ANNUAL REPORT
2022-23

Breakthrough today into tomorrow

easy home finance

Every breakthrough, big or small,
is a sneak peek at a future of radical
transformation.

FY23 has been a year of
breakthroughs for us at Easy.

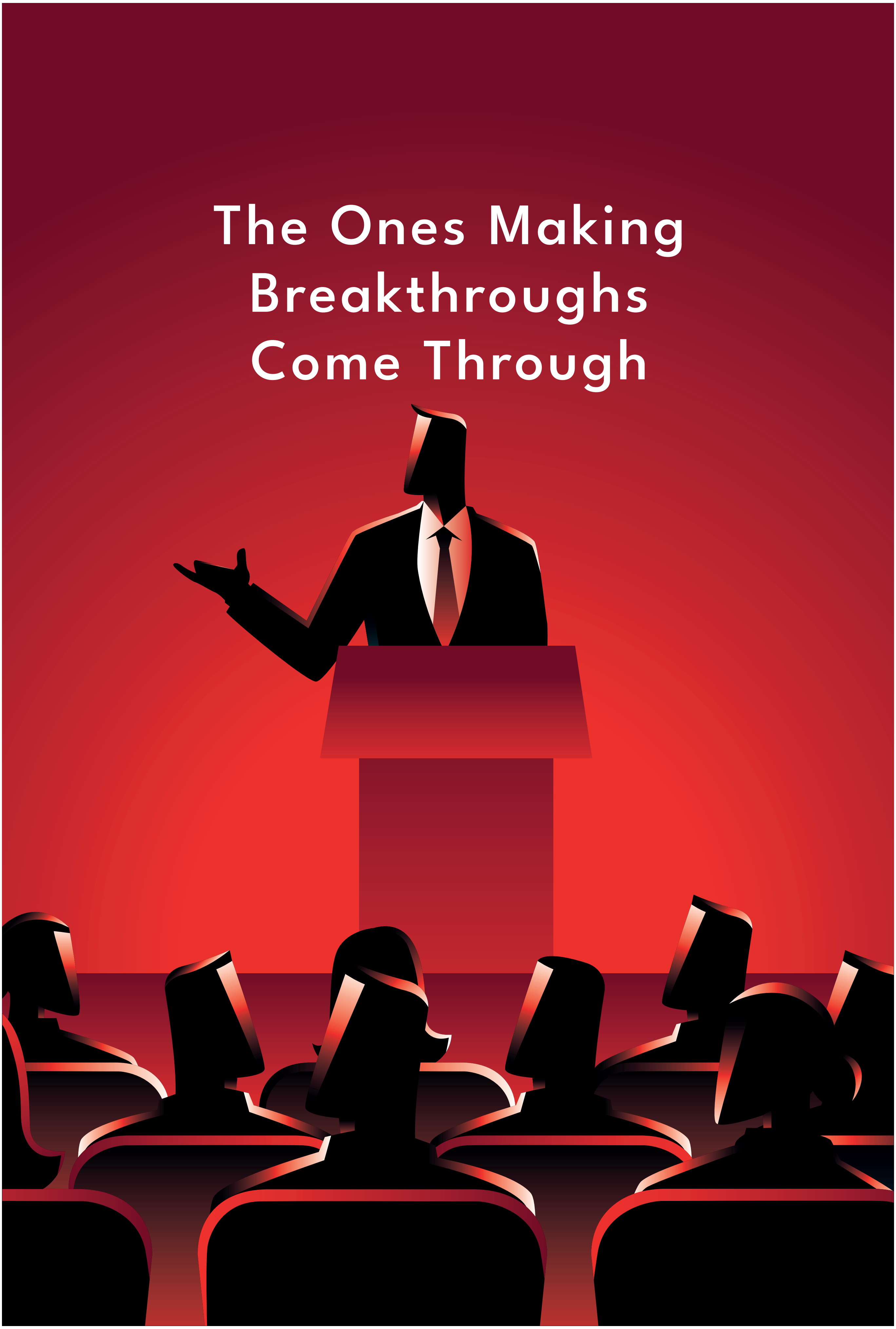
It has not been easy; it demanded
immense resilience, single-minded focus,
and nerves of steel.

But a breakthrough is only the beginning,
the first step of many, many more
breakthroughs to come. Easy does it.

With breakthroughs in the rearview,
it's now time to go through!

Corporate Information

Corporate Identification Number	U74999MH2017PLC297819
Website	www.easyhomefinance.in
Registered & Corporate Office	302, 3rd floor, Savoy Chambers, Dattatray Road & V.P. Road (Extn), Santacruz West, Mumbai City MH 400054 IN.
board of directors	**Debabrata Sarkar** | Chairman **Rohit Chokhani** | Managing Director **Praveen Kumar Agrawal** | Whole Time Director & CEO **Venkateswara Rao Thallapaka** | Independent Director **Rajinder Singh Loona** | Independent Director **Sanjay Jain** | Independent Director **Perumal Srinivasan** | Nominee Director **Divya Mahendra Sutar** | Nominee Director **Sho Nakagawa** | Nominee Director
Key Managerial Personnel	**Bikash Kumar Mishra** | Chief Financial Officer **Siddharth R. Mehta** | Company Secretary
Committees of the board	Audit Committee Nomination and Remuneration Committee Risk Management Committee Information Technology Committee
Secretarial Auditors	**Parikh & Associates, Company Secretaries** 111, 11th Floor, Sai-Dwar CHS Ltd, Sab TV Lane, Opp Laxmi Industrial Estate, Off Link Road, Above Shabari Restaurant, Andheri (W), Mumbai - 400053
Statutory Auditors	**S K Patodia & Associates, Chartered Accountants** Sunil Patodia Tower, J B Nagar, Andheri (East), Mumbai - 400 099.
Bankers	Axis Bank Limited Bank of Baroda AU Small Finance Bank Ltd State Bank of India Kotak Mahindra Bank
Registrars & Transfer Agents	**Link Intime India Private Limited** C 101, 247 Park, L.B.S. Marg, Vikhroli (West), Mumbai - 400083.


The Ones Making
Breakthroughs
Come Through

The housing finance market in India is growing at a steady CAGR of 15% with about two-thirds of it attributed to an increased volume and the remaining third to an increase in the average ticket size. In a consistently growing market, a player that delivers an unparalleled customer experience can make all the difference.

With the mission to empower the informal segment and bridge the gap created by larger institutions, Easy's vision mirrors the ambitious "Housing for All" by 2024 initiative. Easy strives to make homeownership a reality for everyone. The company is committed to transforming the living conditions of its customers and helping them fulfill their dreams of having their own house.

By following best practice of governance, priority towards customer's comfort and optimally leveraging technology, Easy has radically transformed the playing field. By simplifying the understanding of mortgages and their affordability, and making finance easily accessible, the company has revolutionised the process. With Easy, obtaining a mortgage has never been easier and quicker, ensuring that customers can navigate the path quickly towards homeownership with confidence and convenience.

As we move forward, Easy Home Finance is committed to revolutionising the housing finance industry and providing exceptional solutions to our customers. Technology will be at the core of our strategy as we aim to drive efficiency and fuel our growth.

We aim to become a highly efficient player by leveraging tech to automate processes, improve turnaround times, and reduce costs. **With a fully developed tech stack, tech-native data-driven underwriting, a unified platform for the entire ecosystem, omni-channel sourcing and more, we are committed to embracing innovation.**

Our unwavering focus on exceptional service and industry-leading turnaround times gives us a competitive edge. We maintain our pricing power by delivering outstanding experiences. Our goal is to establish Easy as the preferred brand in the segment, renowned for seamless digital processes.

Together, with our customers, partners, and dedicated team, we are shaping a future where technology and exceptional service redefine the home finance experience.

In a world where every day, countless startups rise and fall like the ebbing and flowing tide at sea, it is critical for a new edge financial intermediary to make steady progress while distinguishing itself as "DIFFERENT". At Easy, we have made breakthrough after breakthrough with one simple, focused goal – enriching the lives of the unserved and underserved.

