

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

Particulars	Note No.	Figures as at the end of	Figures as at the end of
		31/03/2022	31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
A EQUITY AND LIABILITIES			
1 Shareholders' funds			
(a) Share capital	2	2,500.00	2,500.00
(b) Reserves and surplus	3	13,707.64	11,696.72
		16,207.64	14,196.72
2 Non-current liabilities			
(a) Long-term borrowings	4	57,880.22	55,399.87
(b) Deferred tax liabilities	3a	607.40	641.48
(c) Long-term provisions	5	3,656.34	3,045.07
		62,143.96	59,086.42
3 Current liabilities			
(a) Short-term borrowings	6	31,100.86	30,686.98
(b) Trade payables	7	-	-
(i) total outstanding dues of MSME		107.04	269.45
(ii) total outstanding dues of creditors other than MSME		11,052.33	14,002.40
(c) Current maturities of long term borrowings	8	404.41	375.63
(d) Other current liabilities	9	199.24	60.37
(e) Short-term provisions	10	42,863.88	45,394.83
		42,863.88	45,394.83
TOTAL		1,21,215.48	1,18,677.97
B ASSETS			
1 Non-current assets			
(a) Property, Plant & Equipment and Intangible assets			
(i) Property, Plant & Equipment	11	30.60	42.29
(b) Non-current investments	12	3,173.77	4,224.19
(c) Long-term loans and advances	13	97,251.31	1,02,616.66
(d) Other Non-current assets	14	330.80	296.63
		1,00,786.48	1,07,179.77
2 Current assets			
(a) Cash and cash equivalents	15	1,325.75	689.19
(b) Short-term loans and advances	16	18,717.16	10,447.47
(c) Other current assets	17	386.09	361.54
		20,429.00	11,498.20
TOTAL		1,21,215.48	1,18,677.97
Significant Accounting Policies	1		
Notes to accounts and disclosure	25		
Schedule forming part of the financials statements			

As per our report of even date

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

CA. Amit Chitwan
Partner
M. No.: 407118

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

For Cent Bank Home Finance Limited

Kushal Pal
Managing Director
DIN: 09225722

Ashish Kumar Shrivastava
Company Secretary

Alok Srivastava
Chairman
DIN: 05123610

S. C. Mehta
Chief Financial Officer



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

	Particulars	Note No.	Figures for the year ended 31/03/2022	Figures for the year ended 31/03/2021
			Rs. In Lakhs	Rs. In Lakhs
A	INCOME			
1	Revenue from operations	18	12282.02	12734.94
2	Other income	19	17.99	44.02
3	Total Income (1+2)		12300.01	12778.96
B	Expenses			
4	(a) Employee benefits expense	20	943.58	809.45
5	(b) Finance costs	21	6892.50	8622.67
6	(c) Depreciation and amortisation expense	11a	13.50	19.74
7	(d) Other expenses	22	870.67	804.06
8	(e) Provision for Standard Assets (including Covid19 Restructuring Scheme Provision - refer Note No 5)	23	491.78	(153.45)
9	(f) Provisions for Non-Performing & Doubtful Debts		302.27	711.19
10	Total expenses (4+5+6+7+8+9)		9514.30	10813.66
C	Profit before tax and extraordinary items (3-10)		2785.71	1965.30
D	Extraordinary items			
	Add:- Extraordinary Item	24		1.45
	Less:-Prior period adjustments [Expense / (Income)]		(6.15)	
E	Profit / (Loss) before tax (C-D)		2791.86	1963.85
F	Tax expense:			
	(a) Current year tax expense		770.97	539.43
	(b) Provision for tax of previous years		44.05	363.47
	(c) Deferred tax Liabilities/ (Assets) of current year other than d below		(181.71)	(84.61)
	(d) Deferred tax liability on special reserves of current Year		147.63	(321.41)
			780.94	496.88
G	Profit from continuing operations (E-F)		2010.92	1466.97
H	Profit for the year		2010.92	1466.97
I	Earnings per share (of Rs.10/- each):			
	(a) Basic		8.04	5.87
	(b) Diluted		8.04	5.87
J	Notes to accounts and disclosure	25		

As per our report of even date.

