



# ANNUAL REPORT

## 2024 -25

Innovating for  
Affordable Living



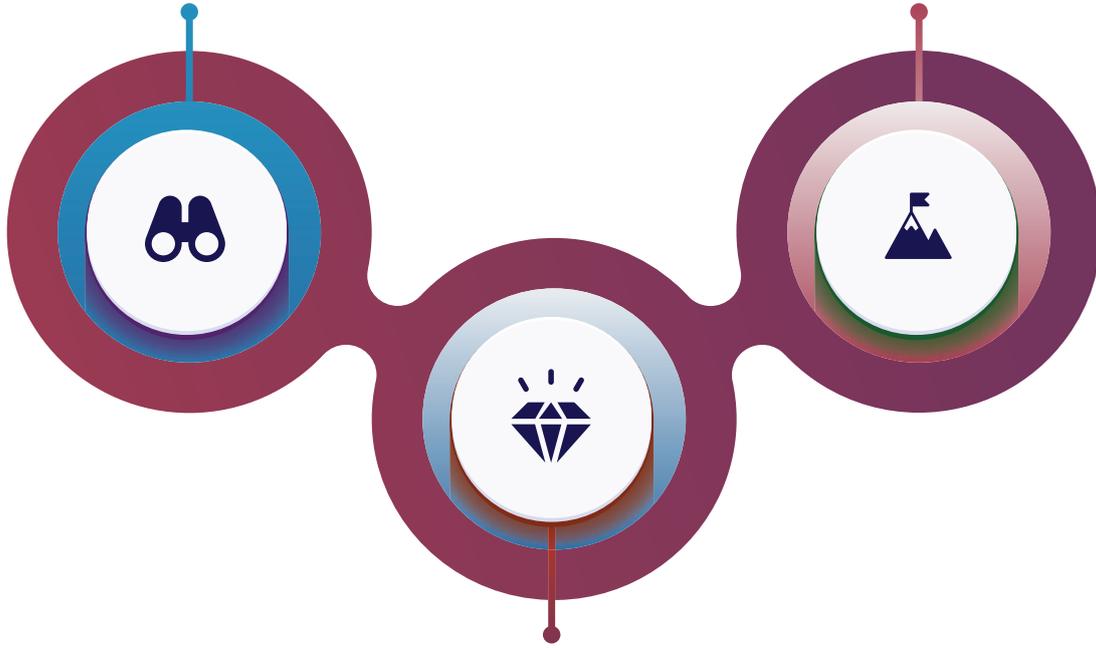
IT'S  
**SOON CHORDRE**  
AUM!!!

# OUR VISION

TO HELP EVERY FAMILY FIND A HOME, BY PROVIDING INCLUSIVE FINANCIAL SOLUTIONS TO ALL SECTIONS OF SOCIETY, PARTNERING & SUPPORTING THEM FROM THE VERY START. WE STRIVE TO EARN THE RESPECT & ADMIRATION OF CLIENTS, PARTNERS & EMPLOYEES ALIKE, BY ENSURING THAT ALL PROFESSIONAL RELATIONSHIPS ARE BUILT ON TRUST AND TRANSPARENCY AND THE COMPANY'S CULTURE REFLECTS AN ATMOSPHERE OF GROWTH, OWNERSHIP & SATISFACTION.

# OUR MISSION

TO BECOME INDIA'S TOP AFFORDABLE HOUSING FINANCE COMPANY IN THE PREMIUM RURAL & SEMI-URBAN SEGMENT OVER THE NEXT 5 YEARS, GAINING REPUTE FOR OUR EFFICIENCY, INNOVATION AND DEDICATION TO THE THREE PRINCIPLES OF ORGANIZATIONAL SUCCESS - PEOPLE, PROCESS AND TECHNOLOGY (PPT). TO THIS ENDEAVOUR, WE WILL ALSO EMBRACE THE LATEST TECHNOLOGY FOR BOLSTERING OUR FINANCIAL PROWESS & ADOPT THE MOST INNOVATIVE CREDIT SOLUTIONS FOR ASSESSMENT & DISBURSEMENT.



## S A T I N



SEEKING  
EXCELLENCE



ACCOUNTABILITY  
& OWNERSHIP



TEAMWORK &  
COLLABORATION



INTEGRITY



NURTURING  
LIVES



**DR. HP SINGH**  
**CMD, SATIN**

With a solid foundation and accelerating momentum, Satin Housing Finance Limited (SHFL) is advancing with a focused strategy anchored in inclusive and responsible lending. For people across rural and semi-urban India, homeownership is more than just four walls or a financial asset. It is a source of emotional stability, social upliftment, empowerment, and intergenerational security. Yet, despite rising aspirations, many prospective homeowners remain unserved by conventional lending model. At SHFL, we step in where others pause, delivering affordable housing finance solutions to emerging rural India.

What truly sets SHFL apart is its strong commitment to creating enduring value for all stakeholders. In just a few years, SHFL has consistently strengthened the pillars of sustainable growth: building an emerging brand, developing a resilient risk architecture, robust underwriting processes, incorporating a robust digital backbone, and nurturing a culture firmly rooted in governance and ethics. These core strengths enable the company to scale responsibly, expand its reach, and deepen its impact in an ever-evolving and dynamic environment. With this momentum, I am certain that SHFL is well-positioned to achieve greater milestones in the years ahead.



**MR. AMIT SHARMA**  
**MD & CEO**

Owning a home is one of life's most significant milestones and securing a home loan is often the first step toward making that dream a reality. It is more than just a financial decision, it is a transformative journey that brings stability, security, and pride to individuals and their families. This belief has been at the heart of our growth as an organisation. With a deep understanding of market needs and a strong commitment to affordability, we are on a mission to help more aspiring homeowners access housing finance solutions at reasonable costs. Today, with sharper business focus, enhanced digital capabilities and strengthened underwriting and collection processes, we are confident that our journey of change will deliver lasting, positive outcomes.



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## CORPORATE INFORMATION

BOARD OF DIRECTORS	SECRETARIAL AUDITOR
(1) Dr. Harvinder Pal Singh - Non-Executive & Non-Independent Director (2) Mr. Amit Sharma - Managing Director & CEO (3) Dr. Jyoti Ahluwalia - Independent Director (4) Mr. Sanjay Kumar Bhatia - Independent Director	<b>M/s S. Behera &amp; Co.</b> Practicing Company Secretary S-1/3 & 4, 1st Floor, Near Uphaar Cinema, Green Park Ext., New Delhi - 110 016   Email: <a href="mailto:shesdev@gmail.com">shesdev@gmail.com</a>
DETAILS OF COMMITTEES OF THE BOARD	BANKERS/ FINANCIAL INSTITUTIONS
<b>Audit Committee</b> Mr. Sanjay Kumar Bhatia (Chairperson) Dr. Harvinder Pal Singh Ms. Jyoti Ahluwalia  <b>Nomination &amp; Remuneration Committee</b> Dr. Jyoti Ahluwalia (Chairperson) Dr. Harvinder Pal Singh Mr. Sanjay Kumar Bhatia  <b>IT Strategy Committee</b> Mr. Sanjay Kumar Bhatia (Chairperson) Dr. Harvinder Pal Singh Mr. Amit Sharma  <b>Wilful Defaulter Review Committee</b> Mr. Amit Sharma (Chairperson) Mr. Sanjay Kumar Bhatia Dr. Harvinder Pal Singh	<b>Bankers</b> HDFC Bank Limited State Bank of India ESAF Small Finance Bank Limited ICICI Bank Limited  <b>Financial Institutions</b> National Housing Bank MAS Rural Housing & Mortgage Finance Limited MAS Financial Services Limited Hinduja Housing Finance Limited Sundaram Home Finance Limited Northern Arc Capital Limited Vivriti Capital Private Limited STCI Finance Limited NABSAMRUDDHI Finance Limited Western Capital Advisors Pvt. Ltd. TATA Capital Financial Services Limited Arka Fincap Limited LIC Housing Finance Limited Cholamandalam Investment and Finance Company Limited Maanaveeya Development & Finance Private Limited Truhome Finance Limited Tourism Finance Corporation of India Limited
CHIEF FINANCIAL OFFICER	REGISTRAR & TRANSFER AGENTS
Mr. Sachin Sharma	<b>MUFG Intime India Private Limited</b> C 101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli (West) Mumbai, Maharashtra-400083   Tel: 022 - 4918 6270   Website: <a href="http://www.linkintime.co.in">www.linkintime.co.in</a>
INTERNAL AUDITOR	
Mr. Achal Saxena	
STATUTORY AUDITOR	<b>KFin Technologies Private Limited</b> <b>(formerly known as Karvy Fintech Private Limited)</b> KFintech, Tower – B, Plot No 31 & 32, Seleniim Building, Financial District, Nanakramguda, Gachibowli, Hyderabad –32.   Tel:+91-040–67162222, +91- 040 – 79611000   Website: <a href="http://www.kfintech.com">www.kfintech.com</a>
<b>M/s Rajeev Bhatia &amp; Associates</b> Chartered Accountants 201, 202, 2 <sup>nd</sup> Floor, A-20, Indraprastha Bhawan, Dr. Mukherjee Nagar, Commercial Complex, Delhi-110009  Email id: <a href="mailto:info@rajeevbhatiaassociates.com">info@rajeevbhatiaassociates.com</a>	
COMPANY SECRETARY & COMPLIANCE OFFICER	DEPOSITORIES FOR DEMAT
Mr. Brajesh Kumar	<b>National Securities Depository Ltd. (NSDL)</b> 4th Floor, A Wing, Trade World, Kamala Mills Compound, S.B. Marg, Lower Parel, Mumbai - 400 013

CONTACT DETAILS							
<p><b>Satin Housing Finance Limited</b></p> <p><b>Registered Office:</b> 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi-110033</p> <p><b>Corporate Office:</b> Plot No. 492, 2nd Floor, B-Wing, Udyog Vihar Phase-III, Gurugram, Haryana-122016</p> <p><b>CIN:</b> U65929DL2017PLC316143            Email: <a href="mailto:compliance@satinhousingfinance.com">compliance@satinhousingfinance.com</a>            Tel. No.: 0124-4346200            Website: <a href="http://www.satinhousingfinance.com">www.satinhousingfinance.com</a></p>	<p>Ph. No. : +91 022 24994200   Email id: <a href="mailto:info@nsdl.co.in">info@nsdl.co.in</a>              Website : <a href="http://www.nsdl.co.in">www.nsdl.co.in</a></p> <p><b>Central Depository Services (India) Ltd. (CDSL)</b>            Marathon Futurex, A-Wing, 25th Floor, N M Joshi Marg, Lower Parel, Mumbai - 400 01  Email id: <a href="mailto:helpdesk@cdslindia.com">helpdesk@cdslindia.com</a>   Website : <a href="http://www.cdslindia.com">www.cdslindia.com</a></p>						
	<p><b>DEBENTURE TRUSTEE</b></p> <p><b>Catalyst Trusteeship Limited</b>            810, 8th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi –110001  Tel. No: +11 43029101            Fax: +91 22 4922 0505  Website: <a href="http://www.catalysttrustee.com">www.catalysttrustee.com</a></p>						
STOCK EXCHANGE							
<p><b>BSE Ltd.</b>            P.J. Towers, Dalal Street, Mumbai - 400 001            Ph. No. +91 022 22721234            Email: <a href="mailto:corp.comm@bseindia.com">corp.comm@bseindia.com</a>            Website: <a href="http://www.bseindia.com">www.bseindia.com</a></p>	<p><b>CREDIT RATINGS</b></p> <table border="1"> <thead> <tr> <th>Nature</th> <th>Rating</th> </tr> </thead> <tbody> <tr> <td>Non-Convertible Debentures</td> <td>ICRA A-; Stable [A Minus; Outlook: Stable]  Infomerics A-: Stable [A Minus; Outlook: Stable]</td> </tr> <tr> <td>Long term Bank borrowings</td> <td>ICRA A-; Stable [A Minus; Outlook: Stable]</td> </tr> </tbody> </table>	Nature	Rating	Non-Convertible Debentures	ICRA A-; Stable [A Minus; Outlook: Stable]  Infomerics A-: Stable [A Minus; Outlook: Stable]	Long term Bank borrowings	ICRA A-; Stable [A Minus; Outlook: Stable]
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# About The Company

Satin Housing Finance Limited (SHFL) was incorporated on April 17, 2017 as Public Limited Company under the provisions of the Companies Act, 2013 as a wholly owned subsidiary of Satin Creditcare Network Limited (SCNL). SHFL is registered as Housing Finance Company under the provisions of Section 29A of the National Housing Bank Act, 1987 vide certificate of registration no. 11.0161.17 dated November 14, 2017.

SHFL is engaged in providing long-term finance for purchase, construction, extension of houses for the retail segment, along with loans against residential property. Its innovative and flexible competitively priced loan products are aligned to the unique needs of customers.

SHFL caters mainly to customers belonging to the middle and low income groups in peripherals of urban India, semi urban and rural India. Headquartered in Gurugram (Haryana), SHFL has its registered office in Azadpur (Delhi), with branches in Uttar Pradesh, Rajasthan, Haryana, Madhya Pradesh and Delhi.

The company was founded on the belief that the dream of owning a home should be attainable to one & all. Keeping with this vision, Satin Housing Finance brought together financially sound promoters, visionary leadership and a highly experienced management team of home loan professionals, all with a shared endeavour – to help people turn their home ownership aspirations into a reality, with the purchase of an affordable dwelling unit to call their own.

To achieve this, Satin Housing Finance has created and implemented robust procedures and processes for its Credit, Operations and IT departments, alongside establishing extremely strong Corporate Governance systems. The company follows the best ethical practices code in place and their mission of maintaining the highest transparency in all aspects of their business. Satin Housing Finance also stays updated with contemporary technology, employing state-of-the-art software and adopting excellent technological frameworks to ensure smoother processes through digitization and a paperless environment. All these factors serve to ensure that Satin Housing Finance maintains its unbeatable efficiency in customer delivery.

The other driving force behind the company's success is their actual product portfolio – all SHFL offerings stay true to their core organizational values of inclusivity, maintaining a keen focus on thin-file clients and the underserved sections of the society, which form the lower and middle levels of the income pyramid. So along with a host of innovative and flexible home loans that can enable the purchase, construction, extension and repair of affordable dwelling units, Satin Housing Finance also provides Loan Against Property (LAP) products.

With a focused approach to growth and expansion in the affordable housing segment, Satin Housing Finance is set to scale up operations from its current branches in Haryana, Rajasthan, Uttar Pradesh, Madhya Pradesh and Delhi followed by a phase-wise approach to deeper penetration in these states expansion into others like Gujarat, Bihar and parts of Uttar Pradesh.

The Company enjoys the stable credit ratings of A- from ICRA Limited for its long term bank borrowings and NCDs and Infomeric for NCDs. These ratings reaffirm the reputation and trust SHFL has earned for its sound financial management and ability to meet financial obligations. SHFL has always maintained strong capital, liquidity, risk and profitability profile amidst pandemic situation to retain the highest credit rating across all types of borrowings.

# MESSAGE FROM MD & CEO's Desk



## Dear Stakeholders,

FY 2024-25 has been a year of meaningful progress for Satin Housing Finance Limited, marked by resilience, transformation and steady growth. Building on the groundwork laid in recent years, we have broadened our product offerings and entered promising markets with a disciplined approach to risk. These deliberate steps are now translating into measurable gains. Over the past year, we crossed notable milestones in business expansion and service delivery, underscoring our commitment to purposeful and sustained growth.

## Sector at a glance

The affordable housing sector in India continues to stand as a cornerstone of inclusive economic growth, bridging the gap between aspiration and accessibility. With rising urbanization, supportive government policies, and a growing recognition of housing as a fundamental need, the segment is witnessing strong, sustained demand. Initiatives such as the Pradhan Mantri Awas Yojana (PMAY) and interest rate subsidies have empowered millions to take their first step toward homeownership, while also encouraging private sector participation. Further, the announcement of SWAMIH 2 fund in Budget 2025 is expected to accelerate the construction of delayed projects. At the same time, advances in technology, streamlined approval processes, and innovative financing models are making it easier to serve underbanked and first-time homebuyers.

Rural housing is experiencing a profound shift. Improved infrastructure, rising rural incomes, and targeted initiatives like PMAY-Gramin are replacing need-based shelters with durable, sustainable, and aspirational homes. Access to affordable credit, including through microfinance and specialized housing finance institutions, is empowering underserved households to invest in quality living spaces. The sector's evolution, encompassing both urban affordable and rural housing reflects a growing alignment of social impact with economic opportunity. It not only fosters dignity and security for millions but also stimulates job creation, infrastructure growth, and long-term community development across the country.

Housing finance companies have risen to the challenge by reshaping their approach, broadening product lines, integrating digital innovations, extending their footprint to new geographies, collaborating with partners to improve accessibility, and designing flexible, customer-centric solutions that address diverse financial needs.

## Performance during FY 2024-2025

Our objective has always been to surpass internal targets, pushing ourselves to the limit to achieve exceptional results. This discipline and drive have enabled us to maintain a consistent track record of over eight consecutive years of profitability, alongside steady growth in our loan portfolio. In FY 2024-25, our Assets Under Management (AUM) grew by 21.73%, reaching Rs. 920 crore. Adapting the cautious and calibrated approach, the Disbursement stood at Rs. 478.85 crore, reflecting a year-on-year growth of 4.94%. These achievements were delivered despite the challenges faced during the year, underscoring our resilience and operational strength.

Our customer base expanded by 21%, reaching 9,021 clients belonging to middle- and low-income groups from tier II and below cities. In line with our commitment to nation-building and seizing emerging opportunities, we extended our presence through the debut of 11 new branches, taking the total branch network to 42 across 19 states.

Over the years, we have strived to maintain a sound asset quality. With strong underwriting processes and efficiency of our team, the company has been able to keep the track record of zero restructuring intact and with not much of delinquency. As we move forward, we will continue to make headways in strong financial management risk mitigation strategies. There are zero write-off since inception.

With a cumulative collection efficiency of over 96.08% in FY 2024-25, we have reinforced the quality and strength of our portfolio. This performance reflects a robust collection architecture, built with a strong emphasis on addressing early delinquencies. Our call centres play a pivotal role in this framework, initiating the collection process promptly to ensure timely recoveries and maintain portfolio health.

As on March 31, 2025, company is having sufficient liquidity of Rs.69.14 Crore and in addition having undrawn sanction of Rs.100 Crore. ALM position is also comfortable. Considering the current collection trend & liquidity position, company will comfortably service its outside liabilities in coming years.

The strength of our in-house execution model lies in its sharp focus on directly sourcing quality business leads. This hands-on approach has allowed us to maintain greater control over the origination process, resulting in a more efficient approval workflow and a marked reduction in operational errors.

## Closing

As we move ahead with renewed momentum, we remain firmly anchored in our purpose to be a catalyst in the nation's progress, transforming lives through homeownership and creating lasting value for all. We are building a future where housing finance is more inclusive, accessible, and empowering, with our strategy focused on deepening financial inclusion, accelerating digital transformation, and upholding the highest standards of governance and trust.

Our vision is clear: to emerge as a top leader within the next eight years in the premium rural and affordable housing finance segment. We aim to achieve this by adopting state-of-the-art technology, introducing innovative credit solutions for assessment and disbursement, and operating as an efficient, forward-looking, and admired housing finance institution across rural and semi-urban India.

Guided by the core principles of People, Process, and Technology (PPT), we are implementing robust systems across credit, operations, and IT, supported by strong corporate governance and a deep-rooted commitment to ethical practices. Our aspiration is not only to be a financial institution of choice but also the best place to work-defined by a culture of ownership, operational excellence, and high employee satisfaction.

Lastly, we are deeply thankful to all our stakeholders our customers who place their trust in us, our dedicated employees who drive our mission forward, our Board for their guidance, our investors and lenders for their continued confidence, and the regulators for their steady support. Each one of you plays a vital role in our journey. It is your belief in us that keeps us moving forward with purpose and determination to build a more inclusive, transparent, and empowering future in affordable housing finance for rural and semi-urban India.

Thanking you  
With warm regards

**Mr. Amit Sharma,**  
**Managing Director and CEO**

# Progressive Journey

## 2025

- Crossed INR 900 Crore in Loan Portfolio.
- A- (stable) Rating from ICRA & Infomerics.
- Issuance of Listed NCDs to Water Equity & other reputed Debenture Holders.

## 2024

- Crossed INR 750 Crore in Loan Portfolio with Negligible NPAs.
- A- (stable) Rating from ICRA.
- Borrowings of Rs.235.00 Crore in FY 23-24 from Reputed Banks & NBFCs.
- Sanction of Rs.109 Crore from NHB within 7 Years of Operation.

## 2023

- Crossed INR 500 Crore in Loan Portfolio with Negligible NPA.
- BBB+ Stable Rating from Care & Informerics.
- Zero adverse regulatory observations till date.

## 2022

- Zero Adverse Regulatory Observations
- Crossed INR 300 Crore in Loan Portfolio with Nil NPA

## 2021

- Good Supervisory Rating from NHB
- Crossed INR 200 Crore in Loan Portfolio

## 2020

- Received NHB refinance under lift scheme
- Entered into a DA Transaction

## 2019

- Crossed INR 100 Crore in Loan Portfolio & Crossed 1000 Live Customers
- Listed on BSE through NCD's of INR 20 crore

## 2018

- Commenced Operations & Received First Borrowing

## 2017

- Obtained the Licence from National Housing Bank



# Accolades & Achievements

- 🏆 "A-" Stable rating from ICRA & Infomercis.
- 🏆 AUM of Rs. 900 cr.+
- 🏆 Issuance of Listed NCDs to Water Equity & other reputed Debenture Holders.
- 🏆 Nil Write off and Zero restructuring since inception.
- 🏆 Multiple DA Transactions with highly reputed NBFCs
- 🏆 Zero non-compliance observation from any regulator.
- 🏆 Term loans from reputed banks like SBI, ICICI, Indusind, & FIs.



# Board of Directors



**MR. HP SINGH**  
Non-Executive Director

A law graduate and fellow of The Institute of Chartered Accountants of India since 1984, Mr. HP Singh has over three decades of microfinance experience to his credit & is responsible for pioneering the unique concept of daily collection of repayments of loans.

Aside being an expert in lending, particularly in the microfinance field, Mr. Singh also has a wealth of experience across auditing, accounts, project financing, advisory services and company law matters. It is his financial engineering acumen, honed over almost thirty years of experience that has helped SCNL achieve its success in operational strategy and efficiency.

Mr. Singh also participated in Harvard Business School's Accion Program on Strategic Leadership for Microfinance in 2009, as well as the leadership program organized by Women's World Banking at Wharton Business School, University of Pennsylvania in 2011. Mr. Singh has been an inspiration right from the very beginning when the company came into being in 1990, till today where he continues to be actively involved in the company's day-to-day operations. Under his leadership, SCNL has evolved into a leading microfinance institution in India, holding a strong national presence and serving millions of rural households with a diverse range of offerings including microfinance, MSME and affordable housing loans.



**MR. AMIT SHARMA**  
Managing Director &  
Chief Executive Officer

Sitting at the helm of Satin Housing Finance Limited is Mr. Amit Sharma, who brings to the table over 21 years of priceless experience across NBFCs and the financial services sector, both in domestic and global markets.

An ICSI-qualified Company Secretary (CS), Mr. Sharma holds a B.Com (Hons.) & a LLB degree from Delhi University, as well as a DIFC (Dubai) Certification. Before joining the Satin family, Mr. Sharma worked at the Religare Group, P.N.Vijay Financial Services, Abhipra Capital Ltd and the Association of National Exchange Members of India, among others. He also held several key positions in various large corporate houses, the most recent being Chief Business Officer (CBO) for LAS & Agri-Commodity Funding & Commercial Vehicle Finance at Karvy Financial Services Limited for 5 years. Here, he was instrumental in starting, conceptualizing & developing the Home Loans business, playing a pivotal role in building up the Loan Against Shares and Agri-Commodities (LAS), Commercial Vehicle Finance, Loan Against Property- SME (Cross-sell) and Structured Financing departments.

Mr. Sharma's general areas of specialization & in-depth knowledge of myriad business facets is truly inspiring, covering the likes of Retail & Institutional Lending, Investment Banking, Fund Raising, Treasury, Capital Markets, Legal, International Syndication Structures, Operations, Products, Risk Management, Private Equity, Retail and Institutional Business (Mergers & Acquisitions), Sales & Marketing and to top it all off, building and scaling up businesses.

# Board of Directors



**DR. JYOTI AHLUWALIA**  
Independent Director

Dr. Ahluwalia is a Ph.D. holder and Master's in Commerce from University of Allahabad. She also holds degree of Chartered Financial Analyst from Institute of Chartered Financial Analysts of India. Dr. Ahluwalia currently works as an Assistant Professor of Data Analytics and Machine Learning at Sushant University.

Prior to her current role, she has worked as Finance Professor at ICFAI Business School, Gurugram for more than 8 years and taught courses in Finance, Analytics, Strategy, Financial Management, Mergers & Acquisitions, Financial Business Analytics. She is also certified by HDFC Bank as a Banking Faculty in HDFC Train and Trainer Program.

In addition, she has cleared six actuarial papers and has held various important roles in corporates such as Actuarial Analysts at Milliman India (Actuaries and Consultants), Syndicated Research Analyst at Corporate Executive Board. With her contribution in a two day MDP workshop on Personal Financing Planning, she has received the "Best Summer Internship Programme Award 2015".



**MR. SANJAY KUMAR BHATIA**  
Independent Director

A Chartered Accountant and Commerce graduate of Delhi University, Mr. Bhatia has over 36 years of rich experience across leading corporates, start-ups and BAU environments, having worked in both sales management and strategy formation. At present, he is Senior Director – Community Development at Antara Senior Living Limited and is responsible for the development of the upcoming communities for progressive seniors, the formulation of long-term strategy and tactical execution and general management. He also provides consultancy on income tax, corporate tax and corporate law matters to various organizations. In his past career, he has served as Vice President and Head of Strategic Initiatives (Revenue) at Max Life Insurance and worked at companies such as Max New York Life, Vikas Motors Limited, Dinker Portfolio Private Limited, DMA of Citibank N.A. and GE Countrywide.

# Management Team



**MR. SACHIN SHARMA**  
Chief Financial Officer

With an illustrious career spanning more than 18 years behind him, Mr. Sachin Sharma is a career banker with a difference – his rich experience across the Banking & Financial Services industries has also witnessed his ability to oscillate between micro and macro-level thinking. Since receiving his LLB qualification and MBA in Finance, Mr. Sharma has moved on to hold various critical and strategic positions, both functional and senior level ones, at the likes of Deutsch Post-Bank Home Finance Ltd, Habitat Housing and ART Affordable Housing.

Mr. Sharma has garnered admiration in all his professional roles, involving rollout in start-up companies, fund raising, treasury operations management, accounts, internal control and statutory compliance. His core proven strength lies in the delivery of decision matrices, through Planning, Controlling, Taxation and Audits, as well as the institution of Financial Systems. Further, he has also demonstrated highly effective usage of Corporate Governance tools in his proactive support of Business and Treasury management.

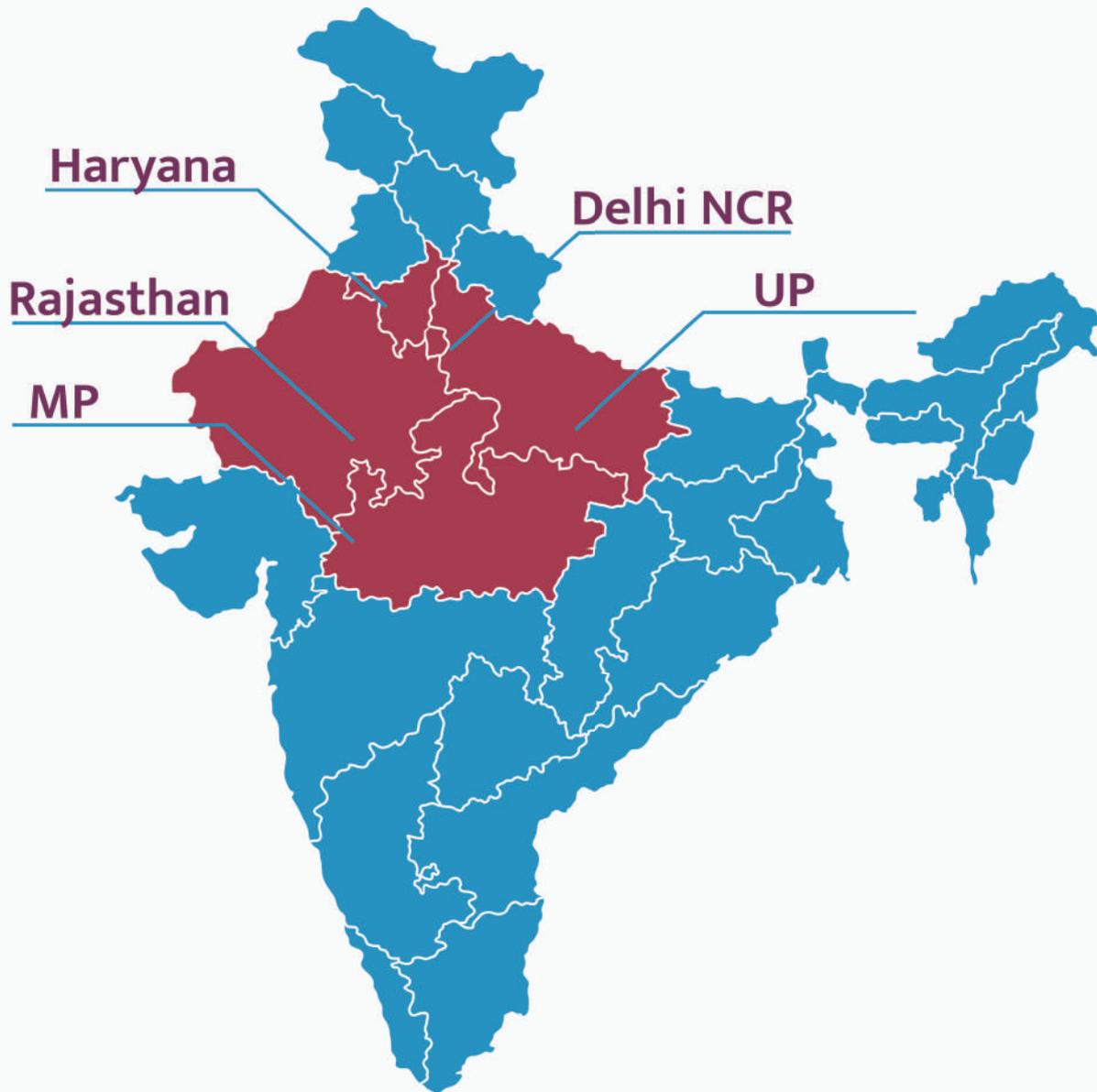
# Investment Story



# Product Offerings



# Geographical Presence



Total Branches

42

Total State

5

Rajasthan

14

Uttar Pradesh

14

Haryana

09

Delhi

3

Madhya Pradesh

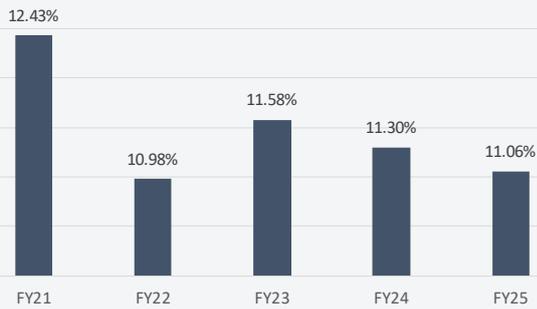
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\*Above map is not on scale.

# Key Financial Indicators

## Lending Base

### Cost of Fund

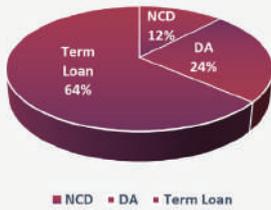


### Additional Borrowing

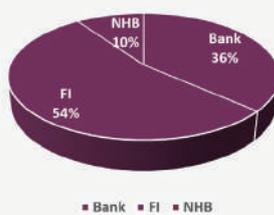


## Liability Profile

### By Product



### By Profile



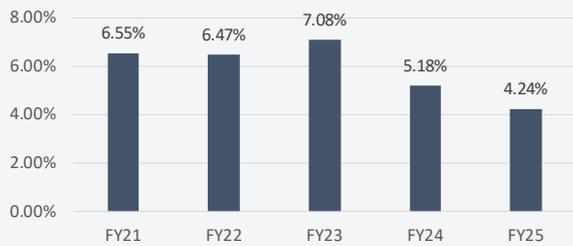
### Top 10 Lender's Base

Lender name	% of Total Borrowing
State Bank of India	14.89%
National Housing Bank Limited	9.68%
MAS Financials Services Limited	8.11%
NABSAMRUDDHI Finance Limited	6.38%
LIC Housing Finance Limited	5.68%
NCD_Water Equity	4.47%
NCD_INE02YC07018_IDBI	4.47%
Poonawalla Fincorp Limited	4.18%
Investment Fund for Developing Countries (IFU)	3.58%
NCD_JM Financials	3.58%
<b>Total</b>	<b>65.02%</b>

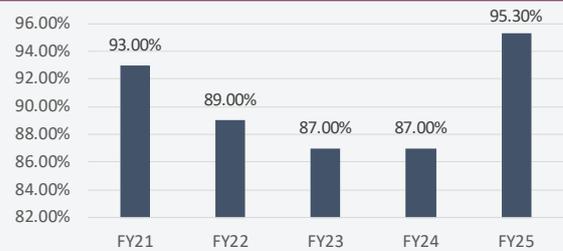
# Key Financial Indicators

## Financial Highlights

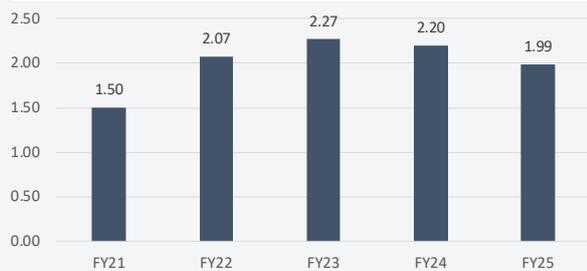
### NIM



### Cost to Income %



### Debt-Equity Ratio

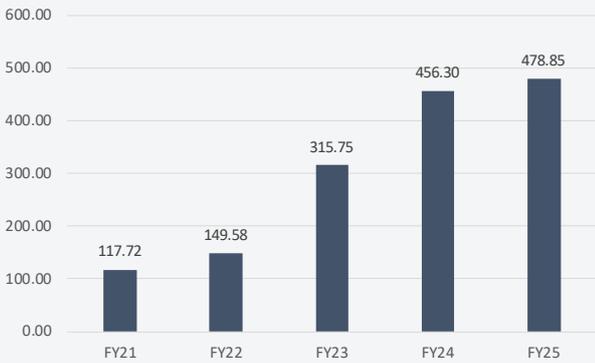


### AUM Growth



# Business Trend

## Increasing Disbursement

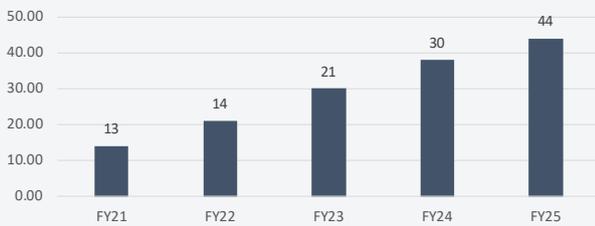


## Focus on new customer acquisition

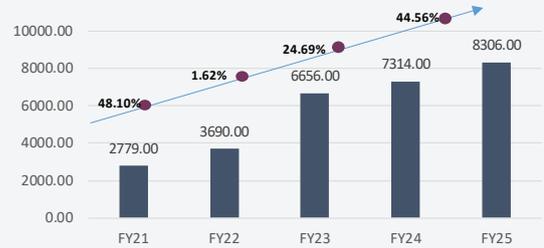


## Operation Metrics

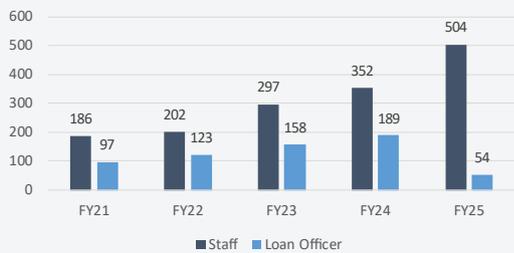
### Branches



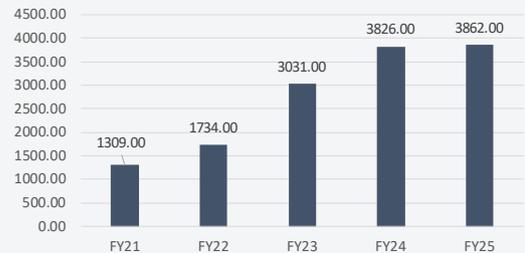
### Number of Logins



### Staff & Loan Officer



### Number of Sanctions





# Directors' Report

# DIRECTORS' REPORT

Your Directors have pleasure in presenting the 8<sup>th</sup> Annual Report on the business and operations of Satin Housing Finance Limited (“The Company/SHFL”) along with the Audited Financial Statements for the financial year ending March 31, 2025.

## 1. COMPANY INCORPORATION & NATIONAL HOUSING BANK REGISTRATION

Your Company was incorporated on April 17, 2017 under the Companies Act, 2013 as Public Limited Company and holds the Certificate of Registration (COR) as Housing Finance Company (not holding/accepting of Public deposits) issued by National Housing Bank (NHB) on November 14, 2017 to carry on activities of housing finance business under Section 29A of the National Housing Bank Act, 1987.

## 2. OBJECTIVE

With financially sound promoters, visionary leadership and a highly experienced team of home loan professionals, your company will provide clients with home loans to fulfil their dreams of owning an affordable dwelling unit. Your Company strongly holds that the dream of home ownership should be all-inclusive & believe in following the principle of highest transparency in business. The Company professionally managed Housing Finance Company (HFC) engaged in the business of providing long-term housing loans and Loan Against Property to customers to the Middle and Low Income Groups in peripherals of urban India, semi-urban and rural India.

During the reporting year, the Company has availed refinance facilities from the NHB and Term Loan/ credit facilities from other eminent lenders like State Bank of India, HDFC Bank Limited, MAS Rural Housing & Mortgage Finance Limited, LIC Housing Finance Limited, Federal Bank Limited etc. Lenders and financial institutions have shown faith on your Company and extended the liquidity support. Your Company during the reporting year has successfully done five direct assignment transactions with three different financial institutions.

## 3. REGISTERED & CORPORATE OFFICE

The registered office is situated at 505, 5<sup>th</sup> Floor, Kundan Bhawan, Azadpur Commercial Complex, Delhi-110033 and the corporate office at Plot No. 492, 2<sup>nd</sup> Floor, B-Wing, Udyog Vihar Phase-III, Gurugram, Haryana-122016.

## 4. BRANCH OFFICES

Your Company has following 42 branches in 5 States/Union Territory as on March 31, 2025. All the branches opened are fully operation.

States / Union Territory	Name of Branches	Total Number of Branches
Haryana	Gurugram, Rewari, Faridabad, Kaithal, Narnaul, Panipat, Karnal, Rohtak, and Yamunanagar	9
Uttar Pradesh	Hapur, Agra, Aligarh, Bulandshahr, Mathura, Ghaziabad, Kanpur, Lucknow, Moradabad,	14

	Varanasi, Meerut, Hathras, Loni and Ghaziabad Rural	
Rajasthan	Ajmer, Alwar, Beawar, Bhilwara, Jaipur, Jodhpur, Kotputali, Phalodi, Sikar, Udaipur, Reengus, Rajgarh, Kota, Shahpura and Jaipur-2	14
NCT of Delhi	Janakpuri, Shahdara and Rohini	3
Madhya Pradesh	Indore and Gwalior	2
<b>Total</b>		<b>42</b>

## 5. FINANCIAL HIGHLIGHTS

The key highlights of the financial statement are as under:

*(Amount in Crore)*

Particulars	For the Year from 01 April, 2024 to 31 March 2025	For the Year from 01 April, 2023 to 31 March 2024
Income from Operations	110.12	87.98
Other Income	5.03	4.33
<b>Total Income</b>	<b>115.15</b>	<b>92.31</b>
Less: Expenses	109.74	80.63
Profit / (Loss) before tax	5.41	11.69
Add/ (Less): Tax expenses	1.36	2.94
<b>Net Profit / (Loss) after Tax</b>	<b>4.04</b>	<b>8.74</b>
Other Comprehensive Income	-3.29	6.17
Total Comprehensive Income	0.75	14.91
<b>Earnings per share (Basic)</b>	<b>0.29</b>	<b>0.74</b>
<b>Earnings per Share (Diluted)</b>	<b>0.29</b>	<b>0.74</b>

## 6. OPERATING AND FINANCIAL PERFORMANCE

Your Company's net worth stood at Rs. 262.30 Crore for the year ended March 31, 2025. As of that date, the regulatory Capital to Risk Assets Ratio (CRAR) was 52.27%. Your Company's total income during the year ended March 31, 2025 is Rs. 115.15 Crore as compared to the previous period ended March 31, 2024 is Rs. 92.31 Crore and net profit after tax during the year ended March 31, 2025 is Rs. 4.04 Crore as compared to the previous period ended March 31, 2024 amounting to Rs. 8.74 Crore.

