (%)	136.01	127.87	8.14
Tier I CRAR (%)	135.08	126.84	8.24
Tier II CRAR (%)	0.93	1.03	(0.10)
Liquidity Coverage Ratio (%)	Not Applicable	Not Applicable	Not Applicable

Liquidity Coverage Ratio (LCR) guidelines as defined in Para No.3.1.2 of Master Direction – Non-Banking Financial Company – Reserve Bank of India (Housing Finance Companies) Directions, 2025" dated November 28, 2025 are not applicable presenly to the Company.

46 Expenditure and Income in Foreign Currency : ₹ Nil (March 31, 2025 : ₹ Nil)

47 Figures for previous year have been regrouped / restated where necessary to the extent required by Schedule III amendments and Circulars/Directions/Clarification issued by RBI/NHB to make comparable with current year presentation.

48 All amounts in the financial statements and notes have been presented in lakhs upto two decimals as per requirement of Schedule III except per share data and unless otherwise stated. Figures in brackets represent corresponding previous year figures.

As per our report of even date attached

For B.M.Chaturvedi & Co
Chartered Accountants
ICAI FRN : 114317W

ANMOL SONAWANE
Partner
ICAI Membership No. 603614
UDIN : 26603614OIAWCQ6664

Date : May 29, 2026
Place: Mumbai

FOR AND ON BEHALF OF THE BOARD

A.K. SRIVASTAVA Director (DIN 02323304)
SADHAN SARKAR Director (DIN 10519231)
D. J. BAGCHI Chief Executive Officer & Company Secretary
VIVEK KAPOOR Chief Financial Officer

Date : May 29, 2026
Place: Kolkata

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SAHARA HOSFINAS

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