The year gone by has been our first ever year with a profitable balance sheet. This achievement could be made possible through a series of decisions over the years which showed that a tech start up can progress steadily and profitably. Like consolidation of processes across operational states. During the FY23, the company focussed on optimising the use of technology in all the spheres of its operations. The company expanded its outreach and business volumes, kept a tight leash on the credit quality. Best in class Customer Experience and service are the two pillars on which the company stands.

Having set the stage for growth, during FY 24 the company aims to tap into newer geographies and markets and continue with its pace of growth. **The company would also strive to develop partnerships with other financial intermediaries to develop a symbiotic ecosystem in the business of home loan which would provide the customers in affordable segment with best product and service.**


BREAKING BARRIERS:
Meet Our Trailblazing
Board of Directors

Breaking Barriers:

Meet Our Trailblazing Board of Directors

Debabrata Sarkar

Non-Executive Director (Chairman)

Qualified Chartered Accountant

Ex-Chairman Union Bank of India

Ex-Executive Director Allahabad Bank

Presently in committees of RBI & NABARD, holding prominent board positions including Aditya Birla Life, Hinduja Leyland

Rohit Chokhani

Managing Director

Bringing Fintech, Proptech & Mortgage Tech to the Next Billion Homeowners

MSc, Construction Management - Uni of Reading, UK, Dip - Economics - LSE, BSc Finance. Rohit has a unique combination of experience in the housing market. He is also a mentor and investor to startups, speaker at many IIT/IIMs and guest columnist in prominent publications

Praveen Kumar Agrawal

Whole Time Director and Chief Executive Officer

He is an experienced banker with over 25 years of experience in Banking & Finance. He is a post Grad from Allahabad University (MSc Statistics). Mr. Agrawal is vested with a strong sales background and is professionally skilled in Sustainable Development, Risk Management, Business Strategy, Financial Analysis, Treasury Management, and Team Management. His previous stint was with Small Industries Development Bank of India (SIDBI) as its Chief General Manager.

Venkateswara Rao Thallapaka
Independent Director

Qualified CAIIB

Experience in Treasury Management

Mortgage-Backed Securitisation

Resources Raising

Headed Treasury of EXIM Bank, Advisory Committee of FIMMDA, holding prominent board positions including PNB Metlife.

Rajinder Singh Loona
Independent Director

Corporate Lawyer by profession with an experience of more than 30 years in the legal field

Former ED – SEBI

Former CGM - IDBI

Sanjay Jain
Independent Director

Operating Partner GSF | Fintech Asia200

Ex-The Coca-Cola Co., Ex-Allianz Group, Bajaj Allianz, Ex-Ogilvy, Ex-Times of India Group

Former President & Chief Marketing Officer - Reliance Capital

Perumal Srinivasan
Nominee Director

Appointed on behalf of Xponentia Opportunities Fund I

Holds Bachelor's Degree in Engineering (Mechanical) from CEG, Anna University, Madras, Post Graduate Diploma in Management (equivalent to MBA) and is a Merit Scholar from IIM Bangalore

Mr. Srinivasan is an experienced professional having expertise in Private Equity with over two decades of full lifecycle investment experience across several sectors, spanning over 6 funds including exit experience of returning more than a billion dollars and serving on several private and listed boards.

Divya Sutar
Nominee Director

Appointed on behalf of Xponentia Opportunities Fund I

General Management Program from Harvard Business School, Masters - Organisation Development from University of San Francisco and Bachelor of Engineering from Mumbai

Ms. Sutar is a Harvard Business School alumnus with nearly two decades of experience across the BFSI segment, with expertise in leading strategic transformations and overcoming complex business challenges and making high-stake decisions using experience-backed judgment, strong work ethic and irreproachable integrity.

Sho Nakagawa
Nominee Director

Sho joined Goldman Sachs after graduating from Kyoto University.

At Goldman Sachs, he was in charge of M&A and fundraising business especially in pharmaceutical industries, manufactures, trade firms etc. Sho co-founded SQUEEZE Inc. in 2014, a vacation rental startup and served as COO. In July 2018, he joined Harbourfront Capital as a Director

The Indicators of Breakthrough Growth

Journey

Over the past six years, Easy Home Finance has witnessed remarkable growth and success. This substantial growth is a testament to our commitment to providing financial solutions that meet the needs of our valued customers.

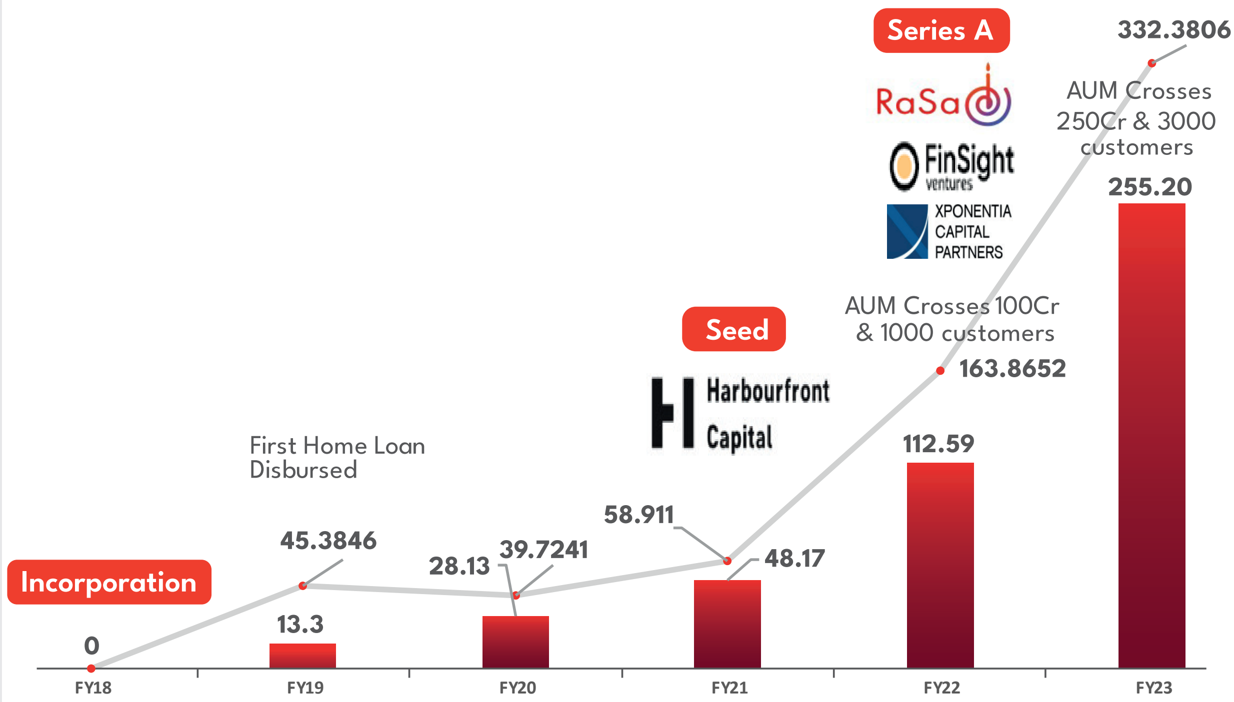
Assets Under Management (AUM)

₹ 255.20 Cr.