## 7. DISBURSEMENT & AUM

Your Company still managed to do fine balance of growth and risk management, our AUM on March 31, 2025 is Rs. 919.98 Crore as compared to Rs. 755.77 Crore as of March 31, 2024, signifying the tremendous growth in a year. Your Company has been credit driven organisation and is very cautious in sanctions & disbursements of loans. The Company follows the principle of quality over quantity and cash flow based on strict credit assessment of customers.

## 8. ASSETS QUALITY

Your company since its inception is a very conservative company. We have put a lot of emphasis on credit quality and customer selections. Your company is a credit driven organization viz-a -viz

number driven organization. During the year under review, your Company has Net Non-Performing Assets (NPA) as on March 31, 2025 amounting to Rs. 17.16 Crore i.e. 2.23% of the total portfolio. The company has a very good portfolio mix of salaried and SENP customers and have followed the fundamental theme of making it a pure housing finance company wherein our Portfolio is having 64.50% Home Loans.

## **9. CHANGE IN NATURE OF BUSINESS**

During the year under review, there is no change in the nature of business of the Company.

## **10. MATERIAL CHANGES AND COMMITMENT AFFECTING THE FINANCIAL POSITION OF THE COMPANY**

There are no material changes and commitments affecting the financial position of the Company that occurred between the end of the financial year to which this financial statement relates and the date of this report.

There has been no change in the nature of business of your Company.

## **11. PARTICULARS OF LOAN, INVESTMENT OR GUARANTEE**

The Company being a Housing Finance Company registered with National Housing Bank primarily engaged in the business of housing finance is exempted from the provisions of Section 186 of the Companies Act, 2013. The details of particulars of loans, guarantees or investments that are required to be provided as per Section 134(3)(g) of the Companies Act, 2013, are given in note no. 34 of the Financial Statements.

## **12. SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES**

Your Company does not have any subsidiary, joint venture and associate company at any time during the year ended March 31, 2025. Thus, the requirement of attaching form AOC-1 is not applicable.

## **13. PARTICULARS OF CONTRACTS OR ARRANGEMENTS WITH RELATED PARTIES**

During the year under review, there is no materially significant related party transaction with the Company's promoters, directors, the management, their subsidiaries or relatives which may have potential conflict with the interest of the Company at large. The necessary disclosures regarding the related party transactions are given in the notes to accounts. In line with the requirements of the Act, the Company has formulated the RPT Policy which is also available on the Company's website at [Related Party Transaction Policy](#).

All Related Party Transactions are placed before the Audit Committee for approval as per the Related Party Transactions Policy of the Company as approved by the Board. Further, details of all transactions with related parties are provided in the accompanying financial statements of the Company.

Particulars of Contracts or Arrangements with related parties referred to in Section 188(1) is given in Form AOC- 2 as “Annexure – 1”.

## **14. BOARD MEETINGS**

The Board met Seven (7) times during the financial year ended March 31, 2025 viz. on April 22, 2024, July 24, 2024, October 25, 2024, November 20, 2024, December 30, 2024, January 31, 2025 and March 20, 2025. The intervening gap between the Meetings was within the period prescribed under the Companies Act, 2013.

The attendance of Directors who attended Board Meetings held during the year under review are as follows:

<b>Name</b>	<b>Nature of Directorship</b>	<b>Attendance</b>
Mr. Harvinder Pal Singh	Non-Executive Director	7
Mr. Amit Sharma	Managing Director & Chief Executive Officer	7
Mr. Sundeep Kumar Mehta*	Independent Director	1
Mr. Anil Kumar Kalra*	Independent Director	1
Dr. Jyoti Ahluwalia	Independent Director	7
Mr. Sanjay Kumar Bhatia**	Independent Director	6

\*Mr. Sundeep Kumar Mehta and Mr. Anil Kumar Kalra ceased to be Independent Directors from May 01, 2024, consequent to end of their second term of 5 years.

\*\*Mr. Sanjay Kumar Bhatia was appointed as an Additional Independent Director by the Board of Directors in their Meeting held on April 22, 2024. The appointment was regularised by the Members of the Company in their Annual General Meeting held on July 22, 2024.

## **15. COMMITTEES**

The Company has various committees constituted in accordance with the provisions of Companies Act, 2013, RBI/NHB Guidelines, and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. The details of number of Committee Meetings are provided in Corporate Governance Report which forms part of the Annual Report as “**Annexure-2**”.

## **16. DIRECTORS & KEY MANAGERIAL PERSONNEL (KMP)**

### **A. Change in Directorate and KMP:**

Mr. Sanjay Kumar Bhatia was appointed as an Additional Independent Director by the Board of Directors in their Meeting held on April 22, 2024 which was further regularised by the Members in their Annual General Meeting held on July 22, 2024.

Further, Mr. Sundeep Kumar Mehta and Mr. Anil Kumar Kalra, Independent Directors ceased to be directors consequent to the end of their second term of 5 years w.e.f. the end of May 01, 2024.

Ms. Vaishali Goyal, Company Secretary & Compliance Officer, resigned from her position w.e.f. the end of May 02, 2024.

Additionally, Mr. Brajesh Kumar, Deputy Company Secretary & Chief Compliance Officer of the Company, was appointed by the Board of Directors in their Meeting held on October 25, 2024, as Company Secretary & Chief Compliance Officer w.e.f. October 25, 2024.

The Change in Directorate and Key Managerial Personnel (KMP) took place during the year under review is summarised as follows:

S. No.	Name of the Director/KMP	Designation	Appointment/ Cessation	Date of change in interest
1.	Mr. Sanjay Kumar Bhatia	Independent Director	Appointment	April 22, 2024
2.	Mr. Sundeep Kumar Mehta	Independent Director	Cessation	May 01, 2024
3.	Mr. Anil Kumar Kalra	Independent Director	Cessation	May 01, 2024
4.	Ms. Vaishali Goyal	Company Secretary & Compliance Officer	Cessation	May 02, 2024
5.	Mr. Brajesh Kumar	Company Secretary & Chief Compliance Officer	Appointment	October 25, 2024

### **B. Director liable for rotation:**

Pursuant to Section 152 of the Companies Act, 2013, Mr. Amit Sharma (DIN:08050304), Managing Director & CEO of the Company retires by rotation at the ensuing Annual General Meeting and being eligible for re-appointment offers himself for reappointment post recommendation by the Board of Directors.

The composition of the Board of Directors of the Company is in accordance with the provisions of Section 149 of the Companies Act, 2013 (“Act”) with adequate number of Members with diverse experience and skills, such that it best serves the governance and strategic needs of the Company. The directors are persons of eminence in areas such as business, industry, finance, law, administration, research, etc., and bring with them experience / skills which add value to the performance of the Board. The directors are selected purely on the basis of merit with no discrimination on race, colour, religion, gender or nationality.

None of the Directors of your company is disqualified as per the provisions of Section 164(2) of the Companies Act, 2013. Your Directors have made necessary disclosures as required under various provisions of the Companies Act, 2013 and RBI/NHB norms.

All the Directors of the Company have confirmed that they satisfy the fit and proper criteria as prescribed under the applicable regulations and that they are not disqualified from being appointed as Directors in terms of Section 164(2) of the Companies Act, 2013.

Each of the Independent Director, at the first Meeting of the Board in which he/she participated has given a declaration that he/she meets the criteria of independence as provided under Section 149 of the Company Act, 2013.

Additionally, Mr. Anil Kumar Kalra and Mr. Sundeep Kumar Mehta ceased to be Independent Director of the Company *w.e.f.* May 1, 2024 consequent to end of their second term of 5 years as Independent Directors. The Board of Directors of the Company has placed on record its appreciation for the valuable contributions and guidance provided by Mr. Anil Kalra and Mr. Sundeep Mehta during their tenure. In light of their cessation, they also cease to be the Member of Audit Committee and Nomination and Remuneration Committee of the Board.

Therefore, in order to meet the minimum requirement of the provision of Section 149 read with Rule 4 of the Companies (Appointment & Qualification of Directors) Rules, 2014, Mr. Sanjay Kumar Bhatia, was appointed as Additional Independent Director in the Board Meeting held on April 22, 2024.

The details of Board of Directors as on March 31, 2025 is as follows:

S. No.	Name of Director	Designation
1.	Mr. Amit Sharma	Managing Director & CEO
2.	Mr. Harvinder Pal Singh	Non-Executive Director
3.	Dr. Jyoti Ahluwalia	Independent Director
4.	Mr. Sanjay Kumar Bhatia	Independent Director

Your Board wish to place on record its sincere appreciation for the significant contributions made by these Directors on the Board and on its various committees.

As on March 31, 2025, the Company has the following Key Managerial Personnel:

S. No.	Name of Director	Designation
1.	Mr. Amit Sharma	Managing Director & CEO
2.	Mr. Sachin Sharma	Chief Financial Officer
3.	Mr. Brajesh Kumar	Company Secretary & Chief Compliance Officer

## **17. DEPOSITS**

Your Company is registered with National Housing Bank as a Non-Deposit taking Housing Finance Company. During the year under review, the Company has not accepted any public deposits. The Board of Directors, in compliance with RBI/NHB directions, has passed the resolution on April 25, 2025 that the Company had not accepted the deposit in the previous Financial Year 2024-25 and further declared that the Company shall not accept any deposits from the public in the Financial Year 2025-26 without the prior permission of the RBI/NHB.

## **18. DEBENTURES**

During the year under review, the Company has raised INR 70 Crores through debentures. As on March 31, 2025, the outstanding principal of Non-Convertible Debentures (NCDs) stood at Rs. 90 Crore. The details of the NCDs issued during the year 2024-25 are as follows:

S. No.	Particulars of Debentures	No. of Debentures	Face Value per Debenture	Debenture Holder Allottees
1	Senior, Secured, Rated, Listed, Taxable, Redeemable, Non-Convertible Debentures	2,500 (Two Thousand Five Hundred)	INR 1,00,000/- (Indian Rupees One Lakh Only)	IDBI Capital Market & Securities Limited
2	Senior, Secured, Rated, Listed, Taxable, Redeemable,	2,500 (Two Thousand Five Hundred)	INR 1,00,000/- (Indian Rupees One Lakh Only)	Global Access Fund LP

	Transferable, Non-Convertible Debentures			
3	Senior, Secured, Rated, Listed, Taxable, Redeemable, Transferable, Non-Convertible Debentures	2,000 (Two Thousand)	INR 1,00,000/- (Indian Rupees One Lakh Only)	SK Finance Limited; Tarang Broadcasting Company Limited

The NCDs issued by the Company are listed on wholesale Debt Market segment of the BSE Limited.

Credit Rating assigned to the NCDs is mentioned in Corporate Governance Report as “**Annexure-2**”.

During the financial year under review, the interest on NCDs issued on private placement basis were paid by the Company on their respective due dates and there were no instances of interest amount not claimed by the investors or not paid by the Company. Your Company being Housing Finance Company (HFC) is exempted from the requirement of creating Debenture Redemption Reserve (DRR) on privately placed debentures. Therefore, no DRR has been created for the Debentures issued by your Company on private placement basis. Disclosure under Master Direction- Non-Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021 for Non-Convertible Debentures:

- i. The total number of Non-Convertible Debentures, which have not been claimed by the investors or not paid by the Company after the date on which the Non-Convertible Debentures became due for redemption: **Nil**
- ii. The total amount in respect of such Debentures remaining unclaimed or unpaid beyond the date of such Debentures become due for redemption: **Nil**

## **19. VIGIL MECHANISM/WHISTLE POLICY**

Pursuant to Rule 7 of the Companies (Meetings of Board and its Powers) Rules 2014 read with Section 177(9) of the Act (as amended from time to time), the Company has framed Vigil Mechanism / Whistle Blower Policy (“Policy”) to deal with instances of unethical practices, fraud and mismanagement or gross misconduct with regards to business operations, if any that can lead to financial loss or reputational risk to the organization. The Company take strong exception to any untoward business practices and encourages its stakeholders to make disclosures whether they are Directors, permanent/contractual employees, customers, contractors, vendors, suppliers, customers or any other person having an association with the Company. This enable directors and employees to report genuine concerns or grievances, significant deviations from key management policies and reports any non-compliance and wrong practices, e.g., unethical behaviour, fraud, violation of law, inappropriate behaviour / conduct, etc.

The functioning of the vigil mechanism is reviewed by the Audit Committee from time to time. None of the Directors or employees have been denied access to the Audit Committee of the Board. The objective of this mechanism is to maintain a redressal system which can process all complaints concerning questionable accounting practices, internal controls, or fraudulent reporting of financial information. The policy details of the same are explained in the Corporate Governance Report as “**Annexure-2**”.

The Policy framed by the Company is in compliance with the requirements of the Act and same is available on the website of the Company at [Vigil Mechanism / Whistle Blower Policy](#).

During the financial year 2024-25, no complaint pertaining to the Company has been received under the whistle blower mechanism.

## **20. CORPORATE GOVERNANCE**

Corporate Governance is about upholding the highest standards of integrity, transparency, and accountability. The Company's governance standards are initiated by senior management, and percolate down across the organization. To ensure the same, all the decisions are taken in a fair and transparent manner, well within an ethical framework. The organizational governance structure, practices and processes are actively monitored and revised periodically to reflect the best ethical practice.

SHFL is subject to the regulations of the Reserve Bank of India ("RBI"/National Housing Bank ("NHB"), Securities and Exchange Board of India ("SEBI") and the Companies Act 2013. The Corporate Governance structures and practices are predominantly impacted by the respective regulations of these ruling bodies.

The Corporate Governance Report as per RBI Circular dated April 19, 2022, on "Disclosures in Financial Statements - Notes to Accounts of NBFCs," read with Schedule V of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, is enclosed as "**Annexure-2**" to this report.

## **21. DECLARATION BY INDEPENDENT DIRECTORS**

All Independent Directors have submitted the declaration of independence, 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 are not disqualified from continuing as Independent Directors of the Company. Independent Director appointed in the Company during the period under review possess integrity, relevant expertise and experience in the opinion of the Board as required under the applicable provisions of the Companies Act, 2013.

The Company has received necessary declaration from each Independent Director under Section 149(7) of the Companies Act, 2013 (Act) that he/she meets the criteria of independence laid down in the Act and SEBI (Listing Obligations and Disclosures Requirements), Regulations 2015 as amended.

The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise. All the Independent Directors of the Company have registered their names with the data bank created for Independent Directors.

The details on the number of board/committee Meetings held are provided in the Report of the Directors on Corporate Governance, which forms part of this report.

## **22. ANNUAL RETURN**

Pursuant to Section 92(3) read with Section 134(3)(a) of the Companies Act 2013, the Annual Return as on March 31, 2025 is available on the website of the Company at [Annual Return](#).

### **23. DIRECTORS RESPONSIBILITY STATEMENT**

Pursuant to Section 134(5) of the Act, the board of directors, to the best of their knowledge and ability, confirm that:

1. That in the preparation of the annual accounts, the applicable accounting standards have been followed, along with proper explanations relating to material departure.
2. That Board has selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent, so as to give a true and fair view of the state of affairs of the Company at the end of financial year and of the profit and loss of the Company for that period.
3. That Board has taken proper and sufficient care 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 frauds and other irregularities.
4. That Board has prepared the annual accounts on a going concern basis and;
5. That the Board had devised proper system to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively

### **24. DIVIDEND**

As your Company has business expansion plans for the next financial year i.e. FY 2025-26, your Directors do not recommend any dividend for the period under review.

### **25. RESERVES**

#### **(i) Statutory Reserve in terms of Section 29C of the National Housing Bank Act, 1987**

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

In this regard, during the year, the Company transferred Rs. 0.80 Crore (including the transfer to Special Reserve created to avail the deduction as per the provisions of Section 36(1)(viii) of the Income Tax Act, 1961) to the reserves.

#### **(ii) Debenture Redemption Reserve**

The Company was not required to create any debenture redemption reserve during the year.

### **26. MANAGEMENT DISCUSSION AND ANALYSIS REPORT**

Pursuant to Annex IV of the Master Direction-Non-Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021, a detailed discussion on the Company's competitive position and its financial performance are given in the Management Discussion and Analysis Report, which has been appended as "Annexure-3" to this Report.

### **27. CORPORATE SOCIAL RESPONSIBILITY**

During the year under review, the provisions of CSR was applicable to the Company. Your Company formulated the CSR Policy in its Board Meeting held on October 23, 2023, which lays

down the action plan for defining how CSR is to be implemented and complies with the Schedule VII of the Companies Act, 2013.

Your Company embarked on its Corporate Social Responsibility (CSR) initiative by allocating CSR funds to the S. Amar Singh Educational Charitable Trust amounting to Rs. 15.86 Lakhs. This trust is dedicated to assisting underprivileged students through educational programs. The initiatives undertaken by the trust are in accordance with Schedule VII of the Companies Act, 2013, with a focus on promoting education, including special education, vocational skill development to enhance employment opportunities, and projects aimed at improving livelihoods. The target beneficiaries include children, women, the elderly, and individuals with disabilities.

Your Company has a vision to drive 'holistic empowerment' of the community and carries CSR initiatives through partnering with a trust/foundation, qualified to undertake CSR activities in accordance with Schedule VII of the Companies Act, 2013 (includes amendments thereto). Sustainability and social responsibility are an integral element of corporate strategy of the Company.

As we reflect on the past year, we are proud of the progress we have made in advancing our CSR agenda. However, we recognize that there is always more work to be done, and we remain committed to continuously improving and expanding our CSR efforts in the years to come.

In our dedication, your company has allocated funds of Rs. 15.86 Lakhs towards CSR initiatives for the F.Y. 2024-25 which has utilized to provide education to the students.

The Board adopted CSR Policy and approved CSR Projects are available at [CSR Policy](#) & [Approved CSR Projects](#) respectively.

The Annual Report on CSR under Section 135 of the Companies Act, 2013 read with Rules made thereunder, is annexed as **Annexure-4** to this Report.

## **28. STATUTORY AUDITORS**

At the Company's 6<sup>th</sup> Annual General Meeting held on 16 June, 2023, M/s. Rajeev Bhatia & Associates, Chartered Accountants (ICAI Registration No. 021776N), Delhi, were re-appointed as Statutory Auditors of the Company for the term of three consecutive years up to the conclusion of Ninth Annual General Meeting of the Company.

Further, as per the provisions of Section 139 and Section 141 of the Companies Act, 2013, the Company has received a certificate from the Statutory Auditors to the effect that they are not disqualified from re-appointment as a Auditors of the Company.

Additionally, pursuant to the provisions of the Master Direction-Non-Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021, Partners of the Audit Firm need to be rotated at every three years. The rotated partner is Mr. Rajeev Bhatia, Chartered Accountant bearing Membership no. 089018 starting from third quarter of financial year of 2024-25 and onwards.

Furthermore, in accordance with the Companies Amendment Act, 2017 enforced on May 07, 2018 by Ministry of Corporate Affairs, the appointment of statutory auditors is not required to be ratified at every Annual General Meeting.

### **29. STATUTORY AUDITORS REPORT**

Your Company has received Audit Report from M/s Rajeev Bhatia & Associates, Chartered Accountants which is unmodified, i.e., it does not contain any qualification, reservation, adverse remark or disclaimer in their Audit Report on the Financial Statements for the Financial Year 2024-25 and the Report is self-explanatory. The said Auditors' Reports for the Financial Year ended March 31, 2025 on the Financial Statements of the Company forms part of this Annual Report.

### **30. INTERNAL AUDITOR**

The internal control system is supported by an internal audit process for reviewing the adequacy and efficacy of Company's Internal controls, including its systems, processes and compliance with applicable regulations and procedures. The 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.

Mr. Achal Kumar Saxena was appointed as Internal Auditor of the Company w.e.f. October 25, 2024, who performed the Internal Audit for the year ended March 31, 2025 and Internal Audit reports received on a quarterly basis were placed before the Audit Committee and subsequently to the Board.

### **31. SECRETARIAL AUDITOR AND SECRETARIAL AUDIT REPORT**

Pursuant to the provisions of Section 204 of the Act and Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 (as amended from time to time), the Board of Directors has appointed M/s. S. Behera & Co., Practicing Company Secretary, to undertake the Secretarial Audit of the Company for the FY 2024-25. The Secretarial Audit Report in the prescribed form MR-3 for the financial year ended March 31, 2025 is appended as "Annexure-5" to this Annual Report. There is no adverse remark, qualifications or reservation in the Secretarial Audit Report and it is self-explanatory.

### **32. FRAUD REPORTED BY THE AUDITORS OF THE COMPANY**

The Auditors of the Company have not reported any fraud to the Audit Committee or/and the Board as required to be disclosed under Section 143(12) read with Rule 13 of the Companies (Audit and Auditors) Rules, 2014.

### **33. COMPLIANCE OF SECRETARIAL STANDARDS**

The Company has complied with the requirements prescribed under the Secretarial Standards on Meetings of the Board of directors (SS-1) and general Meetings (SS-2).

### **34. DISCLOSURE UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013**

The Company has in place Prevention of Sexual Harassment Policy in line with the requirements of the Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013 and rules made thereunder. The policy provides for protection against sexual harassment of

women at work place and for prevention and redressal of such complaints. The Company on a regular basis sensitises its employees on the prevention of sexual harassment at the workplace through workshops, group meetings, online training modules and awareness programmes.

The Company has complied with provisions relating to the constitution of Internal Complaints Committee (ICC) under the Sexual Harassment of Women at workplace (Prevention, Prohibition and Redressal) Act, 2013. The Internal Complaints Committee (ICC) has been set up to redress complaints received, if any, regarding sexual harassment.

All employees (permanent, contractual, temporary, trainees) are covered under the Policy. There was no complaint received from any employee during the year ended March 31, 2025.

### **35. EMPLOYEES STOCK OPTION PLAN**

During the year, the Company does not have any stock option plan.

### **36. SHARE CAPITAL**

#### **1. Increase in authorized share capital:**

For expanding the business operations, the Company during the period under review underwent following changes in the authorized share capital of the Company:

S. No.	Increase		General Meeting		Date of the Meeting
	From	To			
1.	Rs. 130 Crore	Rs. 141 Crore	Extra-Ordinary Meeting (EGM)	General	July 29, 2024
2.	Rs. 141 Crore	Rs. 152 Crore	Extra-Ordinary Meeting (EGM)	General	November 04, 2024

#### **2. Right Issue:**

Post increase in authorized share capital, the Working Committee of the Board allotted shares to the Holding Company for respective Right Issue offers during the year under review at face value of Rs. 10 each share and premium of Rs. 21.20 & Rs. 21.55 each share respectively, details of which is as follows:

S. No.	Name of the Shareholder	Number of shares allotted	Total amount paid (Rs.)	Date of Allotment
1.	Satin Creditcare Network Limited	1,12,17,945	34,99,99,884/-	August 05, 2024
2.	Satin Creditcare Network Limited	1,10,93,500	34,99,99,925/-	November 25, 2024

### **37. DEMATERIALISATION OF SHARES**

The Ministry of Corporate Affairs vide notification dated September 10, 2018 has mandated every unlisted public company to issue the securities only in dematerialised form and facilitate dematerialization of all its existing securities in accordance with provisions of the Depositories Act, 1996 and regulations made there under. Accordingly, the Company has provided facility to dematerialize shares held by the shareholders in physical form.

As on March 31, 2025, out of the Company’s total Paid-Up Equity Share Capital comprising of 15,19,34,675 Equity Shares out of which 6 equity shares are held by 6 nominee shareholders, and 5 equity shares of which are in physical form. In view of the numerous advantages offered by the Depository System, the Members holding shares in physical form are advised to avail the facility of dematerialization.

### **38. RISK MANAGEMENT POLICY**

The housing finance sector requires robust risk management practices, particularly in the affordable financing segment, where customers lack loan history and sufficient documentation to verify their income. This underscores the importance of comprehensive risk management for business success.

The Company emphasizes prudent lending practices and has established a strong risk management framework leveraging technology and analytics. Risk mitigation measures include credit history verification from credit bureaus, personal verification of customer residences or business premises, technical and legal assessments, and conservative loan-to-value ratios, along with property insurance coverage. To oversee these efforts, SHFL has instituted a Risk Management Committee and a Risk Management Policy to identify, assess, and mitigate significant risks.

In response to evolving risks, the Company has enhanced its systems to detect emerging threats, assess their impact, and implement protective measures. Continuous mitigating actions are applied to address risks across business units and functions. To formalize these efforts, the Company has adopted 'Assets and Liability Management Guidelines' and 'Risk Management Policy', focusing on identifying, assessing, and controlling risks deemed significant by the Board.

The Risk Management Committee periodically reviews the status of identified risks, offering critical evaluation and guidance to ensure its business is well-positioned to navigate potential risks successfully. Below are some key business risks it addresses through its risk management processes.

<b>Type of Risks</b>	<b>Definition</b>	<b>Mitigation</b>
Credit Risk	Credit risk is the potential deterioration of a company’s asset quality due to uncertainty regarding the borrower’s ability to repay loans	<ul style="list-style-type: none"> <li>The Company has a strict credit sanction process in place, and it continuously monitors post disbursement to ensure a timely repayment</li> </ul>
Operational Risk	Operational risk refers to the potential loss resulting from inadequate or failed internal processes, people, and systems, or from external events. It is a significant risk faced by financial institutions that can adversely	<ul style="list-style-type: none"> <li>The responsibility for managing the various operational risks will lie with the Head of the Operations, relevant functional departmental heads (such as HR, F&amp;A, Administration etc.), Line Managers and Head of Risk Management.</li> </ul>

	impact their reputation, financial performance, and customers	<ul style="list-style-type: none"> <li>The Company has implemented robust internal control systems, clear demarcations for duties, access, authorisation, and reconciliation procedures. Regular monitoring of procedures is done to maintain high standards across business processes. Staff education and assessment processes such as internal audit and risk containment units are in place. These measures help maintain clear communication, monitor changes, and control business transaction risk.</li> </ul>
Liquidity Risk	Liquidity risk is the possibility of insufficient cash assets or equivalent to meet urgent cash requirements	<ul style="list-style-type: none"> <li>The Company has sufficient cash reserves to meet unexpected cash requirements</li> </ul>
Market Risk	Market risk arises from changes in the market scenario, which could increase the value of liabilities or devalue assets	<ul style="list-style-type: none"> <li>The Company's exposure to market risk is limited to changing interest rates. It monitors this risk by frequently evaluating the maturity profile and stress testing to ensure adequate mitigation.</li> </ul>
Interest Rate Risk	Interest rate risk is the potential loss resulting from fluctuations in interest rates that can impact an organisation's financial performance and value	<ul style="list-style-type: none"> <li>The Company closely monitors and analyses interest rate trends to anticipate changes and take timely action to mitigate interest rate risk.</li> </ul>

In compliance with RBI's circular dated 22 October 2020, which revised the regulatory framework for Housing Finance Companies (HFCs), non-deposit taking HFCs with assets exceeding Rs. 100 Crore are required to manage liquidity risks, including adherence to gap limits. The Board has endorsed a Liquidity Risk Management framework covering strategies, internal controls, maturity profiling, liquidity coverage ratios, and high-quality liquid assets.

### **39. INTERNAL CAPITAL ADEQUACY ASSESSMENT PROCESS (ICAAP)**

Over the years, the NBFCs have undergone considerable evolution in terms of size, complexity, and interconnectedness within the financial sector. Many entities have grown and become systemically significant and there is a need to align the regulatory framework for NBFCs keeping in view their changing risk profile; RBI introduced a "Scale Based Regulation (SBR) vide their circular RBI/2021-22/112 DOR.CRE.REC.No 60/03.10.001/2021-22 dated October 22, 2021".

As per the guidelines issued by RBI, "Scale Based Regulation (SBR): A Revised Regulatory Framework for NBFCs", Satin Housing Finance Limited is performing a thorough internal

assessment of the need for capital. The objective of implementing Internal Capital Adequacy Assessment Process (ICAAP) as outlined in RBI's SBR guideline is as under:

***“The objective of ICAAP is to ensure availability of adequate capital to support all risks in business as also to encourage NBFCs to develop and use better internal risk management techniques for monitoring and managing their risks.”***

In view of the above, the Company has formulated this policy on Internal Capital Adequacy Assessment Process (ICAAP) to set in place the basic framework for designing and implementing the internal capital adequacy assessment process.

The New Capital Adequacy Framework guidelines are intended to set minimum standards for appropriate Risk Management and Capital Adequacy, with a view to limiting excessive risk taking and ensuring adoption of sound risk management practices by Banks.

These guidelines outline the Basel III framework, which was issued for the commercial banks, but as per the Scale Based Regulation, the ICAAP implementation for NBFCs shall be on similar lines as prescribed for commercial banks.

In this regard, the Company appointed the independent consulting firm, KPMG, which assessed and quantified the materiality assessment of potential risks associated with the Company as particularly defined in the Basel III framework. Based on the inputs received from the Company, the ICAAP report for the period ended March 31, 2025 was presented to the Risk Management Committee and the Board of Directors.

#### **40. PERFORMANCE EVALUATION**

Pursuant to the provisions of section 134(3)(p) of the Act and Schedule IV of the Act, the Board has carried out the annual performance evaluation of the Board as a whole, various Committees of the Board and of the individual Directors. The performance evaluation of the Independent Directors was carried out by the entire Board. The Directors expressed their satisfaction with the evaluation process.

Further, Section 178(2) requires that the Nomination and Remuneration Committee (NRC) of the Board do the evaluation of each Director of the Board. NRC reviewed the performance of the Individual Directors on the basis of the criteria such as Transparency, Performance, etc. In a separate Meeting of Independent Directors, performance of Non-Independent Directors, performance of the Board as a whole and performance of the Chairman was evaluated, taking into account the views of Executive & Non-Executive Directors.

The same was discussed in the Board Meeting, at which the performance of the Board, its Committee(s) and Individual Directors were also discussed.

#### **41. NATIONAL HOUSING BANK (NHB)/ RESERVE BANK OF INDIA (RBI) GUIDELINES**

The Company has implemented / complied with the following new directions / notifications / circulars issued by the RBI/NHB:

1. Fair Practices Code for Lenders – Charging of Interest
2. Guidance Note on Operational Risk Management and Operational Resilience
3. Master Directions on Fraud Risk Management in Non-Banking Financial Companies

4. Review of Risk Weights for HFCs
5. Key Facts Statement (KFS) for Loans & Advances
6. Master Direction on Treatment of Wilful Defaulters and Large Defaulters
7. Frequency of Reporting of Credit Information by Credit Institutions to CIC
8. Review of Regulatory Framework for HFCs and Harmonisation of Regulations applicable to HFCs and NBFCs
9. Prevention of Financial Frauds perpetrated using voice calls and SMS
10. Private Placement of Non-Convertible Debentures (NCDs) with maturity period of more than one year by HFCs – Review of Guidelines

In this regard, the Company has complied with the provisions by National Housing Bank (NHB) and the Reserve Bank of India (RBI) and has been in compliance with the various circulars, notifications and guidelines issued by RBI and NHB from time to time. The circulars and the notifications issued by RBI/NHB are also placed before the Audit Committee / Board of Directors at regular intervals to update the Committee/ Board Members on the compliance of the same

### **Prudential Norms for Housing Finance Companies**

Reserve Bank of India (RBI) regulates the HFCs and issues guidelines on income recognition, asset classifications, accounting for investments, provisions of Loan to Value (LTV) ratio, provisioning, provisioning for bad and doubtful debts, capital adequacy, accounting and disclosure policies, fair practice code, Internal Guidelines on Corporate Governance, Related Party Transactions and asset liability management. The Company is in compliance with applicable prudential norms and guidelines.

Customer Education Literature for awareness over the Prudential Norms related to SMA/NPA has been placed over the website of the Company and can be viewed over [Customer Awareness Literature](#).

## **42. PARTICULARS OF EMPLOYEES**

There are no employee drawing remuneration in excess of limits as laid down under rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rule, 2014. The form and amount of director's remuneration will be recommended by the NRC to the Board for approval within the maximum amount permissible under the law. Employee directors will not be paid for Board Membership in addition to their regular employee compensation. The NRC will conduct a review of director compensation on periodic basis to ensure directors of the company are compensated effectively in a manner consistent with the strategy of the Company, and to further ensure that the Company will be able to attract, retain and reward those who contribute to the success of the Company.

## **43. NOMINATION AND REMUNERATION POLICY**

The Board of Directors and Nomination and Remuneration Committee of the Company formulated policy on nomination and remuneration of Directors, Key Managerial Personnel and Senior Management in pursuance of the Directors, Key Managerial Personnel (KMP), Senior Management and other employees of the Company, to harmonize the aspirations of human resources consistent with the goals of the Company and in terms of Section 178 of the Companies Act, 2013 and RBI Guidelines on Compensation of Key Managerial Personnel (KMPs) and Senior Management in NBFCs" under the Scale Based Regulatory (SBR) framework

This policy act as a guideline for determining, inter-alia, qualifications, positive attributes and independence of a Director, matters relating to the remuneration, appointment, removal and evaluation of performance of the Directors, Key Managerial Personnel, Senior Management and other employees of the Company. The Policy framed by the Company is in compliance with the requirements of the Act and RBI/NHB guidelines and same is available on the website of the Company at [Nomination and Remuneration / Compensation Policy](#).

The Company has “Fit & Proper” policy in place for ascertaining the fir & proper criteria to be adopted at the time of appointment of directors and on continuing basis, pursuant to RBI Master Directions and NHB guidelines.

In case of revision in remuneration of KMP post their appointment, the proposed revision is to be placed before the NRC for its approval/ratification, as the case maybe. The remuneration proposed will be consistent with the strategy of the company and in line with the comparable market and internal remuneration benchmarks.

#### **44. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS OR COURTS OR TRIBUNALS IMPACTING THE GOING CONCERN STATUS AND COMPANY’S OPREATIONS IN FUTURE**

During the period under review, there were no significant or material orders were passed by any Regulators or Courts or Tribunals impacting the going concern status and Company’s operations in future.

#### **45. COST RECORDS & COST AUDIT**

Maintenance of cost records and requirement of cost audit as prescribed under the provisions of Section 148(1) of the Companies Act, 2013 are not applicable for the business activities carried out by the Company.

#### **46. PARTICULARS ON CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO**

Even though operations of the Company are not energy intensive, the management has been highly conscious of the importance of conservation of energy and technology absorption at all operational levels and efforts are made in this direction on a continuous basis. In view of the nature of activities which are being carried on by the Company, the particulars as prescribed under Section 134(3)(m) of the Companies Act, 2013 read with rule 8 of the Companies (Accounts) Rules, 2014 regarding Conservation of Energy and Technology Absorption are not applicable to the Company and hence not been provided.

<b><u>S. No.</u></b>	<b><u>Particulars</u></b>	<b><u>Details</u></b>
(A)	<b>Conservation of energy-</b> i. the steps taken or impact on conservation of energy; ii. the steps taken by the company for utilising alternate sources of energy;	NIL

	iii. the capital investment on energy conservation equipments.	
<b>(B)</b>	<b>Technology absorption-</b> <ul style="list-style-type: none"> <li>i. the efforts made towards technology absorption;</li> <li>ii. the benefits derived like product improvement, cost reduction, product development or import substitution;</li> <li>iii. in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)- <ul style="list-style-type: none"> <li>a. the details of technology imported;</li> <li>b. the year of import;</li> <li>c. whether the technology been fully absorbed;</li> <li>d. if not fully absorbed, areas where absorption has not taken place, and the reasons thereof; and</li> </ul> </li> <li>iv. the expenditure incurred on Research and Development.</li> </ul>	NIL
<b>(C)</b>	<b>Foreign exchange earnings and Outgo</b>	NIL

#### **47. DISCLOSURES UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016**

Your Company has neither filed any application nor any proceeding pending under the Insolvency and Bankruptcy Code, 2016 during the reporting year, hence no disclosure is required under this section. Further, there is no details required to be reported with regard to difference between amount of the valuation done at the time of one-time settlement and the valuation done while taking loan from the Banks or Financial Institutions as your Company has not done any settlement with any Bank or Financial Institutions since its inception.

#### **48. HUMAN RESOURCE DEVELOPMENT**

The Company regards its employees as its most valuable assets. With a team consisting of young, capable, experienced, and dedicated individuals, along with support from both in-house and external professionals specializing in various fields, the Company is propelled towards improved operational and financial standing. Each employee is deeply committed to the Company and embodies a strong sense of ownership. Embracing a leadership principle that prioritizes influence over authority-based management, the Company fosters a cohesive environment where all employees are united as one family with a shared mission.

The Company's partnership-oriented human resource policy goes beyond conventional compensation and performance reviews. It evaluates employees' work tenure and provides inputs that shape an enduring and fruitful career.

##### **a. Training and Development Programmes:**

SHFL conducts various training programmes for its employees. These programmes aim to nurture employees into leadership positions and cover specialised functions such as lending operations, KYC and AML, underwriting, POSH, and information technology.

#### **b. Employee Health and Safety**

SHFL prioritises the well-being of its employees, particularly during challenging times. SHFL provided GTL and GPA insurance for all employees to provide additional support.

### **49. INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY**

The Company has an elaborate system of internal controls commensurate with the size, scale and complexity of its operations; it also covers areas like financial reporting, fraud control, compliance with applicable laws and regulations etc. Regular internal audits are conducted to check and to ensure that responsibilities are discharged effectively. The Internal Audit Department monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with regulatory directives, efficacy of its operating systems, adherence to the accounting procedures and policies at all branch offices of the Company and its Subsidiaries. Based on the report of the Internal Auditors, process owners undertake corrective actions, in their respective areas and thereby strengthen the controls.

Overall, the Management are responsible for ensuring the Company has implemented robust systems and frameworks of internal financial controls to provide reasonable assurance regarding the adequacy and operating effectiveness of controls concerning reporting, operational, and compliance risks. Based on the information provided, no material breakdown in the function of these controls, procedures, or systems occurred during the year under review. There have been no significant changes in SHFL's internal financial controls during the year that materially affected, or are reasonably likely to materially affect, its internal financial controls.

### **50. LENDERS**

Our lenders have full faith in us and have been instrumental in our growth. We take this opportunity to thank them and look forward to continuous support.

### **51. CAUTIONARY STATEMENT**

This document contains forward-looking statements and information. Such statements are based on our current expectations and certain assumptions. Therefore, they are subject to certain risks and uncertainties. Should one or more of these risks or uncertainties materialise, or if underlying assumptions prove incorrect, actual results may vary. The Company does not intend to assume any obligation to update or revise these forward-looking statements in light of developments that differ from those anticipated.

### **52. ACKNOWLEDGEMENTS**

Your Directors would like to express their sincere gratitude and appreciation for the support and co-operation received from Reserve Bank of India, National Housing Bank, Securities and Exchange Board of India, BSE Limited, Ministry of Finance, Ministry of Corporate Affairs, Registrar of Companies, other government and regulatory authorities, lenders, financial institutions and the Company's Bankers who have extended their valuable sustained support and encouragement during the year under review.

The Board also places on record its sincere appreciation for the commitment and hard work put in by the Management and the employees in these trying times.

**For and on behalf of the Board of  
Satin Housing Finance Limited**

**Place: Gurugram  
Date: April 25, 2025**

**Mr. Harvinder Pal Singh  
DIN: 00333754  
Director**

**Mr. Amit Sharma  
DIN: 08050304  
Managing Director & CEO**

**Form No. AOC-2**

(Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014)

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

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

- (a) Name(s) of the related party and nature of relationship:  
 (b) Nature of contracts/arrangements/transactions:  
 (c) Duration of the contracts / arrangements/transactions:  
 (d) Salient terms of the contracts or arrangements or transactions including the value, if any:  
 (e) Justification for entering into such contracts or arrangements or transactions  
 (f) Date(s) of approval by the Board:  
 (g) Amount paid as advances, if any:  
 (h) Date on which the special resolution was passed in general Meeting as required under first proviso to section 188:

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

S. No.	Name(s) of the related party and nature of relationship	Nature of contracts/ arrangements /transactions	Duration of the contracts / arrangements /transactions	Salient terms of the contracts or arrangements or transactions including the value, if any	Date(s) of approval by the Board, if any	Amount paid as advances, if any
1.	Satin Creditcare Network Limited (Holding Company)	Corporate Guarantee by Holding Company in favour of National Housing Bank against the loan availed by Company	One-time payment	Corporate Guarantee fee of Rs. 54,81,218.00	April 22, 2024	Nil
2.	Satin Creditcare Network	Renewal of Lease Agreement for	11 Months	Lease Rent of Rs. 12,080 per month	July 24, 2024	Nil

	Limited (Holding Company)	Registered Office of the Company i.e. 505, 5 <sup>th</sup> Floor, Azadpur Commercial Complex, North Delhi, Delhi- 110033				
3.	Satin Creditcare Network Limited (Holding Company)	Corporate Guarantee by Holding Company in favour of National Housing Bank and State Bank Of India against the loan availed by Company	One-time payment	Additional fee of Rs. 4,80,41,163.00	October 25, 2024	Nil
4.	Satin Creditcare Network Limited (Holding Company)	Corporate Guarantee by Holding Company in favour of State Bank of India against the loan availed by Company	One-time payment	Corporate Guarantee fee of Rs. 4,42,50,000.00	April 25, 2025	Nil

**For and on behalf of the Board of  
Satin Housing Finance Limited**

**Place: Gurugram  
Date: April 25, 2025**

**Mr. Harvinder Pal Singh  
DIN: 00333754  
Director**

**Mr. Amit Sharma  
DIN: 08050304  
Managing Director & CEO**

## CORPORATE GOVERNANCE REPORT

### CORPORATE GOVERNANCE PHILOSOPHY

We are committed to maintaining the highest levels of integrity, corporate governance and regulatory compliance. These parameters form the bedrock of our corporate governance policy. We have proactively upheld good governance practices and are constantly striving to enhance our standards. Our Board of Directors are responsible for setting the course for and evaluating the Company's performance about the corporate governance. The parameters of evaluation include compliance, internal control, risk management, information and cybersecurity, customer service and social and environmental responsibility.

