

INDEPENDENT AUDITORS' REPORT

To the Members of Cent Bank Home Finance Limited

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the accompanying Financial Statements of Cent Bank Home Finance Limited ("the Company"), which comprise the Balance Sheet as at March 31, 2025, the Statement of Profit and Loss, including Other Comprehensive Income, the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "the Financial Statements"). The Company has been preparing its Financials as per Accounting Standards and prescribed under section 133 of companies Act and other accounting principles generally accepted in India (IGAAP).

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under section 133 of the Act of the state of affairs of the Company as at March 31, 2025, its profit including other comprehensive income, its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

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



Emphasis of Matters

We draw attention to the following matters in the Notes to the Financial Statements:

- a. The Company being subsidiary of the scheduled commercial bank there has been ambiguity regarding applicability of IND AS and sought clarity from various sources. However, no clear clarity emerged. To address the issue Company has taken a written opinion from KPMG Assurance and Consulting Services LLP who have advised the Company can continue to prepare Financials as per IGAAP keeping in mind the relevant provisions, road map for implementation of IND AS and practice followed by many similar Companies. Relying on the same opinion the Company has continued to prepare Financials as per IGAAP basis which we have given our opinion as above.

However, we draw your attention to Note-25(1) in Notes to the Accounts and as explained to us by the management that in all probabilities the Company's net worth will cross Rs. 250 Cr in FY 2025-26, the company has geared up for preparation of Financials as per IND AS from FY 2025-2026. The company management has decided to follow IND AS from FY 2025-26 to remain fully compliant with relevant provisions. Management has confirmed that the Company has already initiated action for the same.

- b. Note No. 25(14) in the financial statements indicate that the company has maintained Deferred Tax Liability on Special Reserves to the tune of Rs.1,838.28 Lakhs (Previous Year Rs. 1,661.00 Lakhs) in pursuance with NHB guidelines NHB(ND)/DRS/Policy Circular 65/2014-15 dated August 22, 2014 through P&L Appropriation.

Our opinion on the Financials prepared as per Accounting Standards as prescribed under section 133 of companies Act and other accounting principles generally accepted in India (IGAAP) is not modified in respect of these matters.

Key Audit Matters

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

Sr. No.	Key Audit Matters	How our audit addressed the key audit matter
1.	Classification of Advances and Identification and provisioning for non-performing Advances in accordance with NHB/RBI guidelines. Advances	Our audit approach towards advances with reference to the IRAC Norms and other related circulars/ directives issued by NHB and also

	<p>include loans repayable on demand and term loans.</p>	<p>internal policies and procedures of the Company includes the testing of the following:</p> <p>-The accuracy of the data input in the system for income recognition, classification into performing and non-performing Advances and provisioning in accordance with the IRAC Norms.</p>
<p>2.</p>	<p>Assessment of Provisions and Contingent liabilities in respect of certain litigations of Direct Taxes: There is high level of judgment required in estimating the level of provisioning including provision for current tax. The Company's assessment is supported by the facts of matter, their own judgement, past experience, and advices from legal and independent tax consultants wherever considered necessary. Accordingly, unexpected adverse outcomes may significantly impact the Company's reported profit and the Balance Sheet. We determined the above area as a Key Audit Matter in view of associated uncertainty relating to the outcome of these matters which requires application of judgement in interpretation of law. Accordingly, our audit was focused on analysing the facts of subject matter under consideration and judgements/interpretation of law involved.</p>	<p>Our audit approach involved:-</p> <p>Understanding the current status of the litigations/tax assessments and claim of tax benefits under the tax laws; Examining Consultants Opinion; Evaluating the merit of the subject matter under consideration with reference to the grounds presented therein and available independent legal/tax advice; and Review and analysis of evaluation of the contentions of the Company through discussions, collection of details of the subject matter under consideration, the likely outcome and consequent potential outflows on those issues.</p>
<p>3.</p>	<p>Advances governed by income recognition, asset classification and provisioning (IRAC) norms and other circulars and directives issued by the NHB/RBI from time to time which provides guidelines related to the classification of Advances (NPA). The Company classified these advances based on the IRAC norms. The Company accounts for all the transactions related</p>	<p>Due to existence and effectiveness of monitoring mechanisms such as Internal Audit, Management Audit and Audit by the Regulatory as per the policies and procedures of the Company; We have examined the efficiency of various internal controls over advances to determine the nature, timing and extent of the substantive procedures and compliance with observations of the various audits conducted</p>