As of Mar'23

Crisil Rating

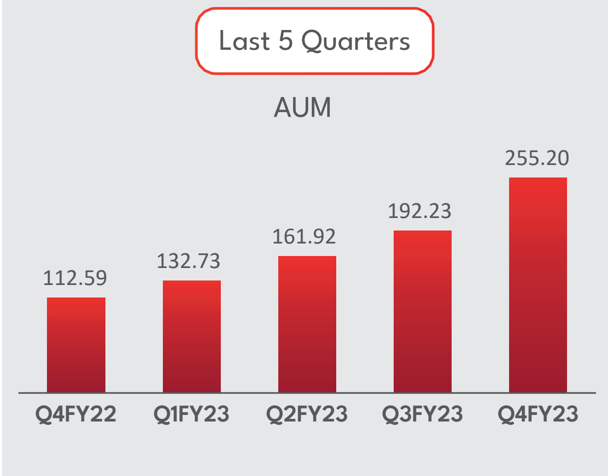
BBB-



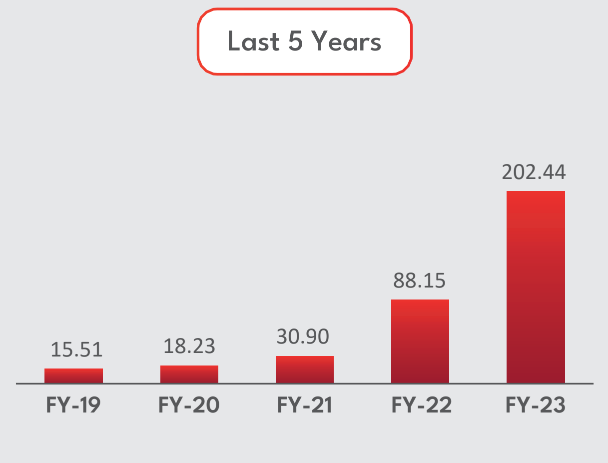
Growth in Loan Book and Disbursements

Continuing our upward trajectory, Easy Home Finance has experienced substantial growth in both our loan book and disbursements over the past five years. This upward trend is further exemplified in the last five quarters, underscoring our consistent performance and market presence.

Asset Under Management (Cr.)



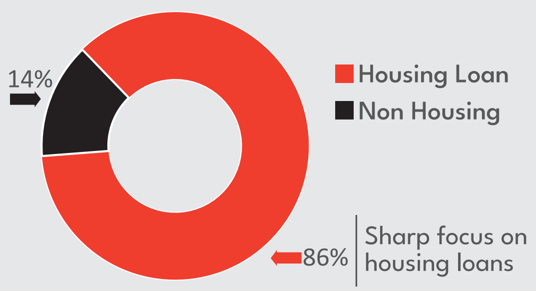
Disbursement (Cr.)



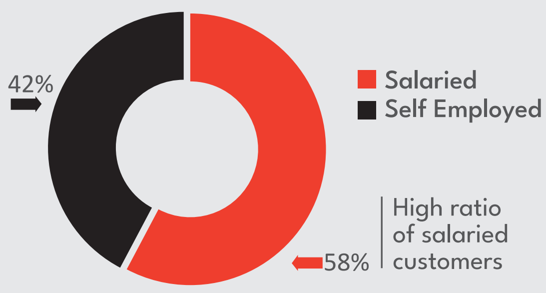
Consistent Portfolio Metrics

At Easy Home Finance, we pride ourselves on maintaining consistent and robust portfolio metrics. The following metrics demonstrate the distribution of our AUM across various product categories, occupations, credit histories, and ticket sizes. This comprehensive overview highlights our ability to cater to diverse customer profiles while effectively managing risk.

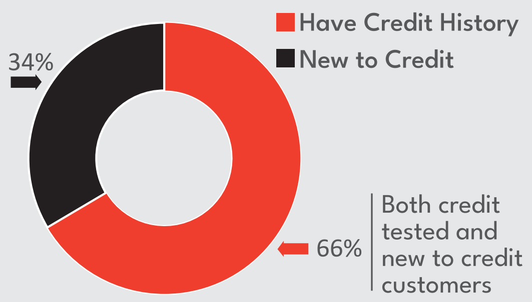
AUM by Product



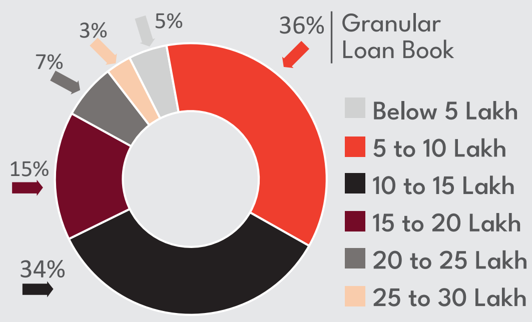
AUM by Occupation



AUM by Credit History

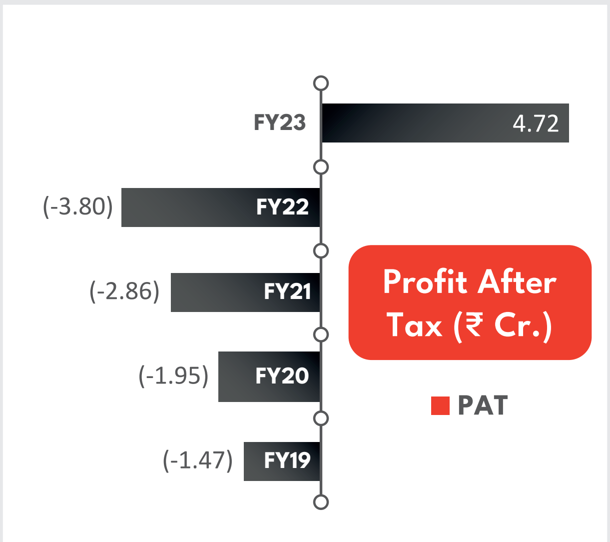


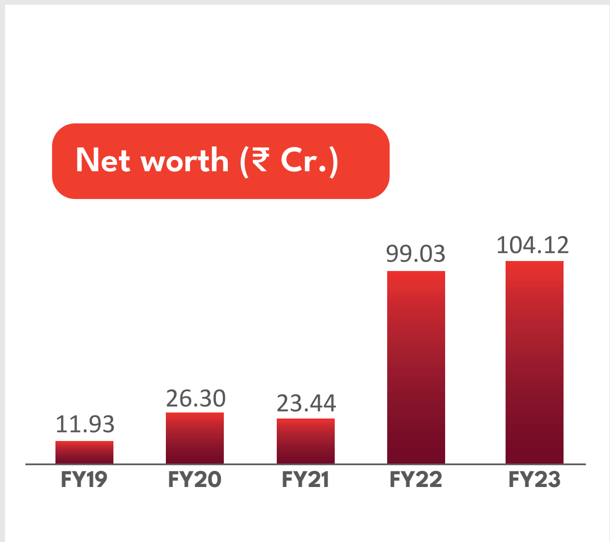
AUM by Ticket Size

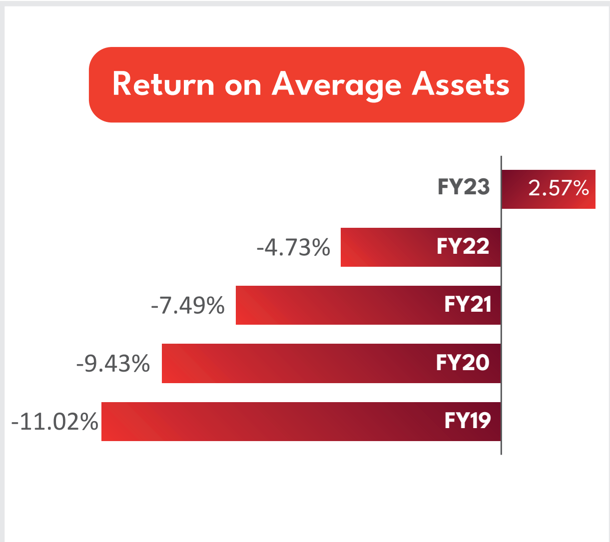


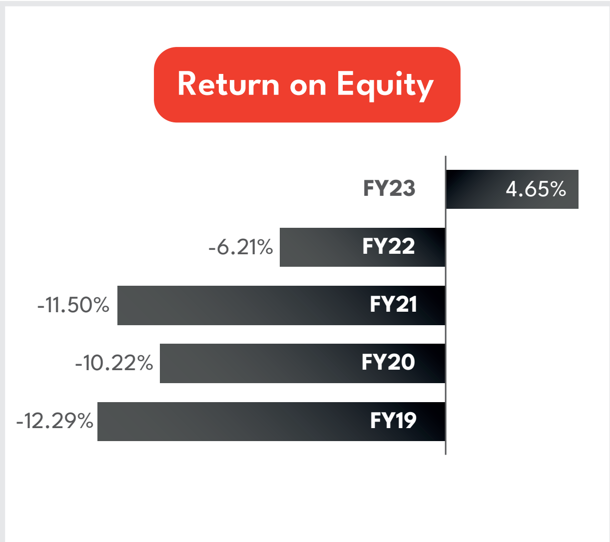
Financial Highlights

Easy Home Finance has achieved notable financial milestones over the years. The following metrics provide a clear picture of our financial strength and the consistent growth we have attained.