Corporate Governance has always been an integral element of the Company and believes in sustainable corporate growth that emanates from the top management down through the organization to the various stakeholders which is reflected in its sound financial system and enhanced market reputation. This promotes the responsible consideration of all stakeholders, while also holding decision-makers appropriately accountable. In line with the philosophy, that good governance is an evolving discipline, governance structures, practices and processes are actively monitored and revised from time-to-time to reflect the best ethical practice. SHFL is subject to the regulations of the RBI ('Reserve Bank of India') and SEBI ('Securities and Exchange Board of India').

Corporate Governance in the Company goes beyond the fundamentals of the legislative and regulatory compliance. The management strives to entrench an enterprise-wide culture of good corporate governance. With an aim to ensure the same, all the decisions are taken in a fair, transparent manner and within an ethical framework. The Company has an active, experienced and a well-informed Board. Through the governance mechanism in the Company, the Board along with its Committees undertakes its fiduciary responsibilities towards all its stakeholders by encompassing best practices to support effective and ethical leadership, sustainability and good corporate citizenship

The Corporate Governance structures and practices are predominantly impacted by the respective regulations of these ruling bodies. The Company has a well-developed system of compliance in place and the quarterly compliance certificate on a quarterly basis confirming the compliances w.r.t. relevant laws, rules and regulations being taken from all departments of the Company. The quarterly compliance certificates obtained from the departments of the Company are placed before the Board for its consideration. Further, an annual review of the compliance of the Fair Practices Code and functioning of the Grievance Redressal Mechanism also being conducted. All the desired committees had been constituted as per the applicable provisions and the Company is complying with the guidelines. The Company undertaken its activities in compliance with the Internal Guidelines on Corporate Governance. The Company followed the prudential norms on Income Recognition, Assets Classification, Provision Norms, Disclosures, Writing Off or waiver of Interest, Due Diligence, Recovery Procedures, Record Retention, and

Technical Write Off as per the RBI/NHB Directions. The Committees of the Company met at regular intervals to discuss the matters entrusted with the respective committees.

Your Company is also complying with the disclosures in accordance with Scale Based Regulation (SBR): A Revised Regulatory Framework for NBFCs issued by RBI vide reference number RBI/2021-22/112 DOR.CRE.REC.No.60/03.10.001/2021-22 dated October 22, 2021 and RBI circular on Disclosures in Financial Statements- Notes to Accounts of NBFCs issued vide reference number RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 w.r.t. Corporate Governance as applicable on the Company being “NBFC-Middle Layer (ML)”.

## **BOARD OF DIRECTORS**

The Board comprises of adequate number of Members with diverse experience and skills, such that it best serves the governance and strategic needs of the Company. The present composition broadly meets this objective. The directors are persons of eminence in areas such as business, industry, finance, law, administration, research, etc., and bring with them experience / skills which add value to the performance of the Board. The directors are selected purely on the basis of merit with no discrimination on race, colour, religion, gender or nationality.

A brief profile of the Board of directors is available on the website of the Company at [Board of Directors](#).

### **a) Composition and category of the Board of Directors**

The Company is managed and controlled through a professional body of Board of Directors, which comprises of an optimum combination of Executive and Non- Executive Directors. The strength of Board of Directors as on March 31, 2025 is 4 (Four) out of which 2 (Two) are Independent and 2 (Two) are Non-Independent Directors (including one Managing Director & CEO and one Non-Executive Director). The Company’s Board consists of eminent persons with considerable professional expertise and experience. The Independent Directors do not have any pecuniary relationship or transactions with the Company, Promoters and Management, which may affect independence or judgment of the Directors in any manner.

The dates for the Board Meetings are fixed after taking into account the convenience of all the Directors and sufficient notice, in terms of applicable laws, is given to all of them. All the agenda papers for the Board and Committee Meetings are disseminated electronically on a real-time basis via e-mail to all the Directors at least seven days in advance from the date of Board Meetings and Committee Meetings. During the year under review, few shorter notice Meetings also convened as per the consent of all Board Members. At the Board Meetings, the Executive Director(s) and Senior Management make presentations on various matters including the financial results, operations related issues, risk management, the economic and regulatory environment, compliance, investors’ perceptions etc. All the information required for decision making are incorporated in the agenda. The Board reviews the performance of the Company and sets the strategy for future. The Board takes on record the actions taken by the Company on all its decisions periodically.

Furthermore, towards digitization, the Company use Board PAC Software, a paperless Meeting solution that offers the highest standards of confidentiality and security for ease of Board Members to access agenda documents properly through a phone based application.

Video conferencing or other audio visual facilities are used to facilitate Directors who are unable to attend the Meetings physically.

None of the Directors on the Board holds directorships in more than ten public companies and the composition of the Board of Directors of the Company is in conformity with the provisions of the Companies Act, 2013 and also in terms of guidelines as issued by Reserve Bank of India. Further, none of the Directors holds any shares and/or convertible instruments in the Company.

### **(b) Attendance of each Director at the Meeting of the Board of Directors and the last Annual General Meeting**

Name of the Director	DIN	Designation	No. of Board Meetings during the year 2024-25		Whether Attended the last AGM
			Held during their tenure	Attended	
Mr. Amit Sharma	08050304	MD & CEO	7	7	Yes
Mr. Harvinder Pal Singh	00333754	Non-Executive Director	7	7	Yes
Mr. Sundeep Kumar Mehta*	00840544	Independent Director	1	1	No
Mr. Anil Kumar Kalra*	07361739	Independent Director	1	1	No
Dr. Jyoti Ahluwalia	09112407	Independent Director	7	7	Yes
Mr. Sanjay Kumar Bhatia	07033027	Independent Director	6	6	Yes

\* Mr. Anil Kumar Kalra and Mr. Sundeep Kumar Mehta ceased to be Independent Directors of the Company w.e.f. May 1, 2024.

### **(c) Number and Dates of Board Meetings**

During the year under review, the Board met 07 (Seven) times on April 22, 2024, July 24, 2024, October 25, 2024, November 20, 2024, December 30, January 31, 2025 and March 20, 2025. The maximum gap between any two consecutive Meetings was less than one hundred and twenty days, as stipulated under Section 173 of Companies Act 2013 and Secretarial Standards - 1 as issued by the Institute of Company Secretaries of India (ICSI). As per applicable laws, minimum of four Board Meetings are required to be held every year. The Company has convened additional Board Meetings to address specific needs of the business.

### **(d) Independent Directors' Meeting**

In accordance with the requirement of Schedule IV of the Companies Act, 2013 during the year under review, one separate Meeting of the Independent Directors without the attendance of Non-Independent Directors and Members of the Management was held on March 20, 2025 to discuss:

- review the performance of non-independent directors and the board of directors as a whole;
- review the performance of the chairperson of the listed entity, taking into account the views of executive directors and non-executive directors;
- assess the quality, quantity and timeliness of flow of information between the management of the listed entity and the board of directors that is necessary for the board of directors to effectively and reasonably perform their duties.

All the Independent Directors were present at the Meeting.

### **(e) Performance Evaluation of Board Members**

Pursuant to the provisions of Section 134(3)(p) of the Companies Act, 2013, the annual performance evaluation has been carried out of all the Directors, the Board, Chairman of the Board and the working of the mandatory committees viz., Audit Committee, Nomination and Remuneration Committee, Risk Management Committee, Assets Liability Committee etc. The Company has devised a process and criteria for the performance evaluation, which has been recommended by the Board approved Nomination and Remuneration Policy, framed in terms of applicable provisions in this regard. The performance evaluation of the Board of Directors was carried out based on the detailed questionnaire containing criteria such as duties and responsibilities of the Board, information flow to the Board, time devoted to the Meetings etc. Similarly, the Director's evaluation was carried out on the basis of questionnaire containing criteria such as level of participation by individual Directors, independent judgment by the Director, understanding of the Company's business etc.

The performance evaluation of the Board and the mandatory Committees, viz., Audit Committee, Nomination and Remuneration Committee were done by all the Directors and the respective Members of the committee as the case may be. The performance evaluation of each Independent Director was carried out by the entire Board excluding the Independent Director being evaluated. The performance evaluation of the Chairman and Non-Executive Directors was carried out by the Independent Directors.

The Board believes that evaluation will lead to a closer working relationship among the Board Members, greater efficiency in use of the Board's time and increase effectiveness of the Board as a governing body.

### **COMMITTEES OF THE BOARD**

The Board has constituted various Committees to take informed decisions in the best interest of the Company and for operational convenience powers have been delegated different functional areas to different Committees in accordance with the applicable laws. These Committees monitor the activities falling within their terms of reference. Further, terms of reference were revised to align with the provisions of Companies Act, 2013, SEBI LODR, NHB Act, 1987 and Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. The role and the composition of these Committees including number of Meetings held during the financial year and participation of the Members at the Meetings of the committees, during the year are as under:

#### **(a) Audit Committee**

##### **Composition:**

The Audit Committee comprises of three Members, namely, Mr. Sanjay Kumar Bhatia as Chairman, Mr. Harvinder Pal Singh and Dr. Jyoti Ahluwalia as Members. Out of three Members, two Members are Independent Directors and one is Non-Executive Director.

##### **Functions/Terms of Reference:**

- (i) Recommendation for appointment, remuneration and terms of appointment of auditors of the Company;
- (ii) Review and monitor the auditor's independence and performance, and effectiveness of audit process;
- (iii) Examination of the financial statement and the auditors' report thereon;

- (iv) Approval or any subsequent modification of transactions of the company with related parties;
- (v) Scrutiny of inter-corporate loans and investments;
- (vi) Valuation of undertakings or assets of the company, wherever it is necessary;
- (vii) Evaluation of internal financial controls and risk management systems;
- (viii) Monitoring the end use of funds raised through public offers and related matters.
- (ix) Other roles and responsibilities as prescribed under various applicable laws from time to time

### Meetings and Attendance during the year:

During the financial year, the Committee met four (4) times. The dates of the Meetings being April 22, 2024, July 24, 2024, October 25, 2024 and January 31, 2025. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Mr. Harvinder Pal Singh	4
Mr. Sundeep Kumar Mehta*	1
Mr. Anil Kumar Kalra*	1
Mr. Sanjay Kumar Bhatia**	3
Dr. Jyoti Ahluwalia**	3

\*Mr. Anil Kumar Kalra ceased to be the Chairman and Mr. Sundeep Kumar Mehta ceased to be the Member of the Committee w.e.f. May 01, 2024

\*\*Mr. Sanjay Kumar Bhatia was appointed as Chairman and Dr. Jyoti Ahluwalia as a Member of the Committee w.e.f. May 02, 2024

### (b) Nomination & Remuneration Committee

#### Composition:

The Nomination & Remuneration Committee of the Board comprises of three Directors namely Dr. Jyoti Ahluwalia as Chairperson, Mr. Sanjay Kumar Bhatia and Mr. Harvinder Pal Singh as Members.

#### Functions/Terms of Reference:

- i) identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, recommend to the Board their appointment and removal and shall carry out evaluation of every director's performance;
- ii) formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy, relating to the remuneration for the directors, key managerial personnel and other employees;
- iii) The Committee, while formulating the policy under above-said clause (ii), ensure that—
  - (a) the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the company successfully;
  - (b) relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and
  - (c) remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the company and its goals Other role and responsibilities prescribed under various applicable laws from time to time.

### Meetings and Attendance during the year:

During the financial year, the Committee met four (4) times i.e. on, April 22, 2024, October 25, 2024, December 30, 2024 and March 20, 2025. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Mr. Harvinder Pal Singh	3
Mr. Sundeep Kumar Mehta*	1
Mr. Anil Kumar Kalra*	1
Dr. Jyoti Ahluwalia**	2
Mr. Sanjay Kumar Bhatia**	2

\*Mr. Sundeep Kumar Mehta ceased to be the Chairman and Mr. Anil Kumar Kalra ceased to be the Member of the Committee w.e.f. May 1, 2024

\*\* Dr. Jyoti Ahluwalia was appointed as a Chairman and Mr. Sanjay Kumar Bhatia as a Member of the Committee w.e.f. May 2, 2024

### Policy for selection and appointment of Directors:

The Nomination and Remuneration Committee (N&R Committee) has adopted a charter which, inter-alia, deals with the manner of selection of the Board of Directors, senior management and their compensation. This Policy is accordingly derived from the said Charter.

- i. The incumbent for the positions of Executive Directors and/or at senior management, shall be the persons of high integrity, possesses relevant expertise, experience and leadership qualities, required for the position.
- ii. The Non-Executive Directors shall be of high integrity, with relevant expertise and experience so as to have the diverse Board with Directors having expertise in the fields of finance, banking, regulatory, taxation, law, governance and general management.
- iii. In case of appointment of Independent Directors, the independent nature of the proposed appointee vis-a-vis the Company, shall be ensured.
- iv. The N&R Committee shall consider qualification, experience, expertise of the incumbent, and shall also ensure that such other criteria with regard to age and other qualification etc., as laid down under the Companies Act, 2013 or other applicable laws are fulfilled, before recommending to the Board, for their appointment as Directors.
- v. In case of re-appointment, the Board shall take into consideration, the performance evaluation of the Director and his engagement level.

The Company has “Fit & Proper” policy in place for ascertaining the fit & proper criteria to be adopted at the time of appointment of directors and on continuing basis, pursuant to RBI Master Directions and NHB guidelines.

### Remuneration Policy:

Company’s Remuneration Policy is market led, based on the fundamental principles of payment for performance, for potential and for growth. The said policy also provides for a compensation philosophy and structure that will reward and retain talent and provides for 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 N&R Committee recommends the remuneration payable to the Executive Directors and Key Managerial Personnel, for approval by Board of Directors of the Company, subject to the approval of its shareholders, wherever necessary. The Remuneration Policy is also available at

the website of the Company, at web-link <https://satinhousingfinance.com/policies/#Policy-On-Nomination-Remuneration>.

### **Director's Remuneration:**

#### **(i) Remuneration of Executive Directors:**

The Managing Director & CEO and other Executive Directors are being paid remuneration as recommended by Nomination & Remuneration Committee and approved by the Board of Directors/Shareholders. Details of remuneration paid to the Executive directors during the year under review are provided in the Annual Return as on March 31, 2025, which is available on the Company's website on <https://satinhousingfinance.com> and also attached with this report.

#### **(ii) Remuneration of Non-Executive Directors:**

Though day-to-day management of the Company is delegated to its Executive Directors, the Non-Executive Directors also contribute significantly for laying down the policies and providing guidelines for conduct of Company's business. Considering the need for the enlarged role and active participation / contribution of Non-Executive Directors to achieve the growth in operations and profitability of the Company, it is appropriate that the services being rendered by them to the Company are recognized by it by way of payment of compensation, commensurate with their contributions, as permissible within the applicable regulations. The Company's non-executive directors between them have extensive entrepreneurial experience, and deep experience in the fields of financial sector regulation and supervision, banking, judiciary, accounting, administration, and law enforcement etc. The non-executive directors both exercise effective oversight, and also guide the senior management team. They also devote their valuable time in deliberating on the strategic and critical issues in the course of the Board and Committee Meetings of the Company and give their valuable advice, suggestion and guidance to the management of the Company. The Company is making payment of fee/ remuneration payable to its NEDs in accordance with the provisions of the Companies Act, 2013. During the Financial Year ended March 31, 2025, the Non- Executive Directors have been paid, sitting fees for attending the Board Meetings of the Company, the details of which are provided in the Annual Return as on March 31, 2025, which is available on the Company's website. The Non-Executive Directors of the Company do not have any pecuniary relationships or transactions with the Company or its directors, senior management or holding company, other than in the normal course of business.

#### **(c) IT Strategy Committee**

##### **Composition:**

The IT Strategy Committee comprises of three Members, namely, Mr. Sanjay Kumar Bhatia as Chairman, Mr. Harvinder Pal Singh and Mr. Amit Sharma as Members. Out of them, the Chairman is an Independent Director.

##### **Functions/Terms of Reference:**

- a. Ensure that the Company has put an effective IT strategic planning process in place;
- b. Shall guide in preparation of IT Strategy and ensure that the IT Strategy aligns with the overall strategy of the Company towards accomplishment of its business objectives;
- c. Satisfy itself that the IT Governance and Information Security Governance structure fosters accountability, is effective and efficient, has adequate skilled resources, well defined objectives and unambiguous responsibilities for each level in the organization;
- d. Ensure that the Company has put in place processes for assessing and managing IT and cybersecurity risks;

- e. Ensure that the budgetary allocations for the IT function (including for IT security), cyber security are commensurate with the Company's IT maturity, digital depth, threat environment and industry standards and are utilised in a manner intended for meeting the stated objectives; and
- f. Review, at least on annual basis, the adequacy and effectiveness

#### **Meetings and Attendance during the year:**

During the financial year, the Committee met two (2) times. The dates of the Meetings being October 25, 2024 and January 31, 2025. The attendance of Committee Members in these Meetings is as under:

<b>Name of the Member</b>	<b>No. of Meetings attended</b>
Mr. Sanjay Kumar Bhatia	2
Mr. Harvinder Pal Singh	2
Mr. Amit Sharma	2

#### **(d) Wilful Defaulter Review Committee**

##### **Composition:**

The Wilful Defaulter Review Committee comprises of three Members, namely, Mr. Amit Sharma as Chairman, Mr. Harvinder Pal Singh and Mr. Sanjay Kumar Bhatia as Members.

##### **Functions/Terms of Reference:**

The Committee shall act in accordance with the provision of the RBI (Treatment of Wilful Defaulters and Large Defaulters) Directions, 2024 dated July 30, 2024.

#### **(e) Working Committee**

##### **Composition:**

The Working Committee of the Board comprises of three Members i.e. Mr. Harvinder Pal Singh, Mr. Amit Sharma and Mr. Sachin Sharma.

##### **Functions/Terms of Reference:**

- i. Accepting Loan from various Banks/Financial Institutions/entity both domestic and foreign;
- ii. Transaction related to securitization / direct assignment / transfer of loan exposure with Banks / NHBFCs / HFCs under RBI Master Directions.
- iii. Approval of External Commercial Borrowings
- iv. Issuance of Non-Convertible Debentures and through any other way as stipulated and permissible under laws;
- v. Raising of funds through issuance of Commercial Papers (within overall borrowing limit as approved by members of the Company from time to time in terms of section 180(1)(a) and 180(1)(c) of the Companies Act, 2013);
- vi. To invest the funds of the Company to the extent permissible under applicable laws;
- vii. To open/apply for placing fixed deposit with any Bank/financial institutions/Non-Banking Financial Companies, to the extent permissible under applicable laws;
- viii. To grant loans or give guarantee or provide security in respect of loans to the extent permissible under applicable laws;
- ix. To open Demat /Trading account with any depository participant(s) and to do all necessary needful in this regard;

- x. Pledge, Mortgage and/or Charge in all or any part of the movable or immovable properties of the Company and the whole or part of the undertaking of the Company of every nature and kind whatsoever;
- xi. Allotment of Securities to the extent permissible under the Companies Act, 2013 and other applicable laws;
- xii. Affixation of common seal in terms of Articles of Association of the Company, wherever required to facilitate transactions;
- xiii. Opening of Current Accounts at different places in India;
- xiv. Any changes in authorised signatories who operate such accounts;
- xv. Apply for Net Banking and consequent changes in their authority to operate;
- xvi. Any closure of existing Current Account of the Company;
- xvii. Any other matter relating to the operations of various bank accounts and other general purposes of the Company;
- xviii. Adoption / Implementation of Company's policies, Business / Operations/ Administrative / Compliance requirement to run the business smoothly on day-to-day basis.

### **Meetings and Attendance during the year:**

During the financial year, the Committee met twenty-three (26) times i.e. on, April 29, 2024, May 31, 2024, June 12, 2024, June 21, 2024, June 26, 2024, June 28, 2024, July 11, 2024, July 16, 2024, July 30, 2024, August 05, 2024, August 24, 2024, August 29, 2024, August 30, 2024, September 13, 2024, September 27, 2024, October 04, 2024, October 24, 2024, October 25, 2024, November 25, 2024, December 20, 2024, December 26, 2024, January 29, 2025, February 14, 2025, March 24, 2025, March 25, 2025 and March 27, 2025 . The attendance of Committee Members in these Meetings is as under:

<b>Name of the Member</b>	<b>No. of Meetings attended</b>
Mr. Harvinder Pal Singh	22
Mr. Amit Sharma	25
Mr. Sachin Sharma	25

### **(f) Assets Liability Committee (ALCO)**

#### **Composition:**

The Assets Liability Committee of the Board comprises of four (4) Members Managing Director & CEO as Chairman, Chief Financial Officer, Zonal Credit Head and DVP-Accounts and a permanent invitee from IT Department

#### **Functions/Terms of Reference:**

- (i) Product pricing for borrowings and advances.
- (ii) Desired maturity profile and mix of the incremental assets and liabilities.
- (iii) Monitor prevailing interest rates offered by other peer HFCs for similar services/ product, etc. and benchmarking its services/ products within Company's objectives.
- (iv) Monitoring the risk levels of the Company.
- (v) Monitor the adherence to prudential tolerance limits set by the Board. Review the results of and progress in implementation of the decisions made in the previous Meetings. (Articulate the current interest rate view of the Company and base its decisions for future business strategy on this.
- (vi) Decide the funding policy with respect to the source and mix of liabilities or sale of assets.
- (vii) Develop a view on future direction of interest rate movements and decide on funding mixes between fixed vs. floating rate funds, wholesale vs. retail funds, money market vs. capital market, funding, domestic vs foreign currency funding, etc.

- (viii) Acting proactively to develop alternative courses of action, and prioritize them based on cost/ benefit relationships, long-term effectiveness.
- (ix) The overall functions of the Committee is to manage the Company's assets and liabilities and to achieve performance consistent with the Company's liquidity, capital adequacy, growth, and risk and profitability goals. The ALCO is also responsible for managing interest rate risk, liquidity and the investment portfolio.

**Meetings and Attendance during the year:**

During the financial year, the Committee met four (4) times i.e. on April 10, 2024, July 17, 2024, October 15, 2024 and January 18, 2025. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Managing Director and Chief Executive Officer	4
Chief Financial Officer	4
DVP-Accounts	4
Head-Credit & Risk	3

**(g) Risk Management Committee**

**Composition:**

The Risk Management Committee of the Board comprises of Zonal Credit Head as Chairman, Managing Director & CEO, Chief Financial Officer and AVP-Operations as its Members.

**Functions/Terms of Reference:**

To manage the integrated risk and the scope as prescribed by the Company through its Board approved Risk Management Policy and other roles and responsibilities as prescribed under various applicable laws from time to time.

**Meetings and Attendance during the year:**

During the financial year, the Committee met two (2) times i.e. on, June 24, 2024 and December 20, 2024. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Managing Director & CEO	2
Chief Financial officer	2
Zonal Credit Head	1
AVP- Operations	2

**(h) Grievance Redressal Committee**

**Composition:**

The Grievance Redressal Committee of the Board comprises of 4 Members Mr. Amit Sharma as Chairman, Mr. Sachin Sharma, Mrs. Shiwali Jakhotra and Mrs. Komal Sharma as its Members.

**Functions/Terms of Reference:**

To manage and address the Grievance of various stakeholders of the company and the scope as prescribed by the Company through its Board approved Grievance Redressal Mechanism and other roles and responsibilities as prescribed under various applicable laws from time to time.

### Meetings and Attendance during the year:

During the financial year, the Committee met four (4) times i.e. on April 10, 2024, July 12, 2024 and October 14, 2024 and January 18, 2025. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Mr. Amit Sharma	4
Mr. Sachin Sharma	4
Mrs. Komal Sharma	4
Mrs. Shiwali Jhakotra	3

### (i) IT Steering Committee

#### Composition:

The IT Steering Committee of the Board comprises of 4 Members. Chief Technical Officer as Chairman, Zonal Credit Head, Managing Director & CEO and Chief Financial Officer as its Members.

#### Functions/Terms of Reference:

- Assist the IT Strategy Committee in strategic IT planning, oversight of IT performance, and aligning IT activities with business needs;
- Oversee the processes put in place for business continuity and disaster recovery;
- Ensure implementation of a robust IT architecture meeting statutory and regulatory compliance; and
- Update IT Strategy Committee and CEO periodically on the activities of IT Steering Committee.

### Meetings and Attendance during the year:

During the financial year, the Committee met two (2) times i.e. on October 01, 2024 and December 19, 2024. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Chief Technical Officer	2
Zonal Credit Head	1
Managing Director & CEO	2
Chief Financial Officer	2

### (j) Information Security Committee

#### Composition:

The Information Security Committee of the Board comprises of 5 Members. Zonal Credit Head as Chairperson, Chief Technical Officer, Chief Information Security Officer, Managing Director & CEO and Chief Financial Officer as its Members.

#### Functions/Terms of Reference:

- Development of information/ cyber security policies, implementation of policies, standards and procedures to ensure that all identified risks are managed within the Company's risk appetite;

- ii) Approving and monitoring information security projects and security awareness initiatives;
- iii) Reviewing cyber incidents, information systems audit observations, monitoring and mitigation activities; and
- iv) Updating ITSC and CEO periodically on the activities of the Committee.

**Meetings and Attendance during the year:**

During the financial year, the Committee met two (2) times i.e. on October 01, 2024 and December 19, 2024. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Zonal Credit Head	1
Chief Technical Officer	2
Chief Information Security Officer	2
Managing Director & CEO	2
Chief Financial Officer	2

**(k) Wilful Defaulter Identification Committee**

**Composition:**

The Wilful Defaulter Identification Committee of the Board comprises of 4 Members. Operations Head as Chairperson, Zonal Credit Head, Chief Financial Officer and AVP-Operations as its Members.

**Functions/Terms of Reference:**

The Committee acts in accordance with the provision of the RBI (Treatment of Wilful Defaulters and Large Defaulters) Directions, 2024 dated July 30, 2024.

**Meetings and Attendance during the year:**

During the financial year, the Committee met once on December 20, 2024. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Operations Head	0
Zonal Credit Head	-
Chief Financial Officer	1
AVP-Operations	1

**(l) Committee of Executives for Fraud Risk Management:**

**Composition:**

The Committee of Executives for Fraud Risk Management comprises of 4 Members. Managing Director & CEO as Chairperson, Zonal Credit Head, Chief Financial Officer and Operation Head as its Members.

**Functions/Terms of Reference:**

- i) The Committee shall oversee the effectiveness of the fraud risk management in the Company.
- ii) The Committee shall review and monitor cases of frauds, including root cause analysis, and suggest mitigating measures for strengthening the internal controls, risk management framework and minimizing the incidence of frauds.

### Meetings and Attendance during the year:

During the financial year, the Committee met once on December 20, 2024. The attendance of Committee Members in these Meetings is as under:

Name of the Member	No. of Meetings attended
Managing Director & CEO	1
Zonal Credit Head	-
Chief Financial Officer	1
Operations Head	0

### Name and designation of Compliance Officer:

Mr. Brajesh Kumar, Company Secretary & Chief Compliance Officer is the Compliance Officer pursuant to Regulation 6(1) of SEBI (LODR) Regulations, 2015.

### Details of queries / complaints received and resolved pertaining to Non-Convertible Debentures of the Company during the year 2024-25:-

S. No.	Particulars	Opening	Received	Disposed	Pending
1.	Legal Cases / Cases before Consumer Forums	0	0	0	0
2.	Letters from SEBI / Stock Exchange.	0	0	0	0
3.	Non-receipt of Interest	0	0	0	0
4.	Non-receipt of annual report	0	0	0	0
5.	Non-receipt of securities after transfer	0	0	0	0
	<b>Total</b>	0	0	0	0

## 4. GENERAL MEETINGS

### (A) Location and time of last three Annual General Meetings (AGMs):

Year	Meeting	Location	Date	Time
2022-23	5 <sup>th</sup> AGM	505, 5 <sup>th</sup> Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, North Delhi, Delhi- 110033	June 10, 2022	10.30 A.M.
2023-24	6 <sup>th</sup> AGM	505, 5 <sup>th</sup> Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, North Delhi, Delhi- 110033	June 16, 2023	10.30 A.M.
2024-25	7 <sup>th</sup> AGM	505, 5 <sup>th</sup> Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, North Delhi, Delhi- 110033	July 22, 2024	11:00 A.M.

### (B) Extraordinary General Meeting during the FY 2024-25:

The Company during the financial year conducted two Extra-Ordinary General Meetings, details of which are as follows:

<b>Date of EGM</b>	<b>Special Businesses</b>	<b>Location</b>
July 29, 2024	Increase in Authorised Share Capital from Rs. 130 Crore to Rs. 141 Crore	505, 5 <sup>th</sup> Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, North Delhi, Delhi- 110033
November 04, 2024	Increase in Authorised Share Capital from Rs. 141 Crore to Rs. 152 Crore	505, 5 <sup>th</sup> Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, North Delhi, Delhi- 110033

## **5. GENERAL SHAREHOLDERS INFORMATION**

### **(A) Company Registration Details**

The Corporate Identity Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is U65929DL2017PLC316143.

### **(B) Financial year**

The financial year of the Company is a period of twelve months beginning on 1st April every calendar year and ending on 31st March the following calendar year.

### **(C) Listing on Stock Exchanges**

The Company's NCD's are listed at the following stock exchanges:

#### **BSE Ltd.**

P.J. Towers, Dalal Street, Mumbai - 400 001

Ph. No. +91 022 22721234

Email: corp.comm@bseindia.com

Website: [www.bseindia.com](http://www.bseindia.com)

### **(D) Registrar and Transfer Agents**

#### **i. Link Intime India Private Limited**

C 101, 1st Floor, 247 Park, Lal Bahadur Shastri Marg, Vikhroli

(West) Mumbai, Maharashtra-400083

Tel: 022 - 4918 6270 | Website: [www.linkintime.co.in](http://www.linkintime.co.in)

#### **ii. KFin Technology Private Limited**

**(Erstwhile known as Karvy Fintech Private Limited)**

KFintech, Tower – B, Plot No 31 & 32, Selenium Building,

Financial District, Nanakramguda, Gachibowli, Hyderabad –32

Tel: +91-040-67162222, +91- 040 – 79611000

Website: [www.kfintech.com](http://www.kfintech.com)

### **(E) Shareholding pattern as on March 31, 2025**

The shareholding pattern of the company forms part of Extract of Annual return which is available on the website of the Company.

### **(F) Address for Correspondences:**

#### **(i) Registered Office:**

505, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi-110033

Email: [compliance@satinhousingfinance.com](mailto:compliance@satinhousingfinance.com)

Website: [www.satinhousingfinance.com](http://www.satinhousingfinance.com)

## (ii) Corporate Office:

Plot No. 492, 2nd Floor, B-Wing, Udyog Vihar, Phase-III, Gurugram, Haryana  
122016

Email: [compliance@satinhousingfinance.com](mailto:compliance@satinhousingfinance.com)

Website: [www.satinhousingfinance.com](http://www.satinhousingfinance.com)

## (G) Debenture Trustees

### Catalyst Trusteeship Limited

810, 8th Floor, Kailash Building, 26, Kasturba Gandhi Marg, New Delhi –110001

Tel. No: +11 43029101, Fax: +91 22 4922 0505

Website: [www.catalysttrustee.com](http://www.catalysttrustee.com)

## (H) Credit Ratings and Change/ Revisions in Credit Ratings for Debt Instruments

Your Company's financial prudence is reflected in the strong credit rating ascribed by rating agencies. The ratings also derive strength from adequate risk management and control systems put in place by the Company, pristine asset quality and strong corporate governance.

Name of Rating Agency	Period	Nature of Borrowings	Rating assigned
ICRA Limited	March 18, 2024	i. Non-Convertible Debentures ii. Bank Facilities	[ICRA]A- ; Stable
INFOMERICS Valuation and Rating Private Limited	May 17, 2024	Non-Convertible Debentures	IVR A- Stable (IVR A Minus with Stable Outlook)

## (I) Fees paid to Statutory Auditors

Particulars	F.Y. 2024-25 (Amount in Lakhs)
Auditor's Fee	13.22
Other Services	28.25
<b>Total</b>	<b>41.46</b>

## 6. DISCLOSURES IN RELATION TO THE SEXUAL HARASSMENT OF WOMEN AT WORKPLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013

Number of complaints filed during the financial year 2024-25	Number of complaints disposed of during the financial year 2024-25	Number of complaints pending as on end of the financial year 2024-25
0	0	0

## **7. OTHER DISCLOSURES**

### **(i) Related Party Transactions**

All the related party transactions, entered into by the Company, during the financial year, were in its ordinary course of business and on an arm's length basis. There are no materially significant related party transactions entered by the Company with its Promoters, Key Management Personnel or other designated persons which may have potential conflict with the interest of the Company at large. The Policy on materiality of Related Party Transactions and also on dealing with such transactions is available on the website of the Company.

### **(ii) MD & CEO / CFO Certification**

MD & CEO / CFO Certification is being taken on quarterly basis and placed before the Board of Directors in the immediate next Board Meeting.

### **(iii) Codes of the Company**

#### **a. Code of Conduct for Direct Selling Agents (DSAs)/ Direct Marketing Agents (DMAs)**

This code will apply to person/legal entity involved in marketing and distribution of any loan or other financial products or services of HFCs. The DSA / DMA or/and its employees / representatives must agree to abide by this code prior to undertaking any direct marketing operation and distribution on behalf of the HFC. Any employee / representative of DSA / DMA found to be violating this code may be blacklisted and such action taken be reported to the HFC from time to time by the DSA / DMA. Failure to comply with this requirement may result in permanent termination of business of DSA/DMA with HFCs and may even lead to permanent blacklisting.

#### **b. Fair Practices Code**

This Code is applicable to all the products and services, whether they are provided by the Company or subsidiaries across the counter, over the phone, by post, through interactive electronic devices, on the internet or by any other mode, except in the event of any force majeure. The Code is based on ethical principles of integrity and transparency and all actions and dealings shall follow the spirit of the Code.

#### **c. Code of Commitment**

This is a voluntary Code, reflecting SHFL's positive commitment to customers/Members to provide easy, speedy and transparent access to our services. This Code is not only a citizens charter but also enshrines his obligations vis-à-vis SHFL.

The Code has been developed to:

- Promote good and fair practices in dealing with you;
- Increase transparency so that you can have a better understanding of what you can reasonably expect of the services;
- Improve our understanding of your needs through effective communication.
- Encourage co-operative spirit and movement;
- Promote a fair and cordial relationship between you and SHFL
- Foster confidence in the co-operative system and institutions.

#### **(iv) Whistle Blower Policy**

The Company is committed to adhere to the highest standards of ethical, moral and legal conduct of its business operations. To maintain these standards, the Company has implemented the Whistle Blower Policy (“**the Policy**”), to provide an avenue for employees to report matters without the risk of subsequent victimization, discrimination or disadvantage. The Policy applies to all employees working for the Company and its subsidiaries and no personnel have been denied access to the audit committee.

The Company take strong exception to any untoward business practices and encourages its stakeholders to make disclosures whether they are Directors, permanent/contractual employees, customers, contractors, vendors, suppliers, customers or any other person having an association with the Company.

Pursuant to the Policy, the whistle blowers can raise concerns relating to matters such as breach of Company’s Code of Conduct, fraud, bribery, corruption, employee misconduct, illegality, misappropriation of Company’s funds/assets etc. A whistle-blowing or reporting mechanism, as set out in the Policy, invites all employees to act responsibly to uphold the reputation of the Company and its subsidiaries. The Policy aims to ensure that serious concerns are properly raised and addressed and are recognized as an enabling factor in administering good governance practices. The details of the Whistle Blower Policy are available on the website of the Company.

**For and on behalf of the Board of  
Satin Housing Finance Limited**

**Place: Gurugram  
Date: April 25, 2025**

**Mr. Harvinder Pal Singh  
DIN: 00333754  
Director**

**Mr. Amit Sharma  
DIN: 08050304  
Managing Director & CEO**

## MANAGEMENT DISCUSSION & ANALYSIS REPORT

### The Company

Satin Housing Finance Limited (“SHFL or the Company”) is registered with National Housing Bank (NHB) under section 29A of National Housing Bank Act, 1987 vide Registration No. 11.0161.17 as a Housing Finance Company (HFC) Now, your Company is being regulated by Reserve Bank of India (RBI) and the Company need to follow the circulars, directions or/and notification issued by RBI from time to time such as Master Direction-Non-Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021 issued by RBI dated February 17, 2021.

Satin Housing Finance Limited (SHFL) is a professional managed Housing Finance Company having registered office at 505, 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, Azadpur, New Delhi-110033 and corporate office at Plot No. 492, 2nd Floor, B-Wing, Udyog Vihar Phase-III, Gurugram, Haryana-122016.

The main objects of the Company are as under:

- ❖ To carry on the business of housing finance in India.
- ❖ To carry on the business of providing Finance (long term and short term finance), and to undertake all lending and finance activity to any person or persons, Company, AOP, Corporations, Society(ies), Co-operative Societies, or associations, Institutions, Firms, Builders, Developers , persons or body of individuals, others, either individually or jointly, either at interest or without and / or with or without any security for the purpose of enabling the borrower for either, construction, erection, purchase, enlarge, or repair, renovate, furniture and fitting, equipment and such other things required of any house/s, flats, raw houses, bungalows, townships, rooms, huts used for housing/ residential purpose either in total or part thereof or otherwise, upon such terms and conditions as the Company may think fit and proper.

### Global Economic Prospects

#### Key Points

- Global growth is estimated to have stabilized at 2.7 percent last year and is forecast to hold steady at that pace over 2025-26.
- However, this pace is insufficient to foster sustained economic development, bolster catchup in per capita incomes, and offset the damage from several years of successive negative shocks. In all, global potential growth is estimated to have declined by about one third since the 2000s.
- Growth could be even weaker if downside risks materialize, such as adverse policy shifts and heightened policy uncertainty, growing trade fragmentation, slowing progress in reducing inflation, and weaker activity in major economies.

- The subdued growth outlook and multiple headwinds underscore the need for decisive policy action. Global policy efforts are required to safeguard trade, address debt vulnerabilities, and combat climate change.
- National policy makers also need to resolutely pursue price stability, as well as boost tax revenues and rationalize expenditures to bolster fiscal sustainability.
- To raise long-term growth and put development goals on track, interventions to mitigate conflict, lift human capital, and bolster labor force inclusion and food security are critical.

**Global activity: steady but subdued growth.** Global growth is stabilizing as inflation moderates and monetary easing supports activity. This should give rise to a modest but steady global expansion over 2025-26, at 2.7 percent per year. A deceleration in the two main engines of the global economy—the United States and China—is expected to be offset by firming growth elsewhere (figure A). Inflation is now close to targets in many advanced economies and EMDEs, with the share of economies with above-target inflation on a downward trend. Advanced-economy policy rates are expected to decline somewhat further this year but remain well above the unusually low levels of the 2010s (figure B). However, global growth appears to be settling at a relatively subdued pace—over 2025-26, it is projected to remain 0.4 percentage point below the 2010-19 average. This reflects both the prolonged effects of the adverse shocks of recent years, as well as a structural decline in the fundamental drivers of growth such as investment and trade (figure C). In all, global potential growth is estimated to have declined by about one-third since the 2000s.

**EMDE outlook: limited prospects for income catch-up.** Growth in EMDEs is forecast to remain at about 4 percent in 2025-26. In China, subdued consumption amid a continuing secular slowdown is expected to weigh on activity in 2025-26. Excluding China, EMDE growth is projected to firm from 3.5 percent in 2024 to an average of 3.8 percent in 2025-26. This pickup is anticipated to be broad-based, with growth strengthening in nearly 60 percent of these economies. Nevertheless, growth prospects appear insufficient to offset the damage from several years of successive negative shocks, with output in EMDEs expected to remain more than 5 percent below its pre-pandemic trend in 2026. From a longer-term perspective, catch-up toward advanced economy income levels has steadily slowed across EMDEs over the first quarter of the twenty-first century. Following the 2020 global recession, outright divergence from advanced-economy incomes has occurred in many vulnerable EMDEs, with earlier progress LICs being reversed (figure D).

**Risks to the outlook: tilted to the downside.** The global outlook is surrounded by substantial uncertainty, with risks tilted to the downside. Global growth could turn out to be weaker on account of potential adverse changes in trade policies and heightened policy uncertainty. A surge in trade distorting measures, often disproportionately affecting EMDEs, poses a risk to global trade and economic activity (figure E). More broadly, a sustained increase in global policy uncertainty could also dampen growth (figure F). Heightened geopolitical tensions and conflict escalations relating to Russia’s invasion of Ukraine, events in the Middle East, and instability elsewhere could disrupt global trade and commodity markets. In affected EMDEs, intense conflicts could severely set back development goals and result in large long-term output losses. Other risks include higher inflation, extreme weather related to climate change, and weaker-than-anticipated growth in some major economies. On the upside, faster progress on disinflation and stronger activity in key economies could lead to faster-than-expected global growth.