<p>to Advances in its Integrated Software System (IT System) viz. Azentio Software which also identifies whether the advances are performing or non performing and make provisioning according to the classification of NPA.</p> <p>In the event of any improper application of the prudential norms or consideration of the incorrect value of the security, as the valuation of the security involves high degree of estimation and judgement, the carrying value of the advances could be materially misstated either individually or collectively and in view of the significance of the number of advances in the Financial statements i.e., the classification of the advances and provisioning thereon which is 96.00% of the total assets has been considered as key audit matter in our audit.</p> <p>Considering the nature of the transactions , regulatory requirements, existing business environment, estimation/ judgement involved in valuation of securities, it is a matter of high importance for the intended users of the Financial Statements. Considering these aspects, we have determined this as a Key Audit Matter. Accordingly, our audit was focussed on income recognition , asset classification and provisioning pertaining to the advances due to the materiality of the balances.</p>	<p>as per the monitoring mechanism of the Company and NHB Inspection.</p> <p>In carrying out substantive procedures, we have examined advances on sample basis, including review of valuation reports of independent valuer's provided by the Company's management.</p> <p>We have verified loan accounts and applied the prudential norms, on sample basis verified the value of the security based on the valuation reports.</p> <p>Based on the sample verification of the security values captured and application of the prudential norms, we verified the provisioning and classification of the asset that are reported in the financial statements and we have not come across any material misstatement.</p> <p>Our audit procedures had covered the verification of income recognition and asset classification covering all the advances on sample basis that are reported in the financial statements.</p>
<p>4. Information Technology(IT) Systems and Controls: The Company uses Azentio Software for financial reporting which interface with other business operation software that</p>	<p>Our key audit procedures on this matter included, but were not limited, to the following: obtained an understanding of the Company's information processing systems, IT General Controls and automated IT controls for</p>



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<p>process transactions related to loans, deposits and borrowings.</p> <p>The Company's key financial accounting and reporting processes are highly dependent on the automated controls implemented in IT systems. If there exist gaps in the IT control environment, then it could result in the financial accounting and reporting records being materially misstated.</p> <p>Therefore, due to the complexity of the IT environment, the assessment of the general IT controls and the application controls specific to the accounting and preparation of the financial information is considered to be a key audit matter.</p> <p>Company entered into agreement with M/s Azentio Software Private Limited on 30th day of June 2022 for implementation Azentio software and F.Y 2024-25 is the second year of the implementation of the information processing systems for loans, borrowings, deposits, interest income, interest expense and other significant financial statement items. The financial statements and other reports are prepared manually in excel sheets.</p>	<p>applications, databases and operating systems relevant to our audit;</p> <p>Also, obtained an understanding of the changes that were made to the IT applications during the audit period;</p> <p>Also, performed following procedures:</p> <p>tested the IT General Controls around user access management, changes to IT environment and segregation of duties around program maintenance and security administration relating to key financial accounting and reporting processes;</p> <p>tested the Company's periodic review of access rights. We also tested requests of changes to systems for approval and authorization; and</p> <p>tested the automated controls like interfaces, configurations and information generated by the entity's information processing systems for loans, borrowings, deposits, interest income, interest expense and other significant financial statement items.</p> <p>The implementation of the software is still in the process for the various automated generation of the reports by the system. Software is implemented only up to the generation of the information processing of loans, borrowings, interest, asset classification, security capture and documents uploading for each of the advances and generation of trail balance.</p> <p>The financial statements and few other periodical MIS as required by the company is yet to be implemented. Our audit procedure had to be modified according to the implementation stage of the systems, which included manual working verifications and system process verifications.</p>
<p>During the course of our audit of Cent Bank Home Finance Limited, it was</p>	<p>We conducted sample testing and found that in several cases, the "Since Overdue Date" indeed</p>