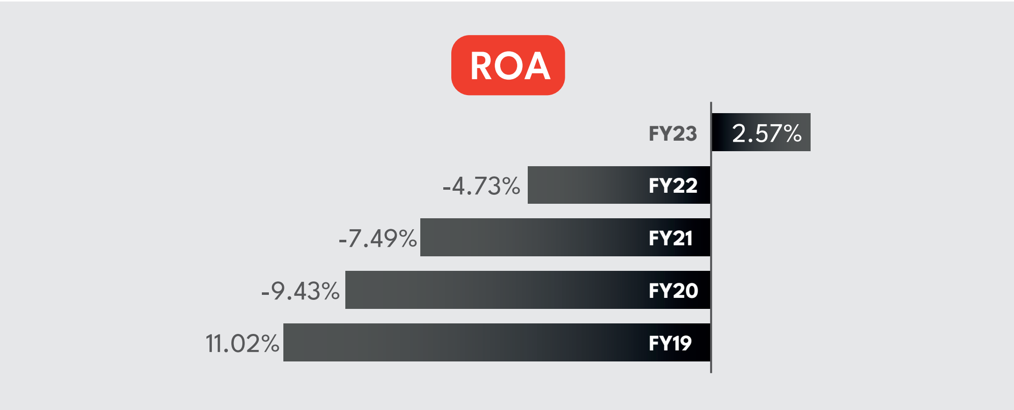


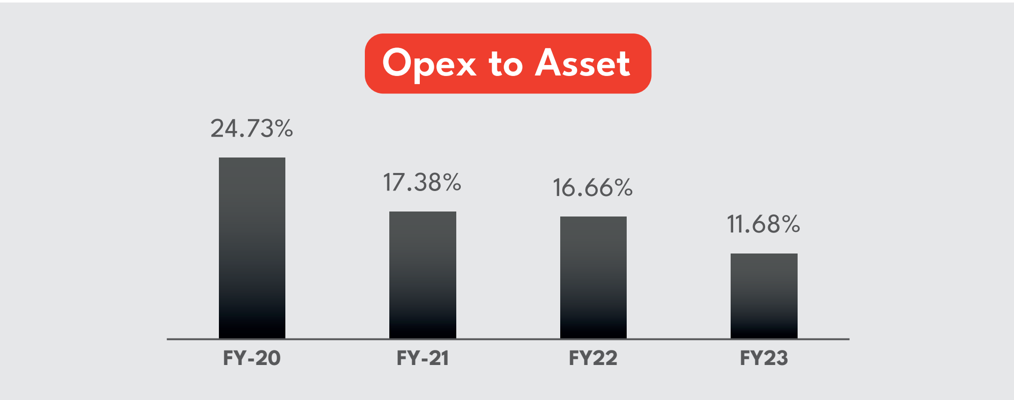


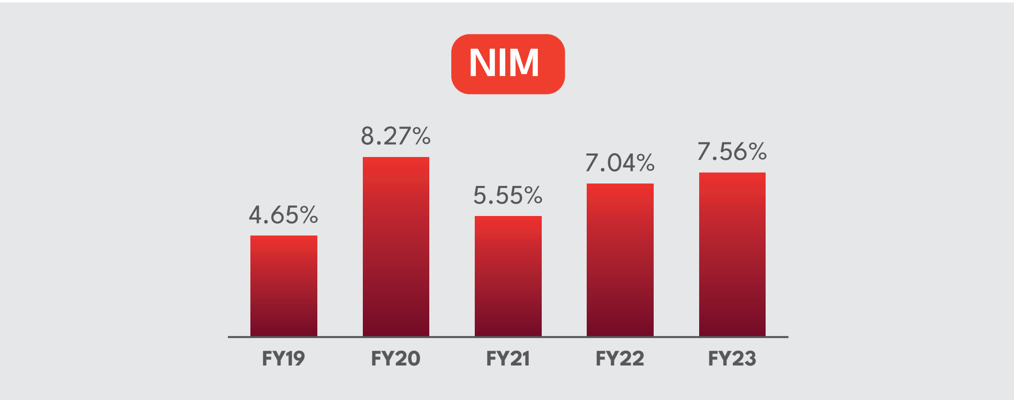
*All the figures of FY-22 and FY-23 are adjusted as per IndAs.

Key Growth Metrics

To consolidate the comprehensive performance overview, the final section presents a summary of all key growth metrics achieved in recent years.







Breaking Through Borders

With an ever-expanding presence across markets in India, we at Easy are growing our geographic reach with a focus on increasing the accessibility of our services, thereby enhancing the lives of India's unserved and underserved.

List of Branches

Map of India is used for illustrative purpose only.
It is not a political map of India.


Celebrating
a Year of
Breakthroughs at
Easy Home Finance

This past year has been transformative for our company, marked by ground-breaking achievements that have propelled us to new heights.

1

Turning Profits:

A Milestone in Financial Success

In a remarkable breakthrough, Easy Home Finance achieved its first profitable year after four years of operations. We shattered previous barriers and turned the tides, emerging as a financially successful organization. This momentous milestone demonstrates our unwavering determination and resilient spirit. Structural Transformation: Breaking the Mold, Redefining Success

2

Technological Breakthroughs:

Pioneering the Future of Finance

Our commitment to embracing technology has been a game-changer for Easy Home Finance. We have spearheaded breakthrough innovations that have revolutionized our operations. By leveraging various cutting-edge technologies, we have transformed our processes, enhanced efficiency, and set new standards in the industry.

3

Consolidating Presence:

Strengthening Operations across States

The company made significant strides in operational expansion by successfully consolidating its presence across multiple states. Our strategic efforts have enabled us to establish a strong footprint and serve a wider customer base, fostering trust and building lasting relationships.

4

Shifting the Paradigm:

From Top-Heavy to Bottom-Heavy Structure

Embracing a transformative journey, Easy underwent a structural shift from a top-heavy to a bottom-heavy framework. This strategic realignment has resulted in a more efficient and agile organisation, aligning our costs with industry-best practices and optimising resource allocation.

5

Embracing Digital Transformation:

Going Paperless

In a breakthrough move towards sustainability and efficiency, Easy Home Finance has embraced a complete paperless process. We have shattered the limitations of traditional paperwork, creating a seamless and streamlined experience for our customers. Beyond the sanction stage, our operations are entirely digital, reducing environmental impact while delivering faster and more convenient services.

6

WhatsApp Chatbot:

Empowering Customers with Breakthrough Convenience

We have introduced a groundbreaking WhatsApp chatbot, revolutionizing the way customers interact with us. This cutting-edge technology enables instant access to information and support, providing a personalized and efficient experience.

7

Proof of Penetration and Distribution Network Expansion:

Unleashing Breakthrough Growth Potential

The company made significant strides in operational expansion by successfully consolidating its presence across multiple states. Our strategic efforts have enabled us to establish a strong footprint and serve a wider customer base, fostering trust and building lasting relationships.

8

Cost of Borrowing Mastery:

Breaking Barriers in Financial Efficiency

In a market grappling with increasing interest rates, Easy Home Finance has demonstrated unparalleled expertise in managing the cost of borrowing. We have shattered barriers and achieved a borrowing cost that is 100-150 basis points lower than our peers of similar size. Through astute financial strategies and strong lender relationships, we have paved the way for breakthrough financial efficiency.