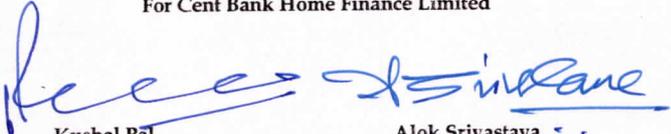
For **B R I S K A & ASSOCIATES**
(Formerly L.K. Maheshwari & Co.)
Chartered Accountants
FRN 000780C


CA. Amit Chitwar
Partner
M. No.: 407118

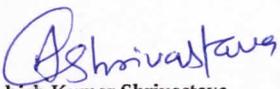


Place: Bhopal
Date: 02/05/2022
UDIN: 22407118A11UKM5912

For Cent Bank Home Finance Limited


Kushal Pal
Managing Director
DIN: 09225722

Alok Srivastava
Chairman
DIN: 03267955


Ashish Kumar Shrivastava
Company Secretary


S. C. Mehta
Chief Financial Officer



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

Particulars		Figures for the year ended 31/03/2022		Figures for the year ended 31/03/2021	
		Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
A. Cash flow from operating activities					
Net Profit / (Loss) before extraordinary items and tax			2785.71		1965.30
Adjustments for:					
Depreciation and amortisation	(+)	13.50		19.74	
Provision for NPA and other	(+)	302.27		711.19	
Provision for Standard Asset	(+)	491.78		(153.45)	
Bad debts written off	(+)				
Loss on sale of fixed assets	(+)	3.61		0.12	
Loss on redemption of Investment	(+)			0.41	
Prior period Adj.	(+)	6.15		(1.45)	
Operating profit / (loss) before working capital changes			3603.02		2541.62
Changes in working capital:					
Adjustments for (increase) / decrease in operating assets:					
Inventories				7577.53	
Short-term loans and advances		(8761.47)		2363.11	
Long-term loans and advances		5063.08		185.14	
Other current assets		(24.56)		82.94	
Other non-current assets		(34.17)			
Adjustments for increase / (decrease) in operating liabilities:					
Deferred Tax Liabilities		(34.07)		(406.02)	
Other current liabilities		(133.64)		(160.88)	
Short-term provisions		138.87			
Long-term provisions		611.27			
			(3174.69)		9641.82
Cash flow from extraordinary items					
Cash generated from operations			428.33		12183.44
Net income tax (paid)			(780.95)		(496.88)
Net cash flow from / (used in) operating activities (A)			(352.62)		11686.56



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

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



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

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

As per our report of even date

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

CA. Amit Chitwar
Partner
M. No.: 407118



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

For Cent Bank Home Finance Limited

Kushal Pal
Kushal Pal
Managing Director
DIN: 09225722

Alok Srivastava
Alok Srivastava
Chairman
DIN: 03267955

Ashish Kumar Shrivastava
Ashish Kumar Shrivastava
Company Secretary

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



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

Note 2 Share capital

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

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

Note 2 Share capital (contd.)

Notes:

(i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting period:

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

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



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



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

Note 3 Reserves and surplus

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



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

Note 3a Deferred Tax Liabilities

Particulars	Figures as at the end of 31/03/2022		Figures as at the end of 31/03/2021	
	Rs. In Lakhs Amount		Rs. In Lakhs Amount	
Deferred Tax Asset (A)				
Provision for NPA & Standard Assets	957.71		757.85	
Leave Encashment	9.51		5.24	
Depreciation	0.86	968.08	2.37	765.46
Deferred Tax Liability (Net) (B)				
Special Reserve	1,463.68		1,316.05	
Unamortized Cost	111.80		90.89	
Depreciation	-	1,575.46	-	1,406.94
(B)-(A)= DTL		607.40		641.48

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



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

Note 4 Long-term borrowings

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

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

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

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



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

Particulars	Particulars			
	Figures as at the end of 31/03/2022		Figures as at the end of 31/03/2021	
	Secured	Unsecured	Secured	Unsecured
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs
Term loans from banks:				
Refinance from National Housing Bank	11,569.17	-	12,314.93	-
Central Bank of India	14,713.73	-	22,019.51	-
HDFC Bank	3,500.00	-	2,496.00	-
Total - Term loans from banks	29,782.90	-	36,830.44	-
Deposits:				
Deposits	-	28,097.32	-	18,569.43
Inter-corporate deposits	-	-	-	-
Total - Deposits	-	28,097.32	-	18,569.43

Below are the details of all loans/Refinance outstanding.