<p>observed that there exists a discrepancy between the data recorded in the Core Banking System (CBS) and the system-generated reports with regard to the column labelled "Since Overdue Date".</p> <p>As per standard practice, this field is expected to reflect the actual date from which the loan account has become overdue. However, management has asserted that this column indicates the first instalment due date as per the repayment schedule, regardless of whether the account is currently overdue.</p>	<p>reflects the start of the repayment schedule rather than the actual overdue commencement date.</p> <p>This needs to be corrected at the earliest.</p>
<p>During our review of the loan balance file generated from the system, we noted discrepancies between the sanctioned and disbursed amounts as reflected in the system-generated reports and the corresponding values recorded in the Core Banking System (CBS).</p>	<p>Upon inquiry, the management of Cent Bank Home Finance Limited informed us that the Bank implemented a new software system from 1st April 2023, involving migration of data from the previously used application. It was further informed that a similar migration exercise had been undertaken in 2014, due to a change in service provider. The management attributes the observed discrepancies to issues arising during the migration of legacy data into the current system.</p> <p>We have performed sample-based verification which substantiates management's assertion regarding data migration-related inconsistencies.</p>
<p>Determination of Percentage Completion for Software Services Without External Certification</p>	<p>Cent Bank Home Finance Limited engaged Azentio Software Private Limited for software services, with payments structured to be made based on the percentage of work completed, as per the terms agreed. Since the implementation is slow and has been delayed this percentage is very low. Company should apply the penal provision as per the terms of Contract to enforce compliance.</p>
<p>Delay in Software Implementation by Vendor Without Corrective Action</p>	<p>Azentio Software Private Limited was engaged for software services effective 1st</p>



		<p>April 2023. As per records, an IT Strategy Committee meeting held on 26th September 2024 documented that the Board had raised concerns regarding delays in project timelines by the vendor.</p> <p>Despite these concerns, as of 31st March 2025, only 35% of software implementation and 32.5% of subscription services have been completed over a period of two years. Such prolonged delays despite strong and adequate follow-up or resolution may adversely impact operational efficiency, service delivery, and could lead to cost overruns or contractual risks. Also its advisable to document all changes through a written amendment to make them binding as per the terms of Contract any change has to be done through a written Amendment in writing.</p>
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Information Other than the Financial Statements and Auditor's Report Thereon:

The Company's management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not include the Financial Statements and our auditor's report thereon. The Annual Report is expected to be made available to us after the date of this auditor's report. Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained during the course of our audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take necessary actions, as applicable under the applicable laws and regulations.



Responsibilities of Management and those charged with Governance for the Financial Statement

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

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

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

– Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements for the financial year ended March 31, 2025 and are therefore the key audit matters. We describe these matters in our auditors' report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

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



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

- 1) The Company has disclosed the impact of pending litigations on its financial position in its Standalone Financial Statements – Refer Note 25(16) to the Standalone Financial Statements;
- 2) The Company has not entered into any long-term contract including derivative contract which may have any material foreseeable losses hence there is no need to create any provision, required under the applicable law or accounting standards,- Refer Note No. 25(29) to the standalone financial statements;
- 3) The Company was largely regular in depositing the amounts required to be transferred to the Investor Education and Protection Fund except few disputed claims which required compliance from depositors side.
- 4) a. The management has represented that, to the best of its knowledge and belief, other than as disclosed in Note No. 25(9) no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediaries shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
b. The management has represented, that, to the best of its knowledge and belief, as disclosed in Note No. 25(9), no funds (which are material either individually or in the aggregate) 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, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;
c. Based on such audit procedures, we have considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a).and (b) above contain any material misstatement;
- 5) As stated in Note No. 24(16)(a) to the financial statements, the Board of Directors of the Company have not proposed dividend for the current financial year (Previous Year- Nil)

- 6) Based on our sample test checks on the compliance of Audit trail, we found that the new software system used by the company for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the F.Y. 2024-25 for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. In some of the cases of Audit trail the Maker and Checker both fields are not shown in log which needs to be taken up with IT team to ensure compliance.
- (C) With respect to the matter to be included in the Auditors' Report under section 197(16) of the Act as amended, we report that the reporting requirements are not applicable in terms of Notification No GSR 463(E) dated 05.06.2015 issued by Ministry of Corporate Affairs.
4. Our views on Directions under section 143(5) of the Companies Act 2013 by C&AG are enclosed as "Annexure D1".