9

Productivity Revolution:

Unleashing Breakthrough Potential Across Departments

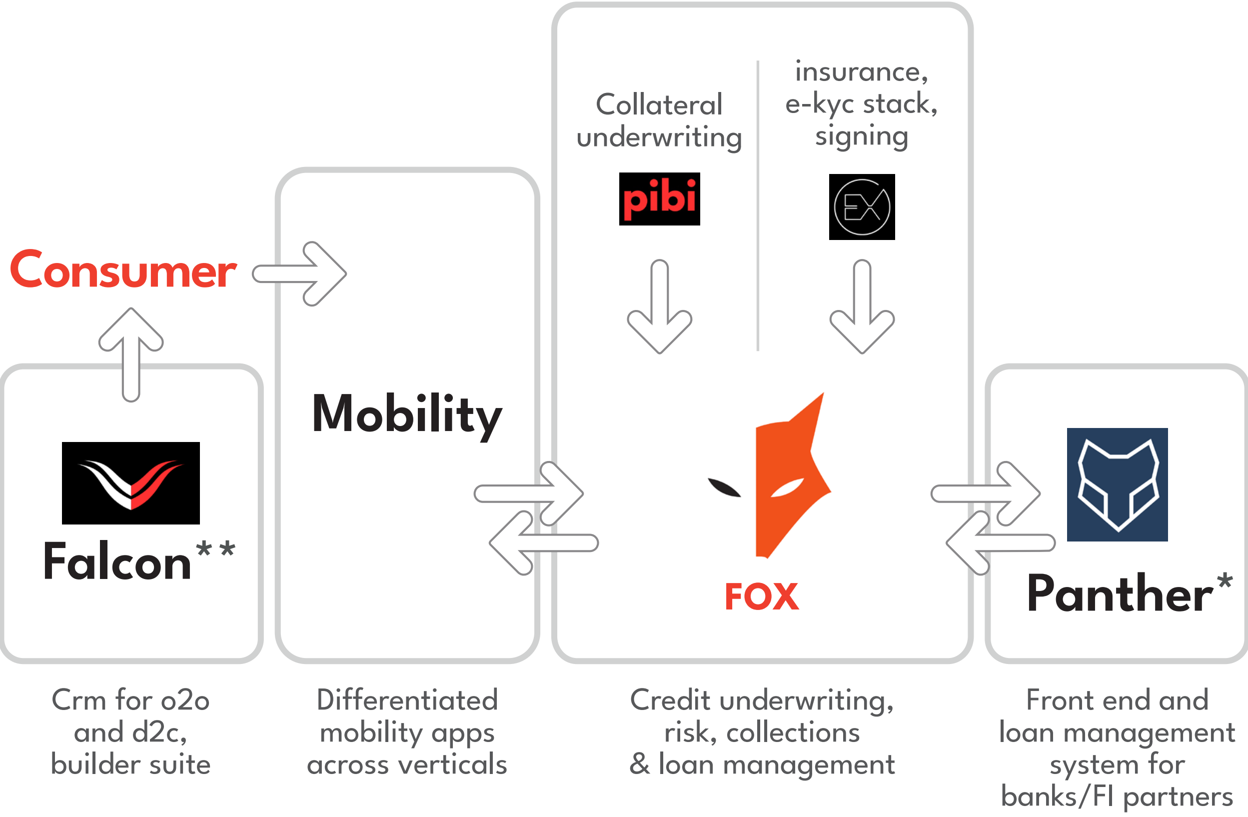
Through the power of our advanced platform, Easy Home Finance has triggered a productivity revolution across all departments. We have broken through previous limitations, empowering our teams to achieve remarkable results. By harnessing technology, we have unlocked new levels of efficiency, propelling us towards unparalleled growth and success.

Together, we have shattered barriers, unlocked new opportunities, and embraced breakthroughs that have redefined the future of Easy Home Finance.

Empowering Home Loan Transformation with Breakthrough Technologies

Scalable Tech Transforming Operations for Enhanced Efficiency

Achieving a breakthrough in tech advancements, Easy Home Finance combines multiple scalable platforms in a modular format. This integration enables seamless operations, enhanced efficiency, and personalised solutions, empowering the organisation to adapt quickly to evolving market dynamics, optimise efficiency, and effectively cater to a larger customer base.



**development to begin
*under development since 8 months

Seamless Consumer App for Hassle-free Loan Experience

A groundbreaking consumer app, set to transform the way borrowers access loans. With a seamless and intuitive user interface, customers can complete the entire loan process right from the comfort of their homes. The EFHI consumer app offers a range of features, including multi-language support, self-login, transparent loan processes, digital APIs, effortless loan repayment options, and dedicated customer support. Goodbye, tedious paperwork. Hello, future of digital lending!

Customer can complete Loan Process from comfort of his home

Multi Language

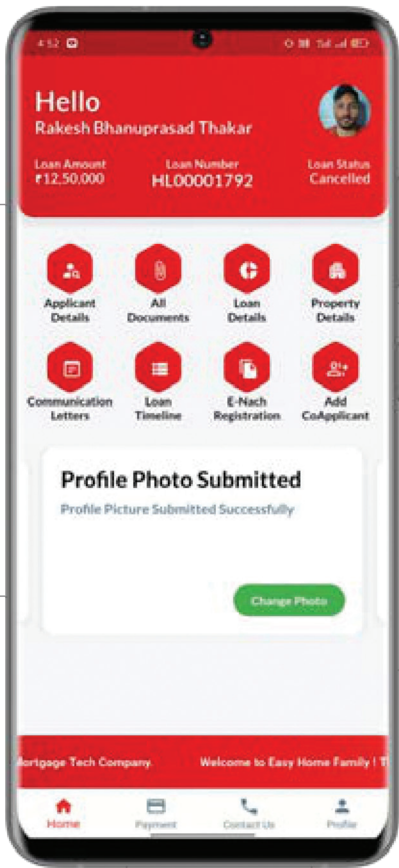
App is available in Hindi / Marathi / Gujarati / English Language

Self Login

Salaried customers can directly get their process started on our user-friendly application.

Loan Process Transparency

Customers get real time status of there loan application and loan data along with fees charged and payment details.



Digital Loan Process APIs

Customers can complete loan process from their home using APIs like ENACH registration and EKYC verification, ESIGN Documents.

Loan Repayment

Customers get details of fees charged and payment pending. Customers can also do Loan Repayment using integrated Payment Gateway.

Customer Support

Customers can view his Relationship Manager details and raise for customer support help for any Loan related issues using App.

Unleashing Breakthrough Productivity

The drive to constantly keep redefining productivity standards is deeply embedded in the DNA of EASY. With cutting-edge technology, streamlined processes, and a dedicated workforce, we have revolutionised the lending landscape. Our breakthrough approach to productivity drives exceptional results, enabling us to provide faster, smarter, and more efficient financial solutions to our valued customers.

AMT.CR.

Particulars	Productivity 22	# FY 22	Productivity 23	# FY 23	Growth	Growth#
Field Staff	0.14	4	0.20	5	43%	25%
Credit	0.91	10	0.92	13	1%	30%
Technical	1.52	15	2.45	25	61%	67%
Operations	0.53	7	1.11	10	109%	43%

The Breakthrough Follow-Through

Way Forward

In FY24, we envision a series of groundbreaking developments that will propel our organisation to new heights. We are poised to make significant strides in various aspects of our operations that will shape the company's journey in the next year.

Expanding Horizons:

Venturing into New States

As we look towards the future, Easy Home Finance is committed to broadening its reach and making homeownership accessible to more individuals. With a clear vision, we aim to expand our operations to all-new geographies across the country, forging new partnerships and extending our support to those seeking their dream homes in previously untapped regions.

Targeting Breakthrough Disbursements:

Leaping Towards Growth

Building upon our momentum, Easy sets its sights on achieving leap and breakout disbursements in the coming year. Through strategic planning, enhanced customer engagement, and innovative financial solutions, we aim to surpass previous milestones and propel our growth to new heights.