**Global policy challenges: safeguard trade, address debt vulnerabilities, and combat climate change.** As the first quarter of the twenty-first century concludes, the overarching challenge facing policy makers is to sustainably raise growth rates and put a wide range of development objectives on a better trajectory. This will entail addressing multiple pressing concerns. Enhanced

international cooperation is needed to limit growing trade fragmentation and safeguard a rules based multilateral trade system. Decisive and coordinated policy action is also needed to tackle high debt burdens and avoid the economic and social costs of sovereign defaults, particularly in some highly vulnerable EMDEs. It is critical for the global community to boost concessional financing in light of the sharp post-pandemic decline in grants to LICs. Global cooperation is also essential to tackle climate change and biodiversity loss, mounting food insecurity, and conflict.

**Near-term domestic policy challenges: ensure price stability and rebuild fiscal space.** The uneven decline of inflation in EMDEs underscores that some central banks may need to slow the pace of monetary easing or even tighten policy to maintain credible inflation-targeting frameworks. Moreover, adverse shifts in investor sentiment could trigger sizable capital outflows from EMDEs, generating inflationary risks from currency depreciation. Rising debt-servicing costs, particularly for LICs, highlight that many vulnerable EMDEs need to rebuild fiscal buffers. EMDEs will also need to mobilize additional fiscal resources to undertake investments geared toward sustainable growth and addressing long-standing development challenges.

**Structural policy priorities: lifting long-term growth and mitigating conflict.** Over the longer term, comprehensive and wide-ranging reforms will be necessary to address the root causes of insufficient growth in many EMDEs. Tackling the rising incidence of conflict is crucial to reverse large declines in living standards in affected countries. Targeted policies are also needed to boost growth-enhancing investment, including in human capital, and advance labor force inclusion, especially in regions where working-age populations are projected to increase substantially. Bolstering food security is paramount—acute food insecurity remains elevated, with dire implications for both the immediate well-being and the lifetime prospects of those affected.

### **Indian Economy**

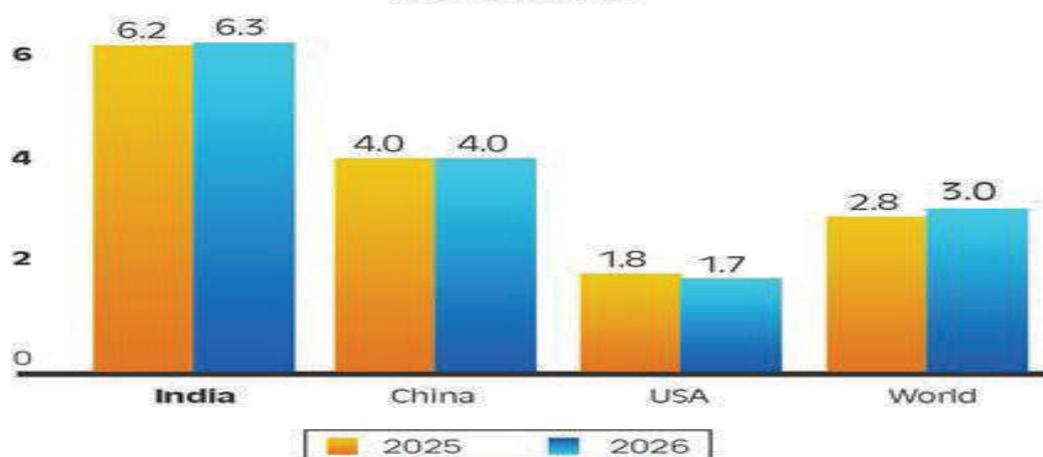
India is poised to lead the global economy once again, with the International Monetary Fund (IMF) projecting it to remain the fastest growing major economy over the next two years. According to the April 2025 edition of the IMF's World Economic Outlook, India's economy is expected to grow by 6.2 per cent in 2025 and 6.3 per cent in 2026, maintaining a solid lead over global and regional peers.

The April 2025 edition of the WEO shows a downward revision in the 2025 forecast compared to the January 2025 update, reflecting the impact of heightened global trade tensions and growing uncertainty. Despite this slight moderation, the overall outlook remains strong. This consistency signals not only the strength of India's macroeconomic fundamentals but also its capacity to sustain momentum in a complex international environment. As the IMF reaffirms India's economic resilience, the country's role as a key driver of global growth continues to gain prominence.

India is projected to remain the fastest-growing large economy for 2025 and 2026, reaffirming its dominance in the global economic landscape. The country's economy is expected to expand by 6.2 per cent in 2025 and 6.3 per cent in 2026, outpacing many of its global counterparts. In contrast, the IMF projects global economic growth to be much lower, at 2.8 per cent in 2025 and 3.0 per cent in 2026, highlighting India's exceptional outperformance.

## Global Economic Growth Rates

(2025-2026)



Source: IMF World Economic Outlook, April 2025

*\*GDP growth rates for India are on a fiscal year (FY) basis, 2025 refers to 2025/26*

The IMF has also revised its growth estimates for other major global economies. China's GDP growth forecast for 2025 has been downgraded to 4.0 per cent, down from 4.6 per cent in the January 2025 edition of the World Economic Outlook. Similarly, the United States is expected to see a slowdown, with its growth revised downward by 90 basis points to 1.8 per cent. Despite these revisions, India's robust growth trajectory continues to set it apart on the global stage.

India's economic outlook for 2025 and 2026 remains one of the brightest among major global economies, as highlighted by the IMF. Despite global uncertainties and downward revisions in growth forecasts for other large economies, India is set to maintain its leadership in global economic growth. Supported by strong fundamentals and strategic government initiatives, the country is well-positioned to navigate the challenges ahead. With reforms in infrastructure, innovation, and financial inclusion, India continues to enhance its role as a key driver of global economic activity. The IMF's projections reaffirm India's resilience, further solidifying its importance in shaping the global economic future.

### Overview of Housing Finance Sector

#### Key Highlights

- Individual housing loans outstanding as on 30-09-2024 stood at ₹33.53 lakh crore, showing growth of 14% over the corresponding period of previous year.
- As on 30-09-2024, EWS & LIG accounted for 39%, MIG accounted for 44% and HIG accounted for 17% of outstanding individual housing loans.
- Individual housing loan disbursements during half year ended 30-09-2024 were ₹4.10 lakh crore while disbursements during the year ended 31-03-2024 were ₹9.07 lakh crore.
- For the quarter ended September 2024, the Housing Price Index (NHB-RESIDEX) recorded y-o-y increase of 6.8% as compared to 4.9% during previous year.
- Major initiatives of GoI, such as PMAY-G, PMAY-U, impact assessment of PMAY-U, Urban Infrastructure Development Fund (UIDF), Affordable Rental Housing Complexes (ARHC) scheme, etc. have been covered in the report.

- The report identifies regional disparities in credit flow and vulnerability to climate related risks, as some of the key challenges to be addressed by the sector. It also identifies technological advancements in construction, digitization of land records etc. as some of the factors which will facilitate growth opportunities for the sector.

In FY24, HFCs' loan portfolios grew by 13.2% to Rs. 9,60,000 crore (US\$ 110.5 billion), aligning with CareEdge's 12-14% growth forecast. The sector is expected to see 12.7% and 13.5% YoY growth in FY25 and FY26, driven by strong equity inflows and capital reserves. The retail housing segment remains the key growth driver, while cautious expansion is observed in wholesale lending. Additionally, HFCs' asset quality has improved significantly, with gross non-performing assets (GNPA) falling to 2.2% in March 2024 from a peak of 4.3% in March 2022. These factors position the housing finance market for sustained expansion over the next decade.

## **Opportunities and Threats**

### **Opportunities**

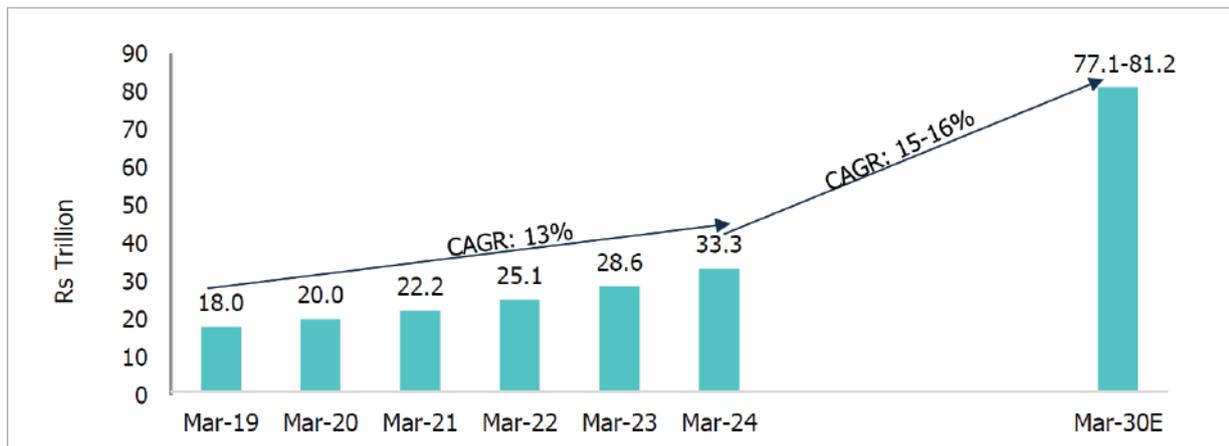
- The level of mortgage penetration in India is much lower than that of developed nations suggesting headroom for growth.
- Post Covid there is a need for larger homes leading to rise in demand for ready to move in or near completion properties.
- Shift in investor driven real estate market to an end user driven market leading to higher demand backed by new project launches by top developers.
- Expansion in tier II and beyond with the rise in reverse migration.
- Focus on technology to enhance end-to-end digital journeys and deliver superior borrowing experience to customers.

### **Threats**

- Housing finance companies in India are facing challenges related to the increase in policy rates, which might cause slower demand and growth.
- The flattening yield curves and increasing rate cycle, in turn, may result in short-term asset-liability mismatches and negatively affect their borrowing profile and profitability.
- The highly competitive market adds further pressure to maintain profitable expansion while preserving asset quality.
- If there is an economic downturn in major economies, it could result in macroeconomic issues such as heightened cost inflation, interest rates, and currency volatility, all of which may put stress on asset quality.

## **Housing Finance: Favourable medium-to-long term outlook**

The individual housing loan portfolio for the industry (incl. banks and HFCs) stood at Rs 33 trillion as of March 2024, reflecting a steady growth of ~13% CAGR over the last six years. In the context of total systemic credit, housing loans constituted 14% of the overall share as of March 2024.

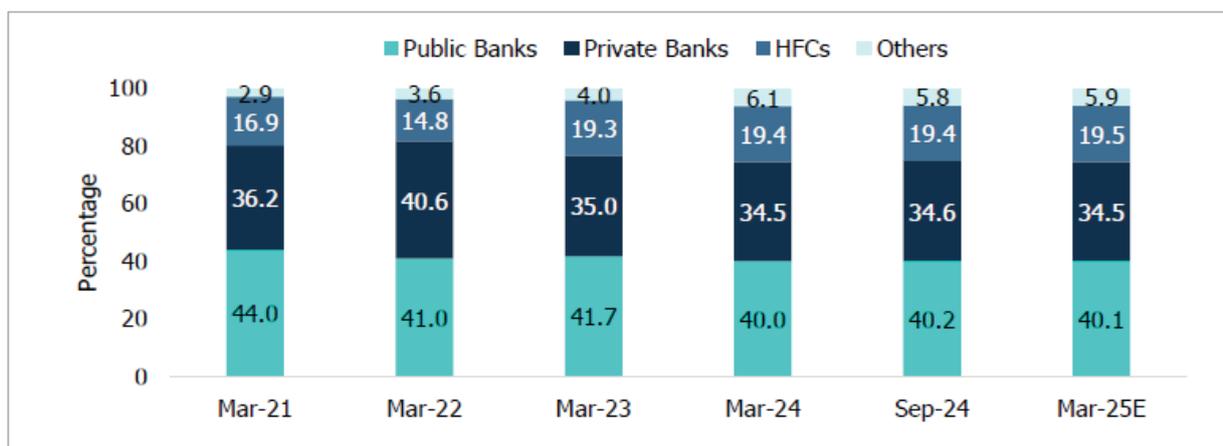


Source: National Housing Bank, CareEdge Ratings

This growth is underpinned by long-term structural drivers such as improved affordability, rising urbanisation, increasing nuclear families, premiumisation in housing demand, and government initiatives like 'Housing for All.' Supported by these favourable growth drivers, CareEdge Ratings forecasts the housing finance market to grow at a CAGR of 15-16% between FY25-FY30.

### **HFCs market share has remained stable**

Public sector banks continued to dominate the housing loan market with a 40.0% share as of March 2024, while private sector banks had the second-largest share at 34.5%. During FY19-24, banks' housing loan portfolio (including HDFC Ltd.'s Merger with HDFC Bank) has grown at a CAGR of 18%, while HFCs have grown by 11%. The higher growth rate of banks is partially contributed by the relative cost of funds advantage over HFCs and rising ticket sizes of disbursements, aided by increasing property prices in metro and urban cities.



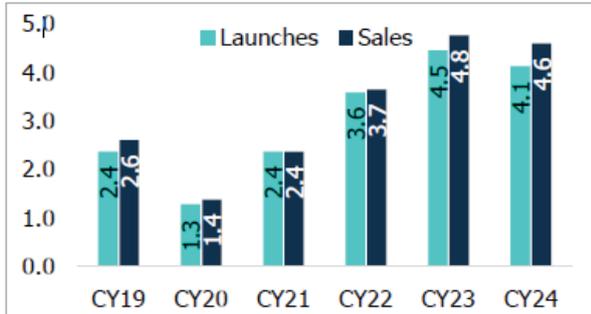
Source: CRIF Highmark, CareEdge Ratings, note: HDFC Ltd portfolio is included under private banks from Mar-23 onwards

Given the significant growth potential of the housing finance market and the differences in product and customer segmentation between banks and housing finance companies (HFCs), CareEdge Ratings believes that both lender segments have ample room for growth. While banks primarily focus on higher-ticket loans to salaried customers with good credit profiles in metropolitan and urban areas, HFCs focus on relatively smaller-ticket loans to customers, including the self-employed, in tier 2 and below cities, where lending is based on the assessed income model. Considering HFCs' specialised product offerings and deeper reach, the market share of HFCs within the housing loan market has remained stable at 18-19%, and this trend is expected to continue in the medium term.

## Post-pandemic surge in residential property sales with normalising disbursements

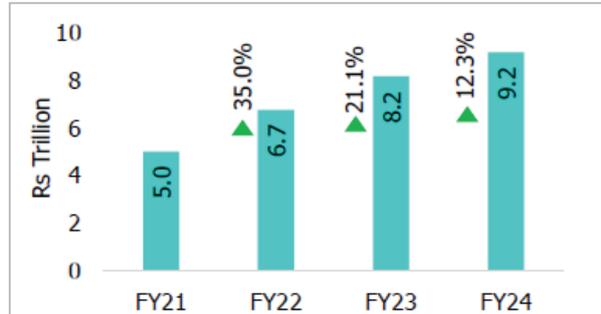
As one of the key drivers of the housing finance industry, the residential properties market remained buoyant, with sales showing an absolute growth of 74% since CY19 to 4.6 Lakh units in CY24.

### Residential Properties - sales & launches



Source: Anarock, CareEdge Ratings

### Disbursements – Housing Finance market



Source: National Housing Bank, CareEdge Ratings

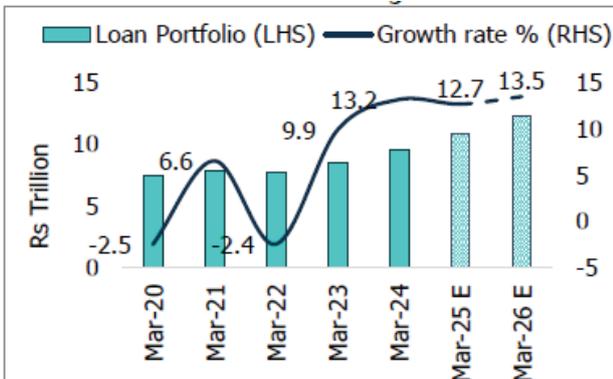
While the sales performance in CY24 reflected continued buyer confidence and market resilience, the year saw a slight decline in sales compared to the previous year due to demand stabilisation post-pandemic. In sync with the sales and launch trends in residential property, housing loan disbursements too moderated to 12.3% during FY24 as pent-up demand post-pandemic was seen normalising. Furthermore, this normalisation is based on higher-than-average growth post-pandemic and an increase in residential property prices.

Despite some moderation, a sustained demand for residential properties remains, both as a means of housing and as an investment option, which bodes well for HFCs.

## Future Outlook

Driven by favourable growth drivers and a buoyant residential property market, the loan portfolio of HFCs grew by 13.2% to Rs 9.6 trillion as of March 2024, in line with CareEdge Ratings growth projection of 12-14% for FY24. In FY23, the first full year of post-pandemic recovery, retail loan growth rebounded, and the declining trend in the developer finance portfolio reversed. While growth continues to be led by retail loans, wholesale loans comprising project financing and lease rental discounting also witnessed growth during FY24.

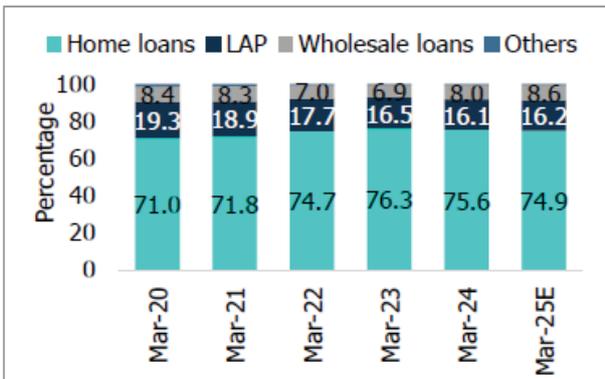
### HFCs: Portfolio Size & Growth



Source: RBI, CareEdge Ratings

Note: HFC data excludes HDFC Ltd.

### Portfolio mix of HFCs



Source: Company Reports of top 15 HFCs, CareEdge Ratings

The share of wholesale loans has increased by 100 basis points to 8% as of March 2024. While HFCs are cautiously growing this segment, the share of wholesale book is expected to grow in the medium term, driven by healthy, though moderated, residential sales and a shrinking pool of stressed developer exposures for larger HFCs.

CareEdge Ratings projects YoY credit growth of 12.7% and 13.5% for FY25 and FY26, respectively, for the HFCs. The downside risks to this growth include tighter liquidity, heightened competition, and conscious credit curtailment by HFCs in riskier areas.

### **India Housing Finance Market – Significant Growth Factors**

The India Housing Finance Market presents significant growth opportunities due to several factors:

- **Government Initiatives:** Government schemes like Pradhan Mantri Awas Yojana (PMAY) offering subsidies and incentives fuel demand for housing finance. These initiatives aim to provide affordable housing to economically weaker sections, driving loan uptake and fostering market growth.
- **Urbanization:** Rapid urbanization prompts increased demand for housing, creating opportunities for financing solutions. With a significant portion of the population migrating to cities, housing finance companies can capitalize on this trend by offering tailored loan products suited to urban living needs.
- **Interest Rate Trends:** Fluctuations in interest rates influence housing loan affordability. As interest rates decrease, borrowers find financing more accessible, stimulating demand for housing finance products and spurring market expansion.
- **Technology Adoption:** Integration of technology streamlines loan processing, enhances customer experience, and reduces operational costs for housing finance providers. Opportunities lie in embracing digital platforms, artificial intelligence, and data analytics to offer efficient and personalized services, attracting tech-savvy borrowers.
- **Demographic Shifts:** Changing demographics, including a rising middle class and increasing disposable incomes, present opportunities for housing finance companies to cater to diverse customer segments. Tailoring loan products to meet the evolving needs and preferences of different demographics can unlock new market opportunities.
- **Real Estate Development:** Growth in real estate development projects, particularly in tier 2 and tier 3 cities, offers prospects for housing finance market expansion. Financing opportunities arise from partnerships with developers, funding affordable housing projects, and facilitating home purchases in emerging property markets, driving overall market growth.

### **India Housing Finance Market – Significant Threats**

The India housing finance market faces several significant threats that could impact its growth and profitability in the future. Some of these threats include:

- **Economic Instability:** Fluctuations in economic conditions, such as recession or inflation, can impact borrowers' ability to repay loans and lead to increased default rates, affecting the financial health of housing finance companies.
- **Regulatory Changes:** Rapid changes in regulatory policies, including interest rate regulations or lending norms, can disrupt business operations and profitability, requiring companies to adapt quickly to remain compliant.
- **Market Saturation:** Saturation in key urban markets may limit expansion opportunities, prompting companies to explore untapped rural or semi-urban areas where demand might be lower.
- **Credit Risk:** High levels of non-performing assets (NPAs) due to defaults or delinquencies pose a threat to the stability of housing finance companies, necessitating stringent risk management practices.
- **Technological Disruption:** Failure to embrace technological advancements, such as digitalization and automation, may result in companies falling behind competitors in service quality and operational efficiency.
- **External Shocks:** External factors like natural disasters, geopolitical tensions, or global economic downturns can significantly impact the housing market, leading to reduced demand and financial losses for housing finance firms.

### **Outlook, Risk and Concerns**

*India's housing finance market is projected to double to ₹81 lakh crore (US\$ 928 billion) in 5 years, driven by rising ticket sizes, government support, and steady demand.*

The sector of home finance is anticipated to grow further during the following five years. The sector will expand as a result of increased accessibility, greater openness, rising urbanisation, and government incentives. Housing demand has increased across the country as a result of changing lifestyles, societal perspectives, and expanding labour mobility. Future forecasts show that these patterns will persist. Moving into larger residences is more likely as income grows. Younger borrowers of housing loans, increased need for independent homes, government programmes to provide cheap housing, and interest concessions under the Pradhan Mantri Awas Yojana should all contribute to rising housing financing demand.

India's housing finance sector is poised for significant expansion, with projections indicating a doubling of its market size from ₹33 lakh crore (US\$ 378 billion) to ₹81 lakh crore (US\$ 928 billion) over the next 5 years. This growth is underpinned by structural demand, favourable policy incentives, and a shift towards higher-value housing loans. The indication from the RBI is that though there are upside risks to the food inflation outlook, the long pause in the rate hike cycle is here to stay for a comparatively longer period, with retail inflation hovering around the central bank's tolerance limit of 4%. Apart from lower interest rates, other major factors influencing the affordable housing market are broad-based economic development and job growth.

Between FY22 and FY24, housing loans witnessed a 17% compound annual growth rate (CAGR) in banks, while HFCs expanded at a 12% CAGR. The report forecasts that HFCs will continue to grow at 12.7% in FY25 and 13.5% in FY26, driven by increasing demand in the retail segment.

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

<b>Risk</b>	<b>Exposure arising from</b>	<b>Measurement</b>	<b>Management</b>
Credit risk	Cash and cash equivalents (other than cash), loans, financial assets measured at amortised cost	Ageing analysis	Highly rated bank deposits and diversification of asset base and collaterals taken for assets
Liquidity risk	Borrowings and other financial liabilities	Cash flow forecasts	Availability of committed credit lines and borrowing facilities
Market risk - interest rate	Variable rates borrowings	Sensitivity analysis	Negotiation of terms that reflect the market factors

The Company's risk management is carried out by a central treasury department (of the Company) under policies approved by the board of directors. The board of directors provides written principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk and investment of excess liquidity. The Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

1. Low credit risk on financial reporting date
2. Moderate credit risk
3. High credit risk

SHFL has a well-defined risk governance structure which provides for identification, assessment and management of risks. Risk management involves making decisions and establishing governance systems that embed and support effective risk process, as well as building an organizational culture that supports agility.

### **Digitalisation**

Affordable Housing Finance and Secured Business Loans are industries where personal interaction is crucial. While technology plays a facilitating role, the human touch remains indispensable in lending. SHFL firmly believes in fostering this human connection throughout its lending process.

Despite having a diverse range of products catering to both urban and rural clients, SHFL has adapted its file processing methods slightly to align with the new social distancing norms. The company emphasizes providing personalized, doorstep services to its customers, predominantly salaried and self-employed individuals. SHFL educates its customers on the importance of maintaining proper documentation and strives to understand their needs thoroughly.

Credit assessment is a challenging task, and personal meetings with customers are deemed essential before loan disbursement. This approach has been the norm in the market and is likely to persist. Home Loans and Secured Business Loans primarily operate offline, with online platforms mainly utilized for lead generation and initial loan applications. However, offline visits by credit

experts are crucial for assessing the financial stability of clients, especially in informal business sectors.

In rural areas, where access to computers is limited, offline loan application processes are prevalent. Offline modes are expected to dominate the rural home loans market for the foreseeable future. While online platforms can serve as lead generators for Home Loans and Urban Secured Business Loans, complete online execution remains impractical.

Online lending is gaining momentum, particularly in unsecured loans, but strict on-field credit verifications are still necessary for disbursements. Digital tools such as mobile apps and AI have significantly reduced turnaround times. Real-time KYC document verification, facial recognition AI, and income verification tools enhance the efficiency of the lending process.

Furthermore, psychometric tests gauge clients' repayment intentions, while real-time monitoring of bank statements and UPI payment integration streamline transactions. These advancements have reduced reliance on intermediaries and improved the overall efficiency of the lending process.

### **Performance**

SHFL's net worth stood at Rs. 262.30 Crore for the year ended March 31, 2025. As on that date, the regulatory Capital to Risk Assets Ratio (CRAR) was 52.27%.

SHFL's Total Income during the year ended March 31, 2025 is Rs. 115.14 Crore as compared to previous period ended March 31, 2024 is Rs. 92.31 Crore and net profit after tax during the year ended March 31, 2025 is Rs. 4.04 Crore as compared to previous year ended March 31, 2024 Rs. 8.74 Crore.

We have put lot of emphasize on the credit quality and customer selections. SHFL is a credit driven organization viz-a-viz number driven organization. The company has a very good portfolio mix of salaried and SENP Customers and have followed the fundamental theme of making it a pure housing finance company wherein our Portfolio is having 64.50% Home Loans. The Company has kept such a high provision even after achieving great collection efficiency in FY 2024-25.

### **Financial Highlights**

*(Amount in Lakhs)*

Particulars	For the Year from 01 April, 2024 to 31 March 2025	For the Year from 01 April, 2023 to 31 March 2024
Income from Operations	11012.09	8,798.48
Other Income	502.64	432.82
<b>Total Income</b>	<b>11514.73</b>	<b>9,231.30</b>
Less: Expenses	10973.99	8,062.50
Profit / (Loss) before tax	540.74	1,168.80
Add/ (Less): Tax expenses	136.48	294.37
<b>Net Profit / (Loss) after Tax</b>	<b>404.26</b>	<b>874.43</b>
Other Comprehensive Income	-328.93	616.72
Total Comprehensive Income	75.33	1,491.15
<b>Earnings per share (Basic)</b>	<b>0.29</b>	<b>0.74</b>
<b>Earnings per Share(Diluted)</b>	<b>0.29</b>	<b>0.74</b>

## **Resource Mobilisation**

### **b. Term Loans from Banks and Financial Institutions**

As of 31 March, 2025, the outstanding term loans from banks and financial institutions were Rs. 557.60 Crore. The Company received fresh sanctions from banks and financial institutions amounting to Rs. 247.64 Crore. The average tenure of term loans raised during the financial year under review was more than 2 years.

### **c. Refinance from National Housing Bank (NHB)**

Under the National Housing Bank (NHB) refinance scheme, the Company did not receive any refinance assistance during FY 2024-25. The outstanding NHB refinance as of March 31, 2025 is at Rs. 54.14 Crore as against Rs. 68.53 Crore in the previous year.

### **d. Issuance of Equity via Right Issue**

During the year under review, the Company raised Rs. 70 Crore by way of issuing the equity shares on right issue basis to the existing shareholders on pro-rata basis. The equity shares were allotted to Satin Creditcare Network Limited i.e. Holding Company on face value of Rs. 10 each equity share and premium of Rs. 21.20 & Rs. 21.55 each equity share aggregating to Rs. 35 Crore (approx.) each on August 05, 2024 and November 25, 2024 respectively. The paid-up capital of the Company as on March 31, 2025 stood at Rs. 151.93 Crore as compared to Rs. 129.62 Crore as on March 31, 2024.

## **Accolades**

- “A- Stable” Credit Rating from ICRA;
- AUM of Rs. 900 Crore+ as on March 31, 2025;
- Multiple DA Transactions with highly reputed NBFCs;
- Borrowings from PSUs
- NHB Refinance - The National Housing Bank (NHB) offers refinance assistance to Housing Finance Companies (HFCs) in respect of their loans given to individuals for housing. SHFL is one of the few companies to receive refinance assistance within short period of its operations;
- Observed March 2025 as the highest disbursal month; and
- Highly balanced quality portfolio focused on end user home loans

## **Internal Control Systems and their adequacy**

The Company has established robust financial controls tailored to its size, scope, and operational complexity as reflected in its financial statements. These controls are designed to ensure the reliability of financial information, uphold integrity in business conduct, maintain accurate and complete accounting records, and prevent and detect fraud and errors.

These controls encompass measures to safeguard the Company's assets, adherence to policies, and the prevention and detection of unauthorized asset use, disposal, or fund misappropriation. They play a crucial role in verifying the accuracy and completeness of accounting records and facilitating the timely preparation of dependable financial disclosures. Oversight of these

procedures is ensured by the Audit Committee, which ensures proper authorization, documentation, description, and monitoring of all processes.

SHFL maintains a dedicated in-house Internal Audit department equipped with processes and systems to devise an annual audit plan and maintain optimal portfolio quality while mitigating risks. Quarterly Regional Office Audits and Compliance Audits, guided by feedback from other audits, further reinforce internal scrutiny. Additionally, an annual Secretarial Audit is conducted by an Independent Secretarial Auditor appointed by the Board of Directors upon the Audit Committee's recommendation.

The Audit Committee, composed of independent directors, regularly reviews internal audit reports, assessing findings, the adequacy of internal controls, and ensuring compliance. It also engages with the Company's Statutory Auditors to gather insights on financial statements, including the financial reporting system's integrity, adherence to accounting policies and procedures, and the effectiveness of internal controls and systems.

The implementation of Information System Security controls enables the Company to manage technology-related risks effectively while enhancing business efficiency and distribution capabilities. The Company remains committed to investing in IT systems, including backup systems, to enhance operational efficiency, customer service, and decision-making processes.

## **Robust Corporate Governance**

The governance structure of SHFL is designed to ensure transparency, accountability, and effective decision-making. With a robust framework in place, our annual report serves as a comprehensive overview of our governance practices. The report highlights our strong board of directors, their diverse expertise, and their commitment to upholding the highest standards of corporate governance. We provide insights into our governance policies, risk management strategies, and ethical practices, showcasing our dedication to responsible business conduct. Our governance structure aims to demonstrate our commitment to sound governance principles and foster trust among our stakeholders.

## **Our Governance Philosophy**

We steadfastly uphold the utmost levels of ethical integrity, corporate governance, and regulatory compliance. These fundamental pillars serve as the foundation of our robust corporate governance policy. We actively embrace and consistently enhance our adherence to good governance practices. Our esteemed Board of Directors plays a pivotal role in steering ahead our Company's trajectory and assessing our performance in line with corporate governance standards. Our evaluation criteria encompass key areas such as compliance, internal control, risk management, information technology, customer service, and social and environmental responsibility.

## **Key Policies**

### **a. Customer grievance policy:**

The Company's governance policy guarantees a prompt, harmonious, and comprehensive resolution of customer complaints through an efficient grievance management process.

### **b. Whistle blower policy:**

The Company promotes and encourages employees to promptly communicate any suspicions or observations of actions that may indicate corrupt, illegal, or undesirable conduct.

**c. Prevention of sexual harassment (POSH):**

The Company asserts an unwavering commitment to a zero-tolerance policy towards sexual harassment

Corporate Governance in the Company goes beyond the fundamentals of the legislative and regulatory compliance. The management strives to entrench an enterprise-wide culture of good corporate governance. With an aim to ensure the same, all the decisions are taken in a fair, transparent manner and within an ethical framework. This promotes the responsible consideration of all stakeholders, while also holding decision-makers appropriately accountable. In line with the philosophy, that good governance is an evolving discipline, governance structures, practices and processes are actively monitored and revised from time-to-time to reflect the best ethical practice.

**Key responsibilities of the Board**

SHFL is subject to the regulations of the RBI ('Reserve Bank of India') and SEBI ('Securities and Exchange Board of India'). The Corporate Governance structures and practices are predominantly impacted by the respective regulations of these ruling bodies.

The Company has well developed system of compliance in place and the Quarterly Compliance certificate on quarterly basis confirming the compliances w.r.t. relevant laws, rules and regulations being taken from all departments of the Company. The quarterly compliance certificates obtained from the departments of the Company are placed before the Board for its consideration.

Further, annual review of the compliance of the Fair Practices Code and functioning of the Grievance Redressal Mechanism also being conducted. All the desired committees had been constituted as per the applicable provisions and the Company is complying with the guidelines. Internal Guidelines on Corporate Governance was approved by the Board in its Meeting dated July 30, 2019 and reviewed on April 22, 2024. The Company undertaken its activities in compliance with the Internal Guidelines on Corporate Governance.

**Material development in Human Resources/Industrial Relations front, including number of people employed**

As of March 31, 2025, your Company had a workforce of 486 employees. The contributions of these employees are integral to both the qualitative and quantitative aspects of the Company's performance. To enhance staff capabilities in leadership, team building, knowledge accessibility, and productivity, the Company effectively utilizes its performance management system.

To address the evolving training needs of employees, an exclusive Training and Development Department, led by a senior officer, has been established. Throughout the year, in-house on-the-job coaching and comprehensive training programs across various functional areas were conducted to enhance employee skills and functional effectiveness.

Furthermore, executives were assigned to external training programs and seminars covering topics such as risk management, regulatory guidelines, anti-money laundering, and fair practices code. These initiatives enabled staff members to refine their expertise in their respective areas of responsibility.

New employees undergo an induction program covering business requirements, Company processes, regulatory compliance, and personality development. There have been no significant developments in human resources or industrial relations that adversely affected the Company's business.

Despite facing challenges in the past year, the Company focused on promoting existing talent to leadership roles. This cohesive leadership team has made strategic decisions and demonstrated high efficiency. With strong leadership in place, the organization is aligned with new business requirements and roadmap, facilitating the rebuilding of the business and offering customers an integrated suite of financial services. The new organizational strategy aims to foster strong synergy and alignment with emerging business needs.

### **Cautionary Statement**

Some of the statements made in the Management Discussion & Analysis describing the Company's objectives, projections, estimates, and expectations may be "forward-looking statements" within the meaning of applicable securities laws & regulations. Actual results could differ from those expressed or implied. Important factors that could make a difference to the Company's operations include economic conditions affecting demand supply and price conditions in the domestic & overseas markets in which the Company operates, changes in the government regulations, tax laws & other statutes and other incidental factors.

**For and on behalf of the Board  
of Satin Housing Finance Limited**

**Place: Gurugram  
Date: April 25, 2025**

**Harvinder Pal Singh  
DIN: 00333754  
Director**

**Amit Sharma  
DIN: 08050304  
Managing Director & CEO**

## ANNUAL REPORT ON CSR ACTIVITIES FOR FINANCIAL YEAR 2024-25

### 2. Brief Outline on CSR Policy of the Company:

The Corporate Social Responsibility (“CSR”) of SHFL is broadly framed taking into account the following measures:

- Welfare measures for the community at large, so as to ensure the poorer section of the society deriving the maximum benefits.
- Contribution to the society at large by way of social and cultural development, imparting education, training and social awareness especially with regard to the economically backward class for their development and generation of income to avoid any liability of employment.

### 2. Composition of CSR Committee: N.A.

### 3. Provide the web-link where CSR Policy and CSR projects approved by the board are disclosed on the website of the Company:

CSR Policy at <https://satinhousingfinance.com/policies/>

CSR projects at <https://satinhousingfinance.com/corporate-social-responsibility/>

### 4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of rule 8, if applicable: N.A.

### 5. (a) Average net profit of the Company as per sub-section (5) of Section 135 -

(b) Two percent of the average net profit of the Company as per sub-section (5) of Section 135 – Rs. 15,86,100/-

(c) Surplus arising out of CSR Projects or programmes or activities of the previous financial years- Nil

(d) Amount required to be set-off for the financial year, if any – Nil

(e) Total CSR obligation for the financial year [(b)+(c)-(d)] – Rs. 15,86,100/-

### 6. (a) Amount spent on CSR Projects (both Ongoing Projects and other than Ongoing Project) – Rs. 15,86,100/-

(b) Amount spent in Administrative Overheads – Nil

(c) Amount spent on Impact Assessment, if applicable – N.A.

(d) Total amount spent for the Financial Year [(a)+(b)+(c)] – Rs. 15,86,100/-

(e) CSR amount spent or unspent for the Financial Year:

Total Amount spent for the Financial Year. (in INR)	Amount Unspent (in INR)				
	Total Amount transferred to Unspent CSR Account as per sub-section (6) of section 135.		Amount transferred to any fund specified under Schedule VII as per second proviso to sub-section (5) of section 135		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
Rs. 15,86,100/-	Nil				

**(f) Excess amount for set-off, if any:**

Sl. No.	Particulars	Amount
(1)	(2)	(3)
(i)	Two percent of average net profit of the company as per sub-section (5) of section 135	Rs. 15,86,100/-
(ii)	Total amount spent for the financial year	Rs. 15,86,100/-
(iii)	Excess amount spent for the Financial Year [(ii)-(i)]	Nil
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous Financial Years, if any	Nil
(v)	Amount available for set off in succeeding Financial Years [(iii)-(iv)]	Nil

**7. Details of Unspent Corporate Social Responsibility amount for the preceding three Financial Years:**

1	2	3	4	5	6	7	8
Sl. No.	Preceding Financial Year(s)	Amount transferred to Unspent CSR account under sub-section (6) of section 135 (in INR)	Balance Amount in Unspent CSR Account under sub-section (6) of section 135	Amount spent in the Financial Year (in INR)	Amount transferred to a Fund as specified under Schedule VII as per second proviso to sub-section (5) of Section 135, if any	Amount remaining to be spent in succeeding Financial Years (in INR)	Deficiency, if any
1	2023-24	Not Applicable					
2	2022-23	Not Applicable					
3	2021-22	Not Applicable					

**8. Whether any capital assets have been created or acquired through Corporate Social Responsibility amount spent in the Financial Year: Nil**

**If Yes, enter the number of Capital assets created/acquired: Not Applicable**

**Furnish the details relating to such asset(s) so created or acquired through Corporate Social Responsibility amount spent in the Financial Year:**

Sl. No.	Short particulars of the property or asset(s) including complete address and location of the property]	Pin code of the Property or asset(s)	Date of creation	Amount of CSR amount spent	Details of Entity/Authority/ beneficiary of the registered owner		
1	2	3	4	5	6		
					CSR Registration Number, if applicable	Name	Registered Address
N.A.							

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/ Municipal Corporation/ Gram panchayat are to be specified and also the area of the immovable property as well as boundaries)

9. Specify the reason(s), if the company has failed to spend two percent of the average net profit as per sub-section (5) of Section 135: N.A.

**For and on behalf of the Board  
of Satin Housing Finance Limited**

Place: Gurugram  
Date: April 25, 2025

**Harvinder Pal Singh**  
DIN: 00333754  
Director

**Amit Sharma**  
DIN: 08050304  
Managing Director & CEO

**SECRETARIAL AUDIT REPORT FOR THE FINANCIAL YEAR ENDED  
MARCH 31, 2025 (Form No. MR-3)**

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

To,  
**The Members of**  
**Satin Housing Finance Limited**  
505, 5<sup>th</sup> Floor, Kundan Bhawan,  
Azadpur Commercial Complex  
Azadpur, New Delhi-110033

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to corporate practices by **SATIN HOUSING FINANCE LIMITED** (CIN: U65929DL2017PLC316143) (hereinafter called the company). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of Company's books, papers, minute books, forms and returns filed and made available 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, in our opinion we hereby report that, the Company has, during the audit period covering the financial year ended on **March 31, 2025** complied with the statutory provisions stated 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:

We 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, 2025** 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-  
**Not Applicable during the Financial Year under review**
- 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 there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings- **Not applicable during the Financial Year under review;**
- v. The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') to the extent applicable:
  - a) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

- b) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011- **Not Applicable during the Financial Year under review;**
  - c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018- **Not Applicable during the Financial Year under review;**
  - d) The Securities and Exchange Board of India (Share based Employee Benefits) Regulations, 2021- **Not Applicable during the Financial Year under review;**
  - e) The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
  - f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Companies Act and dealing with client - **Not Applicable during the Financial Year under review;**
  - g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021- **Not Applicable during the Financial Year under review;** and
  - h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018- **Not Applicable during the Financial Year under Review;**
- vi. The Company has identified and confirmed the following laws as being specifically applicable to the Company:
1. Rules, Regulations and Guidelines issued by the Reserve Bank of India as are applicable to NBFCs-HFCs.
  2. The National Housing Bank Act, 1987, Regulation(s)/direction(s) made thereunder.
  3. Master Direction- Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021.
  4. Employees' Provident Funds & Misc. Provisions Act, 1952;
  5. Employees' State Insurance Act, 1948 ;
  6. Maternity Benefit Act, 1961;
  7. Minimum Wages Act, 1948;
  8. Payment of Bonus Act, 1965;
  9. Payment of Gratuity Act, 1972;
  10. Delhi Shops and Establishments Act, 1954, Punjab Shops and Commercial Establishments Act, 1958, Uttar Pradesh Shops and Commercial Establishment Act, 1962, Rajasthan Shops and Commercial Establishments Acts, 1958
  11. Any other local laws as applicable to all its branches and offices

We have also examined compliance with the applicable Clauses/ Regulations of the following:

- (i) Secretarial Standards with respect to Meetings of Board of Directors ('SS-1') and General Meetings ('SS-2') issued by The Institute of Company Secretaries of India;
- (ii) the Listing Agreements entered by the Company with BSE Limited.