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C



CA Abhay Kumar Gupta
(Partner)
M. No.: 087679
Place : Mumbai
Date : 24.06.2025
UDIN: 25087679BMNZMQ4793

Annexure A to the Independent Auditors' Report

Annexure A to Independent Auditor's Report of even date to the members of Cent Bank Home Finance Limited on the Financial Statements as at and for the year ended March 31, 2025 (Referred to in paragraph 1 of our report on the other legal and regulatory requirements), we report that:

- (1) a. The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant & equipment.
- b. The Company does not have any Intangible assets hence no question of maintenance of proper records showing full particulars including quantitative details and situation of Intangible asset arises.
- i. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its property, plant and equipment by which all property, plant and equipment are verified in a phased manner. In accordance with this programme, certain property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.
- ii. The Company does not have any immovable properties. Accordingly, reporting under clause 3(i)(c) of the Order is not required.
- iii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its property, plant and equipment during the year
- iv. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988, as amended and rules made there under.
- (2) a) The Company is in the business of providing primarily Housing Finance Services and consequently, does not hold any inventory. Accordingly, reporting under clause 3(ii) of the Order in respect of Inventory is not applicable to the company.
- b) (i) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been sanctioned working



capital limits in excess of five crores, in aggregate, from banks or financial institutions on the basis of the security of current assets at any point of time during the year.

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

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

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

We further report that;

- I. The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and advances and consequently reporting of details under Clause 3(iii) (a) (A) and Clause 3(iii) (a) (B) of the order is not applicable.
- II. According to the information and explanations given to us, the Company has not provided any guarantees or given any security or advances in the nature of loan during the year. Further, the investments made and the terms and conditions of the grant of loans during the year, are not prima facie prejudicial to the interest of the Company.
- III. In respect of loans assets and advances in the nature of loans given, according to the information and explanations given to us and on the basis of our examination of the records of the Company read with applicable norms (including exemptions or relaxations) of NHB/RBI, the schedule of repayment of principal and payment of interest has been stipulated.

Further, except for loans and advances in the nature of loans given where there are delays or defaults in repayment of principal and/or payment of interest as at the balance sheet date, in respect of which the Company has disclosed the accounting policy (Note no.1) in Point No.3 and asset classification/ staging in Note No. 25(13) and Note No. 25(35) (7.1) to the Financial Statements in accordance with Accounting Standards and the guidelines issued by the regulators, the parties are repaying the principal amounts, as stipulated, and are also regular in payments of interest, as applicable. Having regard to the nature of the Company's business and the voluminous nature of loan transactions involved, it is not practicable to furnish entry-

wise list of loan assets where delinquencies in the repayment of principal and interest have been identified.

- IV. According to the information and explanations given to us and on the basis of our examination of the records of the Company read with the applicable norms (including exemptions or relaxations) of NHB/RBI, there is overdue amount of Rs. 6,450.82 lakhs (Previous Year Rs. 5,809.78 lakhs) [irregularities /overdue are detailed in the Note No.13, Note No.16, Note No. 25(13), Note No. 25(14) and Note No. 25(35)(7.1 & 7.4)] of the financial statements for more than ninety days in respect of loans and advances in the nature of loans given. The Company is in the business of providing primarily Housing Finance Services whose principal business is to give loans and advance and consequently such overdue has been identified as per the applicable norms (including exemption or relaxation) of NHB/RBI which are issued time to time. In such instances, in our opinion, reasonable steps have taken by the company for recovery of the overdue amount of principal and interest as stated in the applicable Regulations and Loan agreements.
- V. According to the records of the Company examined by us, the Company is engaged primarily in lending activities. Therefore, the provisions of clause 3(iii)(e) of the Order are not applicable to the Company.
- VI. According to the records of the Company examined by us, the Company has granted loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. The summary of such loans is given below:

(Amount ₹ in lakhs)

Aggregate amount of Loans/Advances in nature of loans -	All Parties	Promoters	Related Parties
Repayable on Demand (A) -	31.49		
Agreement does not specify any terms or period of repayment (B) -	-		
Total (A+B)	31.49		

(4) The Company has not granted any loans, made investments or provided guarantee or securities that are covered under the provision of section 185 or 186 of the Act during the year. Therefore, the provisions of clause 3(iv) of the Order are not applicable to the Company.