Name of Institution /(Security for loan)	Facility No.	Amt sanctioned	Amt. outstanding as on 31.03.2022	Short Term	Long Term	Rate of interest %	Repayment terms
NHB Refinance							
Specific Charge over book debts of company							
26.06.2015	100004317	598.00	160.50	46.50	114.00	6.87%	40 Qtlv Inst
30.11.2015	100004373	150.00	40.55	11.55	29.00	6.87%	40 Qtlv Inst
26.06.2015	100004318	2,391.00	717.00	186.00	531.00	6.87%	40 Qtlv Inst
30.11.2015	100004374	2,850.00	1,022.50	219.30	803.20	6.87%	40 Qtlv Inst
07.06.2016	100004485	1,729.00	354.50	133.50	221.00	6.12%	28 Qtlv Inst
19.06.2017	100004613	3,500.00	1,701.80	269.40	1,432.40	5.11%	60 Qtlv Inst
11.01.2019	100004837	950.00	527.72	105.57	422.15	4.93%	28 Qtlv Inst
11.01.2019	100004825	5,040.00	2,432.96	560.01	1,872.95	4.93%	28 Qtlv Inst
11.01.2019	100004821	1,300.00	1,031.35	66.12	965.23	7.65%	60 Qtlv Inst
11.01.2019	100004822	800.00	514.36	40.68	473.68	7.65%	60 Qtlv Inst
11.01.2019	100004819	3,010.00	1,955.62	153.06	1,802.56	7.65%	60 Qtlv Inst
11.01.2019	100004823	1,000.00	757.39	50.88	706.51	7.75%	60 Qtlv Inst
30.06.2020	100005098	3,300.00	202.80	180.00	22.80	6.50%	20 Qtlv Inst
15.06.2021	100005330	2,400.00	600.00	600.00	-	5.25%	4 Qtlv Inst
29.03.2022	100005497	700.00	700.00	87.84	612.16	6.55%	39 Qtlv Inst
29.03.2022	100005499	1,800.00	1,800.00	239.48	1,560.52	2.94%	26 Qtlv Inst
		31,518.00	14,519.05	2,949.88	11,569.17		
Central Bank of India							
Specific Charge over book debts of company							
31.03.2016	3529989467	10,000.00	1,780.69	1,428.00	352.69	7.10%	28 Qtlv Inst
02.01.2017	3586418826	10,000.00	2,733.49	1,428.00	1,305.49	7.10%	60 Mthly Inst
05.08.2017	3669628762	10,000.00	4,121.40	1,428.00	2,693.40	8.00%	60 Mthly Inst
06.11.2018	3715277776	10,000.00	5,600.62	1,428.00	4,172.62	8.00%	60 Mthly Inst
30.03.2020	3803428580	10,000.00	7,617.53	1,428.00	6,189.53	8.65%	60 Mthly Inst
22.06.2020	3829231447	1,000.00	87.45	87.45	-	7.00%	24 Mthly Inst
		51,000.00	21,941.18	7,227.45	14,713.73		
HDFC Bank							
Specific Charge over book debts of company							
16.03.2021	240LN06210750001	2,000.00	1,666.67	333.33	1,333.33	7.25%	72 Mthly Inst
16.03.2021	240LN06210750002	1,000.00	833.33	166.67	666.67	7.25%	72 Mthly Inst
16.03.2021	240LN06213210005	2,000.00	1,875.00	375.00	1,500.00	7.25%	72 Mthly Inst
		5,000.00	4,375.00	875.00	3,500.00		
Grand Total			40,835.23	11,052.33	29,782.90		
Less: Current liabilities (repayment in next 12 months)			11,052.33				
Refinance from National Housing Bank			2,949.88				
Central Bank of India			7,227.45				
HDFC Bank			875.00				
Total Non Current liabilities			29,782.90				

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



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

Note 5 Long-term provisions

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

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

b) Provision on standard assets has been made as per the National Housing Bank/RBI norms
Housing Sector: Provision on Accounts Prior to August 2017 will be done @ 0.40%, From August 2017,
it will be 0.25%

Non Housing Sector: LAP- 0.40%, Commercial Property- 1% and Project Loan- 0.75%

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

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



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

Note 6 Short-term borrowings

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

Notes:

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

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

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

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



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

Note 7 Trade Payables

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

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



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

Note 8 Other current maturities of long term borrowings

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

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

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



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

Note 9 Other current liabilities

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



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

Note 10 Short-term provisions

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

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



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

Note 11 Property, Plant & Equipments

	Gross block				Accumulated depreciation and impairment							
	Balance as at 1 April, 2021		Balance as at 31 March, 2022		Balance as at 1 April, 2021		Depreciation Rate	Depreciation / amortisation expense for the year	Eliminated on disposal of assets	Balance as at 31 March, 2022	Balance as at 31 March, 2022 (Net Block)	Balance as at 31 March, 2021 (Net Block)
	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs	Rs. In Lakhs						
Tangible assets												
(a) Furniture and Fixtures	110.60	0.43	21.31	89.73	91.07	9.50%	3.46	17.35	77.18	12.54	19.53	
(b) Vehicles	11.66	-	0.02	11.64	8.51	11.88%	1.38	0.02	9.87	1.77	3.15	
(c) Office Equipments	35.97	3.42	2.37	37.03	27.70	19.00%	2.57	2.31	27.96	9.07	8.27	
(d) Computer	129.88	2.76	7.65	124.99	118.54	31.67%	6.09	6.86	117.77	7.22	11.34	
Total	288.11	6.62	31.34	263.39	245.82		13.50	26.54	232.78	30.60	42.29	
Previous year 20-21	284.88	3.95	0.73	288.10	226.81		19.74	0.73	245.82	42.29	58.07	

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



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

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

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



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

Note 12 Non-current investments

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

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

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

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

S.No.	Particulars	Figures as at the end of 31/03/2022	Figures as at the end of 31/03/2021	Figures as at the end of 31/03/2022
		Rs. In Lakhs (Book Value)	Rs. In Lakhs (Book Value)	Rs. In Lakhs (Market Value)
1	8.28% GS 2027 @ Rs. 100/- each (ISIN: IN0020070069)	118.51	118.51	137.75
2	8.28% GS 2027 @ Rs. 100/- each (ISIN: IN0020070069)	194.83	194.83	216.93
3	8.30% GS 2042 @ Rs. 100/- each (ISIN: IN0020120062)	246.28	246.28	263.13
4	8.28% GS 2027 @ Rs. 100/- each (ISIN: IN0020070069)	505.25	505.25	542.32
5	8.15% GS 2026 @ Rs. 100/- each (ISIN: IN0020140060)	100.20	100.20	107.55
6	8.24% GS 2033 @ Rs. 100/- each (ISIN: IN0020140052)	505.95	505.95	549.25
7	8.24% GS 2033 @ Rs. 100/- each (ISIN: IN0020140052)	253.10	253.10	274.63
8	7.88% GS 2030 @ Rs. 100/- each (ISIN: IN0020150028)	500.88	500.88	531.75
9	7.88% GS 2030 @ Rs. 100/- each (ISIN: IN0020150028)	200.35	200.35	212.70
10	7.61% GS 2030 @ Rs. 100/- each (ISIN: IN0020160019)	100.14	100.14	104.61
11	6.82% MAHARASHTRA SDL GS 2032 @ Rs. 100/- each (ISIN: IN2220210016)	200.00	-	195.84
	Less : Amortization on Premium on Government Securities	(1.72)	(1.30)	-
	Grand Total	2,923.77	2,724.19	3,136.46

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



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

Note 13 Long-term loans and advances

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

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



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

Note 14 Other non-current assets

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



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

Note 15 Cash and cash equivalents

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



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

Note 16 Short-term loans and advances

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

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



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

Note 17 Other current assets

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



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

Note 18 Revenue from operations

	Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
(a)	Interest income on individual loans & project loans	11,476.94	12,094.16
(b)	Interest on Bank deposits and Investment	329.40	457.44
(c)	Other operating revenues		
	Interest on demand loan, vehicle loans, personal loan, fees & other charges	475.68	183.34
		12,282.02	12,734.94
	Total	12,282.02	12,734.94
# Details of revenue from operations:			
	Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
		Rs. In Lakhs	Rs. In Lakhs
(i)	Interest Income comprises:		
	Individual Loans	11,476.94	12,094.16
	Corporate bodies/builders	-	-
	Total	11,476.94	12,094.16
(ii)	Other operating revenues comprise:		
	Processing, Administration fees and other charges	472.44	182.82
	Interest on demand loan against fixed deposit	3.24	0.52
	Interest on Vehicle loan	-	-
	Interest on personal loan	-	-
	Total - Other operating revenues	475.68	183.34



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

Note 19 Other income

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

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



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

Note 20 Employee benefit expense

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

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



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

Note 21 Finance Costs

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

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



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

Note 22 Other expenses

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



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

Note 23 Provision for Standard Assets

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

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

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

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

Note 24 Extra Ordinary Items

Particulars	For the year ended 31/03/2022	For the year ended 31/03/2021
	Rs. In Lakhs	Rs. In Lakhs
	-	-
	-	-
Total	-	-