**We report that**, during the period under review, the Company has complied with the provisions of the Acts, Rules, Regulations, and Guidelines mentioned above.

**We further report that**, based on the information provided and the representation made by the Company and also on the review of the compliances report of Company Secretary/Chief Financial Officer/Managing Director and Chief Executive Director and respective departmental heads taken on record by the Board of Directors of the Company in their meetings, and thus in our opinion, adequate system and process exist in the Company to monitor and ensure compliances with provisions of various applicable laws including Labour laws and environmental laws.

**We further report that**

- The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors, Women Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.
- Adequate notice is given to all directors to schedule the Board / Committee Meetings, agenda and detailed notes on agenda were sent at least seven days in advance, except where consent of directors was received for circulation of the agenda and notes on agenda at a shorter notice and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.
- All decisions of the Board and Committees thereof were carried out with requisite majority.

**We further report that** based on the review of the compliance mechanism established by the Company, we are of the opinion 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 all applicable laws, rules, regulations and guidelines.

**We further report that** during the audit period the following specific events/actions have taken place in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc. referred to above which may have a major bearing on the company's affairs:

- The members vide their EGMs dated July 29, 2024 and November 04, 2024 has altered the Memorandum of Association of the Company with respect to the Authorized Capital Clause by increasing the authorized capital;
- The Working Committee of the Board of Directors vide their meetings held on August 05, 2024 and November 25, 2024 has approved the allotment of 1,12,17,945 equity shares and 1,10,93,500 equity shares respectively, issued on rights basis;

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

**For S. Behera & Co.**  
**Company Secretaries**

**Shesdev Behera**  
**Proprietor**

**CP No. 5980**

ICSI UDIN: F008428G000159194

Date: April 21, 2025

Place: New Delhi

To,  
**The Members of**  
**Satin Housing Finance Limited**  
505, 5<sup>th</sup> Floor, Kundan Bhawan,  
Azadpur Commercial Complex  
Azadpur, New Delhi-110033

Our report of even date is to be read along with this letter:

### **Management’s Responsibility**

1. It is the responsibility of the management of the Company to maintain secretarial records, devise proper systems to ensure compliance with the provisions of all applicable laws and regulations and to ensure that the systems are adequate and operate effectively.

### **Auditor’s Responsibility**

2. Our responsibility is to express an opinion on these secretarial records, standards and procedures followed by the Company with respect to secretarial compliances.
3. We have conducted the Audit as per the applicable Auditing Standards issued by the Institute of Company Secretaries of India.
4. We believe that audit evidence and information obtained from the Company’s management is adequate and appropriate for us to provide a basis for our opinion.
5. Wherever required, we have obtained reasonable assurance whether the statements prepared, documents or records, in relation to Secretarial Audit, maintained by the Company, are free from misstatement.
6. Wherever required, we have obtained the management’s representation about the compliance of laws, rules and regulations and happening of events etc.

### **Disclaimer**

7. The Secretarial Audit Report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted affairs of the Company.
8. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

**For S. Behera & Co.**  
**Company Secretaries**

**Shesdev Behera**

**Proprietor**

**CP No. 5980**

ICSI UDIN: -----

Date: April --, 2025

Place: New Delhi



# Independent Auditor's Report

## Independent Auditors' Report

### To the Members of Satin Housing Finance Limited

### Report on the Audit of the Financial Statements

#### Opinion

We have audited the accompanying financial statements of Satin Housing Finance Limited ('the Company'), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss (including Other Comprehensive Income), , the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date and notes to the financial statements, including a summary of the material accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India including Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, of the state of affairs (financial position) of the Company as at March 31, 2025, and its profit (financial performance including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

#### Basis for Opinion

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

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

The Company's management and the Board of Directors are responsible for the other information. The other information comprises the information included in the Company's annual report, Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility and Sustainability Report, Corporate Governance and Shareholder's Information but does not include the financial statements and our Auditors' Report thereon.

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

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

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

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the state of affairs (financial position),

profit or loss (financial performance including other comprehensive income), changes in equity and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Ind AS specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

### **Auditors' Responsibilities for the Audit of the Financial Statements**

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

As part of an audit in accordance with Standards on Auditing, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

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

(b) Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

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

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

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

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

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

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

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

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

Further to our comments in Annexure A, as required by Section 143(3) of the Act, we report that:

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

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

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

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

(e) On the basis of the written representations received from the directors as on March 31, 2025 and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2025 from being appointed as a director in terms of Section 164(2) of the Act.

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

(g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended, in our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its directors during the year is in accordance with the provisions of section 197 of the Act.

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

- (i) the Company did not have any pending litigations which impacted its financial position as at March 31, 2025;
- (ii) the Company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses as at March 31, 2025;
- (iii) there were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company during the year ended March 31, 2025;
- (iv) a) The Management has represented that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity (“Intermediaries”), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;  
  
b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity (“Funding Parties”), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (“Ultimate Beneficiaries”) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;  
  
c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.
- (v) As per the information and records provided to us by the company, no dividend has been declared or paid during the year.
- (vi) Based on our examination, which included test checks, the Company has used an accounting software for maintaining its books of account for the financial year ended March 31, 2025, which displays the dates of creation and authorisation of the transaction keeping the system date as a base and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with and the audit trail has been preserved by the Company as per the statutory requirements for record retention.

**For Rajeev Bhatia & Associates**  
**Chartered Accountants**  
**Firm’s Registration No.: 021776N**

**Rajeev Bhatia**  
**Partner**  
**Membership No.: 089018**  
**UDIN – 25089018BMOYYR1143**

**Place: Delhi**  
**Date: April 25, 2025**

### **Annexure A to the Independent Auditors' Report**

Referred to in Paragraph 2 under the heading of “Report on other legal and regulatory requirements” of our report of even date of **Satin Housing Finance Limited** on the financial statements for the year ended March 31, 2025)

**(i) Property, Plant and Equipment; Right-of-Use assets and Intangible Assets**

- a) According to the information and explanations given to us and on the basis of our examination of the records, 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 on the basis of available information.

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

- b) According to the information and explanations given to us and on the basis of our examination of the records, the Property, Plant and Equipment and right-of-use assets of the Company were physically verified as at the year-end by the management, which in our opinion is reasonable having regard to the size of the Company and the nature of its assets. According to the information and explanations given to us, no material discrepancy was noticed on such verification.
- c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no immovable properties (other than properties where the company is the lessee and lease agreements are duly executed in the favor of lessee) under Property, plant and equipment as on March 31, 2025 and during the year. The following immovable properties disclosed under ‘Other non-financial assets’ are appearing in the financial statements of the Company, the title of which are not in the name of the Company:

Description of item of property	Gross carrying value (Rs. In Lakhs)	Title deeds held in the name of	Whether title deed holder is promoter, director or relative of promoter/director or employee of promoter/director	Property held date	Reason for not being held in the name of the Company
Land & Building	17.94	Sadhna Sharma	No	28-02-2023	Asset acquired under court order as per SARFAESI Act
Land & Building	23.13	Babita	No	23-03-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	12.89	Priyanka Yadav	No	29-02-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	20.67	Shri Chand	No	31-03-2023	Asset acquired under court order as per

					SARFAESI Act
Land & Building	8.62	Suraj Bhan	No	23-03-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	1.64	Sunil Sunil	No	31-03-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	12.14	Satveer Singh	No	30-06-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	20.09	Ikram	No	31-12-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	21.78	Gunjan Lal	No	31-01-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	8.33	Vaveeta Devi	No	31-01-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	34.27	Geeta	No	28-02-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	28.13	Harish Sharma	No	11-03-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	13.80	Lokesh Verma	No	31-03-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	41.50	Santosh kumar singh	No	24-09-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	8.92	Mahadev Champawat	No	31-01-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	10.59	Kuda Ram	No	31-01-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	3.36	Krishan Kumar	No	11-03-2025	Asset acquired under court order as per

					SARFAESI Act
Land & Building	6.91	Krishan Kumar	No	31-03-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	5.36	yash walia	No	31-07-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	52.62	Surender Yadav	No	30-09-2024	Asset acquired under court order as per SARFAESI Act
Land & Building	3.80	Shorbhi	No	31-03-2025	Asset acquired under court order as per SARFAESI Act
Land & Building	2.45	Sunil kumar	No	31-03-2025	Asset acquired under court order as per SARFAESI Act

- d) According to the information and explanations given to us and on the basis of our examination of the records, the Company has not revalued any of its Property, Plant & Equipment (including right-of-use assets) and intangible assets during the year. Thus, paragraph 3(i) (d) of the Order is not applicable to the Company.
- e) According to the information and explanations given to us and on the basis of our examination of the records, no proceedings have been initiated during the year or are pending against the Company as at March 31, 2025 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder. Thus, paragraph 3(i)(e) of the Order is not applicable to the Company.

## (ii) Inventories & working capital limit

- a) The Company is a service company. Accordingly, it does not hold any physical inventories. Thus, paragraph 3(ii) of the Order is not applicable to the Company.
- b) According to the information and explanation given to us and based on our examination of records, the Company has been sanctioned overdraft against fixed deposits in excess of five crore rupees, in aggregate, from banks or financial institutions. However, there are no covenants in the sanction letters w.r.t furnishing the quarterly returns/ statements for such sanctioned overdraft limits

## (iii) Loans granted by company

- a) The Company is registered with National Housing Bank as a Housing Finance Company and its main business is to provide housing finance. Hence, reporting under clause 3(iii)(a) of the order is not applicable to the company.

- b) According to the information and explanation given to us and based on our examination of records, we are of the opinion, the terms and conditions of the grant of loans in nature of loans and advances, during the year are, prima facie, not prejudicial to the Company's interest.
- c) According to the information and explanation given to us and based on our examination of records, in respect of loans granted by the Company, the schedule of repayment of principal and payment of interest has been stipulated and the repayments of principal amounts and receipts of interest have generally been regular as per stipulation. Since, the Company is NBFC-HFC and considering the significant volume of transactions with number of borrowers furnishing the number of cases of default is practically not feasible.
- d) In respect of loans granted by the Company, the details of the amount overdue above 90 days are as follows:

No. of cases	Principal amount overdue (in Rs.)	Interest overdue (in Rs.)	Total Overdue (in Rs.)	Remarks
216	62,83,745.70	2,35,88,794.96	2,98,72,540.66	NIL

The company is taking reasonable steps for the recovery of principal and interest overdue amount.

- e) The Company has been registered with National Housing Bank as a Housing Finance Company and its main business is to provide housing finance. Hence, reporting under clause 3(iii)(e) of the order is not applicable to the company.
- f) According to the information and explanation given to us and based on our examination of records, the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) is not applicable.

#### (iv) Compliance of Section 185 and 186 of The Act

The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, to the extent applicable.

#### (v) Acceptance of Deposits

According to the information and explanations given to us, during the year the Company has neither accepted any deposits from the public nor any deposits are outstanding during the year. There are no deemed deposits under the provisions of the Act and rules thereunder. Accordingly, the provisions of clause 3 (v) of the Order are not applicable to the Company.

#### (vi) Maintenance of Cost records

In our opinion and according to the information and explanations given to us, the requirement of maintenance of cost records pursuant to Companies (Cost Records and Audit) Rules, 2014 prescribed by the Central Government in terms of sub-section (1) of section 148 of the Act are not applicable to the company. Hence, reporting under clause 3(vi) of the Order is not applicable to the Company.

#### (vii) Payment of Applicable Taxes

- a) According to the information and explanations provided to us and the records of the company examined by us, in our opinion, the Company is generally regular in depositing undisputed statutory dues including income-tax, goods and services tax, provident fund, employees' state insurance, professional taxes and other material statutory dues as applicable with the appropriate authorities in India.

According to the information and explanations given to us, no undisputed amounts payable in respect of income-tax, service tax, provident fund, employees' state insurance, professional taxes and other material statutory dues were in arrears as at March 31, 2025 for a period of more than six months from the date they became payable.

- b) According to the information and explanations given to us and the records of the company examined by us, during the period under audit, there are no dues of income tax or any other applicable statutory dues which have not been deposited on account of any dispute.

**(viii) Undisclosed income**

According to the information and explanation given to us, there were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

**(ix) Dues to a Financial Institution or bank or debenture holder**

- a) According to the information and explanation given to us and based on our examination of records, the Company has not defaulted in repayment of loans or other borrowings or in the payment of Interest thereon to any lender and hence, reporting under clause 3(ix)(a) of the Order is not applicable
- b) Based on the information and explanations give to us, the Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- c) According to the information and explanation given to us and based on our examination of records, the Company has applied the term loans for the purpose for which the loans were obtained.
- d) According to the information and explanation given to us and based on our examination of records, funds raised on short- term basis have, prima facie, not been used during the year for long-term purposes by the Company.
- e) The Company does not have any subsidiary, associate or joint venture during the year. Hence, reporting under clause 3(ix)(e) of the Order is not applicable to the Company.
- f) The Company does not have any subsidiary, associate or joint venture during the year. Hence, reporting under clause 3(ix)(f) of the Order is not applicable to the Company.

**(x) Initial Public Offer**

- a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, paragraph 3 (x)(a) of the Order is not applicable.
- b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully or partly or optionally) and hence reporting under clause 3(x)(b) of the Order is not applicable.

**(xi) Fraud by the Company or on the Company**

- a) According to the information and explanations given to us, no fraud by the Company and no fraud on the Company has been noticed or reported during the year.
- b) According to the information and explanation given to us and based on our examination of records, no report under sub-section (12) of section 143 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, during the year and upto the date of this report.
- c) As represented to us by the management, there are no whistle blower complaints received by the company during the year. hence reporting under clause 3(xi)(c) of the Order is not applicable.

**(xii) Nidhi Company**

In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Accordingly, paragraph 3(xii) of the Order is not applicable.

**(xiii) Related Party Transactions**

According to the information and explanations given to us and based on our examination of the records of the Company, transactions with the related parties are in compliance with sections 177 and 188 of the Act wherever applicable. The details of such transactions have been disclosed in the financial statements as required by the applicable Indian Accounting Standards.

**(xiv) Internal Audit**

- a) According to the information and explanation given to us and based on our examination of records, in our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.
- b) We have considered, the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

**(xv) Non – Cash Transactions**

According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not entered into non-cash transactions with directors or persons connected with them. Accordingly, paragraph 3(xv) of the Order is not applicable.

**(xvi) Registration with RBI**

- a) The Company is registered with National Housing Bank as a Housing Finance Company and is not required to be registered under section 45-IA of the Reserve Bank of India Act 1934
- b) According to the information and explanations given to us and based on our examination of the records, the Company has not conducted Housing Financing activities during the year without a valid Certificate of Registration with National Housing Bank.
- c) According to the information and explanations given to us and based on our examination of the records, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India, accordingly, paragraph 3(xvi)(c) of the Order is not applicable.
- d) As per the information and explanation provided to us by the company, there is not more than one CIC in the group (in accordance with the Core Investment Companies (Reserve Bank) Directions, 2016).

**(xvii) Cash Losses**

According to the information and explanation given to us and based on our examination of records, the Company has not incurred any Cash Losses during the year and the immediately preceding financial year. Accordingly, paragraph 3(xvii) of the Order is not applicable.

**(xviii) Resignation of Statutory Auditor**

There has been no resignation of Statutory Auditors of the Company during the year. Hence the reporting under clause 3(xviii) of the Order is not applicable to the company.

**(xix) Material Uncertainty about the Company's Capability to discharge its liabilities**

On the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements and our knowledge of the Board of Directors' and Management's plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date.

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

**(xx) Corporate Social Responsibility**

There are no unspent amounts towards Corporate Social Responsibility (CSR) on ongoing or other than ongoing projects requiring a transfer to a fund specified in Schedule VII of the Act in compliance with second proviso to sub-section (5) of section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) and 3(xx)(b) of the order is not applicable of the company.

**(xxi) Qualification or Adverse Remarks by the respective auditors**

Since the company is not required to prepare Consolidated Financial Statements, the reporting under this clause is not applicable to the company.

**For Rajeev Bhatia & Associates**  
**Chartered Accountants**  
**Firm's Registration No.: 021776N**

**Rajeev Bhatia**  
**Partner**  
**Membership No.: 089018**  
**UDIN – 25089018BMOYYR1143**

**Place: Delhi**  
**Date: April 25, 2025**

## **Annexure B to the Independent Auditors' Report of even date to the members of Satin Housing Finance Limited on the financial statements for the year ended March 31, 2025**

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

1. In conjunction with our audit of the financial statements of Satin Housing Finance Limited ('the Company') as at and for the year ended March 31, 2025, we have audited the internal financial controls over financial reporting ('IFCoFR') of the Company as at that date.

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

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

#### **Auditors' Responsibility**

3. Our responsibility is to express an opinion on the Company's IFCoFR based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI and deemed to be prescribed under Section 143(10) of the Act, to the extent applicable to an audit of IFCoFR, and the Guidance Note issued by the ICAI. 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 IFCoFR were established and maintained and if such controls operated effectively in all material respects.

4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the IFCoFR and their operating effectiveness. Our audit of IFCoFR includes obtaining an understanding of IFCoFR, 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

5. 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 IFCoFR.

#### **Meaning of Internal Financial Controls over Financial Reporting**

6. A company's IFCoFR 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 IFCoFR include those policies and procedures that -

(1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of management and Directors of the Company; and

(3) provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

### **Inherent Limitations of Internal Financial Controls over Financial Reporting**

7. Because of the inherent limitations of IFCoFR, 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 IFCoFR to future periods are subject to the risk that the IFCoFR may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

8. 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 over financial reporting and such internal financial controls were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

**For Rajeev Bhatia & Associates**  
**Chartered Accountants**  
**Firm's Registration No.: 021776N**

**Rajeev Bhatia**  
**Partner**  
**Membership No.: 089018**  
**UDIN – 25089018BMOYYR1143**

**Place: Delhi**  
**Date: April 25, 2025**



**Financial  
Statements**

**Satin Housing Finance Limited**  
**Statement of Profit and Loss for the year ended March 31, 2025**  
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars	Notes	For the year ended	For the year ended
		March 31, 2025	March 31, 2024
<b>I. Revenue from operations</b>			
Interest income	22	9,397.43	7,019.32
Fees and commission income	23	369.95	196.19
Net gain on derecognition of financial instruments	24	1,244.71	1,582.97
<b>Total Revenue from operations</b>		<b>11,012.09</b>	<b>8,798.48</b>
<b>II. Other income</b>	25	502.64	432.82
<b>III. Total income (I+II)</b>		<b>11,514.73</b>	<b>9,231.30</b>
<b>IV. Expenses:</b>			
Finance costs	26	5,944.06	4,431.31
Impairment on financial instruments	27	395.74	207.66
Employee benefits expenses	28	3,148.18	2,465.83
Depreciation, amortization and impairments	29	178.73	111.95
Other expenses	30	1,307.28	845.75
<b>Total expenses</b>		<b>10,973.99</b>	<b>8,062.50</b>
<b>V. Profit before tax (III-IV)</b>		<b>540.74</b>	<b>1,168.80</b>
<b>VI. Tax expense</b>	32		
Current tax		51.52	85.41
Deferred tax credit		84.96	208.96
<b>Total tax expense</b>		<b>136.48</b>	<b>294.37</b>
<b>VII. Net profit after tax (V-VI)</b>		<b>404.26</b>	<b>874.43</b>
<b>VIII. Other comprehensive income</b>			
<b>Item that will not to be reclassified to profit or loss</b>			
Re-measurement gains/(losses) on defined benefit plans		(1.47)	(10.70)
Income tax relating to these items		0.37	2.69
<b>Item that will be reclassified to profit or loss</b>			
Change in fair value of loan asset		(438.09)	834.85
Income tax relating to above		110.26	(210.12)
<b>Other comprehensive income</b>		<b>(328.93)</b>	<b>616.72</b>
<b>IX. Total comprehensive income for the year</b>		<b>75.33</b>	<b>1,491.15</b>
<b>X. Earnings per equity share (basic and diluted) (in ₹ per share)</b>	31		
Basic		0.29	0.74
Diluted		0.29	0.74

**Accompanying notes form an integral part of these financial statements.**

This is the Statement of Profit and Loss referred to in our review report of even date.

**For Rajeev Bhatia & Associates.**  
Chartered Accountants  
Firm's Registration No.: 021776N

**For and on behalf of the Board of Directors**  
**Satin Housing Finance Limited**

**Rajeev Bhatia**  
Partner  
M. No. 089018

**H P Singh**  
(Director)  
DIN: 00333754

**Amit Sharma**  
(MD & CEO)  
DIN: 08050304

**Sanjay Kumar Bhatia**  
(Chairman Audit Committee  
cum Director)  
DIN: 07033027

Place: Gurugram  
Date: April 25, 2025

**Brajesh Kumar**  
(CS & CCO)

**Sachin Sharma**  
(Chief Financial Officer)

**Satin Housing Finance Limited**  
**Balance Sheet as at March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

Particulars	Notes	As at March 31, 2025	As at March 31, 2024
<b>ASSETS</b>			
<b>Financial assets</b>			
Cash and cash equivalents	4	2,871.29	1,288.81
Bank balances other than above	5	4,042.65	2,724.73
Receivables	6		
(I) Trade receivables		33.64	106.20
(II) Other receivables		-	-
Loans	7	76,057.38	63,476.32
Other financial assets	8	189.84	78.22
		<b>83,194.80</b>	<b>67,674.28</b>
<b>Non financial assets</b>			
Current tax assets (net)		68.16	51.74
Deferred tax assets (net)	9	-	-
Property, plant and equipment	10	258.40	196.42
Intangible assets	11	23.31	46.74
Other non financial assets	12	2,173.89	1,170.29
		<b>2,523.76</b>	<b>1,465.19</b>
<b>TOTAL</b>		<b>85,718.56</b>	<b>69,139.47</b>
<b>LIABILITIES AND EQUITY</b>			
<b>LIABILITIES</b>			
<b>Financial liabilities</b>			
Trade payables	13		
total outstanding dues of MSMEs		48.98	-
total outstanding dues of creditors other than MSMEs		3.93	16.88
(II) Other payables			
Debt securities	14	6,929.94	-
Borrowings (other than debt securities)	15	46,890.74	44,316.47
Subordinated liabilities	16	2,068.56	2,068.02
Other financial liabilities	17	633.45	593.41
		<b>56,575.60</b>	<b>46,994.78</b>
<b>Non financial liabilities</b>			
Current tax liabilities (net)		-	-
Deferred tax liabilities (net)	9	468.52	494.17
Provisions	18	82.76	60.46
Other non financial liabilities	19	501.99	555.81
		<b>1,053.27</b>	<b>1,110.44</b>
<b>Total Liabilities</b>		<b>57,628.87</b>	<b>48,105.22</b>
<b>EQUITY</b>			
Equity share capital	20	15,193.47	12,962.32
Other equity	21	12,896.22	8,071.93
<b>Total equity</b>		<b>28,089.69</b>	<b>21,034.25</b>
<b>TOTAL</b>		<b>85,718.56</b>	<b>69,139.47</b>

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

This is the balance sheet referred to in our review report of even date.

**For Rajeev Bhatia & Associates.**  
**Chartered Accountants**  
**Firm's Registration No.: 021776N**

**For and on behalf of the Board of Directors**  
**Satin Housing Finance Limited**

**Rajeev Bhatia**  
Partner  
M. No. 089018

**H P Singh**  
(Director)  
DIN: 00333754

**Amit Sharma**  
(MD & CEO)  
DIN: 08050304

**Sanjay Kumar Bhatia**  
(Chairman Audit Committee  
cum Director)  
DIN: 07033027

**Place:** Gurugram  
**Date:** April 25, 2025

**Brajesh Kumar**  
(CS & CCO)

**Sachin Sharma**  
(Chief Financial Officer)

**Satin Housing Finance Limited**  
**Statement of Cash Flows for the year ended March 31, 2025**  
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Profit before tax	540.74	1,168.80
<b>Adjustments for:</b>		
Depreciation and amortisation expense	123.55	61.00
Depreciation on ROU assets	55.18	50.95
Interest expense on lease rental assets	13.79	12.87
Change in amortized subordinated liabilities	0.54	1.56
Re-measurement gains on defined benefit plans	(1.10)	(8.01)
<b>Operating Profit Before Working Capital Changes</b>	<b>732.70</b>	<b>1,287.17</b>
<b>Changes in working capital:</b>		
<i>Adjustments for (increase) / decrease in operating assets:</i>		
Trade receivables	72.56	(106.20)
Loans	(12,908.89)	(17,163.45)
Other bank balances	(1,317.92)	(1,761.33)
Other financial assets	(111.62)	6.91
Other non financial assets	(1,003.60)	(257.85)
<i>Adjustments for (increase) / decrease in operating liabilities:</i>		
Trade payables	36.03	(2.73)
Other financial liabilities	40.04	293.25
Other non financial liabilities	(53.82)	289.29
Provisions	22.30	10.08
<b>Movement in Operating Assets and Liabilities</b>	<b>(15,224.92)</b>	<b>(18,692.03)</b>
<b>Cash used in operations</b>	<b>(14,492.22)</b>	<b>(17,404.86)</b>
Less: Income tax paid (net)	178.55	(79.40)
<b>Net cash used in operating activities (A)</b>	<b>(14,670.77)</b>	<b>(17,325.46)</b>
<b>B. CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property, plant and equipment (net of disposed off)	(202.49)	(246.10)
Purchase of intangible assets	(14.77)	(25.43)
<b>Net cash used in investing activities (B)</b>	<b>(217.26)</b>	<b>(271.53)</b>
<b>C. CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Issue of equity share capital (including security premium)	7,000.00	4,999.99
Proceeds from borrowings	17,789.65	23,412.59
Proceeds from issue of NCDs (Net of transaction cost)	6,929.94	-
Repayment of borrowings	(15,236.44)	(10,160.99)
Lease liability	7.25	90.26
Expenses on a/c of issue of shares	(19.89)	(13.05)
<b>Net cash flow from financing activities (C)</b>	<b>16,470.51</b>	<b>18,328.80</b>
<b>Net (Decrease)/Increase in Cash and Cash Equivalents (A+B+C)</b>	<b>1,582.48</b>	<b>731.81</b>
Cash and Cash Equivalents at the beginning of the year	1,288.81	557.00
Cash and Cash Equivalents at the end of the year	2,871.29	1,288.81
<b>Reconciliation of cash and cash equivalents as per the cash flow statement</b>	<b>1,582.48</b>	<b>731.81</b>

Accompanying notes form an integral part of these financial statements.

This is the cash flow statement referred to in our review report of even date.

**For Rajeev Bhatia & Associates.**  
**Chartered Accountants**  
**Firm's Registration No.: 021776N**

**For and on behalf of the Board of Directors**  
**Satin Housing Finance Limited**

**Rajeev Bhatia**  
Partner  
M. No. 089018

**H P Singh**  
(Director)  
DIN: 00333754

**Amit Sharma**  
(MD & CEO)  
DIN: 08050304

**Sanjay Kumar Bhatia**  
(Chairman Audit  
Committee cum Director)  
DIN: 07033027

Place: Gurugram  
Date: April 25, 2025

**Brajesh Kumar**  
(CS & CCO)

**Sachin Sharma**  
(Chief Financial Officer)

Satin Housing Finance Limited  
Statement of Changes in Equity as at March 31, 2025  
(All amounts in rupees in lakhs, unless stated otherwise)

**A Equity share capital**  
As at March 31, 2025

Particulars	Balance as at April 01, 2024	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year*	Balance as at March 31, 2025
Equity Share Capital	12,962.32	-	-	2,231.15	15,193.47

As at March 31, 2024

Particulars	Balance as at April 01, 2023	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year*	Balance as at March 31, 2024
Equity Share Capital	11,340.00	-	-	1,622.32	12,962.32

\*Equity Share Capital was issued to holding company i.e Satin Creditcare Network Limited.

**B Other equity**

Particulars	Reserves and surplus			Other Comprehensive income	Total
	Special Reserve	Security Premium	Retained earnings	Changes in fair value of assets	
<b>Balance as at April 1, 2023</b>	<b>206.04</b>	<b>2,659.90</b>	<b>497.11</b>	<b>(146.89)</b>	<b>3,216.16</b>
Changes in accounting policy/prior period errors	-	-	-	-	-
Restated balance at the beginning of the current reporting period	<b>206.04</b>	<b>2,659.90</b>	<b>497.11</b>	<b>(146.89)</b>	<b>3,216.16</b>
Profit for the year	-	-	874.43	-	874.43
Other comprehensive income for the year	-	-	(8.01)	624.73	616.72
Transfer to Special reserve u/s 29C of the National Housing Bank Act, 1987 read with 36 (1) (viii) of Income Tax Act, 1961	174.89	-	(174.89)	-	-
Securities premium received	-	3,377.67	-	-	3,377.67
Expenses on a/c of issue of shares	-	-	(13.05)	-	(13.05)
<b>Balance as at March 31, 2024</b>	<b>380.93</b>	<b>6,037.57</b>	<b>1,175.59</b>	<b>477.84</b>	<b>8,071.93</b>
Changes in accounting policy/prior period errors	-	-	-	-	-
Restated balance at the beginning of the current reporting period	<b>380.93</b>	<b>6,037.57</b>	<b>1,175.59</b>	<b>477.84</b>	<b>8,071.93</b>
Profit for the period	-	-	404.26	-	404.26
Other comprehensive income for the period	-	-	(1.10)	(327.83)	(328.93)
Transfer to Special reserve u/s 29C of the National Housing Bank Act, 1987 read with 36 (1) (viii) of Income Tax Act, 1961	80.85	-	(80.85)	-	-
Securities premium received	-	4,768.85	-	-	4,768.85
Expenses on a/c of issue of shares	-	-	(19.89)	-	(19.89)
<b>Balance as at March 31, 2025</b>	<b>461.78</b>	<b>10,806.42</b>	<b>1,478.01</b>	<b>150.01</b>	<b>12,896.22</b>

Accompanying notes form an integral part of the financial statements.

For Rajeev Bhatia & Associates.  
Chartered Accountants  
Firm's Registration No.: 021776N

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

Rajeev Bhatia  
Partner  
M. No. 089018

H P Singh  
(Director)  
DIN: 00333754

Amit Sharma  
(MD & CEO)  
DIN: 08050304

Sanjay Kumar Bhatia  
(Chairman Audit Committee cum  
Director)  
DIN: 07033027

Place: Gurugram  
Date: April 25, 2025

Brajesh Kumar  
(CS & CCO)

Sachin Sharma  
(Chief Financial Officer)

## **Satin Housing Finance Limited**

### **Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025**

#### **1. Corporate Information**

Satin Housing Finance Limited (“the Company”) is a public company incorporated in India under Companies Act, 2013. The Company is a wholly owned subsidiary of Satin Creditcare Network Limited (the 'Holding Company'). The Company has received Certificate of Registration from National Housing Bank (NHB) under section 29A of the National Housing Bank Act, 1987 dated November 14, 2017 vide registration number 11.0161.17.

The main objects of the Company, inter alia, are to carry out the business of providing long term finance to individuals, companies, corporations, societies or association of persons for purchase/construction/repair and renovation of new/existing flats/houses for residential purposes and loan against collateral.

The Company is domiciled in India and its registered office is situated at 5th Floor, Kundan Bhawan, Azadpur Commercial Complex, New Delhi – 110033.

#### **2. Basis of preparation**

##### **(i) Statement of compliance with Indian Accounting Standards (Ind AS)**

These financial statements have been prepared in accordance with the Indian Accounting Standards (‘Ind AS’) as notified by Ministry of Corporate Affairs (‘MCA’) under Section 133 of the Companies Act, 2013 (‘Act’) read with the Companies (Indian Accounting Standards) Rules, 2015, as amended and other relevant provisions of the Act. The Company has uniformly applied the accounting policies for the periods presented in this financial statements.

The financial statements for the year ended March 31, 2025 were authorized and approved for issue by the Board of Directors on April 25, 2025.

##### **(ii) Historical cost convention**

The financial statements have been prepared on going concern basis in accordance with accounting principles generally accepted in India. Further, the financial statements have been prepared on historical cost basis except for certain financial assets and financial liabilities and share based payments which are measured at fair values as explained in relevant accounting policies.

#### **3. Summary of significant accounting policies**

The financial statements have been prepared using the significant accounting policies and measurement bases summarised below. These policies are applied consistently for all the periods presented in the financial statements.

##### **a) Business Model Assessment**

The Company determines its business model at the level that best reflects how it manages groups of financial assets to achieve its business objective. The company considers the frequency, volume and timing of sales in prior years, the reason for such sales, and its expectations about future sales activity. However, information about sales activity is not considered in isolation, but as part of a holistic assessment of how company’s stated objective for managing the financial assets is achieved and how cash flows are realised. Therefore, the company considers information about past sales in the context of the reasons for those sales, and the conditions that existed at that time as compared to current conditions and intent of the management for future business. If cash flows after initial recognition are realised in a way that is different from the Company’s original expectations, the Company shall change the classification of the financial assets held in that business model. Based on this assessment with respect to the direct assignment transaction executed during the year and considering future business plans of the Company, the management has measured its financial assets at amortised cost as the asset is held within a business model whose primary objective is to collect contractual cash flows, and the contractual terms of the financial asset give rise to cash flows that are solely payments of principal and interest (‘the ‘SPPI criterion’).

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

#### b) Property, plant and equipment

##### *Recognition and initial measurement*

Property, plant and equipment are stated at their cost of acquisition. The cost comprises purchase price, borrowing cost if capitalization criteria are met and directly attributable cost of bringing the asset to its working condition for the intended use. Any trade discount and rebates are deducted in arriving at the purchase price. Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company. All other repair and maintenance costs are recognised in statement of profit or loss as incurred.

##### *Subsequent measurement (depreciation method, useful lives and residual value)*

Property, plant and equipment are subsequently measured at cost less accumulated depreciation and impairment losses. Depreciation on property, plant and equipment is provided on the written down value method over the useful life of the assets estimated by the management. The useful life estimated by the management is as under:

Asset class	Useful life
Office equipment	5 years
Computer and accessories	3 - 6 years
Vehicles	8 years
Office equipment	5 years
Furniture and fixtures	10 years

Depreciation is calculated on pro rata basis from the date on which the asset is ready for use or till the date the asset is sold or disposed.

The residual values, useful lives and method of depreciation are reviewed at the end of each financial year.

The Company fully depreciates the assets having individual value of Rs. 5,000 or less in the year of acquisition.

##### *De-recognition*

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in the statement of profit and loss, when the asset is derecognised.

##### *Capital work-in-progress*

Capital work-in-progress are carried at cost, comprising direct cost, related incidental expenses and advances paid to acquire property, plant and equipment. Assets which are not ready to intended use are also shown under capital work-in-progress.

#### c) Revenue recognition

##### *Interest income*

The Company recognizes interest income using Effective Interest Rate (EIR) on all financial assets subsequently measured at amortized cost or fair value through other comprehensive income (FVOCI). EIR is calculated by considering any fees and all incremental costs that are directly attributable to acquisition of a financial asset and it represents a rate that exactly discounts estimated future cash payments/receipts through the expected life of the financial asset to the gross carrying amount of a financial asset or to the amortized cost of a financial liability. The Company recognizes interest income by applying the EIR to the gross carrying amount of financial assets. Additional interest/overdue interest/penal charges are recognised only when it is reasonable certain that the ultimate collection will be made.

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

#### *Fees and commission income*

Income from business correspondent services is recognized as and when the services are rendered as per agreed terms and conditions of the contract

#### *Dividend income*

Dividend income is recognised at the time when the right to receive is established by the reporting date.

#### *Gain on derecognition of financial instruments*

Income from assignment transactions i.e. present value of excess interest spread is recognized when the related loan assets are de-recognized. Interest income is also recognized on carrying value of assets over the remaining period of such assets.

#### *Processing charges*

The Company collects certain non-refundable processing charges at the time of application from all the prospective borrower, and recognise this income on collection basis.

#### *Miscellaneous income*

All other income is recognized on an accrual basis, when there is no uncertainty in the ultimate realization/ collection.

#### **d) Borrowing costs**

Borrowing costs that are directly attributable to the acquisition and/or construction of a qualifying asset, till the time such qualifying assets become ready for its intended use sale, are capitalised. Borrowing costs consists of interest and other cost that the Company incurred in connection with the borrowing of funds. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss as incurred basis the effective interest rate method.

#### **e) Taxation**

Tax expense recognized in Statement of Profit and Loss comprises the sum of deferred tax and current tax except to the extent it recognized in other comprehensive income or directly in equity.

Current tax comprises the tax payable or receivable on taxable income for the year and any adjustment to the tax payable or receivable in respect of previous years. Current tax is computed in accordance with relevant tax regulations. The amount of current tax payable or receivable is the best estimate of the tax amount expected to be paid or received after considering uncertainty related to income taxes, if any. Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).

Current tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised loss amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously.

Minimum alternate tax ('MAT') credit entitlement is recognised as an asset only when and to the extent there is convincing evidence that normal income tax will be paid during the specified period. In the year in which MAT credit becomes eligible to be recognised as an asset, the said asset is created by way of a credit to the Statement of Profit and Loss and shown as MAT credit entitlement. This is reviewed at each balance sheet date and the carrying amount of MAT credit entitlement is written down to the extent it is not reasonably certain that normal income tax will be paid during the specified period.

Deferred tax is recognised in respect of temporary differences between carrying amount of assets and liabilities for financial reporting purposes and corresponding amount used for taxation purposes. Deferred tax assets are recognised on unused tax loss, unused tax credits and deductible temporary differences to the extent it is probable that the future taxable profits will be available against which they can be used. This is assessed based on the Company's forecast of future operating results, adjusted for significant non-taxable income and expenses and specific limits on the use of any unused tax loss. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

## **Satin Housing Finance Limited**

### **Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025**

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date. The measurement of deferred tax reflects the tax consequences that would follow from the manner in which the Company expects, at the reporting date to recover or settle the carrying amount of its assets and liabilities. Deferred tax assets and liabilities are offset only if there is a legally enforceable right to set off the recognised amounts, and it is intended to realise the asset and settle the liability on a net basis or simultaneously. Deferred tax relating to items recognised outside statement of profit and loss is recognised outside statement of profit or loss (either in other comprehensive income or in equity).

#### **f) Employee benefits**

##### **Short-term employee benefits**

Short-term employee benefits including salaries, short term compensated absences (such as a paid annual leave) where the absences are expected to occur within twelve months after the end of the period in which the employees render the related service, profit sharing and bonuses payable within twelve months after the end of the period in which the employees render the related services and non-monetary benefits for current employees are estimated and measured on an undiscounted basis.

**Post-employment benefit plans are classified into defined benefits plans and defined contribution plans as under:**

##### **Defined contribution plans**

The Company has a defined contribution plans namely provident fund, pension fund and employees state insurance scheme. The contribution made by the Company in respect of these plans are charged to the Statement of Profit and Loss.

##### **Defined benefit plans**

The Company gratuity as defined benefit where the amount that employee will receive on retirement is defined by reference to employee's length of service and last drawn salary. Under the defined benefit plans, the amount that an employee will receive on retirement is defined by reference to the employee's length of service and final salary. The legal obligation for any benefits remains with the Company, even if plan assets for funding the defined benefit plan have been set aside. The liability recognised in the statement of financial position for defined benefit plans is the present value of the Defined Benefit Obligation (DBO) at the reporting date less the fair value of plan assets. Management estimates the DBO annually with the assistance of independent actuaries. Actuarial gains/losses resulting from re-measurements of the liability/asset are included in other comprehensive income.

##### **Other long-term employee benefits**

The Company also provides the benefit of compensated absences to its employees which are in the nature of long-term employee benefit plan. Liability in respect of compensated absences becoming due and expected to be availed after one year from the Balance Sheet date is estimated in the basis of an actuarial valuation performed by an independent actuary using the projected unit credit method as on the reporting date. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to statement of profit and loss in the year in which such gains or losses are determined.