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

According to the information and explanations given to us, no order has been passed by the Company Law Board or the National Company Law Tribunal or Reserve Bank of India or by any other court or tribunal with regard to aforesaid deposits.

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

(6) The maintenance of cost records has not been specified by the Central Government under Section 148(1) of the Act for the business activities carried out by the Company. Therefore, the provisions of clause 3(vi) of the Order are not applicable to the Company.

(7)

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

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

According to the information and explanation given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues were in arrears as at 31st March 2025 for a period of more than six months from the date they became payable.

(b) According to the information and explanation given to us and the records of the Company examined by us, there are no statutory dues referred to in sub-clause (a) on account of any dispute except followings:

Name of the Statute:



INCOME TAX

S No.	Period to which the amount relates (Assessment Year)	Amount in Dispute (Rs. In Lakhs)	Forum where dispute is pending
1	2014-15	181.99	CIT (Appeal) under the Income Tax Act
2	2016-17	518.69	CIT (Appeal) under the Income Tax Act
3	2016-17	8.2	CIT (Appeal) under the Income Tax Act
4	2017-18	2.03	CIT (Appeal) under the Income Tax Act
4	2020-21	275	CIT (Appeal) under the Income Tax Act
	Total	985.91	

GST:

S No.	F.Y.	State	Total Liability (In Lakhs)	Forum where Dispute is pending
1	2017-18	Gujarat	10.59	Appellate Authority
2	2017-18	New Delhi	5.88	Appellate Authority
3	2017-18	Chhatisgarh	4.18	Appellate Authority
4	2018-19	New Delhi	10.52	Appellate Authority
5	2019-20	Gujarat	18.4	Appellate Authority
6	2020-21	Gujarat	4.8	Appellate Authority
		Total	54.37	

(8) According to the information and explanation given to us and based on examination of the records, there were no transactions which have not been recorded in the books of account, have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. Therefore, reporting under clause 3(viii) of the Order is not required.

- (9) a) The Company has not defaulted in repayment of loan or other borrowings or in the payment of interest thereon during the year.
- b) According to information and explanations given by the management, the Company has not been declared wilful defaulter by any bank or financial institution or other lender during the year.
- c) According to the information and explanations given to us and based on examination of the records, the term loans raised during the year were applied for the purposes for which the loans were raised other than temporary deployment pending application of proceeds.
- d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the financial statements of the Company, we report that funds raised on short-term basis have, prima facie not been used for long-term purposes by the Company.
- e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, we report that the Company does not hold any investment in any subsidiary, associate or joint venture (as defined in the Act) during the year ended 31st March 2025. Accordingly, reporting under clause 3(ix)(e) of the Order is not required.
- f) According to the information and explanations given to us and procedures performed by us, we report that the Company has not raised loans during the year on the pledge of securities held in its subsidiaries
- (10) a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments) during the year. Therefore, the provisions of clause 3(x)(a) of the Order are not applicable to the Company.
- b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally) during the year. Therefore, the provisions of clause 3(x)(b) of the Order are not applicable to the Company.
- (11) a) Based upon the audit procedures performed for the purpose of reporting the true and fair view of the Standalone Financial Statements and according to the information and explanations given to us. Company has detected frauds in 3 borrower accounts and same has been reported to RBI/NHB by the Company. Meanwhile, no instances of fraud by the company noticed or reported during the year.
- b) According to the information and explanation given to us and to the best of our knowledge, no report under sub-section (12) of section 143 of the Act has been filed in Form ADT-4 as

prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government, during the year and upto the date of this report.

c) We have taken into consideration the whistle blower complaints, if any, received by the Company during the year and provided to us, when performing our audit.