Significant Accounting Policies forming part of the Financial Statements:-

Note 1

CORPORATE INFORMATION

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

1. General system and method of accounting:

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

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

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

2. Use of Estimates

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



3. Revenue Recognition

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

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

4. AS 10 - Property, Plant and Equipment:

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

5. Depreciation

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

6. Investments

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

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



7. Employee Benefits

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

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

8. AS -19 “Leases”: Operating Lease

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

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

9. AS 20 “Earnings Per Share”

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

10. Income Tax

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

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

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



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

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

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

Provisions for Contingencies

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

Contingent Liability policy

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

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

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



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

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

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

13. Unclaimed Deposits

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

14. Floating Provision

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

15. Cash Flow Statement

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

16. Prior Period Adjustments

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



17. Related Party Disclosure

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

18. Segment Reporting

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

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

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

CA Amit Chitwar
Partner
M.No.407118

Place: Bhopal

Date: 02/05/2022

UDIN: 22407118A2 I UKM 5918



Alok Srivastava
Chairman
DIN:05123610

Kushal Pal
Managing Director
DIN: 09225722

S. C. Mehta
Chief Financial Officer

Ashish Kumar Shrivastava
Company Secretary



Notes to accounts & Disclosure as per NHB

Note 25

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

5) ADDITIONAL REGULATORY INFORMATION :

Ratios for the Financial Year 21-22

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



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

OTHERS:

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

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



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

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



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

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

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

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



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

(Rs. in Lakhs)

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

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

15) Contingent Liabilities and Commitments

*Detail provided below

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



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



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

Details of Related Party:

(a) Holding Company: Central Bank of India

The related Party Transaction with holding company is furnished below:

(Rs. in Lakhs)

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

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

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

(b) Key Managerial Personnel

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

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

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

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

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

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

(Rs. in Lakhs)

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



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

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

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

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

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

(Rs. in Lakhs)

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

(Rs in Lakhs)

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

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



21) Provision and Contingencies

(Rs in Lakhs)

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

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

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

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

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



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

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

1. Actuarial Assumptions

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

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

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

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

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

4. Table showing fair value of plan assets

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

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

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



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

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

7. Expenses Recognized in statement of Profit and loss

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

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

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

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

1. Actuarial Assumptions

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

2. Membership Data

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

3. Valuation Method

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



4. Actuarial Assumption

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

5. Results of Valuation

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

6. Contribution

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

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

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

27) Previous Year Figures

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

28) Corporate Social Responsibility

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

Disclosure with regard to CSR activities as under

(Rs.In Lakh)

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



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

30) **Company does not grant any loan or advance:**

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

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

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

33)

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

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

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

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



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

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

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

The future minimum lease payments under cancellable operating lease: -

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

PAYMENTS TO POLARIS FINANCIAL TECHNOLOGY LIMITED

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

The future minimum lease payments under cancellable operating lease;

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

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

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



35) Disclosures required by National Housing Bank

1. Capital (Accounts)

Capital to Risk Assets Ratio (CRAR)

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

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

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

(Rs in Lakhs)

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



3. Investment

(Rs in Lakhs)

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

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

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

4) Derivatives

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

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

(Rs. InLakhs)

Particulars	2021-22	2020-21
(i) The notional principal of swap agreements		
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements		
(iii) Collateral required by the HFC upon entering into swaps		NIL
(iv) Concentration of credit risk arising from the Swaps \$		
(v) The fair value of the swap book @		
Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed		
\$ Examples of concentration could be exposures to particular industries or swaps with highly geared companies		
@ If the swaps are linked to specific assets, liabilities or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the Balance Sheet date		



4.2 Exchange Traded Interest Rate (IR) Derivative

(Rs in Lakhs)

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

4.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure-Not Applicable

B. Quantitative Disclosure

(Rs in Lakhs)

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



4.4 Group Structure-Not Applicable

5.1 Securitisation

(Rs in Lakhs)

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

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



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

(Rs in Lakhs)

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

5.3 Details of Assignment transactions undertaken by HFCs

(Rs in Lakhs)

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

5.4 Details of non-performing financial assets purchased/sold

A. Details of Non-performing financial assets purchased:

(Rs in Lakhs)

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

B. Details of Non-performing Financial Assets sold:

(Rs in Lakhs)

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



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

(Rs. In Lakhs)

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

*Including investments made in deposits with banks.