#### **g) Impairment of non-financial assets**

At each reporting date, the Company assesses whether there is any indication that an asset may be impaired. If any such indication exists, the Company estimates the recoverable amount of the asset. Recoverable amount is higher of an asset's net selling price and its value in use. 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 recognised in the Statement of Profit

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

and Loss. If at the reporting date there is an indication that if a previously assessed impairment loss no longer exists, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

#### h) Impairment of financial assets

##### *Loan assets*

The Company follows a 'three-stage' model for impairment based on changes in credit quality since initial recognition as summarised below:

- Stage 1 (0-30 days) includes loan assets that have not had a significant increase in credit risk since initial recognition or that have low credit risk at the reporting date.
- Stage 2 (31-90 days) includes loan assets that have had a significant increase in credit risk since initial recognition but that do not have objective evidence of impairment.
- Stage 3 (more than 90 days) includes loan assets that have objective evidence of impairment at the reporting date.

The Expected Credit Loss (ECL) is measured at 12-month ECL for Stage 1 loan assets and at lifetime ECL for Stage 2 and Stage 3 loan assets. ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:

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

**Loss Given Default (LGD)** - LGD represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type and preference of claim and availability of collateral or other credit support.

**Exposure at Default (EAD)** - EAD is based on the amounts the Company expects to be owed at the time of default.

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

##### *Other financial assets*

In respect of its other financial assets, the Company assesses if the credit risk on those financial assets has increased significantly since initial recognition. If the credit risk has not increased significantly since initial recognition, the Company measures the loss allowance at an amount equal to 12-month expected credit losses, else at an amount equal to the lifetime expected credit losses.

When making this assessment, the Company uses the change in the risk of a default occurring over the expected life of the financial asset. To make that assessment, the Company compares the risk of a default occurring on the financial asset as at the balance sheet date with the risk of a default occurring on the financial asset as at the date of initial recognition and considers reasonable and supportable information, that is available without undue cost or effort, that is indicative of significant increases in credit risk since initial recognition. The Company assumes that the credit risk on a financial asset has not increased significantly since initial recognition if the financial asset is determined to have low credit risk at the balance sheet date.

##### *Write-offs*

Financial assets are written off either partially or in their entirety only when the Company has stopped pursuing the recovery. Any subsequent recoveries are credited to impairment on financial instrument on statement of profit and loss.

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

#### i) Cash and cash equivalents and cash flow statements

Cash and cash equivalents comprise cash in hand (including imprest), demand deposits and short-term highly liquid investments that are readily convertible into known amount of cash and which are subject to an insignificant risk of changes in value.

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

#### j) Provisions, contingent assets and contingent liabilities

Provisions are recognized only when there is a present obligation, as a result of past events, and when a reliable estimate of the amount of obligation can be made at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates. Provisions are discounted to their present values, where the time value of money is material.

Contingent liability is disclosed for:

- Possible obligations which will be confirmed only by future events not wholly within the control of the Company or
- Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made.

Contingent assets are neither recognised nor disclosed except when realisation of income is virtually certain, related asset is disclosed.

#### k) Leases

Ind AS 116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. In evaluating the lease term, the Company considers factors such as any significant leasehold improvements undertaken over the lease term, costs relating to the termination of the lease and the importance of the underlying asset to the company's operations taking into account the location of the underlying asset and the availability of suitable alternatives. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. After considering current and future economic conditions, the Company has concluded that no changes are required to lease period relating to the existing lease contracts.

#### The Company as a lessee

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

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

At the date of commencement of the lease, the Company recognizes a right-of-use asset ("ROU") and a corresponding lease liability for all lease arrangements in which it is a lessee, except for leases with a term of twelve months or less

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

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

The right-of-use assets are initially recognized at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or prior to the commencement date of the lease plus any initial direct costs less any lease incentives. They are subsequently measured at cost less accumulated depreciation and impairment losses. Right-of-use assets are depreciated from the commencement date on a straight-line basis over the shorter of the lease term and useful life of the underlying asset.

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.

Lease liability and ROU asset have been separately presented in the Balance Sheet.

#### The Company as a lessor

The company does not have any leases as a lessor.

#### 1) Financial instruments

##### *Initial recognition and measurement*

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the financial instrument and are measured initially at fair value adjusted for transaction costs. Subsequent measurement of financial assets and financial liabilities is described below.

#### Non-derivative financial assets

##### *Subsequent measurement*

- i. **Financial assets carried at amortised cost** – a financial asset is measured at the amortised cost if both the following conditions are met:
  - The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
  - Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the Statement of Profit and Loss.

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

ii. **Financial assets (debt instruments e.g. loans) are measured at FVOCI when both of the following conditions are met:** – a financial asset is measured at the FVOCI if both the following conditions are met:

- The instrument is held within a business model, the objective of which is achieved by both collecting contractual cash flows and selling financial assets
- The contractual terms of the financial asset meet the SPPI test

FVOCI instruments are subsequently measured at fair value with gains and losses arising due to changes in fair value recognized in OCI. Interest income are recognized in profit or loss in the same manner as for financial assets measured at amortized cost

iii. **Investments in mutual funds** – Investments in mutual funds were measured at fair value through profit and loss (FVTPL).

#### *De-recognition of financial assets*

Financial assets (or where applicable, a part of financial asset or part of a group of similar financial assets) are derecognised (i.e. removed from the Company's balance sheet) when the contractual rights to receive the cash flows from the financial asset have expired, or when the financial asset and substantially all the risks and rewards are transferred. Further, if the Company has not retained control, it shall also derecognise the financial asset and recognise separately as assets or liabilities any rights and obligations created or retained in the transfer.

#### **Non-derivative financial liabilities**

##### *Subsequent measurement*

Subsequent to initial recognition, all non-derivative financial liabilities are measured at amortised cost using the effective interest method.

##### *De-recognition of financial liabilities*

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

#### **Offsetting of financial instruments**

Financial assets and financial liabilities are offset and the net amount is reported in the balance sheet if there is a currently enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, to realise the assets and settle the liabilities simultaneously.

#### **m) Earnings per share**

Basic earnings per share is 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. The weighted average number of equity shares outstanding during the period is adjusted for events including a bonus issue.

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

## Satin Housing Finance Limited

### Summary of significant accounting policies and other explanatory information for the year ended March 31, 2025

#### n) Segment reporting

The Company identifies segment basis the internal organization and management structure. The operating segments are the segments for which separate financial information is available and for which operating profit/loss amounts are regularly by the executive management (‘chief operating decision maker’) in deciding how to allocate resources and in assessing performance. The accounting policies adopted for segment reporting are line with the accounting policies of the Company. Segment revenue, segment expenses, segment assets and segment liabilities have been identified to segments on the basis of their relationship with the operating activities of the segment.

#### o) Significant management judgement in applying accounting policies and estimation uncertainty

The preparation of the Company’s financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the related disclosures.

##### *Significant management judgements*

**Recognition of deferred tax assets** – The extent to which deferred tax assets can be recognized is based on an assessment of the probability of the future taxable income against which the deferred tax assets can be utilized.

**Evaluation of indicators for impairment of assets** – The evaluation of applicability of indicators of impairment of assets requires assessment of several external and internal factors which could result in deterioration of recoverable amount of the assets.

**Classification of leases** – The Company enters into leasing arrangements for various assets. The classification of the leasing arrangement as a finance lease or operating lease is based on an assessment of several factors, including, but not limited to, transfer of ownership of leased asset at end of lease term, lessee’s option to purchase and estimated certainty of exercise of such option, proportion of lease term to the asset’s economic life, proportion of present value of minimum lease payments to fair value of leased asset and extent of specialized nature of the leased asset.

**Expected credit loss (‘ECL’)** – The measurement of expected credit loss allowance for financial assets measured at amortised cost requires use of significant assumptions about future economic conditions and credit behaviour (e.g. likelihood of customers defaulting and resulting losses). The Company makes significant judgements with regard to the following while assessing expected credit loss:

- Determining criteria for significant increase in credit risk;
- Establishing the number and relative weightings of forward-looking scenarios for each type of product/market and the associated ECL; and

**Provisions** – At each balance sheet date basis the management judgment, changes in facts and legal aspects, the Company assesses the requirement of provisions against the outstanding contingent liabilities. However, the actual future outcome may be different from this judgement.

##### *Significant estimates*

**Useful lives of depreciable/amortisable assets** – Management reviews its estimate of the useful lives of depreciable/amortisable assets at each reporting date, based on the expected utility of the assets. Uncertainties in these estimates relate to technical and economic obsolescence that may change the utility of assets.

**Defined benefit obligation (DBO)** – Management’s estimate of the DBO is based on a number of underlying assumptions such as standard rates of inflation, mortality, discount rate and anticipation of future salary increases. Variation in these assumptions may significantly impact the DBO amount and the annual defined benefit expenses.

**Satin Housing Finance Limited**

**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

**4 Cash and cash equivalents**

Particulars	As at	As at
	March 31, 2025	March 31, 2024
Balances with banks in current accounts	766.24	285.34
Cash in hand	0.18	0.35
Term deposits with banks for original maturity of 3 months or less	2,104.87	1,003.12
	<b>2,871.29</b>	<b>1,288.81</b>

**Note:**

There are no repatriation restrictions with respect to Cash and Cash equivalents as at the end of the reporting year and prior years.

**5 Bank balances other than above**

Particulars	As at	As at
	March 31, 2025	March 31, 2024
Term deposits with banks for original maturity of 3 months or less	157.06	150.76
Term deposits with Banks for original maturity of more than 3 months and upto 1 year	2,228.19	1,347.57
Term deposits with Banks for original maturity of more than 1 year	1,657.40	1,226.40
	<b>4,042.65</b>	<b>2,724.73</b>

**Note:**

The amount under lien as security against overdraft facility availed, bank guarantee against loan refinance facility and cash collateral are as follows (included above in note 5)

Deposit pledged with banks for overdraft facilities availed by the Company	1,504.00	257.94
Deposit pledged with banks for bank guarantee against loan refinance facility	664.22	638.15
Deposit pledged with banks as cash collateral for Term loan	1,873.38	1,422.03

**6 Receivables**

Particulars	As at	As at
	March 31, 2025	March 31, 2024
<b>(I) Trade Receivables</b>		
Trade Receivables	33.64	106.20
Less: Provision for impairment on trade receivables	-	-
<b>Total (A)</b>	<b>33.64</b>	<b>106.20</b>
<b>(II) Other Receivables</b>		
Other Receivables	-	-
Less: Provision for impairment on other receivables	-	-
<b>Total (B)</b>	<b>-</b>	<b>-</b>
<b>Total (A+B)</b>	<b>33.64</b>	<b>106.20</b>

**Notes:**

**Trade Receivables aging schedule**

Trade Receivable's total outstanding dues as on March 31, 2025.

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	33.64	-	-	-	-	33.64
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables—considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-

**Satin Housing Finance Limited**
**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

Trade Receivable's total outstanding dues as on March 31, 2024

Particulars	Outstanding for following periods from due date of payment					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 years	
(i) Undisputed Trade receivables – considered good	106.20	-	-	-	-	106.20
(ii) Undisputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(iii) Undisputed Trade Receivables – credit impaired	-	-	-	-	-	-
(iv) Disputed Trade Receivables—considered good	-	-	-	-	-	-
(v) Disputed Trade Receivables – which have significant increase in credit risk	-	-	-	-	-	-
(vi) Disputed Trade Receivables – credit impaired	-	-	-	-	-	-

**7 Loans**

Particulars	As at March 31, 2025		As at March 31, 2024
	At amortised cost	At fair value through OCI	At fair value through OCI
Housing loans	37,388.13	12,302.24	40,301.46
Non Housing loans	19,276.30	8,082.25	23,816.04
<b>Total - Gross</b>	56,664.43	20,384.49	64,117.50
<i>Less:</i> Allowance for impairment loss for loan assets	(986.66)	(4.88)	(641.18)
<b>Total - Net</b>	<b>55,677.77</b>	<b>20,379.61</b>	<b>63,476.32</b>

**Note:**

- All loan assets have been provided against tangible assets being immovable properties only.
- All loan assets have been provided to beneficiaries/members of public only. No loan has been granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013.) either severally or jointly with any other person.
- All loan assets have been provided in India only.
- The Company is not granting any loans against gold jewellery as collateral.
- During the year, the Company revised its accounting estimate in relation to the discounting rate used for determining the fair value of the interest portion retained on assets de-recognized pursuant to the sale or assignment of loan portfolios. Previously, the fair value was measured using the respective average lending rate of the underlying loan portfolios. Under the revised approach, the fair value is determined based on the respective Direct Assignment (DA) coupon rate. This change in method of estimate has resulted in a fair value of Excess Interest Spread (EIS) Rs. 2,698.72 lakh as compared to Rs. 2,362.77 lakh under the previous methodology. Due to the change in methodology, there has been additional gain of Rs. 335.96 lakh during the year which has been reflected in the revenue from operations.
- The Company has reassessed its business model and with the background of series of assignment transactions, has continued its business model of 'hold to collect and sell'. Accordingly, the Company has fair valued its eligible portfolio (which are held for sale under assignment transaction) and record fair value gain through other comprehensive income.

**Particulars**

Interest accrued	682.10	531.30
Unamortized loan processing fees	939.31	1,398.75

**8 Other financial assets**

Particulars	As at	
	March 31, 2025	March 31, 2024
	<b>At amortised Cost</b>	
Security deposits (unsecured, considered good)	41.03	26.30
Advances recoverable in cash or in kind	1.37	1.19
Receivables from Govt. Authorities	147.44	50.73
	<b>189.84</b>	<b>78.22</b>

Satin Housing Finance Limited

Notes forming part of Financial Statements for the year ending March 31, 2025

(All amounts in rupees in lakhs, unless stated otherwise)

9 Deferred tax assets/(liabilities) (net)

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Deferred tax assets recognised on account of:</b>		
(a) Employee benefits	20.83	15.22
(b) Allowance for impairment of loans	268.04	168.45
(c) Measurement of financial assets and liabilities at amortised cost	1.11	1.11
(d) Depreciation and amortisation	16.10	4.99
(e) Others	0.18	0.18
	<b>306.26</b>	<b>189.95</b>
<b>Deferred tax liabilities recognised on account of:</b>		
(f) Impact of IND AS 116	(2.55)	(1.67)
(g) Gain on sale/fair valuation of portfolio	727.26	643.45
(h) Special reserve u/s 36 (i) (viii) under Income Tax Act, 1961	50.07	42.34
	<b>774.78</b>	<b>684.12</b>
<b>Net deferred tax asset</b>	<b>(468.52)</b>	<b>(494.17)</b>

Notes:

(i) Movement in deferred tax assets/(liabilities) for year ended March 31, 2025 :

Particulars	As at April 1, 2024	Recognised in other comprehensive income	Recognised statement of profit and loss	As at March 31, 2025
<b>Tax effect of items constituting deferred tax assets:</b>				
(a) Employee benefits	15.22	0.37	5.24	20.83
(b) Allowance for impairment of loans	168.45	-	99.59	268.04
(c) Measurement of financial assets and liabilities at amortised cost	1.11	-	-	1.11
(d) Depreciation and amortisation	4.99	-	11.11	16.10
(e) Others	0.18	-	-	0.18
	<b>189.95</b>	<b>0.37</b>	<b>115.94</b>	<b>306.26</b>
<b>Tax effect of items constituting deferred tax liabilities:</b>				
(f) Impact of IND AS 116	(1.67)	-	(0.88)	(2.55)
(g) Gain on sale of portfolio	643.45	(110.26)	194.07	727.26
(h) Special reserve u/s 36 (i) (viii) under Income Tax Act, 1961	42.34	-	7.73	50.07
	<b>684.12</b>	<b>(110.26)</b>	<b>200.92</b>	<b>774.78</b>
<b>Net deferred tax asset/(liabilities)</b>	<b>(494.17)</b>	<b>110.63</b>	<b>(84.98)</b>	<b>(468.52)</b>

(ii) Movement in deferred tax assets/(liabilities) for year ended March 31, 2024 :

Particulars	As at April 1, 2023	Recognised in other comprehensive income	Recognised statement of profit and loss	As at March 31, 2024
<b>Tax effect of items constituting deferred tax assets:</b>				
(a) Employee benefits	12.68	2.69	(0.15)	15.22
(b) Allowance for impairment of loans	116.18	-	52.27	168.45
(c) Measurement of financial assets and liabilities at amortised cost	1.11	-	-	1.11
(d) Depreciation and amortisation	4.45	-	0.54	4.99
(e) Others	0.18	-	-	0.18
	<b>134.60</b>	<b>2.69</b>	<b>52.66</b>	<b>189.95</b>
<b>Tax effect of items constituting deferred tax liabilities:</b>				
(f) Impact of IND AS 116	2.15	-	(3.82)	(1.67)
(g) Gain on sale of portfolio	180.22	210.12	253.11	643.45
(h) Special reserve u/s 36 (i) (viii) under Income Tax Act, 1961	30.03	-	12.31	42.34
	<b>212.40</b>	<b>210.12</b>	<b>261.60</b>	<b>684.12</b>
<b>Net deferred tax asset/(liabilities)</b>	<b>(77.80)</b>	<b>(207.43)</b>	<b>(208.94)</b>	<b>(494.17)</b>

Satin Housing Finance Limited

Notes forming part of Financial Statements for the year ending March 31, 2025

(All amounts in rupees in lakhs, unless stated otherwise)

10 Property, plant and equipment

Description	Computers and accessories	Vehicles	Furniture and Fixtures	Office equipments	ROU Assets	Total
<b>Gross carrying value</b>						
<b>As at April 01, 2023</b>	<b>125.68</b>	<b>-</b>	<b>9.19</b>	<b>26.75</b>	<b>24.75</b>	<b>186.37</b>
Additions	75.42	-	4.49	17.60	148.59	246.10
Disposals	-	-	-	-	-	-
<b>As at March 31, 2024</b>	<b>201.10</b>	<b>-</b>	<b>13.68</b>	<b>44.35</b>	<b>173.34</b>	<b>432.47</b>
Additions	63.32	55.85	1.25	9.35	76.87	206.64
Disposals/adjustments	-	-	-	-	4.15	4.15
<b>As at March 31, 2025</b>	<b>264.42</b>	<b>55.85</b>	<b>14.93</b>	<b>53.70</b>	<b>246.06</b>	<b>634.96</b>
<b>Accumulated depreciation</b>						
<b>As at April 01, 2023</b>	<b>87.61</b>	<b>-</b>	<b>4.95</b>	<b>18.78</b>	<b>21.26</b>	<b>132.60</b>
Additions	44.47	-	1.67	6.36	50.95	103.45
Adjustment for disposals	-	-	-	-	-	-
<b>As at March 31, 2024</b>	<b>132.08</b>	<b>-</b>	<b>6.62</b>	<b>25.14</b>	<b>72.21</b>	<b>236.05</b>
Additions	59.81	13.64	2.17	9.71	55.18	140.51
Disposals/adjustments	-	-	-	-	-	-
<b>As at March 31, 2025</b>	<b>191.89</b>	<b>13.64</b>	<b>8.79</b>	<b>34.85</b>	<b>127.39</b>	<b>376.56</b>
<b>Net block as at March 31, 2024</b>	<b>69.02</b>	<b>-</b>	<b>7.06</b>	<b>19.21</b>	<b>101.13</b>	<b>196.42</b>
<b>Net block as at March 31, 2025</b>	<b>72.53</b>	<b>42.21</b>	<b>6.14</b>	<b>18.85</b>	<b>118.67</b>	<b>258.40</b>

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**Satin Housing Finance Limited****Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

**11 Intangible assets**

Description	Intangible assets	Total
*Intangible assets include softwares		
<b>Gross carrying value</b>		
<b>As at April 01, 2023</b>	<b>46.12</b>	<b>46.12</b>
Additions	25.43	25.43
Disposals	-	-
<b>As at March 31, 2024</b>	<b>71.55</b>	<b>71.55</b>
Additions	14.77	14.77
Disposals	-	-
<b>As at March 31, 2025</b>	<b>86.32</b>	<b>86.32</b>
<b>Accumulated depreciation</b>		
<b>As at April 01, 2023</b>	<b>16.31</b>	<b>16.31</b>
Additions	8.50	8.50
Adjustment for disposals	-	-
<b>As at March 31, 2024</b>	<b>24.81</b>	<b>24.81</b>
Additions	38.20	38.20
Adjustment for disposals	-	-
<b>As at March 31, 2025</b>	<b>63.01</b>	<b>63.01</b>
<b>Net block as at March 31, 2024</b>	<b>46.74</b>	<b>46.74</b>
<b>Net block as at March 31, 2025</b>	<b>23.31</b>	<b>23.31</b>

*(This space has been intentionally left blank)*

**Satin Housing Finance Limited**  
**Notes forming part of Financial Statements for the year ending March 31, 2025**  
(All amounts in rupees in lakhs, unless stated otherwise)

**12 Other non financial assets**

Particulars	As at	
	March 31, 2025	March 31, 2024
Prepaid expenses	1,836.73	1,052.01
Acquired property (held for sale)	358.93	-
Less: Allowance for impairment loss for acquired property	(73.48)	109.01
Advance for expense	51.71	9.27
	<u>2,173.89</u>	<u>1,170.29</u>

Note : Acquired property (held for sale)

Title deeds held in the name of	Description of item of property	Whether title deed holder is promoter, director or relative of promoter/director or employee of promoter/director	Property held date	Reason for not being held in the name of the Company	As at March 31, 2025	As at March 31, 2024
Ravi Kalindi	Land & Building	No	23-03-2024		-	10.47
Purnima Behra	Land & Building	No	31-03-2023		-	17.26
Sadhna Sharma	Land & Building	No	28-02-2023		17.94	17.94
Babita	Land & Building	No	23-03-2024		23.13	23.13
Priyanka Yadav	Land & Building	No	29-02-2024		12.89	12.89
Raj Kumar Gupta	Land & Building	No	17-06-2023		-	15.33
Shri Chand	Land & Building	No	31-03-2023		20.67	20.67
Suraj Bhan	Land & Building	No	23-03-2024		8.62	8.62
Tej Singh	Land & Building	No	30-12-2023		-	9.17
Sunil Sunil	Land & Building	No	31-03-2024		1.64	1.64
Satveer Singh	Land & Building	No	30-06-2024		12.14	-
Ikram	Land & Building	No	31-12-2024		20.09	-
Gunjan lal	Land & Building	No	31-01-2025	Assest acquired under court order as per SARFAESI Act	21.78	-
Vaveeta Devi	Land & Building	No	31-01-2025		8.33	-
Geeta	Land & Building	No	28-02-2025		34.27	-
Harish sharma	Land & Building	No	11-03-2025		28.13	-
Lokesh Verma	Land & Building	No	31-03-2025		13.80	-
Santosh kumar singh	Land & Building	No	24-09-2024		41.50	-
Mahadev Champawat	Land & Building	No	31-01-2025		8.92	-
Kuda Ram	Land & Building	No	31-01-2025		10.59	-
Krishan Kumar	Land & Building	No	11-03-2025		3.36	-
Krishan Kumar	Land & Building	No	31-03-2025		6.91	-
yash walia	Land & Building	No	31-07-2024		5.36	-
Surender yadav	Land & Building	No	30-09-2024		52.62	-
Shorbhi	Land & Building	No	31-03-2025		3.80	-
Sunil kumar	Land & Building	No	31-03-2025		2.45	-
<b>Total</b>					<b>358.93</b>	<b>137.12</b>

**13 Trade payables**

Particulars	As at	
	March 31, 2025	March 31, 2024
<b>Trade Payables</b>		
total outstanding dues of MSMEs	48.98	-
total outstanding dues of creditors other than MSMEs	3.93	16.88
	<u>52.91</u>	<u>16.88</u>

Notes:

**Trade Payables ageing Schedule**

Trade Payable's total outstanding dues as on March 31, 2025.

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	48.98	-	-	-	48.98
(ii) Others	3.93	-	-	-	3.93
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

Trade Payable's total outstanding dues as on March 31, 2024.

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	16.88	-	-	-	16.88
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

**Satin Housing Finance Limited**

**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

**14 Debt securities (at amortised cost)**

Particulars	As at	
	March 31, 2025	March 31, 2024
Non Convertible Debentures	6,929.94	-
	<u>6,929.94</u>	<u>-</u>
Debt securities in India	6,929.94	-
Debt securities outside India	-	-
<b>Total</b>	<u><u>6,929.94</u></u>	<u><u>-</u></u>

**Non convertible debentures (Secured)**

Particulars	Terms of repayment	As at	
		March 31, 2025	March 31, 2024
2,500 (31 March 24: Nil) @10.90% Senior, Secured, Rated, Listed, Redeemable, Taxable Non-Convertible Debentures of face value of INR 1,00,000 each, The date of allotment was August 30, 2024.	Redeemable in equally 2 tranches on 30-01-2026 & 27-02-2026	2,500.00	-
2,500 (31 March 24: Nil) @8.93% Senior, Secured, Rated, Listed, Redeemable, Taxable Non-Convertible Debentures of face value of INR 1,00,000 each, The date of allotment was September 27, 2024.	Redeemable in one tranche on 27-09-2027	2,500.00	-
2,000 (31 March 24: Nil) @11.00% Senior, Secured, Rated, Listed, Redeemable, Taxable Non-Convertible Debentures of face value of INR 1,00,000 each, The date of allotment was February 14, 2025.	Redeemable in equally 3 tranches on 14-08-2026, 14-11-2026 & 14-02-2027	2,000.00	-
<b>Total</b>		<u><u>7,000.00</u></u>	<u><u>-</u></u>
Less : Unamortized transaction cost		95.96	-
<b>Net Total</b>		<u><u>6,904.04</u></u>	<u><u>-</u></u>

Particulars	As at	
	March 31, 2025	March 31, 2024
Interest accrued but not due	25.90	-

**15 Borrowings (other than debt securities)**

Particulars	As at March 31, 2025			
	At Amortised Cost	At fair value Through profit or loss	Designated at fair value through profit or loss	Total
<b>A) Term Loan</b>				
i) from banks	20,354.21	-	-	20,354.21
ii) from financial institution*	26,407.73	-	-	26,407.73
<b>B) Loan repayable on demand - Cash Credit</b>				
i) from bank	-	-	-	-
<b>C) Finance lease obligations</b>	128.80	-	-	128.80
<b>Total (A+B+C)</b>	<u><u>46,890.74</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>46,890.74</u></u>
Borrowings in India	46,890.74	-	-	46,890.74
Borrowings outside India	-	-	-	-
<b>Total</b>	<u><u>46,890.74</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>46,890.74</u></u>
Secured	46,890.74	-	-	46,890.74
Unsecured	-	-	-	-

Satin Housing Finance Limited  
Notes forming part of Financial Statements for the year ending March 31, 2025  
(All amounts in rupees in lakhs, unless stated otherwise)

Particulars	As at March 31, 2024			Total
	At Amortised Cost	At fair value Through profit or loss	Designated at fair value through profit or loss	
<b>A) Term Loan</b>				
i) from banks	15,835.00	-	-	15,835.00
ii) from financial institution*	28,273.76	-	-	28,273.76
<b>B) Loan repayable on demand - Cash Credit</b>				
i) from bank	99.95	-	-	99.95
<b>C) Finance lease obligations</b>	107.76	-	-	107.76
<b>Total (A+B+C)</b>	<b>44,316.47</b>	<b>-</b>	<b>-</b>	<b>44,316.47</b>
Borrowings in India	44,316.47	-	-	44,316.47
Borrowings outside India	-	-	-	-
<b>Total</b>	<b>44,316.47</b>	<b>-</b>	<b>-</b>	<b>44,316.47</b>
Secured	44,316.47	-	-	44,316.47
Unsecured	-	-	-	-

\*Financial Institution includes refinance facility outstanding from National Housing Bank.

Notes:

(1) Details of borrowings outstanding under Guarantee

	As at March 31, 2025	As at March 31, 2024
from director	33,396.64	25,349.26
from holding company (Satin Creditcare Network Limited)	15,067.93	13,940.55

(2) The company has used the borrowings from banks and financial institutions for the purpose for which it was taken.

(3) Statements of book debts filed by the Company with banks or financial institutions are in agreement with the books of accounts.

(4) Details of interest accrued and unamortised fees balance

Particulars	As at March 31, 2025	As at March 31, 2023
Interest accrued but not due	132.46	125.41
Unamortized debt securities fees	314.52	282.50

(5) All the borrowings of the company are used for the specific purpose for which it was taken.

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**Satin Housing Finance Limited**  
**Notes forming part of Financial Statements for the year ending March 31, 2025**  
(All amounts in rupees in lakhs, unless stated otherwise)

**16 Subordinated liabilities (at amortised cost)**

Particulars	As at			
	March 31, 2025	March 31, 2024		
Non Convertible Debentures - Unsecured 20 (31 March 24: 20) @14% Unsecured listed redeemable nonconvertible debentures of face value of INR 1,00,00,000 each, The date of allotment was December 17, 2019.	2,068.56	2,068.02		
<b>Total (A)</b>	<b>2,068.56</b>	<b>2,068.02</b>		
Subordinated liabilities in India	2,068.56	2,068.02		
Subordinated liabilities outside India	-	-		
<b>Total (B)</b>	<b>2,068.56</b>	<b>2,068.02</b>		
<b>Non convertible debentures (unsecured)</b>				
Particulars	Terms of repayment	As at		
		March 31, 2025	March 31, 2024	
20 (31 March 24: 20) @14% Unsecured listed redeemable nonconvertible debentures of face value of INR 1,00,00,000 each, The date of allotment was December 17, 2019.	Redeemable in equally 4 tranches starting from 30-06-2025 to 31-12-2026	2,000.00	2,000.00	
Total		2,000.00	2,000.00	
Less : Unamortized transaction cost		1.25	2.37	
<b>Net Total</b>		<b>1,998.75</b>	<b>1,997.63</b>	
<b>Particulars</b>			<b>As at</b>	<b>As at</b>
			<b>March 31, 2025</b>	<b>March 31, 2024</b>
Interest accrued but not due			69.81	70.38

**Reconciliation of liabilities arising from financing activities**

The changes in the Company's liabilities arising from financing activities can be classified as follows:

Particulars	Debt securities (at amortised cost)	Borrowings (other than debt)	Subordinated liabilities	Liability against leased assets	Total
<b>April 01, 2023</b>	-	30,957.11	2,066.46	4.63	<b>33,028.20</b>
Adoption of Ind AS 116	-	-	-	-	-
<b>Cash flows:</b>					
- Repayment	-	(10,160.99)	-	(43.99)	<b>(10,204.98)</b>
- Proceeds from overdraft facility	-	100.00	-	-	<b>100.00</b>
- Proceeds other than overdraft facility	-	23,400.00	-	-	<b>23,400.00</b>
<b>Non cash:</b>					
- Addition during the year	-	-	0.58	148.59	<b>149.17</b>
- Conversion of Optionally Convertible, Redeemable Preference Shares	-	-	-	-	-
- Foreign exchange	-	-	-	-	-
- Amortisation of upfront fees and others	-	(87.41)	0.98	-	<b>(86.43)</b>
- Others	-	-	-	(1.47)	<b>(1.47)</b>
<b>March 31, 2024</b>	-	<b>44,208.71</b>	<b>2,068.02</b>	<b>107.76</b>	<b>46,384.49</b>
Adoption of Ind AS 116	-	-	-	-	-
<b>Cash flows:</b>					
- Repayment	-	(15,243.49)	-	(47.64)	<b>(15,291.13)</b>
- Proceeds from overdraft facility	-	-	-	-	-
- Proceeds other than overdraft facility	7,000.00	17,820.60	-	-	<b>24,820.60</b>
<b>Non cash:</b>					
- Addition during the year	25.90	7.05	-	68.68	<b>101.64</b>
- Conversion of Optionally Convertible, Redeemable Preference Shares	-	-	-	-	-
- Foreign exchange	-	-	-	-	-
- Amortisation of upfront fees and others	(95.94)	(30.95)	0.54	-	<b>(126.35)</b>
- Others	-	-	-	(0.00)	<b>(0.00)</b>
<b>March 31, 2025</b>	<b>6,929.96</b>	<b>46,761.92</b>	<b>2,068.56</b>	<b>128.80</b>	<b>55,889.24</b>

**Satin Housing Finance Limited**  
**Notes forming part of Financial Statements for the year ending March 31, 2025**  
(All amounts in rupees in lakhs, unless stated otherwise)

**17 Other financial liabilities**

Particulars	As at	
	March 31, 2025	March 31, 2024
Payable towards assignment transactions	510.80	342.56
Expenses payable	69.79	224.33
Employee related payables	18.57	19.32
Insurance related payable	34.29	7.20
	<u>633.45</u>	<u>593.41</u>

**18 Provisions**

Particulars	As at	
	March 31, 2025	March 31, 2024
<b>Provision for employee benefits</b>		
Provision for Gratuity		
Present value of obligation for gratuity	105.35	84.20
Fair value of plan assets	103.35	84.20
<b>Net obligation</b>	<u>2.00</u>	<u>-</u>
Provision for compensated absences	80.76	60.46
	<u>82.76</u>	<u>60.46</u>

**19 Other non financial liabilities**

Particulars	As at	
	March 31, 2025	March 31, 2024
Advance received from customers	320.72	425.14
Statutory dues payable	181.27	130.67
	<u>501.99</u>	<u>555.81</u>

*(This space has been intentionally left blank)*

(6) Terms of repayment of Borrowings (other than debt securities) as on March 31, 2025 are as follows:#

Repayment	Interest rate range	Due within 1 year		Due within 1 to 2 years		Due within 2 to 3 years		Due within 3 to 4 years		Due after 4 years		Total	
		No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount
Monthly	Below 9.00%	24	1,011.87	21	762.96	6	6.92	-	-	-	-	51	1,781.75
	9% to 12%	345	8,490.14	292	8,075.34	184	6,169.63	96	3,443.94	72	2,616.45	989	28,795.50
	12.01% to 15%	305	4,962.06	245	3,365.06	147	2,083.22	49	469.08	2	10.42	748	10,889.84
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
Quarterly	Below 9.00%	18	836.55	24	1,112.38	17	664.37	16	616.08	59	2,185.06	134	5,414.44
	9% to 12%	2	62.50	-	-	-	-	-	-	-	-	2	62.50
	12.01% to 15%	-	-	-	-	-	-	-	-	-	-	-	-
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
Semi-annually	Below 9.00%	-	-	-	-	-	-	-	-	-	-	-	-
	9% to 12%	-	-	-	-	-	-	-	-	-	-	-	-
	12.01% to 15%	-	-	-	-	-	-	-	-	-	-	-	-
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
Bullet	Below 9.00%	-	-	-	-	-	-	-	-	-	-	-	-
	9% to 12%	-	-	-	-	-	-	-	-	-	-	-	-
	12.01% to 15%	-	-	-	-	-	-	-	-	-	-	-	-
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>694</b>	<b>15,363.12</b>	<b>582</b>	<b>13,315.74</b>	<b>354</b>	<b>8,924.14</b>	<b>161</b>	<b>4,529.10</b>	<b>133</b>	<b>4,811.93</b>	<b>1,924</b>	<b>46,944.03</b>

Terms of repayment of Borrowings (other than debt securities) as on March 31, 2024 are as follows:#

Repayment	Interest rate range	Due within 1 year		Due within 1 to 2 years		Due within 2 to 3 years		Due within 3 to 4 years		Due after 4 years		Total	
		No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount	No. of instalments	Amount
Monthly	Below 9.00%	-	-	-	-	-	-	-	-	-	-	-	-
	9% to 12%	287	6,205.87	251	5,696.52	199	5,142.31	122	3,966.28	102	2,440.10	961	23,451.08
	12.01% to 15%	304	4,806.96	240	4,393.05	182	2,825.49	84	1,549.11	5	74.50	815	13,649.11
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
Quarterly	Below 9.00%	21	957.62	24	1,107.08	24	1,104.06	17	656.05	82	3,028.37	168	6,853.18
	9% to 12%	6	250	2	63	-	-	-	-	-	-	8	312.50
	12.01% to 15%	-	-	-	-	-	-	-	-	-	-	-	-
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
Semi-annually	Below 9.00%	-	-	-	-	-	-	-	-	-	-	-	-
	9% to 12%	-	-	-	-	-	-	-	-	-	-	-	-
	12.01% to 15%	-	-	-	-	-	-	-	-	-	-	-	-
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
Bullet	Below 9.00%	-	-	-	-	-	-	-	-	-	-	-	-
	9% to 12%	-	-	-	-	-	-	-	-	-	-	-	-
	12.01% to 15%	-	-	-	-	-	-	-	-	-	-	-	-
	Above 15%	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>		<b>618</b>	<b>12,220.45</b>	<b>517</b>	<b>11,259.14</b>	<b>405</b>	<b>9,071.86</b>	<b>223</b>	<b>6,171.44</b>	<b>189</b>	<b>5,542.97</b>	<b>1,952</b>	<b>44,265.87</b>

# All the above mentioned repayments disclosed as per the contractual maturities of Borrowings (other than debt securities) at gross carrying value.

Satin Housing Finance Limited

Notes forming part of Financial Statements for the year ending March 31, 2025

(All amounts in rupees in lakhs, unless stated otherwise)

<b>22 Interest income</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
	Interest income on loans	8,850.23	6,501.28
	Interest income on deposits with banks	547.20	518.04
		<b>9,397.43</b>	<b>7,019.32</b>
<b>23 Fees and commission income</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
	Income from fees and other charges	369.95	196.19
		<b>369.95</b>	<b>196.19</b>
<b>24 Net gain on derecognition of financial instruments</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
	Gain on sale of loan portfolio through assignment	1,244.71	1,582.97
		<b>1,244.71</b>	<b>1,582.97</b>
<b>25 Other income</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
	Income from promotion of financial products	498.67	430.00
	Miscellaneous income	3.97	2.82
		<b>502.64</b>	<b>432.82</b>
<b>26 Finance costs</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>(A) Interest on borrowings</b>			
	Interest expense on bank overdraft & Cash credit	6.73	0.16
	Interest expense on term loan from others	5,201.61	4,073.94
	Interest expense on non-convertible debenture	599.44	280.58
	Interest expense on lease rental assets	13.79	12.87
<b>(B) Other interest expense</b>			
	Corporate guarantee fees	118.79	60.97
	Commission on bank guarantee	3.70	2.79
		<b>5,944.06</b>	<b>4,431.31</b>
<b>27 Impairment on financial instruments</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
	Impairment on loan assets	395.74	207.66
		<b>395.74</b>	<b>207.66</b>
<b>28 Employee benefits expenses</b>			
	Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024

**Satin Housing Finance Limited**

**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

Salaries, wages and bonus	2,877.85	2,239.20
Contribution to provident and other funds	134.76	113.74
Staff welfare expenses	129.75	109.13
Recruitment expenses	5.82	3.76

<b>3,148.18</b>	<b>2,465.83</b>
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**29 Depreciation, amortization and impairments**

Particulars	For the year ended	For the year ended
	March 31, 2025	March 31, 2024
Depreciation on property, plant & equipments	85.35	52.50
Depreciation on right on use assets	55.18	50.95
Amortization on intangible assets	38.20	8.50
	<b>178.73</b>	<b>111.95</b>

**30 Other expenses**

Particulars	For the year ended	For the year ended
	March 31, 2025	March 31, 2024
Advertisement expenses	14.86	8.74
Auditor's remuneration*	39.69	31.34
Rates and taxes	5.87	9.12
Legal and professional charges	174.61	63.73
Financial inspection expenses	53.77	23.71
Legal Verification Charges	137.66	56.48
Technical Verification Charges	140.51	57.67
Travelling and conveyance	73.75	59.17
Power and fuel	19.93	18.54
Office maintenance charges	76.33	61.30
Software expenses	121.12	91.27
Communication cost	57.02	57.26
Rent	116.70	87.26
Director sitting fees	4.80	5.23
Corporate social responsibility#	15.86	9.48
Printing and stationery	53.78	47.62
Servicing Fees	10.26	-
DSA commission	123.63	74.05
Credit rating charges	16.36	25.57
Record maintainance charges	33.10	43.43
Bank charges	3.85	3.49
Miscellaneous expenses	13.82	11.29
	<b>1,307.28</b>	<b>845.75</b>

**\*Auditor's remuneration includes**

As Auditors	13.22	10.28
Other Services	28.25	21.06
	<b>41.46</b>	<b>31.34</b>

**Satin Housing Finance Limited**

**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

20	Equity share capital	As at March 31, 2025	As at March 31, 2024
	<b>Authorised equity share capital</b>		
	15,21,00,000 (31 March 2024: 13,00,00,000) Equity shares of ₹10 each	15,210.00	13,000.00
		<b>15,210.00</b>	<b>13,000.00</b>
	<b>Issued, subscribed and paid up equity share capital</b>		
	15,19,34,675 (31 March 2024: 12,96,23,230) Equity shares of ₹10 each	15,193.47	12,962.32
		<b>15,193.47</b>	<b>12,962.32</b>

**i) Rights, preferences and restrictions attached to equity shares:**

The Company has only one class of equity shares having par value of ₹10 per share. Each holder of equity shares is entitled to one vote per share. Any dividend, if proposed by the Board of Directors, is subject to the approval of shareholders. Dividend declared and paid would be in Indian rupees.