Transforming Sourcing Patterns:

Unleashing Employee Productivity

Recognising the significance of high productivity, the organisation is implementing a transformative change in sourcing patterns. By establishing a dedicated distribution vertical, we aim to harness the full potential of our employees and unlock their productivity, thereby setting new benchmarks in the industry.

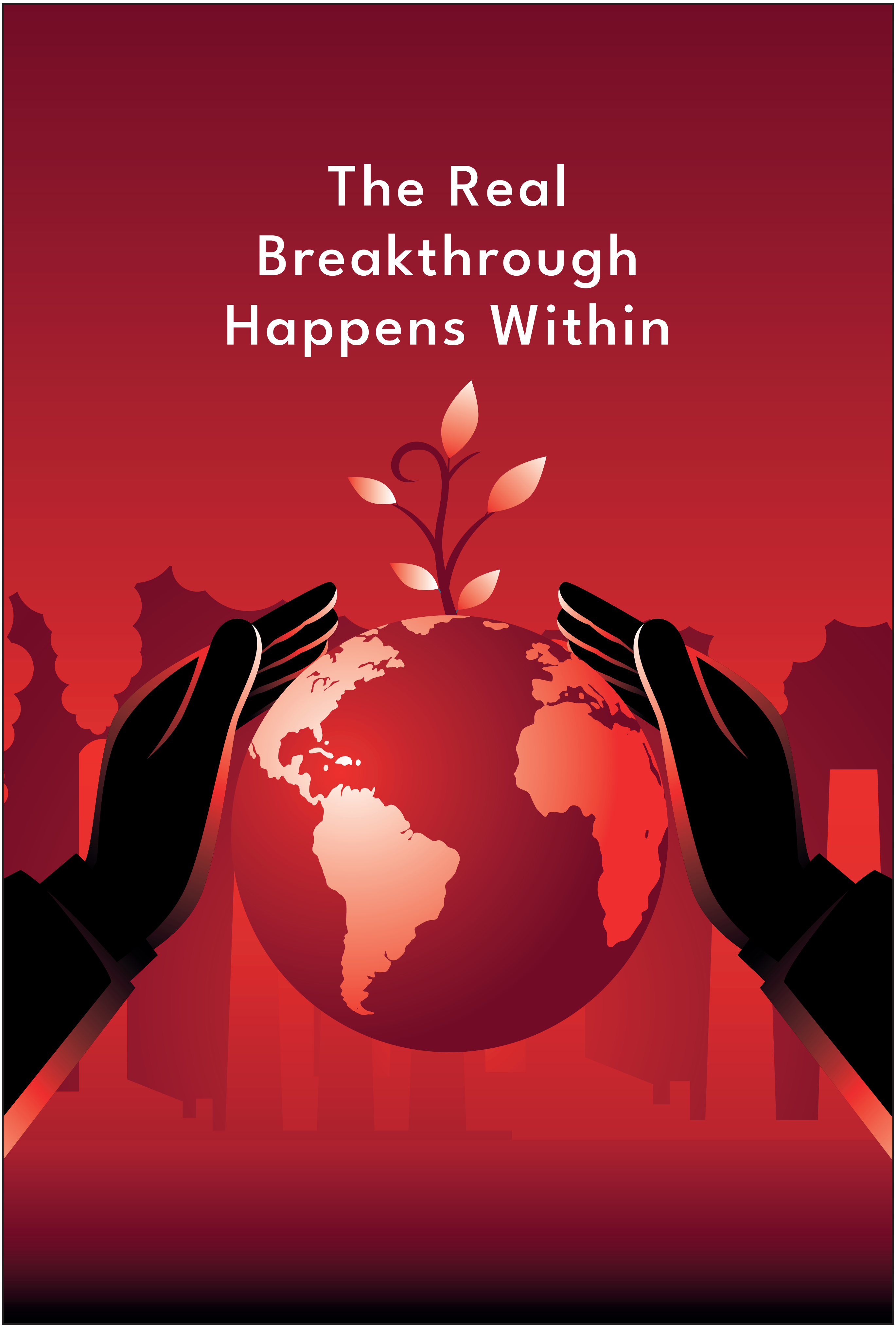
Embracing AI-driven Underwriting:

A Revolution in Decision-making

With a focus on continuous innovation, Easy is embarking on a journey towards AI-based sanctions and underwriting. By leveraging advanced technologies and data-driven insights, we seek to enhance the accuracy, efficiency, and speed of our decision-making processes for specific customer and property segments.

Embracing Breakthrough Culture

We believe that a thriving work culture fuels extraordinary achievements. From collaborative workplaces to vibrant events, our employees embody the spirit of breakthrough, fostering innovation, camaraderie, and shared success. Explore our journey, where every day is a milestone towards greatness.


The Real
Breakthrough
Happens Within

At Easy, we recognise that true breakthrough impact begins at home. By embracing Environmental, Social, and Governance impacts, we pioneer sustainable practices and drive positive change.

Environmental

Our primary objective to protect and change the environment for the better comes with various directives. Starting with using technology to facilitate climate resilience and climate mitigation.

Climate Resilience

- Insulated roofs provide resilience against external elements
- Flood resistant flooring prevents disasters and provides a stronger foundation

Climate Mitigation

- LED lights in homes funded by Easy consume less energy and reduce emissions by less than half of conventional tubes

Social

The social aspect of our business is crucial to bring in the change that will make people's lives better. It's divided into 3 key parameters:

People

The core of what we do will always be for the people. We closely monitor their world to make sure they get accurately assessed & supported.

Planet

Our mission to provide Net Zero homes to the common man by 2025 is how we tangibly calculate the change we make.

Profit

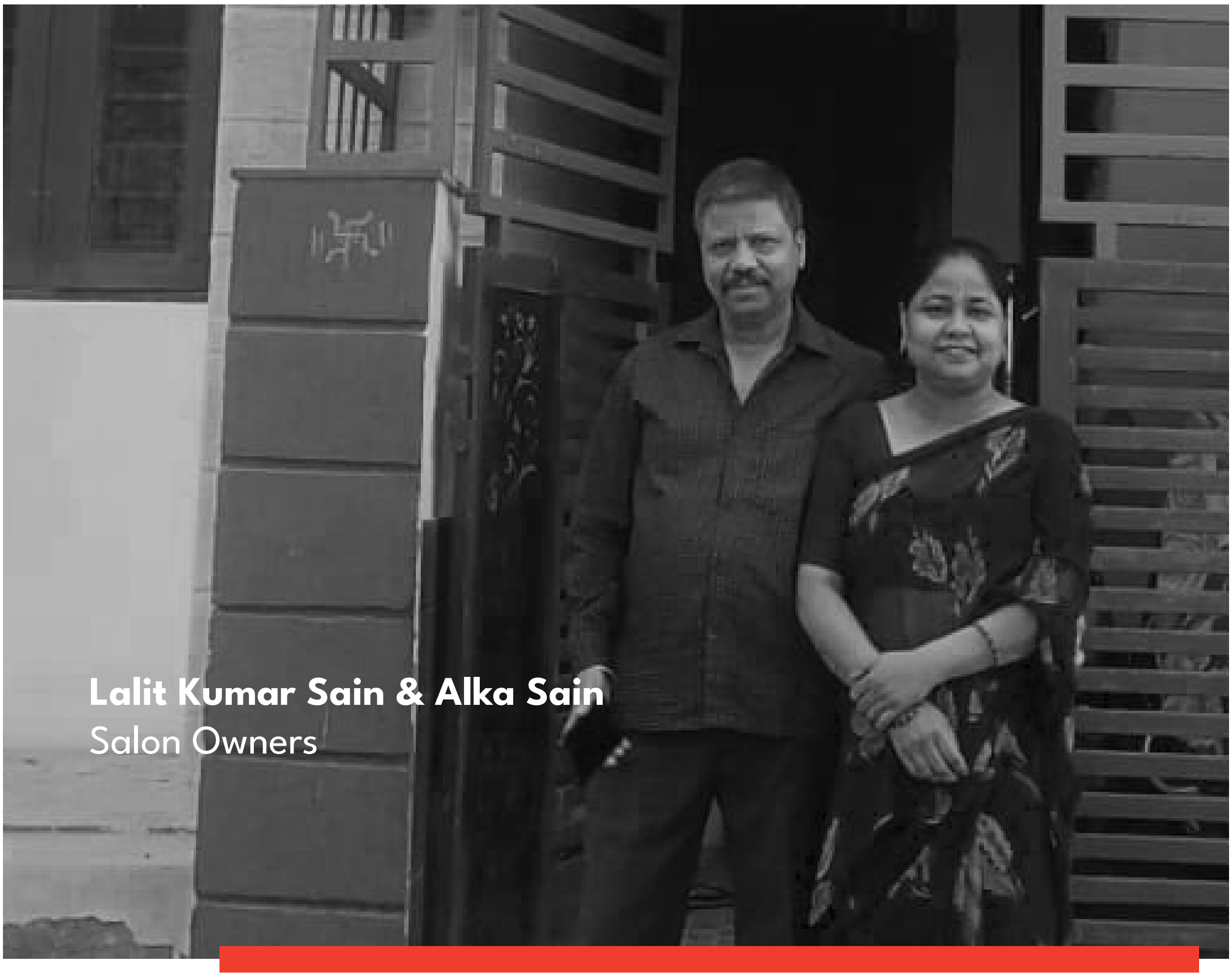
Creating a sustainable financial system from the ground up to ensure the unserved & underserved community grow with us.