12) The Company is not a Nidhi Company. Therefore, the provisions of clause 3(xii) of the Order are not applicable to the Company.

13) In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable, and the requisite details have been disclosed in the standalone financial statements.

14) Subject to our comment mentioned in the Opinion Paragraphs of Annexure-C "Report on the Internal Financial Controls over Financial Reporting under clause (i) of sub-section 3 of section 143 of Companies Act, 2013", we report that

a) Based on our examination, the Company has an adequate internal audit system commensurate with the size and nature of its business;

b) We have considered the internal audit reports for the year under audit to the extent received by us, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

15) According to the information and explanations given to us, in our opinion the Company has not entered into any non-cash transactions with its directors or persons connected with them during the year hence provision of section 192 of the Act are not applicable to the Company. Therefore, the provisions of clause 3(xv) of the Order are not applicable to the Company.

16)

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

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

c) The Company is not a Core Investment Company (CIC) as defined in the regulations made by the Reserve Bank of India. Therefore, the provisions of clause 3(xvi)(c) of the Order are not applicable to the Company.

d) According to the representations given by the management, there is no CIC as part of the Group. Therefore, the provisions of clause 3(xvi)(d) of the Order are not applicable to the Company.

17) The Company has not incurred cash losses in current year and in immediately preceding financial year. Therefore, the provisions of clause 3(xvii) of the Order are not applicable to the Company.



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18) There was no resignation of statutory auditors during the year. Therefore, the provisions of clause 3(xviii) of the Order are not applicable to the company.

19) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, assets liability maturity (ALM) pattern and other information accompanying the Standalone Financial Statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that the Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

20) The Company has fully spent the required amount towards Corporate Social Responsibility (CSR) and there is no unspent CSR amount for the year requiring a transfer to a Fund specified in Schedule VII to the special account in compliance with the provision of section 135(6) of the Act. Therefore, reporting under clause 3(xx)(a) and 3(xx)(b) of the Order is not required for the year.

(21) The reporting under clause (xxi) of this order is not applicable in respect of audit of financial statements of the company.

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C

CA Abhay Kumar Gupta
(Partner)

M. No.: 087679

Place : Mumbai

Date : 24.06.2025

UDIN: 25087679BMNZMQ4793

Annexure B to the Independent Auditors' Report

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

This is issued in pursuant to the paragraph 70 and 71 of the Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('Master Directions') issued by the Reserve Bank of India ('the RBI') and amended from time to time.

Based on our audit of the financial statements for the year ended 31st March 2025 and examination as above, evidences obtained and the information and explanations, along with the representations provided by the management, we report that;

Matters referred in Para 70.1 of the directions

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



- xii.** The Company has furnished the quarterly statutory returns on Statutory Liquid Assets to the NHB, as specified in the directions issued by NHB, within the stipulated period.
- xiii.** During the financial year, the company has opened branches & spoke as below:

Locations	Branch/Spoke	Opening Date
Bikaner	Branch	29-08-2024
Hyderabad	Branch	04-09-2024
Ahmedabad	Branch	10-12-2024
Vidisha	Spoke	02-09-2024
Faridabad	Spoke	03-10-2024
Panipat	Spoke	01-11-2024

- xiv.** The Company has not granted any loans against security of shares or security of single product-gold jewellery in terms of paragraph 3.1.3 and 3.1.4 of the Master Directions for the year ended 31st March, 2024. The Company has not granted any loan against its own shares in terms of paragraph 18 of the Master Directions for the year ended 31st March 2024.;
- xv.** The Board of Directors of the company has not passed a resolution for non-acceptance of any public deposits.;
- xvi.** The Company has accepted public deposits (including renewal of existing public deposits) during the relevant period/ year;