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



5.6 Exposure

5.6.1 Exposure to Real Estate Sector

(Rs in Lakhs)

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

5.6.2 Exposure to Capital Market

(Rs in Lakhs)

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



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

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

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

5.7 Details of Financing of parent company products-Nil

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

5.9 Unsecured Advances-Nil

6 Miscellaneous

Registration obtained from other Financial Sector Regulators: Nil

6.2 Disclosure of Penalties imposed by NHB and Other Regulators:

**NHB
CURRENT YEAR**

- NIL

PREVIOUS YEAR

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



6.3 Related Party Transactions:

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

The related Party Transaction with holding company is furnished below:

(Rs in Lakhs)

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

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

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

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

6.5 Remuneration of Directors

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

(Rs in Lakhs)

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

Above figures are exclusive of GST.

6.6 Management

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

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



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

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

6.8 Revenue Recognition

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

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

7. Additional Disclosures:

7.1 Provisions and Contingencies

(Rs in Lakhs)

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

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



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

(Rs. in Lakh)

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

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

(Rs in Lakhs)

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

25 | Page



a) Total Outstanding Amount		0.00	116.30	6.86
b) Provisions Made		0.00	0.47	0.03
Total				
a) Total Outstanding Amount	83,951.40	86,224.99	32017.07	26,768.17
b) Provisions Made	2,754.17	2,125.22	1050.79	885.69

Note:

1. For Standard Asset: The total outstanding amount mean principal+ accrued interest+ other charges pertaining to loans without netting off.
2. For NPA: The total outstanding amount means principal.
3. For Sub-standard, period upto 1 year from the date of NPA classification.
4. The category of Doubtful Assets will be as under:

Period after the expiry of sub-standard category	Category
Up to one Year	Category-I
One to three Years	Category-II
More than three years	Category-III

5. The Standard Assets Provision includes provision on resolution plan implemented under Resolution Framework 2.0 Date 21/05/2021; resolution of COVID 19 related stress of Individual and small business.

Note No.: - 2 Other Provision and Contingencies (Rs.in lakhs)

Particulars	31.03.2022	31.03.2021
Maturity of Debentures	0.00	183.07
DSA commission	58.48	4.71
Electricity Expenses	0.98	0.66
HO Expenses	20.28	59.88
LEGAL Expenses	7.96	1.62
FI/RCU/CPU	2.48	0.38
VALUATION	10.30	3.47
Interest	-	27.33
Others	2.01	53.41
Total	102.49	334.53

7.3 Draw Down from Reserves-NIL

7.4 Concentration of Public Deposits, Advances, Exposures and NPAs

i) Concentration of Public Deposit:

(Rs in Lakhs)

Particulars	As on 31-03-2022	As on 31-03-2021
Total Public Deposits of twenty largest depositors	5001.91	13,328.83
Percentage of Total Public Deposits of the HFC	9.63%	32.48%



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

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

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

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

iv) Concentration of NPAs

(Rs in Lakhs)

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

v) Sector-wise NPAs:

Percentage of NPAs to total Advances in that Sector

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



7.5 Movement of NPAs

(Rs in Lakhs)

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

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

7.6 Overseas Assets

(Rs in Lakhs)

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

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

Name of the SPV sponsored		
Domestic	Overseas	
NIL		



8. Detail of complaints received: -

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

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

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



CA Amit Chitwar
Partner

M.No.: 407118

Place: Bhopal

Date: 02/05/2022

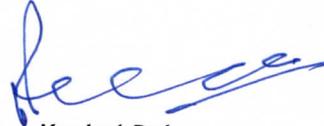
UDIN: 22407118AIIU KM5918



For Cent Bank Home Finance Limited



Alok Srivastava
Chairman
DIN:05123610



Kushal Pal
Managing Director
DIN: 09225722



S C Mehta
Chief Financial Officer



Ashish Kumar Shrivastava
Company Secretary



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



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

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

(Please see Note 2 below)

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

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

(Please see Note 3 below)

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



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



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

Notes:

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

As per our report of even date

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

(Signature)
CA. Amit Chitwar
Partner
M. No.407118



Place : Bhopal
Date : 02/05/2022
UDIN: 22409118AIIU0MS918

(Signature)
Kushal Pal
Managing Director
DIN: 09225722

(Signature)
Alok Srivastava
Chairman
DIN: 05123610

(Signature)
Ashish Kumar Shrivastava
Company Secretary

(Signature)
S. C. Mehta
Chief Financial Officer