Governance

Fair & efficient governance policies promote a healthy change into the system from within. Here's how Easy does it:

- We have a taxation strategy in place
- We have implemented risk management policies
- Anti-money laundering & Anti-bribery policies protect the business and the people
- Board level RTP policies help us maintain a consistent vision


The Voice of
Breakthroughs



Namaskar!

I am Lalit Kumar Sian and as owners of a family-run business, my wife and I have always had dream of owning a house of our own.

Even though our business is a small one with income varying daily, we started approaching banks and housing finance companies for a loan. But after trying many times and failing due to the small scale of our business, we almost gave up.

Then, I heard about Easy Home Finance and their special products. So, we approached them and met the manager of our nearby branch.

They helped me a lot in documentation and the process was as easy as the company's name.

Now, me and my wife are very happy and grateful new homeowners, all thanks to EHFL.

Thank you, Easy, for your wonderful initiative of Home Loans!

Hello, my name is Dipak Vajifdar, and I am a salaried employee working in Nagpur. My family and I had a dream of owning a newly constructed home in Nagpur. We decided to use our family savings for the construction. But unfortunately, after completing half of the construction work, our savings ran out. That's when we considered taking a home construction loan.

We had heard about several Home Loan companies that require a lot of physical documentation, which can be quite inconvenient. So, we started searching for a home loan company that offers a digital and paperless documentation process. That's when we came across EHFL Digital Home Loans. We contacted them, and they promptly sent an executive to our home. We were pleasantly surprised to find that all our documentation was completed digitally, making the process easy and convenient from the comfort of our home.

We sincerely thank EHFL for their wonderful initiative of digital and paperless home loans. It has made our home loan journey hassle-free and efficient.

"Namaste! My name is Anil Kamble and I am a worker at a dairy products store in Sangli.

Earlier, my family and I used to live in a tin shed house, always dreaming of a fully constructed home. However, due to my low salary, fulfilling this dream seemed impossible.

One day, while passing by a market in Sangli, I noticed the Easy Home Finance team spreading information about their Home Loan through leaflet marketing. I was interested and approached them to inquire about their Home Loan product. The EHFL team explained all the details thoroughly to me and assured me of a home construction loan with easy documentation.

I decided to proceed and completed my Home Loan documentation digitally and paperless, making the process incredibly convenient. Within a few days, I received the loan amount cheque in my hand.

Now, I am proud to say that I have finally realised my dream of living in a fully constructed house. My family and I are incredibly happy in our new dream home. We wholeheartedly thank EHFL for making our dream come true.

The Perfect Environment for a Breakthrough

MANAGEMENT DISCUSSION AND ANALYSIS REPORT

The following section will give you an overview of the macro environment, the changes in the operating environment, the key drivers for housing finance and the enormous size of the housing finance opportunity. The section is structured in the following manner:

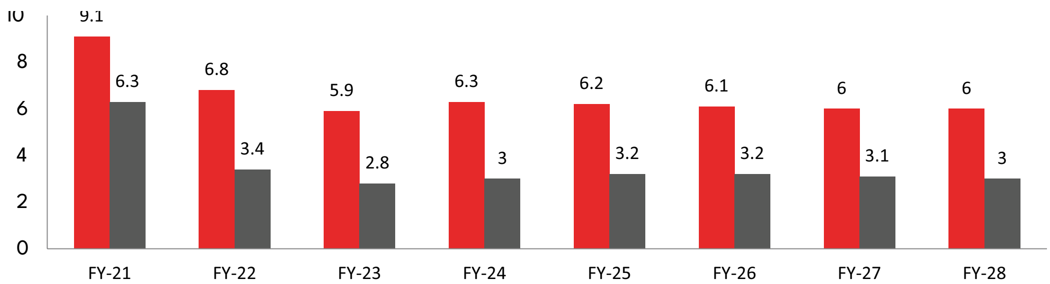
a. Strong GDP Growth Outlook
b. Industry structure and developments;
c. Opportunities and Threats;
d. Segment–wise or product-wise performance
e. Outlook;
f. Risks and concerns;
g. Internal control systems and their adequacy;
h. Discussion on financial performance with respect to operations; and
i. Material developments in Human Resources / Industrial Relations front, including number of people employed.

a. Strong GDP Growth Outlook

According to the latest IMF's World Economic Outlook (April 2023), the world economy is projected to grow by 2.8% in 2023 and 3.0% in 2024 from a growth of 3.4% seen in 2022 and will normalize in the range of 3.0%-3.2% over the medium term.

India is the fifth largest economy as per IMF and is projected to fare better than peers with an impressive estimated growth of 5.9% in 2023 and 6.3% in 2024 (April'23 Update). (Source: IMF, World Economic Outlook, April '23). As per various leading research institutions, Indian GDP has the potential to deliver the highest CAGR globally in the medium term amongst large economies, driven by various structural policy measures taken by the Indian government.

India is expected to be the third largest economy by 2027 after USA and China moving up from its 5th position currently (non-PPP basis). India is already 3rd largest economy on Purchasing Power Parity (PPP) basis after USA and China.



GDP of major economies (USD Bn in Current Prices). India will be a USD 5 Trn economy

and 3rd largest economy by 2027 (non-PPP adjusted)

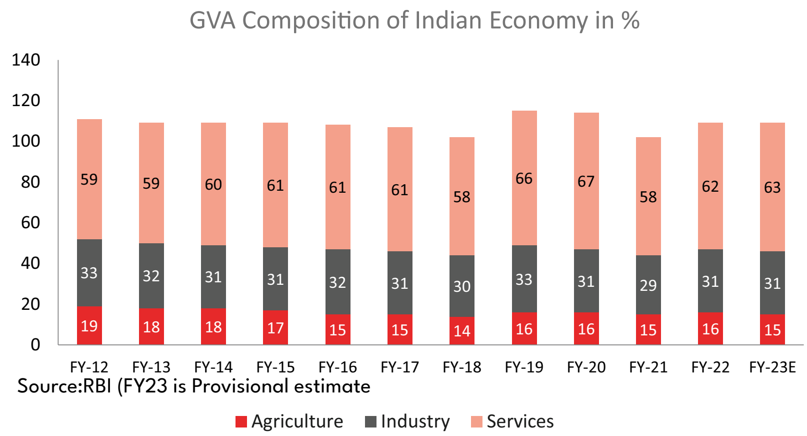
Country	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
USA	18,695	19,477	20,533	21,381	21,060	23,315	25,464	26,855	27,741	28,766	29,903	31,092	32,350
China	11,227	12,265	13,842	14,341	14,863	17,759	18,100	19,374	20,881	22,408	24,036	25,722	27,493
India	2,295	2,651	2,703	2,836	2,672	3,150	3,386	3,737	4,062	4,403	4,766	5,153	5,575
Japan	5,004	4,931	5,041	5,118	5,049	5,006	4,234	4,410	4,526	4,731	4,923	5,077	5,344
Germany	3,469	3,690	3,976	3,889	3,887	4,263	4,075	4,309	4,446	4,635	4,822	4,947	5,044
UK	2,710	2,686	2,882	2,859	2,707	3,123	3,071	3,159	3,375	3,574	3,793	4,016	4,245
France	2,472	2,594	2,792	2,729	2,636	2,957	2,784	2,923	3,019	3,133	3,233	3,322	3,391
Canada	1,528	1,649	1,725	1,744	1,648	2,001	2,140	2,090	2,179	2,281	2,385	2,492	2,605
Italy	1,877	1,961	2,093	2,012	1,896	2,116	2,012	2,170	2,218	2,285	2,347	2,407	2,450
Russia	1,281	1,575	1,653	1,696	1,488	1,837	2,215	2,063	2,118	2,159	2,206	2,235	2,266