Matters referred in Para 70.2 of the directions

- i.** The public deposits accepted by the company together with other borrowings are indicated below viz.
- a.** which are not excluded from the definition of 'public deposit; as per Paragraph 4.1.30 of these directions, are within the limits admissible to the company as per the provisions of these directions.
- ii.** The public deposits held by the company are not excess of the quantum of such deposits permissible to it under the provisions of these directions which are required to be regularized in the manner provided in the said Directions. Therefore, the provisions contained in these directions relating to the regularizations of excess deposit are not applicable to the company.
- iii.** Before accepting/holding "Public Deposits" the company has obtained minimum investment grade credit rating for deposits i.e., 'IND A-'/Stable (Previous Year 'IND A-'/Stable) which has been assigned by the approved credit rating agency i.e., India Ratings & Research Pvt. Ltd. (Fitch Group)

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iv. The company has not defaulted during the year in paying to its depositor the interest and/or principal amounts of deposits after such interest and/or principal became due.

v. The company has complied with the liquid assets requirement as prescribed by the National Housing Bank in exercise of powers under section 29B of the National Housing Bank Act, 1987 and the requirements as specified in paragraphs 40 and 42 of these directions.

vi. The company has not violated any provisions under restriction on acceptance of public deposits, period of public deposits, joint public deposit, particulars to be specified in application form soliciting public deposits, ceiling on the rate of interest and brokerage and interest on overdue public deposits, renewal of public deposits before maturity as provided in these directions.

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C

CA Abhay Kumar Gupta
(Partner)
M. No.: 087679
Place : Mumbai
Date : 24.06.2025
UDIN: 25087679BMNZMQ4793

Annexure C to the Independent Auditors' Report

Annexure C to Independent Auditor's Report of even date to the members of Cent Bank Housing Finance Limited on the Financial Statements for the year ended March 31, 2025 (Referred to in paragraph 3(A)(g) under "Report on the Other Legal and Regulatory Requirements")

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

We have audited the internal financial controls with reference to Standalone Financial Statements of "Cent Bank Home Finance Limited" ("the Company") as of March 31, 2025 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls.

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls with reference to Financial Statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by Institute of Chartered Accountants of India and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of internal financial controls, both issued by the Institute of Chartered

Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to Financial Statements was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system with reference to Financial Statements and their operating



effectiveness. Our audit of Internal Financial Controls with reference to Financial Statements included obtaining an understanding of Internal Statements, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error.

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

Meaning of Internal Financial Controls with reference to Financial Statements

A Company's Internal Financial Controls with reference to Financial Statements is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of Financial Statements for external purposes in accordance with generally accepted accounting principles. A company's internal financial control with reference to Financial Statements includes those policies and procedures that

- a. pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- b. provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and
- c. provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the Financial Statements.

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

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guptabhay@hotmail.com

Opinion

In our opinion, the Company has, in all material respects, an adequate internal financial controls with reference to Financial Statements and such internal financial controls with reference to Financial Statements were operating effectively as at March 31, 2025, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the Institute of Chartered Accountants of India.

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C

CA Abhay Kumar Gupta
(Partner)
M. No.: 087679
Place : Mumbai
Date : 24.06.2025
UDIN: 25087679BMNZMQ4793

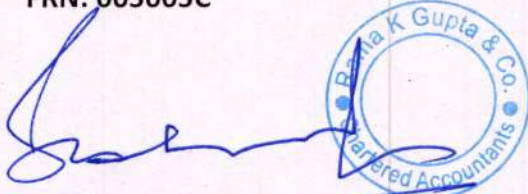
Annexure D to the Independent Auditors' Report

Statement on the directions/sub-directions issued by the Comptroller & Auditor General of India under sub-section 5 of section 143 of the Companies Act 2013, examined by the Statutory Auditors during the course of audit of Annual Accounts of **Cent Bank Home Finance Limited** for the year ended 31st March 2025.

Compliance Certificate

We have conducted the audit of the accounts of Cent Bank Home Finance Limited, for the year ended March 31, 2025 in accordance with the direction/sub-directions issued by the C&AG of India under Section 143(5) of the Companies Act, 2013 and certify that we have complied with all the Directions/Sub-Directions issued to us Directions indicating the areas to be examined by the Statutory Auditor during the course of audit of annual accounts of the company.