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

**ii) Reconciliation of equity shares outstanding at year end date**

Equity share capital of ₹ 10 each fully paid up	No. of shares	₹	No. of shares	₹
	As at March 31, 2025		As at March 31, 2024	
Balance at the beginning of the year	1,296.23	12,962.32	1,134.00	11,340.00
Add: Issued during the year	223.12	2,231.15	162.23	1,622.32
<b>Balance at the end of the year</b>	<b>1,519.35</b>	<b>15,193.47</b>	<b>1,296.23</b>	<b>12,962.32</b>

**iii) Shares held by holding company as at balance sheet date:**

Equity share capital of ₹ 10 each fully paid up	No. of shares	% holding	No. of shares	% holding
	As at March 31, 2025		As at March 31, 2024	
Satin Creditcare Network Limited (holding company)	1,519.35	100%	1,296.23	100%
	<b>1,519.35</b>	<b>100%</b>	<b>1,296.23</b>	<b>100%</b>

**iv) Shareholding of Promoters**

Shares held by promoters at the end of March 31, 2025				
S. No	Promoter name	No. of Shares	% of total shares	% Change during the year
1	Satin Creditcare Network Limited	1,519.35	100.00%	0.00%

Shares held by promoters at the end of March 31, 2024				
S. No	Promoter name	No. of Shares	% of total shares	% Change during the year
1	Satin Creditcare Network Limited	1,296.23	100.00%	0.00%

21	Other equity	As at March 31, 2025	As at March 31, 2024
	<b>Special Reserve u/s 29C of National Housing Bank Act, 1987 read with 36 (I) (viii) of Income Tax Act, 1961</b>		
	Balance at the beginning of the year	380.93	206.04
	Transferred during the year	80.85	174.89
	Utilised during the year	-	-
	<b>Balance at the end of the year</b>	<b>461.78</b>	<b>380.93</b>
	<b>Security Premium</b>		
	Balance at the beginning of the year	6,037.57	2,660
	Transferred during the year	4,768.85	3,377.67
	Utilised during the year	-	-
	<b>Balance at the end of the year</b>	<b>10,806.42</b>	<b>6,037.57</b>

**Retained earnings**

Balance at the beginning of the year	1,175.59	497.11
Transferred from statement of profit and loss	404.26	874.43
Other comprehensive income		
- Remeasurement income on defined benefit plans	(1.47)	(10.70)
- Income tax relating to above item	0.37	2.69
Transfer to Special reserve u/s 29C of the National Housing Bank Act, 1987 read with 36 (1) (viii) of Income Tax Act, 1961	(80.85)	(174.89)
Expenses on a/c of issue of shares	(19.89)	(13.05)
<b>Balance at the end of the year</b>	<b>1,478.01</b>	<b>1,175.59</b>

**Changes in fair value of loan assets**

Balance at the beginning of the year	477.84	(146.89)
- Change in fair value of loan asset through other comprehensive income	(438.09)	834.85
- Income tax relating to above item	110.26	(210.12)
<b>Balance at the end of the year</b>	<b>150.01</b>	<b>477.84</b>

<b>Total Other Equity</b>	<b>12,896.22</b>	<b>8,071.93</b>
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**Note:****Other comprehensive income (OCI)**

The Company has recognised remeasurements of defined benefits plans & fair value of loan assets through other comprehensive income.

*(This space has been intentionally left blank)*

**Satin Housing Finance Limited****Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

**31 Earnings per equity share (basic and diluted) (in ₹ per share)**

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Net profit for the year	404.26	874.43
Weighted average number of equity shares for EPS (in lakhs)	1,408.29	1,188.76
Par value per share	10.00	10.00
Earnings per share - Basic and diluted	<b>0.29</b>	<b>0.74</b>

**32 Tax expense**

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Current tax (including taxes earlier years)	51.52	85.41
Deferred tax credit	84.96	208.96
	<b>136.48</b>	<b>294.37</b>

The major components of income tax expense and the reconciliation of expense based on the domestic effective tax rate of at 25.17% and the reported tax expense in profit or loss are as follows:

<b>Accounting profit before income tax</b>	540.74	1,168.80
At country's statutory income tax rate of 25.17% (PY : 25.17%)	136.09	294.16
<b>Adjustments in respect of taxes earlier years</b>		
(i) Taxes earlier years	-	-
(ii) MAT writeoff due to adoption of new regime	-	-
(iii) Others	0.39	0.21
	<b>136.48</b>	<b>294.37</b>

**33 Segment information**

The Company operates in a single reportable segment i.e. financing, which has similar risks and returns for the purpose of Ind AS 108 on 'Segment Reporting' is considered to be only the reportable business segment. The company derives its major revenues from financing activities and its customers are widespread. The Company is operating in India which is considered as a single geographical segment.

**Information about interest income on loans**

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Housing loans	5,770.33	3,881.78
Non Housing loans	3,079.90	2,619.50
<b>Total</b>	<b>8,850.23</b>	<b>6,501.28</b>

**34 Contingent liability and Capital & other commitments**

Contingent liability as on March 31, 2025 - INR 9.00 Lakhs (March 31, 2024 - Nil) on account of claims raised by the tax authorities. The Company yet to file appeal against this demand.

Estimated amount of contracts remaining to be executed on capital account is Nil (31st March 2024 - Nil)

The company has undrawn exposure towards customers of ₹ 2,023.27 lakhs (March 31, 2024 - INR 3,975.50 lakhs)

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**Satin Housing Finance Limited**

**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

**35 Related Party transactions**

In accordance with the requirements of Indian Accounting Standard – 24 the names of the related parties where control/ability to exercise significant influence exists, along with the aggregate amount of transactions and year end balances with them as identified and certified by the management are given below:

**a. Details of related parties:**

Description of relationship	Names of related parties
Holding company	Satin Creditcare Network Limited
Directors	Mr. Harvinder Pal Singh Dr. Jyoti Ahluwalia Mr. Sanjay Kumar Bhatia (w.e.f April 22, 2024) Mr. Sundeep Mehta (till May 01, 2024) Mr. Anil Kalra (till May 01, 2024)
Key management personnel (KMP)	Amit Sharma ; Managing Director & Chief Executive Officer Sachin Sharma ; Chief Financial Officer Brajesh Kumar ; Chief Compliance Officer (w.e.f October 01, 2023) Vaishali Goyal ; Company Secretary (till May 02, 2024)

**b. Transactions with Related Parties are as under:**

Name of related party	Nature of transaction	Related Party Entities		Key Management Personnel	
		March 31, 2025	March 31, 2024	March 31, 2025	March 31, 2024
Satin Creditcare Network Limited	i) Issue of Equity Shares	7,000.00	4,999.99	-	-
	ii) Expense of Rent for sharing registered office premises	41.25	37.25	-	-
	iii) Corporate guarantee fees payment#	782.13	92.91	-	-
	iv) Corporate guarantee fees expenses	118.79	60.97	-	-
	v) Corporate guarantee Given	7,500.00	7,000.00	-	-
Mr. Harvinder Pal Singh	Personal guarantee given	19,104.10	16,600.00	-	-
Mr. Sundeep Mehta	Sitting fees#	0.30	1.90	-	-
Mr. Anil Kalra	Sitting fees#	0.30	1.90	-	-
Mr. Sanjay Kumar Bhatia	Sitting fees#	2.00	-	-	-
Dr. Jyoti Ahluwalia	Sitting fees#	1.80	1.00	-	-
	#taxes extra				

**c. Key Management Personnel**

\* Salary and Bonus

i. Amit Sharma; Managing Director & Chief Executive Officer	119.98	114.78
ii. Sachin Sharma; Chief Financial Officer	68.98	64.35
iii. Brajesh Kumar; Chief Compliance Officer (w.e.f October 01, 2023)	14.50	5.00
iv. Vaishali Goyal; Company Secretary (till May 02, 2024)	0.58	14.12

During the year March 31, 2024, Mr Amit Sharma had taken an advance of INR 35 lakh and Mr Sachin Sharma had taken an advance of INR 10 lakh and repaid during the previous year.

With respect to the key management personnel, disclosure has been given for those relatives with whom the Company has made transactions during the year.

**Key management personnel remuneration includes the following expenses:**

	For the year ended	
	March 31, 2025	March 31, 2024
Short-term employee benefits	204.04	198.25
Post-employment benefits	6.28	10.27
Other long term benefits	0.71	3.06
<b>Total remuneration</b>	<b>211.04</b>	<b>211.59</b>

**d. Balances with related parties in ordinary course of business:**

Type of transaction	Name of related party	Nature of balance	As at March 31, 2025	As at March 31, 2024
Closing Outstanding	Satin Creditcare Network Limited	Term Loan	-	-
Maximum Balance	Satin Creditcare Network Limited	Term Loan	-	-

**e. Details of guarantee outstanding against borrowings**

Name of related party	Nature of balance	As at March 31, 2025	As at March 31, 2024
Mr. Harvinder Pal Singh	Personal guarantee	33,396.64	25,349.26
Satin Creditcare Network Limited	Corporate guarantee	15,067.93	13,940.55

**Satin Housing Finance Limited**

**Notes forming part of Financial Statements for the year ending March 31, 2025**

(All amounts in rupees in lakhs, unless stated otherwise)

**36 Leases disclosure as lessee**

The Company has taken various office premises under operating lease arrangements. Generally, the lease term varies from 10 months to 60 months and is renewable under mutually agreed terms between lessee and lessor. The company has considered leases having initial lease term of upto 12 months as short term leases as per para 6 of Ind AS 116 and their expenses have been recognised as Rent under note 31. For all other leases having lease term of more than 12 months a right of use asset is recognised with a corresponding lease liability. The right of use asset is disclosed under Property, Plant and Equipment and lease liability is disclosed under Borrowings. Further disclosures as on March 31, 2024 are as follows:

**1 The table below describes the nature of the Company's leasing activities by type of right-of-use asset recognised on balance sheet:**

Particulars	Righ of use asset Office Premises	
	As at March 31, 2025	As at March 31, 2024
Total number of leases	44	38
Number of leases considered as short term leases	27	22
No. of right-of use assets leased	17	16
Range of remaining term	From 13 days to 55 months	From 2 month to 53 months
Average remaining lease term	9.23 months	19.50 months
No. of leases with extension options	0	0
No. of leases with purchase options	0	0
No. of leases with variable payments linked to an index	0	0
No. of leases with termination options	31	33

**2 Additional information on the right-of-use assets by class of assets is as follows:**

Particulars	Righ of use asset Office Premises	
	As at March 31, 2025	As at March 31, 2024
<b>Opening Carrying amount</b>	<b>101.13</b>	<b>3.49</b>
Reclassified on account of adoption of Ind AS 116	-	-
Addition	76.87	148.59
Deletion	4.15	-
Depreciation	55.18	50.95
<b>Closing Carrying amount</b>	<b>118.67</b>	<b>101.13</b>

Note: The right-of-use assets are included in the same line item as where the corresponding underlying assets would be presented if they were owned.

**3 Lease liabilities are presented in the statement of financial position as follows:**

Particulars	As at March 31, 2025	As at March 31, 2024
Current	49.13	41.06
Non-current	79.67	66.70
<b>Total</b>	<b>128.80</b>	<b>107.76</b>

4 At March 31, 2025 (March 31, 2024 : Nil) the Company do not have any committed leases which had not commenced.

**5 The undiscounted maturity analysis of lease liabilities is as follows:**

**As at March 31, 2025**

Particulars	Lease payments	Finance charges	Net present values
Within 1 year	60.55	11.42	49.13
1-2 years	43.27	6.80	36.47
2-5 years	46.51	3.31	43.20
<b>Total</b>	<b>150.33</b>	<b>21.53</b>	<b>128.80</b>

**As at March 31, 2024**

Particulars	Lease payments	Finance charges	Net present values
Within 1 year	50.79	9.73	41.06
1-2 years	37.21	5.42	31.79
2-5 years	39.53	4.62	34.91
<b>Total</b>	<b>127.53</b>	<b>19.77</b>	<b>107.76</b>

The Company has elected not to recognise a lease liability for short term leases (leases of expected term of 12 months or less) or for leases of low value assets. Payments made under such leases are expensed on a straight-line basis. In addition, certain variable lease payments are not permitted to be recognised as lease liabilities and are expensed as incurred. 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.

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(All amounts in rupees in lakhs, unless stated otherwise)

**6 Operating leases**

The Company has taken on lease certain assets under operating lease arrangements. The contractual future minimum lease payment obligation in respect of these leases are as under:

**Office premises**

Particulars	As at March 31, 2025	As at March 31, 2024
Short term leases	48.80	71.89
Leases of low value assets	-	-
Variable lease payments	-	-
<b>Total</b>	<b>48.80</b>	<b>71.89</b>

7 The Company had total cash outflows for leases of INR 170.11 Lakhs in 31 March 2025 (INR 140.41 Lakhs in 31 March 2024).

**8 The following are the amounts recognised in profit or loss:**

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Depreciation expense of right-of-use assets	55.18	50.95
Interest expense on lease liabilities	13.79	12.87
Expense relating to short-term leases (included in other expenses)	116.70	87.26
Expense relating to leases of low-value assets (included in other expenses)	-	-
Variable lease payments (included in other expenses)	-	-
<b>Total amount recognised in profit or loss</b>	<b>185.67</b>	<b>151.08</b>

9 The Company has lease contracts for office buildings used in its operations. Leases of these buildings generally have lease terms between 2 and 5 years. The Company's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Company is restricted from assigning and subleasing the leased assets. There are several lease contracts that include extension and termination options, which are further discussed below.

The Company has several lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Company's business needs. Management exercises significant judgement in determining whether these extension and termination options are reasonably certain to be exercised.

10 The Company does not have any lease contracts that contains variable payments.

11 Set out below are the undiscounted potential future rental payments relating to periods following the exercise date of extension and termination options that are not included in the lease term:

Particulars		More than five		Total
		Within five years	years	
Extension options expected not to be exercised	count	-	-	-
Termination options expected to be exercised	count	-	-	-
Extension options expected not to be exercised	INR Lakhs	-	-	-
Termination options expected to be exercised	INR Lakhs	-	-	-
<b>Total</b>		-	-	-

*(This space has been intentionally left blank)*

### 37 Employee benefits

The Company has adopted Indian Accounting Standard (Ind AS) - 19 on Employee Benefit as under :

#### Defined contribution plans

##### Provident fund and other funds

The Company makes contributions, determined as a specified percentage of employee salaries, in respect of qualifying employees towards provident fund and other funds which are defined contribution plans. The Company has no obligations other than this to make the specified contributions. The contributions are charged to the Statement of Profit and Loss as they accrue.

	As at March 31, 2025	As at March 31, 2024
Employers contribution to provident and other fund	134.76	113.74

#### Defined benefit plans

##### Gratuity

The Company has a defined benefit gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability of Gratuity is recognized on the basis of actuarial valuation.

##### Risks associated with plan provisions

Salary increases	Actual salary increases will increase the Plan's liability. Increase in salary increase rate assumption in future valuations will also increase the liability.
Investment risk	If Plan is funded then assets liabilities mismatch & actual investment return on assets lower than the discount rate assumed at the last valuation date can impact the liability.
Discount rate	Reduction in discount rate in subsequent valuations can increase the plan's liability.
Mortality & disability	Actual deaths & disability cases proving lower or higher than assumed in the valuation can impact the liabilities.
Withdrawals	Actual withdrawals proving higher or lower than assumed withdrawals and change of withdrawal rates at subsequent valuations can impact Plan's liability.

#### (i) Amount recognised in the balance sheet is as under:

Particulars	As at March 31, 2025	As at March 31, 2024
Present value of obligation	105.34	84.20
Fair value of plan assets	103.35	84.20
<b>Net obligation recognised in balance sheet as provision</b>	<b>1.99</b>	<b>-</b>

#### (ii) Amount recognised in the statement of profit and loss is as under:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Current service cost	25.33	20.03
Past service cost including curtailment gains/losses	-	-
Interest cost on defined benefit obligation	6.00	4.39
<b>Net impact on profit (before tax)</b>	<b>31.33</b>	<b>24.42</b>

##### Amount recognised in the other comprehensive income:

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
Actuarial (gain)/loss recognised during the year	4.53	9.07

#### (iii) Movement in the present value of defined benefit obligation recognised in the balance sheet is as under:

Particulars	As at March 31, 2025	As at March 31, 2024
Present value of defined benefit obligation as at the beginning of year	84.20	59.28
Current service cost	25.33	20.03
Interest cost	6.00	4.39
Benefits paid	(14.72)	(8.57)
Actuarial loss/(gain) on obligation		
Actuarial (gain)/loss on arising from change in demographic assumption	-	-
Actuarial (gain)/loss on arising from change in financial assumption	0.19	1.63
Actuarial (gain)/loss on arising from experience adjustment	4.34	7.44
<b>Present value of defined benefit obligation as at the end of the year</b>	<b>105.34</b>	<b>84.20</b>

(iv) Movement in the plan assets recognised in the balance sheet is as under:

Particulars	As at March 31, 2025	As at March 31, 2024
Fair value of plan assets at beginning of year	84.20	59.28
Actual return on plan assets	7.53	2.76
Employer's contribution	26.34	30.73
Benefits paid	(14.72)	(8.57)
<b>Fair value of plan assets at the end of the year</b>	<b>103.35</b>	<b>84.20</b>

(v) Actuarial assumptions

Particulars	As at March 31, 2025	As at March 31, 2024
Discounting rate	7.09%	7.12%
Future salary increase	8.00%	8.00%
Retirement age (years)	58.00	58.00
Withdrawal rate		
Up to 30 years	25.50%	25.50%
From 31 to 44 years	38.10%	38.10%
Above 44 years	0.00%	0.00%
Weighted average duration	3.46	3.35

Mortality rates inclusive of provision for disability -100% of IALM (2012 – 14)

Gratuity is payable to the employees on death or resignation or on retirement at the attainment of superannuation age. To provide for these eventualities, the Actuary has used Indian Assured Lives Mortality (2012-14) Ultimate table.

Assumptions for actuarial valuation is based on experience on past data updated till the reporting date of the Company regarding movement of employees.

(vi) Sensitivity analysis for gratuity liability

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Impact of the change in discount rate</b>		
Present value of obligation at the end of the year	105.34	84.20
- Impact due to increase of 0.50 %	(3.34)	(2.87)
- Impact due to decrease of 0.50 %	3.54	3.04
<b>Impact of the change in salary increase</b>		
Present value of obligation at the end of the year	105.34	84.20
- Impact due to increase of 0.50 %	3.49	3.00
- Impact due to decrease of 0.50 %	(3.33)	(2.86)

Sensitivities due to mortality and withdrawals are not material and hence impact of change due to these is not calculated

Sensitivities as to rate of increase of pensions in payment, rate of increase of pensions before retirement and life expectancy are not applicable.

(vii) Maturity profile of defined benefit obligation

Year	As at March 31, 2025	As at March 31, 2024
0 to 1 year	16.39	10.70
1 to 2 year	14.59	20.43
2 to 3 year	8.90	14.31
3 to 4 year	4.33	10.63
4 to 5 year	2.83	7.85
5 to 6 year	1.75	5.23
6 year onwards	56.56	15.05

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38 Financial Instruments

38.01 Financial assets and liabilities

The carrying amounts of financial instruments by category are as follows:

Particulars	Notes to schedule	As at March 31, 2025	As at March 31, 2024
<b>Financial assets measured at fair value</b>			
Loans measured at fair value through other comprehensive income	7	20,379.61	63,476.32
<b>Financial assets measured at amortised cost</b>			
Cash and cash equivalents	4	2,871.29	1,288.81
Bank balances other than above	5	4,042.65	2,724.73
Trade receivables	6	33.64	106.20
Loans	7	55,677.77	-
Security deposits	8	41.03	26.30
Other financial assets	8	148.81	51.92
<b>Total</b>		<b>83,194.80</b>	<b>67,674.28</b>
<b>Financial liabilities measured at amortised cost</b>			
Trade payables	13	52.91	16.88
Debt securities	14	6,929.94	-
Borrowings (other than debt securities but including interest accrued)	15	46,890.74	44,316.47
Subordinated liabilities	16	2,068.56	2,068.02
Other financial liabilities	17	633.45	593.41
<b>Total</b>		<b>56,575.60</b>	<b>46,994.78</b>

38.02 Fair value measurement of assets and liabilities

(a) Fair values hierarchy

The fair value of financial instruments as referred to in note 38.01 above has been classified into three categories depending on the inputs used in the valuation technique. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities [Level 1 measurements] and lowest priority to unobservable inputs [Level 3 measurements].

The categories used are as follows:

**Level 1:** Quoted prices (unadjusted) for identical instruments in an active market;

**Level 2:** Directly (i.e. as prices) or indirectly (i.e. derived from prices) observable market inputs, other than Level 1 inputs; and

**Level 3:** Inputs which are not based on observable market data (unobservable inputs).

The following table shows the levels within the hierarchy of assets measured at fair value on a recurring basis:

As at March 31, 2025	Level 1	Level 2	Level 3	Total
<b>Assets</b>				
Loans measured at fair value through other comprehensive income	-	-	20,379.61	<b>20379.61</b>

As at March 31, 2024	Level 1	Level 2	Level 3	Total
<b>Assets</b>				
Loans measured at fair value through other comprehensive income	-	-	63,476.32	<b>63476.32</b>

**Valuation process and technique used to determine fair value**

Specific valuation techniques used to value financial instruments include:

Eligible loans valued by discounting the aggregate future cash flows (both principal and interest cash flows) with discount rate that commensurate with the risk inherent in the expected cash flows for the remaining portfolio tenor.

(b) Sensitivity analysis

As at March 31, 2025	Fair Value	Impact of change in rates on total comprehensive income statement		
		Sensitivity	Favourable	Unfavourable
Loans	20384.49	1%	1,058.13	(973.18)

As at March 31, 2024	Fair Value	Impact of change in rates on total comprehensive income statement		
		Sensitivity	Favourable	Unfavourable
Loans	64117.5	1%	3,857.85	(2,323.54)

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(c) The following table presents the changes in level 3 item for the year ended March 31, 2025.

Particulars	Loans
<b>As at April 01, 2023</b>	<b>45,688.14</b>
Acquisition during the year	45,630.09
Disposal during the year	(28,676.76)
Gains recognised in other comprehensive income	834.85
<b>As at March 31, 2024</b>	<b>63,476.32</b>
<b>As at April 01, 2024</b>	<b>63,476.32</b>
Acquisition during the year	8,357.40
Disposal during the year*	(51,016.02)
Gains/(loss) recognised in other comprehensive income	(438.09)
<b>As at March 31, 2025</b>	<b>20,379.61</b>

\*Disposal during the year includes ineligible portfolio (which are not held for sale under assignment transaction). Refer note 7, point no 6

### 38.03 Fair value of instruments measured at amortised cost

Fair value of instruments measured at amortised cost for which fair value is disclosed is as follows, these fair values are calculated using Level 3 inputs:

Particulars	As at March 31, 2025		As at March 31, 2024	
	Carrying value	Fair value	Carrying value	Fair value
<b>Financial assets</b>				
Cash and cash equivalents	2,871.29	2,871.29	1,288.81	1,288.81
Bank balances other than above	4,042.65	4,042.65	2,724.73	2,724.73
Trade receivables	33.64	33.64	106.20	106.20
Loans	55,677.77	55,677.77	-	-
Security deposits	41.03	41.03	26.30	26.30
Other financial assets	148.81	148.81	51.92	51.92
<b>Total</b>	<b>62,815.19</b>	<b>62,815.19</b>	<b>4,197.96</b>	<b>4,197.96</b>
<b>Financial liabilities</b>				
Trade payable	52.91	52.91	16.88	16.88
Debt securities	6,929.94	6,886.21	-	-
Borrowings (other than debt securities)	46,890.74	46,909.87	44,316.47	44,316.47
Subordinated liabilities	2,068.56	2,114.55	2,068.02	2,172.61
Other financial liabilities	633.45	633.45	593.41	593.41
<b>Total</b>	<b>56,575.60</b>	<b>56,596.99</b>	<b>46,994.78</b>	<b>47,099.37</b>

The management assessed that fair values of investments, cash and cash equivalents, other bank balances, trade receivables and trade payables approximate their respective carrying amounts, largely due to the short-term maturities of these instruments. The following methods and assumptions were used to estimate the fair values for other assets and liabilities:

The fair values of the Company fixed rate interest-bearing debt securities, borrowings and subordinated liabilities are determined by applying discounted cash flows ("DCF") method, using discount rate that reflects the issuer's average borrowing rate as at the end of the reporting period. For variable rate interest-bearing debt securities, borrowings and subordinated liabilities, carrying value represent best estimate of their fair value as these are subject to changes in underlying interest rate indices as and when the changes happen.

### 38.04 Financial risk management

#### Risk Management

The Company's activities expose it to market risk, liquidity risk and credit risk. The Company's board of directors has overall responsibility for the establishment and oversight of the Company risk management framework. This note explains the sources of risk which the entity is exposed to and how the entity manages the risk and the related impact in the financial statements.

Risk	Exposure arising from	Measurement	Management
Credit risk	Cash and cash equivalents (other than cash), other bank balances, loans, other financial assets measured at amortised cost	Ageing analysis	Highly rated bank deposits and diversification of asset base and collaterals taken for assets
Liquidity risk	Borrowings and other financial liabilities	Cash flow forecasts	Availability of committed credit lines and borrowing facilities
Market risk - interest rate	Variable rates borrowings	Sensitivity analysis	Negotiation of terms that reflect the market factors

The Company's risk management is carried out by a central treasury department (of the Company) under policies approved by the board of directors. The board of directors provides written principles for overall risk management, as well as policies covering specific areas, such as foreign exchange risk, interest rate risk, credit risk and investment of excess liquidity.

**a) Credit risk**

Credit risk is the risk that a counterparty fails to discharge its obligation to the Company. The Company's exposure to credit risk is influenced mainly by cash and cash equivalents, other bank balances, loan assets, and other financial assets measured at amortised cost. The Company continuously monitors defaults of customers and other counterparties and incorporates this information into its credit risk controls.

**Credit risk management**

The Company assesses and manages credit risk based on internal credit rating system. Internal credit rating is performed for each class of financial instruments with different characteristics. The Company assigns the following credit ratings to each class of financial assets based on the assumptions, inputs and factors specific to the class of financial assets.

- (i) Low credit risk on financial reporting date
- (ii) Moderate credit risk
- (iii) High credit risk

The Company provides for expected credit loss based on the following:

Nature	Assets covered	Basis of expected credit loss
Low credit risk	Cash and cash equivalents (other than cash in hand), other bank balances, investments, loans in stage 1 and other financial assets	12 month expected credit loss
Moderate credit risk	Stage 2 loans	Life time expected credit loss or 12 month expected credit loss
High credit risk	Stage 3 loans	Life time expected credit loss fully provided for

Based on business environment in which the Company operates, a default on a financial asset is considered when the counter party fails to make payments within the agreed time period as per contract. Loss rates reflecting defaults are based on actual credit loss experience and considering differences between current and historical economic conditions.

Assets are written off when there is no reasonable expectation of recovery, such as a borrower declaring bankruptcy or a litigation decided against the Company. The Company continues to engage with parties whose balances are written off and attempts to enforce repayment. Recoveries made are recognised in statement of profit and loss.

**Financial assets that expose the entity to credit risk**

Particulars	As at March 31, 2025	As at March 31, 2024
(i) <b>Low credit risk - Stage 1</b>		
Loans	67,767.82	58,043.85
Trade receivables	33.64	106.20
Cash and cash equivalents	2,871.11	1,289.16
Bank balances other than above	4,042.65	2,724.73
Security deposits	41.03	26.30
Other financial assets	148.81	51.92
(ii) <b>Moderate credit risk - Stage 2</b>		
Loans	6,573.44	5,060.45
(iii) <b>High credit risk - Stage 3</b>		
Loans	1,716.12	372.02

**Satin Housing Finance Limited****Notes forming part of Financial Statements for the year ending March 31, 2025****(All amounts in rupees in lakhs, unless stated otherwise)****Cash and cash equivalents and bank deposits**

Credit risk related to cash and cash equivalents (other than cash in hand) and bank deposits is managed by only accepting highly rated banks and diversifying bank deposits and accounts in different banks across the country.

**Loans**

Credit risk related to borrower's are mitigated by considering collateral's/ bank guarantees/letter of credit, from borrower's. The Company closely monitors the credit-worthiness of the borrower's through internal systems that are configured from systematic institutional and project appraisal process analysis to assess the credit risk and define credit limits of borrower, thereby, limiting the credit risk to pre-calculated amounts. These processes include a detailed appraisal methodology, identification of risks and suitable structuring and credit risk mitigation measures. The Company assesses increase in credit risk on an ongoing basis for amounts receivable that become past due and default is considered to have occurred when amounts receivable become one year past due.

**Other financial assets measured at amortized cost**

Other financial assets measured at amortized cost includes loans and advances to employees, security deposits and others. Credit risk related to these other financial assets is managed by monitoring the recoverability of such amounts continuously.

**i) Expected credit losses for financial assets other than loans**

Company provides for expected credit losses on financial assets other than loans by assessing individual financial instruments for expectation of any credit losses:

- For cash and cash equivalents and other bank balances - Since the Company deals with only high-rated banks and financial institutions, credit risk in respect of cash and cash equivalents, other bank balances and bank deposits is evaluated as very low.
- For trade receivables - Credit risk is evaluated based on Company's knowledge of the credit worthiness of parties outstanding in trade receivables. The Company does not have any expected loss based impairment recognised on such assets considering their low credit risk nature.
- For security deposits paid - Credit risk is considered low because the Company is in possession of the underlying asset.
- For other financial assets - Credit risk is evaluated based on Company's knowledge of the credit worthiness of those parties and loss allowance is measured for 12 month expected credit losses upon initial recognition and provide for lifetime expected credit losses upon significant increase in credit risk. The Company does not have any expected loss based impairment recognised on such assets considering their low credit risk nature, though the reconciliation of expected credit loss for all sub categories of financial assets (other than loans) are disclosed below:

As at March 31, 2025	Estimated gross carrying amount at default	Expected probability of default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	2871.11	0%	-	2871.11
Bank balances other than above	4042.65	0%	-	4042.65
Trade receivables	33.64	0%	-	33.64
Security deposits	41.03	0%	-	41.03
Other financial assets	148.81	0%	-	148.81

As at March 31, 2024	Estimated gross carrying amount at default	Expected probability of default	Expected credit losses	Carrying amount net of impairment provision
Cash and cash equivalents	1288.46	0%	-	1288.46
Bank balances other than above	2724.73	0%	-	2724.73
Trade receivables	106.20	0%	-	106.20
Security deposits	26.30	0%	-	26.30
Other financial assets	51.92	0%	-	51.92

**ii) Expected credit loss for loans**

The Company considers default in all cases when the borrower becomes more than 90 days past due on its contractual payments. The Expected Credit Loss (ECL) is measured at 12-month ECL for Stage 1 loan assets and at lifetime ECL for Stage 2 and Stage 3 loan assets. ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default.

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**Changes in the gross carrying amount in relation to loans from beginning to end of reporting period:**

Particulars	Stage 1	Stage 2	Stage 3
<b>Gross carrying amount as at April 01, 2023</b>	<b>44,115.82</b>	<b>1,876.88</b>	<b>157.06</b>
<b>Assets originated</b>	43,982.40	1,647.69	-
Net transfer between stages			
Transfer to stage 1	474.66	(465.42)	(9.24)
Transfer to stage 2	(3,137.88)	3,137.88	-
Transfer to stage 3	(214.53)	(186.59)	401.12
Assets derecognised or collected (excluding write offs)	(27,062.15)	(591.65)	(8.55)
Write - offs (including death cases)	-	-	-
<b>Gross carrying amount as at March 31, 2024</b>	<b>58,158.32</b>	<b>5,418.79</b>	<b>540.39</b>
<b>Assets originated</b>	46,050.32	1,197.69	300.09
Net transfer between stages			
Transfer to stage 1	1,011.83	(965.45)	(46.38)
Transfer to stage 2	(4,225.84)	4,225.84	-
Transfer to stage 3	(719.25)	(837.65)	1,556.90
Assets derecognised or collected (excluding write offs)	(32,426.12)	(1,997.46)	(193.10)
Write - offs (including death cases)	-	-	-
<b>Gross carrying amount as at March 31, 2025</b>	<b>67,849.26</b>	<b>7,041.76</b>	<b>2,157.90</b>

**Reconciliation of loss allowance provision from beginning to end of reporting period:**

Reconciliation of loss allowance	Stage 1	Stage 2	Stage 3
<b>Loss allowance on April 01, 2023</b>	<b>320.72</b>	<b>108.59</b>	<b>32.31</b>
Increase of provision due to assets originated during the year	105.13	92.39	-
Net transfer between stages			
Transfer to stage 1	28.52	(26.62)	(1.90)
Transfer to stage 2	(28.12)	28.12	-
Transfer to stage 3	(2.21)	(11.16)	13.37
Assets derecognised or collected	(64.46)	(23.50)	(11.23)
Impact of ECL on exposures transferred between stages during the year	(186.71)	190.51	77.42
<b>Loss allowance on March 31, 2024</b>	<b>172.86</b>	<b>358.34</b>	<b>109.97</b>
Increase of provision due to assets originated during the year	36.59	75.08	66.94
Net transfer between stages			
Transfer to stage 1	70.84	(61.40)	(9.44)
Transfer to stage 2	(23.88)	23.88	-
Transfer to stage 3	(5.44)	(63.93)	69.37
Assets derecognised or collected	(55.16)	(104.55)	(34.87)
Impact of ECL on exposures transferred between stages during the year	(114.37)	240.90	239.81
<b>Loss allowance on March 31, 2025</b>	<b>81.44</b>	<b>468.32</b>	<b>441.78</b>

(iii) **Concentration of loans**

Particulars	As at March 31, 2025	As at March 31, 2024
Housing Loans	49,976.84	41,560.27
Non-Housing Loans	27,810.83	23,317.33
Add: Changes in fair value	200.56	638.65
Less: Unamortised processing fee	939.31	1,398.75
<b>Total</b>	<b>77,048.92</b>	<b>64,117.50</b>

(b) **Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset.

The Company's approach to managing liquidity is to ensure as far as possible, that it will have sufficient liquidity to meet its liabilities when they are due.

Management monitors rolling forecasts of the Company's liquidity position and cash and cash equivalents on the basis of expected cash flows. The Company takes into account the liquidity of the market in which the entity operates.

**Satin Housing Finance Limited**

Notes forming part of Financial Statements for the year ending March 31, 2025

(All amounts in rupees in lakhs, unless stated otherwise)

**(i) Financing arrangements**

The Company had access to the following undrawn borrowing facilities at the end of the reporting period:

Floating rate	As at March 31, 2025	As at March 31, 2024
- Expiring within one year ((Financial Institutions- Floating rate)	8,000.00	5,500.00
- Expiring beyond one year ((Financial Institutions - Floating rate)	2,000.00	2,000.00
	<b>10,000.00</b>	<b>7,500.00</b>

The bank overdraft facilities may be drawn at any time and may be terminated by the bank with notice. The Company has fixed deposit lien against book overdraft. Subject to the continuance of satisfactory credit ratings, the bank loan facilities can be drawn.

**(ii) Maturities of financial assets and liabilities**

The tables below analyse the Company's financial assets and liabilities into relevant maturity based on their contractual maturities.

The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months equal their carrying balances as the impact of discounting is not significant.

As at March 31, 2025	Less than 1 year	1-2 year	2-3 year	More than 3 years	Total
<b>Financial Assets</b>					
Cash and cash equivalents	2,871.29	-	-	-	2,871.29
Bank balances other than above	2,456.97	377.30	375.39	833.00	4,042.65
Loans	24,462.64	20,494.79	17,071.70	47,716.95	1,09,746.09
Trade receivables	33.64	-	-	-	33.64
Other financial assets	173.96	2.66	3.00	10.22	189.84
	<b>29,998.50</b>	<b>20,874.74</b>	<b>17,450.09</b>	<b>48,560.17</b>	<b>1,16,883.50</b>
<b>Financial Liabilities</b>					
Debt securities	3,238.44	2,410.32	2,629.52	-	8,278.28
Borrowings (other than debt securities)	19,608.80	16,105.63	10,441.24	10,692.08	56,847.75
Subordinated liabilities	1,244.71	1,104.71	-	-	2,349.42
Trade payables	52.91	-	-	-	52.91
Other financial liabilities	633.45	-	-	-	633.45
<b>Total</b>	<b>24,778.31</b>	<b>19,620.65</b>	<b>13,070.77</b>	<b>10,692.08</b>	<b>68,161.81</b>

As at March 31, 2024	Less than 1 year	1-2 year	2-3 year	More than 3 years	Total
<b>Financial Assets</b>					
Cash and cash equivalents	1,288.81	-	-	-	1,288.81
Bank balances other than above	1,751.73	56.07	280.04	636.89	2,724.73
Loans	18,872.03	16,541.07	14,396.34	49,740.58	99,550.02
Trade receivables	106.20	-	-	-	106.20
Other financial assets	78.22	-	-	-	78.22
	<b>22,096.99</b>	<b>16,597.14</b>	<b>14,676.38</b>	<b>50,377.47</b>	<b>1,03,747.98</b>
<b>Financial Liabilities</b>					
Borrowings (other than debt securities)	16,313.05	14,220.98	10,855.31	13,653.63	55,042.97
Subordinated liabilities	280.00	1,244.71	1,104.71	-	2,629.42
Trade payables	16.88	-	-	-	16.88
Other financial liabilities	593.41	-	-	-	593.41
<b>Total</b>	<b>17,203.34</b>	<b>15,465.69</b>	<b>11,960.02</b>	<b>13,653.63</b>	<b>58,282.68</b>

(c) Market risk

Interest rate risk

Liabilities

The Company's policy is to minimise interest rate cash flow risk exposures on long-term financing. At March 31, 2025, the Company is exposed to changes in market interest rates through bank borrowings at variable interest rates. The Company's investments in fixed deposits all pay fixed interest rates.

Interest rate risk exposure

Below is the overall exposure of the Company to interest rate risk:

Particulars	As at March 31, 2025	As at March 31, 2024
Variable rate borrowings	38,367.61	41,837.74
Fixed rate borrowings	17,392.83	4,546.75
<b>Total Borrowings</b>	<b>55,760.44</b>	<b>46,384.49</b>

Sensitivity

Below is the sensitivity of profit or loss in interest rates.

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Interest sensitivity*</b>		
Interest rates – increase by 50 basis points (50 bps)	(191.84)	(209.19)
Interest rates – decrease by 50 basis points (50 bps)	191.84	209.19

\* Holding all other variables constant

Assets

The Company's fixed deposits are carried at amortised cost and are fixed rate deposits. They are therefore not subject to interest rate risk as defined in Ind AS 107, since neither the carrying amount nor the future cash flows will fluctuate because of a change in market interest rates.

39 Capital management

The Company's capital management objectives are

- to ensure the Company's ability to continue as a going concern
- to provide an adequate return to shareholders

The Company monitors capital on the basis of the carrying amount of equity less cash and cash equivalents as presented on the face of balance sheet.

Management assesses the Company's capital requirements in order to maintain an efficient overall financing structure while avoiding excessive leverage. This takes into account the subordination levels of the Company's various classes of debt. The Company manages the capital structure and makes adjustments to it in the light of changes in economic conditions and the risk characteristics of the underlying assets. 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.

Particulars	As at March 31, 2025	As at March 31, 2024
Debt securities	6,929.94	-
Borrowings (other than debt securities)	46,890.74	44,316.47
Subordinated liabilities	2,068.56	2,068.02
Less: Cash and cash equivalents and Bank balances	(6,913.94)	(4,013.54)
<b>Total borrowings/net debt</b>	<b>48,975.30</b>	<b>42,370.95</b>
Equity share capital	15,193.47	12,962.32
Other equity	12,896.22	8,071.93
<b>Total equity/Capital</b>	<b>28,089.69</b>	<b>21,034.25</b>
<b>Net debt to equity ratio</b>	<b>1.74</b>	<b>2.01</b>

\* Net debt includes borrowings (other than debt securities) + debt securities (subordinated liabilities) + interest accrued - cash and cash equivalents - Bank balances other than cash and cash equivalents.

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**Satin Housing Finance Limited**

Notes forming part of Financial Statements for the year ending March 31, 2025

(All amounts in rupees in lakhs, unless stated otherwise)

**40 Assets hypothecated as security**

The carrying amounts of assets hypothecated as security are:

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Non-current</b>		
First charge	46,380.24	45,605.82
<b>Total non-current assets hypothecated as security</b>	<b>46,380.24</b>	<b>45,605.82</b>
<b>Current</b>		
First charge	11,713.29	8,748.81
<b>Total current assets hypothecated as security</b>	<b>11,713.29</b>	<b>8,748.81</b>
<b>Total assets hypothecated as security</b>	<b>58,093.52</b>	<b>54,354.63</b>

Company has hypothecated its loan assets as security against borrowings.