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C



CA Abhay Kumar Gupta
(Partner)
M. No.: 087679
Place : Mumbai
Date : 24.06.2025
UDIN: 25087679BMNZMQ4793

Annexure D1 to the Independent Auditors' Report

The Statement on the directions/sub-directions issued by the Comptroller & Auditor General of India under sub-section 5 of section 143 of the Companies Act 2013, examined by the Statutory Auditors during the course of audit of Annual Accounts of **Cent Bank Home Finance Limited** for the year ended 31st March 2025'

Sr. No.	AREAS TO BE EXAMINED	REPLY FOR THE AREAS EXAMINED
1.	Whether the Company has system in place to process all the accounting transactions through IT system? If, yes, the implications of processing of accounting transactions outside IT system on the integrity of the accounts along with the financial implications, if any, may be stated.	<p>The Company has the system in place to process all the accounting transactions through IT systems as mentioned below:</p> <p>Depreciation on Fixed Assets. Consolidation of Trial balance of Branches and head-Office and generation of daily loan book etc. Calculation of Provisioning on NPAs (Non-Performing Assets) including identification of Additional NPAs. Interest accrual on Non-Cumulative Fixed Deposits as on 31.03.2025 As per notification no. RBI/2021-2022/158 DOR.STR.REC.85/21.04.048/2021-22 dated 15.02.2022, Paragraph 10 of the Circular stipulates that loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower. The Company IT system is functioning as per above RBI guidelines. Provisioning on Standard Assets (partly)</p> <p>The following accounting transactions is maintained and controlled through Excel Sheets for calculation etc.:</p> <p>Interest on Borrowings/debentures and Interest Income On investments. Preparation of Balance Sheet Quantification of amount of Compromise, Waiver and OTS amount. Quantification of Monthly deductions from salary of Employees viz Interest on Advances to staff etc. Amortization of DSA on fore-closure loans & advances and brokerage of pre-maturity of Fixed Deposits.</p> <p>Apart from above, Loan processing start from customer on</p>



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		<p>boarding to disbursement is fully automated. LTV and DBR calculation is in built in loan originating system.</p> <p>As informed to us company's Vendor M/S AZENTIO SOFTWARE PVT LTD is using cloud- based AMAZON WEB SERVER.</p> <p>Further the Company's not processing any accounting transaction outside IT System.</p>
2.	<p>Whether there is any restructuring of an existing loan or cases of waiver/write off of debts/ loans/ interest etc. made by a lender to the company's inability to repay the loan? If yes, the financial impact may be stated. Whether such cases are properly accounted for?</p>	<p>During the Financial Year 2024-2025, no cases of restructuring of an existing loan or cases of waiver/write off of debts/ loans/interest etc. made by a lender to the company has been observed.</p>
3.	<p>Whether funds (grants/subsidy,etc) received/ receivable for specific schemes from Central/State agencies were properly accounted for/ utilized as per its term and conditions? List the cases of deviation.</p>	<p>On the basis of selective audit procedures, we have observed that the funds received/ receivable for specific schemes [PMAY/NHB refinance Schemes] from Central/State agencies were properly accounted for /utilized as per its term and conditions.</p>

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C**CA Abhay Kumar Gupta**
(Partner)**M. No.: 087679****Place : Mumbai****Date : 24.06.2025****UDIN: 25087679BMNZMQ4793**

Auditor's Certificate

(As per para 116 of Chapter XV of NBFC-HFC (Reserve Bank) Directions, 2021)

In respect of the Financial Statement for the financial year 2024-25 of the Cent Bank Home Finance Ltd(CIN : U65922MP1991PLC006427) having its registered office address at Central Bank of India building, 9 Arera Hills, Mother Teresa Road, Bhopal-462011, hereinafter referred as "company" , we certify that

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

The above certificate is to be read together with our observations/ comments in the Independent Auditors' Report dated 24.06.2025. Further in order to certify the ability of the position of the company to meet the liabilities (Depositors' of the Company including interest payable) we have relied upon the certificate and the explanation issued by the management of the company.

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

For Rama K Gupta & Co
Chartered Accountants
FRN: 005005C



CA Abhay Kumar Gupta
(Partner)

M. No.: 087679

Place : Mumbai

Date : 24.06.2025

UDIN: 25087679BMNZMQ4793