**41 Reconciliation of liabilities arising from financing activities**

The changes in the Company's liabilities arising from financing activities can be classified as follows:

Particulars	Borrowings	Equity Share Capital (including security premium)	Total
<b>April 01, 2023</b>	<b>33,023.57</b>	<b>13,999.90</b>	<b>47,023.47</b>
Cash flows (net):	13,251.60	4,999.99	18,251.59
Non cash:	-	-	-
- Others	1.56	-	1.56
<b>March 31, 2024</b>	<b>46,276.73</b>	<b>18,999.89</b>	<b>65,276.62</b>
Cash flows (net):	9,577.11	7,000.00	16,577.11
Non cash:	-	-	-
- Others	(93.40)	-	(93.40)
<b>March 31, 2025</b>	<b>55,760.44</b>	<b>25,999.89</b>	<b>81,760.33</b>

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**Satin Housing Finance Limited**

Notes forming part of Financial Statements for the year ending March 31, 2025

(All amounts in rupees in lakhs, unless stated otherwise)

**42 Maturity of assets and liabilities**

In accordance with Ind AS 1 Paragraph 61, whichever method of presentation is adopted, Company has disclosed amount expected to be recovered or settled after more than twelve months for each asset and liability line item that combines amounts expected to be recovered or settled as follows:

	As at March 31, 2025			As at March 31, 2024		
	Within 12 months	More than 12 months	Total	Within 12 months	More than 12 months	Total
<b>ASSETS</b>						
<b>Financial assets</b>						
Cash and cash equivalents	2,871.29	-	<b>2,871.29</b>	1,288.81	-	<b>1,288.81</b>
Bank balances other than above	2,456.97	1,585.68	<b>4,042.65</b>	1,751.73	973.00	<b>2,724.73</b>
Trade receivables	33.64	-	<b>33.64</b>	106.20	-	<b>106.20</b>
Loans	15,335.31	60,722.07	<b>76,057.38</b>	10,217.02	53,259.30	<b>63,476.32</b>
Other financial assets	173.96	15.88	<b>189.84</b>	78.22	-	<b>78.22</b>
	<b>20,871.17</b>	<b>62,323.63</b>	<b>83,194.80</b>	<b>13,441.98</b>	<b>54,232.30</b>	<b>67,674.28</b>
<b>Non Financial assets</b>						
Current tax assets (net)	68.16	-	<b>68.16</b>	-	51.74	<b>51.74</b>
Deferred tax assets (net)	-	-	<b>-</b>	-	-	<b>-</b>
Property, plant and equipment	-	258.40	<b>258.40</b>	-	196.42	<b>196.42</b>
Intangible assets	-	23.31	<b>23.31</b>	-	46.74	<b>46.74</b>
Other non financial assets	760.96	1,412.93	<b>2,173.89</b>	302.26	868.03	<b>1,170.29</b>
	<b>829.12</b>	<b>1,694.64</b>	<b>2,523.76</b>	<b>302.26</b>	<b>1,162.93</b>	<b>1,465.19</b>
<b>TOTAL ASSETS</b>	<b>21,700.29</b>	<b>64,018.27</b>	<b>85,718.56</b>	<b>13,744.23</b>	<b>55,395.24</b>	<b>69,139.47</b>
<b>LIABILITIES AND EQUITY</b>						
<b>LIABILITIES</b>						
<b>Financial Liabilities</b>						
Trade Payables						
total outstanding dues of MSMEs	48.98	-	<b>48.98</b>	-	-	<b>-</b>
total outstanding dues of creditors other than MSMEs	3.93	-	<b>3.93</b>	16.88	-	<b>16.88</b>
Debt securities	2,525.91	4,404.03	<b>6,929.94</b>			
Borrowings (other than debt securities)	15,406.54	31,484.20	<b>46,890.74</b>	12,478.83	31,837.64	<b>44,316.47</b>
Subordinated liabilities	1,069.81	998.75	<b>2,068.56</b>	70.39	1,997.63	<b>2,068.02</b>
Other financial liabilities	633.45	-	<b>633.45</b>	593.41	-	<b>593.41</b>
	<b>19,688.62</b>	<b>36,886.98</b>	<b>56,575.60</b>	<b>13,159.51</b>	<b>33,835.27</b>	<b>46,994.78</b>
<b>Non Financial Liabilities</b>						
Current tax liabilities (net)	-	-	<b>-</b>	-	-	<b>-</b>
Deferred tax liabilities (net)	58.57	409.95	<b>468.52</b>	-	494.17	<b>494.17</b>
Provisions	19.83	62.93	<b>82.76</b>	13.26	47.20	<b>60.46</b>
Other non financial liabilities	501.99	-	<b>501.99</b>	555.81	-	<b>555.81</b>
	<b>580.39</b>	<b>472.88</b>	<b>1,053.27</b>	<b>569.07</b>	<b>541.37</b>	<b>1,110.44</b>
<b>TOTAL LIABILITIES</b>	<b>20,269.01</b>	<b>37,359.86</b>	<b>57,628.87</b>	<b>13,728.58</b>	<b>34,376.64</b>	<b>48,105.22</b>
<b>NET</b>	<b>1,431.27</b>	<b>26,658.43</b>	<b>28,089.69</b>	<b>15.66</b>	<b>21,018.60</b>	<b>21,034.25</b>

43 Disclosures required by Reserve Bank of India('RBI')

Additional disclosures required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 RBI/2020 21/73/DOR.FIN.HFC.CC. No.120/03.10.136/2020-21 dated 17 February, 2021 and Notification No. RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 dated 19 April, 2022 issued by RBI.

43.01 Disclosure on compliance with Principal business criteria

Particulars	As at March 31, 2025	As at March 31, 2024
Financials assets in business of providing finance for housing	49,690.37	40,301.46
Financials assets in business of providing finance for housing to Individuals	49,561.26	40,117.85
Total Assets (net of intangible assets)	80,930.82	65,968.80
% of financials assets in business of providing finance for housing to total assets (net of intangible assets)	61.40%	61.09%
	61.24%	60.81%
% of financials assets in business of providing finance for housing to Individuals to total assets (net of intangible assets)		

43.02 (a) Reserve fund u/s 29C of NHB Act, 1987

Particulars	As at March 31, 2025	As at March 31, 2024
<b>Balance at beginning of the period</b>		
i) Statutory Reserve as per Section 29C of National Housing Bank Act, 1987	212.69	86.72
ii) 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 NHB Act, 1987	168.23	119.31
<b>Total (A)</b>	<b>380.92</b>	<b>206.03</b>
<b>Addition / Appropriation / withdrawal during the period</b>		
<b>Add:</b>		
i) Amount transferred u/s 29C of the NHB Act,1987	50.16	125.97
ii) 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 NHB Act, 1987	30.70	48.92
<b>Less:</b>		
i) Amount appropriated from the Statutory Reserve u/s 29 C of the NHB Act 1987	-	-
ii) Amount withdrawn from the Special Reserve u/s 36 (1) (viii) of Income Tax Act,1961 which has been taken into account for the purpose of provision u/s 29C of NHB Act, 1987	-	-
<b>Total (B)</b>	<b>80.86</b>	<b>174.89</b>
<b>Balance at the end of the period</b>		
i) Statutory Reserve as per Section 29C of National Housing Bank Act, 1987	262.85	212.69
ii) 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 NHB Act, 1987	198.93	168.23
<b>Total [A+B]</b>	<b>461.78</b>	<b>380.92</b>

43.03 (b) Investment

Particulars	As at March 31, 2025	As at March 31, 2024
<b>i) Value of investments</b>		
(A) Gross value of investments		
In India	-	-
Outside India	-	-
(B) Provision for depreciations		
In India	-	-
Outside India	-	-
(C) Net value of investments		
In India	-	-
Outside India	-	-
<b>ii) Movements of provision held towards depreciation in investments</b>		
(A) Opening balance	-	-
(B) Add: Provisions made during the year	-	-
(C) Less: Write-off/written-back of excess provisioning during the year	-	-
(D) Closing balance	-	-

43.03 Capital to risk assets ratio (CRAR)

Particulars	As at March 31, 2025	As at March 31, 2024
Capital to Risk Asset Ratio (CRAR) (%)	52.27%	48.67%
CRAR-Tier I Capital (%)	51.62%	45.88%
CRAR-Tier II Capital (%)	0.65%	2.79%
Liquidity coverage ratio	377.31%	253.55%
Amount of subordinated debt raised as Tier- II Capital	200.00	600.00
Amount raised by issue of Perpetual Debt Instruments	Nil	Nil

43.04 The company has no transactions/exposure in any type of derivatives in FY 2024-25 (FY 2023-24 : Nil)

43.05 Assets Liability Management

Maturity pattern of certain items of assets and liabilities as at March 31, 2025

Particulars	Liabilities			
	Deposits	Borrowings from Bank	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	73.51	258.11	-
8 days to 14 days	-	-	50.42	-
15 days to 30/31 days	-	453.52	306.58	-
Over one month to 2 months	-	526.19	668.43	-
Over 2 months upto 3 months	-	506.39	1,261.18	-
Over 3 months to 6 months	-	1,523.70	2,317.25	-
Over 6 months to 1 year	-	3,548.16	7,459.69	-
Over 1 year to 3 years	-	9,772.10	17,764.39	-
Over 3 years to 5 years	-	3,517.90	3,761.26	-
Over 5 years to 7 years	-	432.74	1,007.26	-
Over 7 years to 10 years	-	-	551.66	-
Over 10 years	-	-	-	-
<b>Total</b>	-	<b>20,354.21</b>	<b>35,406.23</b>	-

Particulars	Assets		
	Advances	Investments (FDs)	Foreign Currency Assets
1 day to 7 days	269.93	604.36	-
8 days to 14 days	553.55	300.11	-
15 days to 30/31 days	526.36	855.47	-
Over one month to 2 months	1,316.14	517.03	-
Over 2 months upto 3 months	1,218.60	600.18	-
Over 3 months to 6 months	3,068.73	440.71	-
Over 6 months to 1 year	8,382.21	1,243.98	-
Over 1 year to 3 years	24,655.51	752.68	-
Over 3 years to 5 years	18,459.35	522.89	-
Over 5 years to 7 years	13,172.17	159.51	-
Over 7 years to 10 years	3,733.59	150.60	-
Over 10 years	701.45	-	-
<b>Total</b>	<b>76,057.38</b>	<b>6,147.52</b>	-

Maturity pattern of certain items of assets and liabilities as at March 31, 2024

Particulars	Liabilities			
	Deposits	Borrowings from Bank	Market Borrowings	Foreign Currency Liabilities
1 day to 7 days	-	141.34	147.32	-
8 days to 14 days	-	-	55.77	-
15 days to 30/31 days	-	232.65	376.72	-
Over one month to 2 months	-	294.70	628.57	-
Over 2 months upto 3 months	-	319.28	732.76	-
Over 3 months to 6 months	-	1,030.69	2,217.88	-
Over 6 months to 1 year	-	2,085.34	4,078.50	-
Over 1 year to 3 years	-	6,859.94	15,336.70	-
Over 3 years to 5 years	-	3,923.24	4,358.45	-
Over 5 years to 7 years	-	947.82	1,209.75	-
Over 7 years to 10 years	-	-	975.44	-
Over 10 years	-	-	223.93	-
<b>Total</b>	-	<b>15,835.00</b>	<b>30,341.79</b>	-

Particulars	Assets		
	Advances	Investments (FDs)	Foreign Currency Assets
1 day to 7 days	103.29	404.72	-
8 days to 14 days	585.34	203.30	-
15 days to 30/31 days	172.16	724.76	-
Over one month to 2 months	875.55	350.85	-
Over 2 months upto 3 months	880.56	623.77	-
Over 3 months to 6 months	2,597.03	360.87	-
Over 6 months to 1 year	5,004.60	86.58	-
Over 1 year to 3 years	17,791.91	336.11	-
Over 3 years to 5 years	14,727.26	335.32	-
Over 5 years to 7 years	11,663.20	150.90	-
Over 7 years to 10 years	9,075.42	150.67	-
Over 10 years	-	-	-
<b>Total</b>	<b>63,476.32</b>	<b>3,727.85</b>	-

43.06 Exposure

(a) Exposure to Real Estate Sector

Particulars	As at March 31, 2025	As at March 31, 2024
<b>i) Direct exposure</b>		
<b>A) Residential Mortgages-</b>		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented;	76,057.38	63,476.32
<b>B) Commercial Real Estate-</b>		
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 also include non-fund based limits	-	-
<b>C) Investments in Mortgage Backed Securities (MBS) and other securitised exposures</b>		
i) Residential	-	-
ii) Commercial Real Estate	-	-
<b>ii) Indirect Exposure</b>		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
<b>Total Exposure to Real Estate Sector</b>	<b>76,057.38</b>	<b>63,476.32</b>

(b) Exposure to Capital Market

Particulars	As at March 31, 2025	As at March 31, 2024
(i) Direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt;	-	-
(ii) Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	-	-
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds does not fully cover the advances;	-	-
(v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii) Bridge loans to companies against expected equity flows / issues;	-	-
(viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix) Financing to stockbrokers for margin trading	-	-
(x) All exposures to Alternative Investment Funds:		
Category I	-	-
Category II	-	-
Category III	-	-
<b>Total Exposure to Capital Market</b>	<b>-</b>	<b>-</b>

(c) Sectoral exposure

Sector	As at March 31, 2025			As at March 31, 2024		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
<b>(i) Housing Loan</b>						
a. Individuals	54,033.70	984.64	1.82%	43,202.98	334.19	0.77%
b. Builders	105.69	-	-	113.59	-	-
c. Corporates	52.21	-	-	70.02	-	-
d. Others (specify)	-	-	-	-	-	-
<b>(ii) Non-Housing Loan</b>						
a. Individuals	37,799.07	1,465.10	3.88%	32,184.82	221.79	0.69%
b. Builders	4.17	-	-	3.31	-	-
c. Corporates	2.66	-	-	2.66	-	-
d. Others (specify)	-	-	-	-	-	-

(d) **Intra-group exposures**

Particulars	As at March 31, 2025	As at March 31, 2024
Total amount of intra-group exposures	15,067.93	13,940.55
Total amount of top 20 intra-group exposures	15,067.93	13,940.55
Percentage of intra-group exposures to total exposure of the NBFC	26.96%	30.05%

\* Intra-group exposures includes corporate guarantee given by parent company to multiple lenders against term loans. The Company don't have any intra-group exposure for customers.

(e) The Company has not financed any parent company product from inception till reporting date.

(f) Details of Single Borrower Limit (SBL)/Group Borrower Limit (GBL)

- The Company has not exceed Single Borrower Limit (SBL)/Group Borrower Limit (GBL) as set by RBI during FY 2024-25 (FY 2023-24 Nil).

(g) The Exposure to Unsecured Advances is Nil (PY:Nil)

(h) The Company has Nil exposure (PY:Nil) to any group company engaged in real estate business.

(i) The company has no unhedged foreign currency exposure on March 31, 2025 (March 31, 2024 : Nil)

(j) Penalties imposed by NHB/RBI and other Regulators

- No Penalties have been imposed by NHB/RBI and other Regulators during the FY 2024-25 (FY 2023-24 Nil).

43.07 No fraud has been detected and reported during FY 2024-25 (FY 2023-24 Nil).

43.08 The Company has following Registrations effective as on March 31, 2025:

(a) Issuing Authority	Registration No., if any	Date of registration	Valid upto	Registered as
National Housing Bank	11.0161.17	14-11-2017	-	Housing finance institution without permission to accept public deposits.

(b) Ministry of Corporate Affairs (CIN) - U65929DL2017PLC316143

In addition to above, the Company's non-convertible debentures (NCDs) are listed on bombay stock exchange in India, thereby, regulations of Securities and Exchange Board of India are also applicable.

43.09 Related party transactions are disclosed in Note 35

43.10 Group Structure



43.11 Ratings assigned by credit rating agencies and migration of ratings during the year:

Nature of Borrowing	Rating / Outlook		
		As at March 31, 2025	As at March 31, 2024
Long Term - Bank Borrowings	ICRA Ltd	ICRA A- (Stable)	ICRA A- (Stable)
	Infomarcis Ratings Ltd	IVR A- (Stable)	IVR BBB+ (Stable)
	CARE Ratings Ltd		CARE BBB+ (Stable)
Long Term - Non Convertible Debentures	ICRA Ltd	ICRA A- (Stable)	ICRA A- (Stable)
	Infomarcis Ratings Ltd	IVR A- (Stable)	IVR BBB+ (Stable)
	CARE Ratings Ltd		CARE BBB+ (Stable)

43.12 Remuneration of Directors

Details of Remuneration of Directors are disclosed in Form No. MGT - 9 as part of annual report.

43.13 Management

Details of Management is provided in annual report under the head Management Discussion and Analysis report

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

There are no prior period items that have material impact on the profit and loss (March 31, 2024 Nil). There is no change in accounting policy (March 31, 2024 Nil).

43.15 Revenue Recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties (March 31, 2024 Nil).

43.16 Consolidated Financial Statements (CFS)

The Company does not have any subsidiary or associate, hence CFS is not applicable to the Company.

43.17 Provisions and Contingencies

(a) Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account

Particulars	As at March 31, 2025	As at March 31, 2024
Provisions for depreciation on Investment	-	-
Provision towards NPA	331.81	77.66
Provision towards Held for sale assets	45.37	28.11
Provision made towards Income tax	51.52	85.41
<b>Other Provision and Contingencies (with details)</b>		
Provision for compensated absences	30.61	14.07
Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)	18.56	101.89

(b) Break up of Loans & Advances & Provisions thereon

Particulars	Housing		Non-Housing	
	As at March 31, 2025	As at March 31, 2024	As at March 31, 2025	As at March 31, 2024
<b>Standard Assets</b>				
i) Total Outstanding Amount	48,705.72	39,977.43	26,185.29	23,599.69
ii) Provisions made	258.44	294.16	291.32	237.04
<b>Sub- Standard Assets</b>				
i) Total Outstanding Amount	726.55	281.49	982.03	185.58
ii) Provisions made	148.74	57.29	201.05	37.77
<b>Doubtful Assets – Category I</b>				
i) Total Outstanding Amount	235.25	42.54	115.93	30.77
ii) Provisions made	48.16	8.66	23.73	6.26
<b>Doubtful Assets – Category II</b>				
i) Total Outstanding Amount	22.84	-	75.31	-
ii) Provisions made	4.68	-	15.42	-
<b>Doubtful Assets – Category III</b>				
i) Total Outstanding Amount	-	-	-	-
ii) Provisions made	-	-	-	-
<b>Loss Assets</b>				
i) Total Outstanding Amount	-	-	-	-
ii) Provisions made	-	-	-	-
<b>Total</b>				
i) Total Outstanding Amount	49,667.52	40,301.46	27,283.25	23,816.04
ii) Provisions made	455.34	360.10	516.10	281.07

43.18 The Company has not made any drawdown of reserves during the year (March 31, 2024 Nil)

43.19 Concentration of Public Deposits, Advances, Exposures and NPAs

(a) Concentration of Public Deposits (for Public Deposit taking/ holding HFCs) - The Company is a non-deposit taking housing finance Company

(b) Concentration of Loans & Advances

Particulars	As at March 31, 2025	As at March 31, 2024
Total Loans & Advances to twenty largest borrowers	3,273.85	3,470.14
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	4.25%	5.41%

(c) Concentration of all Exposure (including off-balance sheet exposure)\*

Particulars	As at March 31, 2025	As at March 31, 2024
Total Exposure to twenty largest borrowers / customers*	3,375.20	3,629.89
Percentage of Exposure to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	4.38%	5.66%

\*The Company doesn't provide any off-balance sheet facilities to its borrowers/ customers. However, there are some sanctioned undisbursed loan facilities which have been treated as off-balance sheet exposure.

(d) Concentration of NPAs

Particulars	As at March 31, 2025	As at March 31, 2024
Total exposure of top ten NPA accounts	419.53	261.26
Percentage of exposure to top ten NPA account	0.54%	0.41%

(e) Sector-wise NPAs

Sector	Percentage of NPAs to total advances in that sector	
	As at March 31, 2025	As at March 31, 2024
<b>(i) Housing Loan</b>		
a. Individuals	1.82%	0.77%
b. Builders	-	-
c. Corporates	-	-
c. Others (specify)	-	-
<b>(ii) Non-Housing Loan</b>		
a. Individuals	3.88%	0.69%
b. Builders	-	-
c. Corporates	-	-
d. Others (specify)	-	-

43.20 Movement of NPAs

Particulars	As at March 31, 2025	As at March 31, 2024
<b>(a) Net NPAs to Net Advances (%)</b>	2.26%	0.68%
<b>(b) Movement of NPAs (Gross)</b>		
i) Opening balance	540.39	157.07
ii) Additions during the year	1,835.26	552.93
iii) Reductions during the year	217.74	169.61
iv) Closing balance	2,157.90	540.39
<b>(c) Movement of Net NPAs</b>		
i) Opening balance	430.41	124.75
ii) Additions during the year	1,459.14	440.75
iii) Reductions during the year	173.43	135.09
iv) Closing balance	1,716.12	430.41
<b>(d) Movement of provisions for NPAs (excluding provisions on standard assets)*</b>		
i) Opening balance	109.98	32.31
ii) Provisions made during the year	376.11	112.18
iii) Write-off / (write-back) of excess provisions	44.31	34.52
iv) Closing balance	441.78	109.98

\* the provisions referred here is loss allowances for Expected Credit Loss (ECL) under Ind AS

43.21 The company does not have overseas asset as on March 31, 2025 (PY; Nil)

43.22 The Company has not sponsored any SPVs from inception till reporting date

43.23 Customer complaints

(a) Summary information on complaints received by the NBFCs from customers and from the Offices of Ombudsman

Particulars	For the year ended March 31, 2025	For the year ended March 31, 2024
<b>Complaints received from customers</b>		
i) Number of complaints pending at beginning of the year	1.00	1.00
ii) Number of complaints received during the year	22.00	26.00
iii) Number of complaints disposed during the year	23.00	26.00
Of iii) which, number of complaints rejected	-	-
iv) Number of complaints pending at the end of the year	-	1.00
<b>Maintainable complaints from Office of Ombudsman</b>		
v) Number of maintainable complaints received from Office of Ombudsman	Nil	Nil
Of v), number of complaints resolved in favour of the HFC by Office of Ombudsman	Nil	Nil
Of v), number of complaints resolved through conciliation/mediation/advisories issued by	Nil	Nil
Of v), number of complaints resolved after passing of Awards by Office of Ombudsman	Nil	Nil
vi) Number of Awards unimplemented within the stipulated time (other than those appealed)	Nil	Nil

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme.

\* It shall only be applicable to NBFCs which are included under The Reserve Bank - Integrated Ombudsman Scheme, 2021

(b) 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
<b>For the year ended March 31, 2025</b>					
Ground - 1(Service Related)	1	6	-75.00%	0	0
Ground - 2(DISBURSEMENT/ TERMS AND CONDITIONS)	0	6	200.00%	0	5
Ground - 3(LOAN REJECTION/PROCESSING FEES)	0	0	0.00%	0	0
Ground - 4(RECOVERY ACTION/ UNFAIR PRACTICES)	0	7	100.00%	0	2
Ground - 5(ADMIN,HARASSMENT ETC)	0	0	0.00%	0	0
Ground - 6(Others)	0	3	100.00%	0	0
<b>Total</b>	<b>1</b>	<b>22</b>		<b>0</b>	<b>7</b>
<b>For the year ended March 31, 2024</b>					
Ground - 1(Service Related)	1	24	166.67%	1	5
Ground - 2(DISBURSEMENT/ TERMS AND CONDITIONS)	0	2	0.00%	0	0
Ground - 3(LOAN REJECTION/PROCESSING FEES)	0	0	0.00%	0	0
Ground - 4(RECOVERY ACTION/ UNFAIR PRACTICES)	0	0	0.00%	0	0
Ground - 5(ADMIN,HARASSMENT ETC)	0	0	0.00%	0	0
Ground - 6(Others)	0	0	0.00%	0	0
<b>Total</b>	<b>1</b>	<b>26</b>		<b>1</b>	<b>5</b>

43.24 The Company has not any instance of breach of covenant of loan availed or debt security issued.

43.25 There are no instances of Divergence in Asset Classification and Provisioning norms identified by NHB/RBI during the financial year.

43.26 **Loans to Directors, Senior Officers and relatives of Directors**

Particulars	As at March 31, 2025	As at March 31, 2024
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	-	-

43.27 **Corporate Governance**

Satin Housing Finance Limited ("the Company") is a public company incorporated in India under Companies Act, 2013. The Company is a wholly owned subsidiary of Satin Creditcare Network Limited (the 'Holding Company'). The Company has received Certificate of Registration from National Housing Bank (NHB) under section 29A of the National Housing Bank Act, 1987 dated November 14, 2017 vide registration number 11.0161.17. Further, in accordance with Scale Based Regulation (SBR): A Revised Regulatory Framework for NBFCs issued by RBI vide reference number RBI/2021-22/112 DOR.CRE.REC.No.60/03.10.001/2021-22 dated October 22, 2021 and other separate guidelines issued by RBI from time to time, the Company has been covered under the ambit of "NBFC-Middle Layer (ML)". Further, in accordance with RBI circular on Disclosures in Financial Statements- Notes to Accounts of NBFCs issued vide reference number RBI/2022-23/26 DOR.ACC.REC.No.20/21.04.018/2022-23 dated April 19, 2022 and any amendments from time to time, the corporate governance report containing the composition and category of directors, shareholding of non-executive Directors, composition of Committees, General Meetings, etc. as required to be disclosed for non-listed NBFCs in specified format are detailed in the Annexure-2 of the Annual Report of the Company for the financial year 2024-25. The Annual Report is also available on the website of the Company at <https://satinhousingfinance.com/annual-report/>

Additional disclosures required in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 RBI/2020-21/73/DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated 17 February, 2021 issued by RBI.

43.28 **Schedule to Balance Sheet**

Particulars	As at March 31, 2025		As at March 31, 2024	
	Amount Outstanding	Amount Overdue	Amount Outstanding	Amount Overdue
<b>Liabilities Side</b>				
<b>1) Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:</b>				
(a) Debentures : Secured	6,929.94	-	-	-
: Unsecured	2,068.56	-	2,068.02	-
(other than falling within the meaning of public deposits*)				
(b) Deferred Credits	-	-	-	-
(c) Term Loans	46,761.94	-	44,108.76	-
(d) Inter-corporate loans and borrowing	-	-	-	-
(e) Commercial Paper	-	-	-	-
(f) Public Deposits	-	-	-	-
(g) Other Loans (Cash Credit)	-	-	99.95	-
<b>2) Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):</b>				
(a) In the form of Unsecured debentures	-	-	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-	-	-
(c) Other public deposits	-	-	-	-

Assets Side	As at March 31, 2025		As at March 31, 2024	
<b>3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:</b>				
(a) Secured		77,048.92		64,117.50
(b) Unsecured		-		-
<b>4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities</b>				
(a) Lease assets including lease rentals under sundry debtors				
(i) Financial lease		-		-
(ii) Operating lease		-		-
(b) Stock on hire including hire charges under sundry debtors				
(i) Assets on hire		-		-
(ii) Repossessed Assets		-		-
(c) Other loans counting towards asset financing activities				
(i) Loans where assets have been repossessed		-		-
(ii) Loans other than (a) above		-		-
<b>5) Break-up of Investments</b>				
Current Investments				
a) Quoted				
i) Shares				
(a) Equity		-		-
(b) Preference		-		-
ii) Debentures and Bonds		-		-
iii) Units of mutual funds		-		-
iv) Government Securities		-		-
v) Others		-		-
b) Unquoted				
i) Shares				
(a) Equity		-		-
(b) Preference		-		-
ii) Debentures and Bonds		-		-
iii) Units of mutual funds		-		-
iv) Government Securities		-		-
v) Others		-		-
Long Term investments				
a) Quoted				
i) Shares				
(a) Equity		-		-
(b) Preference		-		-
ii) Debentures and Bonds		-		-
iii) Units of mutual funds		-		-
iv) Government Securities		-		-
v) Others		-		-
b) Unquoted				
i) Shares				
(a) Equity		-		-
(b) Preference		-		-
ii) Debentures and Bonds		-		-
iii) Units of mutual funds		-		-
iv) Government Securities		-		-
v) Others		-		-
<b>6) Borrower group-wise classification of assets financed as in (3) and (4) above:</b>	<b>Amount net of provisions as at March 31, 2025</b>		<b>Amount net of provisions as at March 31, 2024</b>	
<b>Category</b>	<b>Secured</b>	<b>Unsecured</b>	<b>Secured</b>	<b>Unsecured</b>
1) Related Parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other related parties	-	-	-	-
2) Other than related parties	76,450.47	-	63,834.77	-
<b>Total</b>	<b>76,450.47</b>	<b>-</b>	<b>63,834.77</b>	<b>-</b>
<b>7) Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :</b>	<b>As at March 31, 2025</b>		<b>As at March 31, 2024</b>	
<b>Category</b>	<b>Market Value / Break up or fair value or NAV</b>	<b>Book Value (Net of Provisions)</b>	<b>Market Value / Break up or fair value or NAV</b>	<b>Book Value (Net of Provisions)</b>
1) Related Parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other related parties	-	-	-	-
2) Other than related parties	-	-	-	-

8) Other information	As at	As at
Particulars	March 31, 2025	March 31, 2024
i) Gross Non-Performing Assets		
(a) Related parties	-	-
(b) Other than related parties	2,157.90	540.39
(ii) Net Non-Performing Assets		
(a) Related parties	-	-
(b) Other than related parties	1,716.12	430.42
(iii) Assets acquired in satisfaction of debt	285.45	109.01

44 Disclosure pursuant to the Reserve Bank of India (Securitisation of Standard Assets) Directions, 2021" ("RBI Securitisation Directions").

- (a) The Company has not entered into any securitisation transaction from inception till reporting date.  
(b) The Company has not sold any financial assets to Securitisation/Reconstruction Company for asset reconstruction from inception till reporting date.

45 Disclosure pursuant to the Reserve Bank of India (Transfer of Loan Exposures) Directions, 2021" ("RBI TLE Directions").

(a) Details of loans not in default transferred through assignment.

	For the year ended	For the year ended
	March 31, 2025	March 31, 2024
Total Number of loan assets assigned during the year	1,049	1,630
Book value of loan assets assigned during the year	8,342.51	10,653.44
Sale consideration received during the year	8,342.51	10,653.44
Interest spread recognised in the statement of profit and loss during the year	1,244.71	1,582.97
Weighted average maturity of loans assets assigned (in Months)	150.09	135.46
Weighted average holding period of loans assets assigned (in Months)	19.43	12.04
Retention of beneficial economic interest on loans assets assigned (in%)	10%	10%
Coverage of tangible security coverage	NIL	NIL
Rating-wise distribution of rated loans	Not Rated	Not Rated
Agreed to replace loans transferred to transferee(s) or pay damages arising out of any	No	No

(b) Details of loans not in default acquired through assignment.

	For the year ended	For the year ended
	March 31, 2025	March 31, 2024
Total Number of loan assets acquired during the year	1,700	-
Book value of loan assets acquired during the year	21,411.73	-
Sale consideration paid during the year	21,411.73	-
Weighted average maturity of loans assets acquired (in Months)	187.99	-
Weighted average holding period of loans assets acquired (in Months)	19.33	-
Retention of beneficial economic interest on loans assets acquired (in%)	10%	-
Coverage of tangible security coverage	NIL	-
Rating-wise distribution of rated loans	Not Rated	-
Agreed to replace loans transferred to transferee(s) or pay damages arising out of any	NA	-

- (c) The Company has not transferred/acquired any stressed loan during the year ended 31 March, 2025 and 31 March, 2024.

46 No Resolution plan have been implemented under Resolution framework - 2.0 dated May 21, 2021, hence no disclosure is required.

- 47 Disclosure of details as required under notification issued by RBI dated March 13, 2020, RBI/2019-20/170, DOR (NBFC).CC.PD.No.109/22.10.106/2019-20.

As at and for the year ended 31 March 2025

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross carrying Amount as per Ind AS (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)
<b>Performing Assets</b>						
Standard	Stage 1	67,849.26	81.44	67,767.82	203.24	(121.80)
	Stage 2	7,041.76	468.32	6,573.44	23.27	445.05
<b>Subtotal</b>		<b>74,891.02</b>	<b>549.76</b>	<b>74,341.26</b>	<b>226.51</b>	<b>323.25</b>
<b>Non-Performing Assets (NPA)</b>						
Substandard	Stage 3	1,822.59	373.13	1,449.46	273.39	99.74
Doubtful - up to 1 year	Stage 3	237.15	48.55	188.60	59.29	(10.74)
1 to 3 years	Stage 3	98.16	20.10	78.06	39.26	(19.16)
More than 3 years	Stage 3	-	-	-	-	-
<b>Subtotal for doubtful</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Loss	Stage 3	-	-	-	-	-
<b>Subtotal for NPA</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
<b>Subtotal</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>Stage 1</b>	<b>67,849.26</b>	<b>81.44</b>	<b>67,767.82</b>	<b>203.24</b>	<b>(121.80)</b>
	<b>Stage 2</b>	<b>7,041.76</b>	<b>468.32</b>	<b>6,573.44</b>	<b>23.27</b>	<b>445.05</b>
	<b>Stage 3</b>	<b>2,157.90</b>	<b>441.78</b>	<b>1,716.12</b>	<b>371.94</b>	<b>69.84</b>
	<b>Total</b>	<b>77,048.92</b>	<b>991.54</b>	<b>76,057.38</b>	<b>598.45</b>	<b>393.09</b>

As at and for the year ended 31 March 2024

Asset Classification as per RBI Norms (1)	Asset classification as per Ind AS 109 (2)	Gross carrying Amount as per Ind AS (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)
<b>Performing Assets</b>						
Standard	Stage 1	58,158.32	172.87	57,985.45	177.07	(4.20)
	Stage 2	5,418.79	358.34	5,060.45	17.27	341.07
<b>Subtotal</b>		<b>63,577.11</b>	<b>531.21</b>	<b>63,045.90</b>	<b>194.34</b>	<b>336.87</b>
<b>Non-Performing Assets (NPA)</b>						
Substandard	Stage 3	467.07	95.05	372.02	70.06	24.99
Doubtful - up to 1 year	Stage 3	73.32	14.92	58.40	18.33	(3.41)
1 to 3 years	Stage 3	-	-	-	-	-
More than 3 years	Stage 3	-	-	-	-	-
<b>Subtotal for doubtful</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Loss	Stage 3	-	-	-	-	-
<b>Subtotal for NPA</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	-	-	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
<b>Subtotal</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>Stage 1</b>	<b>58,158.32</b>	<b>172.87</b>	<b>57,985.45</b>	<b>177.07</b>	<b>(4.20)</b>
	<b>Stage 2</b>	<b>5,418.79</b>	<b>358.34</b>	<b>5,060.45</b>	<b>17.27</b>	<b>341.07</b>
	<b>Stage 3</b>	<b>540.39</b>	<b>109.97</b>	<b>430.42</b>	<b>88.39</b>	<b>21.58</b>
	<b>Total</b>	<b>64,117.50</b>	<b>641.18</b>	<b>63,476.32</b>	<b>282.73</b>	<b>358.45</b>

- 48 During the year ended March 31, 2025, Company has not received interest subsidy under CLSS scheme of Central Government through NHB.
- 49 The Company has not charged interest on interest to any of its borrowers during the moratorium period in view of RBI Notification dated 7 April 2021.
- 50 Disclosure of Liquidity Risk in accordance with RBI circular No. RBI/2019-20/88 DOR.NBFC(PD) CC. No.102/03.10.001/2019-20 dated 04 November, 2019 on Liquidity Risk Management Framework for Non-Banking Financial Companies (NBFCs) including Core Investment Companies and RBI circular No. RBI/2020-21/60 DOR.NBFC(HFC).CC.No.118/ 03.10.136/2020-21 dated 22 October, 2020 for regulatory framework for Housing Finance Companies (HFCs).

(a) Funding Concentration based on significant counterparty

As at March 31, 2025			
Number of Significant counterparties	Amount	% of Total Deposits	% of Total Liabilities
24	53,652.77	N.A.	93.10%

As at March 31, 2024			
Number of Significant counterparties	Amount	% of Total Deposits	% of Total Liabilities
23	45,403.05	N.A.	94.38%

Note:

- Included only Principal amount.
- "Significant Counterparty" is defined as a single counterparty or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the NBFC-NDSI's, NBFC-Ds total liabilities and 10% for other non-deposit taking NBFCs
- Total Liabilities has been computed as Total Assets less Equity share capital less Reserve & Surplus and computed basis extant regulatory ALM guidelines.

(b) Top 20 large deposits (amount in Rs. Crore and % of total deposits)

- Nil. The Company is registered with NHB as Non Deposit accepting HFC.

(c) Top 10 borrowings

Particulars	As at March 31, 2025		As at March 31, 2024	
	Amount	% of Total Borrowings	Amount	% of Total Borrowings
Term loans/NCD	36288.85	65.08%	31987.12	69.27%

Note: Included only principal amount and considered basis outstanding amount.

(d) Funding Concentration based on significant instrument / product:

Name of the instrument/product	As at March 31, 2025			As at March 31, 2024		
	Number of Counterparties	Amount	% of Total Liabilities	Number of Counterparties	Amount	% of Total Liabilities
Long Term Loans	25	46666.02	80.98%	25	44108.76	91.69%
Long Term NCD	4	8998.5	15.61%	1	2068.02	4.30%
Short Term NCD	-	Nil	0%	-	Nil	0%
Short Term Loans	1	95.92	0.17%	1	99.95	0.21%
Commercial Paper	-	Nil	0%	-	Nil	0%
<b>Total</b>	<b>30</b>	<b>55760.44</b>	<b>96.76%</b>	<b>27</b>	<b>46276.73</b>	<b>96.20%</b>

(e) Stock ratios:

Particulars	As at March 31, 2025	As at March 31, 2024
Commercial papers as a % of total liabilities	N.A.	N.A.
Commercial papers as a % of total assets	N.A.	N.A.
Non-convertible debentures (original maturity of less than one year) as a % of total liabilities	N.A.	N.A.
Non-convertible debentures (original maturity of less than one year) as a % of total Assets	N.A.	N.A.
Other short-term liabilities as a % of total liabilities	35.17%	28.54%
Other short-term liabilities as a % of total assets	23.65%	19.86%

(f) Institutional set up for liquidity risk management:

The Company has well defined ALM policy which covers various aspects of liquidity risk management.

ALCO provides guidance and directions in terms of interest rate, liquidity, funding sources, and investment of surplus funds.

The Asset Liability Management Committee, inter alia, reviews the asset liability profile, risk monitoring system, liquidity risk management, funding and capital planning, and contingency planning.

51 The Company does not have any joint ventures and overseas subsidiaries

52 The Company has not done any business related to insurance broking/agency, hence no fees/brokerage has been received in respect of such business during the current and previous financial year.

53 The Company has not received any notice under section 142(1) of Income Tax Act, 1961 during the current financial year.

54 The Company has not any exposure/loans against Gold and Shares

55 Foreign Remittance

(a) Earning (remittance inward) in foreign currency for the year ended 31 March 2025 is Nil (PY: Nil)

(b) Expenditure (remittance outward) in foreign currency for the year ended 31 March 2025 is Nil (PY: Nil)

56 Details of dues to micro and small enterprises as defined under the MSMED Act, 2006

Particulars	As at March 31, 2025	As at March 31, 2024
The principal amount and the interest due thereon remaining unpaid to any supplier as at the end of each accounting year.	48.98	-

**Satin Housing Finance Limited**  
**Notes forming part of Financial Statements for the year ending March 31, 2025**  
**(All amounts in rupees in lakhs, unless stated otherwise)**

The amount of interest paid by the buyer in terms of section 16 of the MSMED Act, 2006 along with the amounts of the payment made to the supplier beyond the appointed day during each accounting year.	-	-
The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under the MSMED Act, 2006.	-	-
The amount of interest accrued and remaining unpaid at the end of each accounting year.	-	-
The amount of further interest remaining due and payable even in succeeding years, until such date when the interest dues as above are actually paid to the small enterprise for the purpose of disallowance as a deductible expenditure under section 23 of the MSMED Act, 2006.	-	-

**56 Additional information pursuant to Ministry of Corporate Affairs notification dated March 24, 2021 with respect to amendments in Schedule III of Companies Act, 2013**

- (a) There are no proceedings which have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- (b) The company is not a wilful defaulter as declared by any bank or financial Institution or any other lender.
- (c) The company do not have any transactions with one company struck off under section 248 of Companies Act, 2013 or section 560 of Companies Act, 1956.
- (d) There are no charges or satisfaction yet to be registered with Registrar of Companies (ROC) beyond the statutory period.
- (e) The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- (f) There are no transactions which are not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- (g) The Company has not traded or invested in Crypto currency or Virtual Currency during the year.
- (h) During the year, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- (i) During the year, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

57 Previous year figures have been regrouped/reclassified wherever considered necessary to make them in line with that of the current year.

**For Rajeev Bhatia & Associates.**  
**Chartered Accountants**  
**Firm's Registration No.: 021776N**

**For and on behalf of the Board of Directors**  
**Satin Housing Finance Limited**

**Rajeev Bhatia**  
 Partner  
 M. No. 089018

**H P Singh**  
 (Director)  
 DIN: 00333754

**Amit Sharma**  
 (MD & CEO)  
 DIN: 08050304

**Sanjay Kumar Bhatia**  
 (Chairman Audit Committee cum  
 Director)  
 DIN: 07033027

Place: Gurugram  
 Date: April 25, 2025

**Brajesh Kumar**  
 (CS & CCO)

**Sachin Sharma**  
 (Chief Financial Officer)



**CIN:** U65929DL2017PLC316143

**Corporate Office:** Plot No. 492, 2nd Floor,  
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Haryana-122016

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Azadpur Commercial Complex, Azadpur,  
New Delhi-110033

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