Source: IMF World Economic Outlook (April'23 Update)

Rank	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
1	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA	USA
2	China	China	China	China	China	China	China	China	China	China	China	China	China
3	Japan	Japan	Japan	Japan	Japan	Japan	Japan	Japan	Japan	Japan	Japan	India	India
4	Germany	Germany	Germany	Germany	Germany	Germany	Germany	Germany	Germany	Germany	Germany	Japan	Japan
5	UK	UK	UK	UK	UK	India	India	India	India	India	India	Germany	Germany
6	France	India	France	India	India	UK	UK	UK	UK	UK	UK	UK	UK
7	India	France	India	France	France	France	France	France	France	France	France	France	France
8	Italy	Italy	Italy	Italy	Italy	Italy	Russia	Italy	Italy	Italy	Canada	Canada	Canada
9	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Canada	Italy	Italy	Italy
10	Russia	Russia	Russia	Russia	Russia	Russia	Italy	Russia	Russia	Russia	Russia	Russia	Russia

Source: IMF World Economic Outlook (April'23 Update)

Indian economy's three major pillars witnessed growth in FY 2023 as per government provisional estimates; with Industry sector expected to grow the highest by 10.1%. Services sector growth is also expected to grow at a robust 7.4% despite its higher share in GDP. As per various economists, government's focus on manufacturing and services will raise economic output and create more jobs driving per capita income.



Source:RBI (FY23 is Provisional estimate

Indian Economy contribution by 3 major sectors. Services continue to grow on strong IT sector growth, followed by manufacturing sector where government has a strong focus.

Source:RBI (FY23 is Provisional estimate)

b. Industry structure and developments.

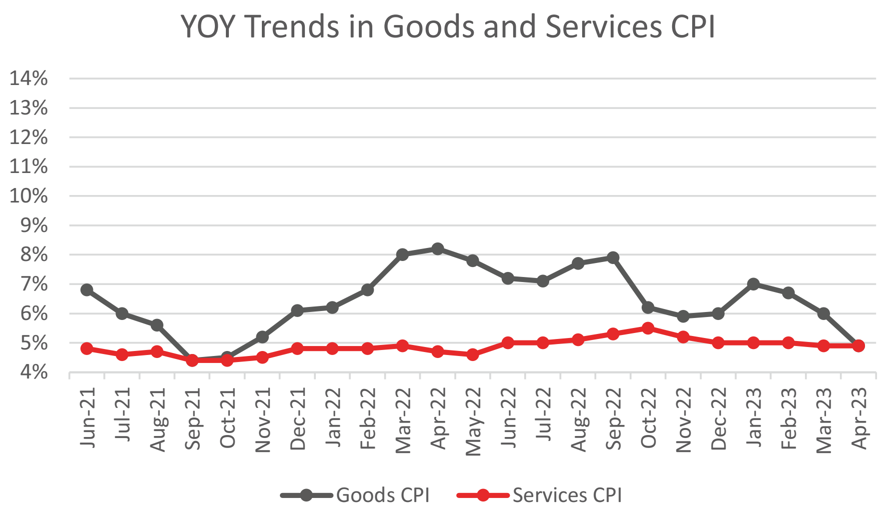
Strong growth potential in Housing Finance

India's real estate sector, which is a $200-billion market currently, has come out of the disruptions caused by the Covid and is on the path to become a $1 trillion industry by 2030 (as per NARDECO & EY report). With growing urbanization, nuclearization, increasing working population coupled with increasing per capita income, demand for housing will see a rise. As per a report by Knight Frank, there will be a housing gap for about 97 Mn households by 2030, up from 70mn households in 2019. These numbers are very close to that in the RBI document published in 2019.

Goods inflation posted a sharper correction than services inflation in April 2023 relative to March 2023

- In terms of a services vs. goods approach to assessing the Consumer Price Index (CPI), services inflation (with a weight of 23.4% in the CPI) softened to 11 months low of 4.8% in April 2023 (+5.0% in April 2022) from 5.1% in March 2023 (+4.7% in March 2022) on a favourable base.

- The YoY inflation moderated in April 2023 relative to March 2023 for 25 of the 34 services items covered in the CPI basket (19.5% weight in the CPI), including house rent (weight: 9.5%; YoY: to +4.8% from +4.9%), bus/tram fare (weight: 1.4%; to +5.6% from +6.7%), domestic servant/cook (weight: 0.6%; to +4.8% from +5.1%), etc.

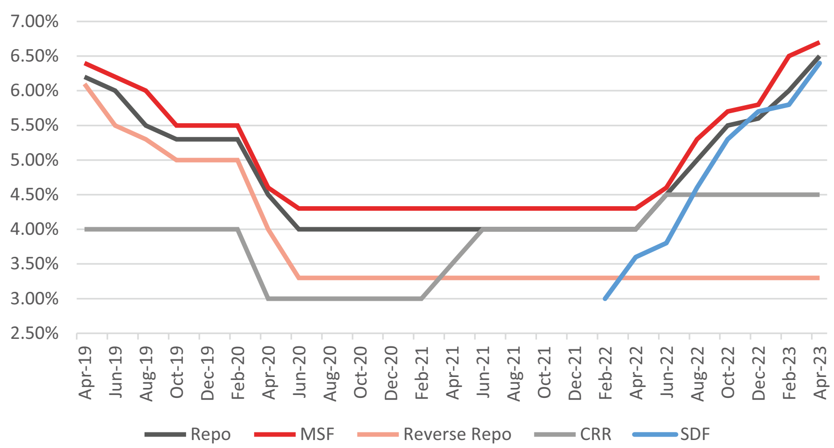


Services items constitute to 23.4% weight in the CPI basket; Source: NSO; CEIC; ICRA Research

MPC expected to pause again in June 2023 policy review; pivot to rate cuts appears unlikely in near term

- There was a relatively larger step-up in prices of some services in the post-pandemic period, following the reopening in the economy. However, annual changes in the services segment are likely to be of a smaller quantum going ahead, which may lead to some tempering in the core inflation in FY2024.

- The timeliness and intensity of the monsoon onset would be known when the MPC meets at its next scheduled meeting in June 2023, which would feed into whether its CPI inflation projection of 5.2% for FY 2024 needs to be modified. With a dip in the CPI inflation below 5.0% and surprisingly subdued IIP growth, we foresee a high likelihood of a pause from the MPC in its next meeting. However, a pivot to rate cuts appears quite distant.



Source: NSO; CEIC; ICRA Research

c. Opportunities and Threats.

Opportunities

- There is a growing demand for affordable housing finance in India coupled with existing low mortgage penetration;
- Demographic factors such as urbanisation, nuclearization and the increasing working population of India;
- Expansion into new geographies;
- Government initiatives to boost affordable housing; and
- Indian Housing Demand Scenario & Housing Finance Opportunity

Credit Penetration in India is lower vs other peers, Housing penetration is one important trigger for increasing this number. Household credit* penetration is at 36% which highlights that housing penetration is likely to be even lower and hence, the large opportunity.

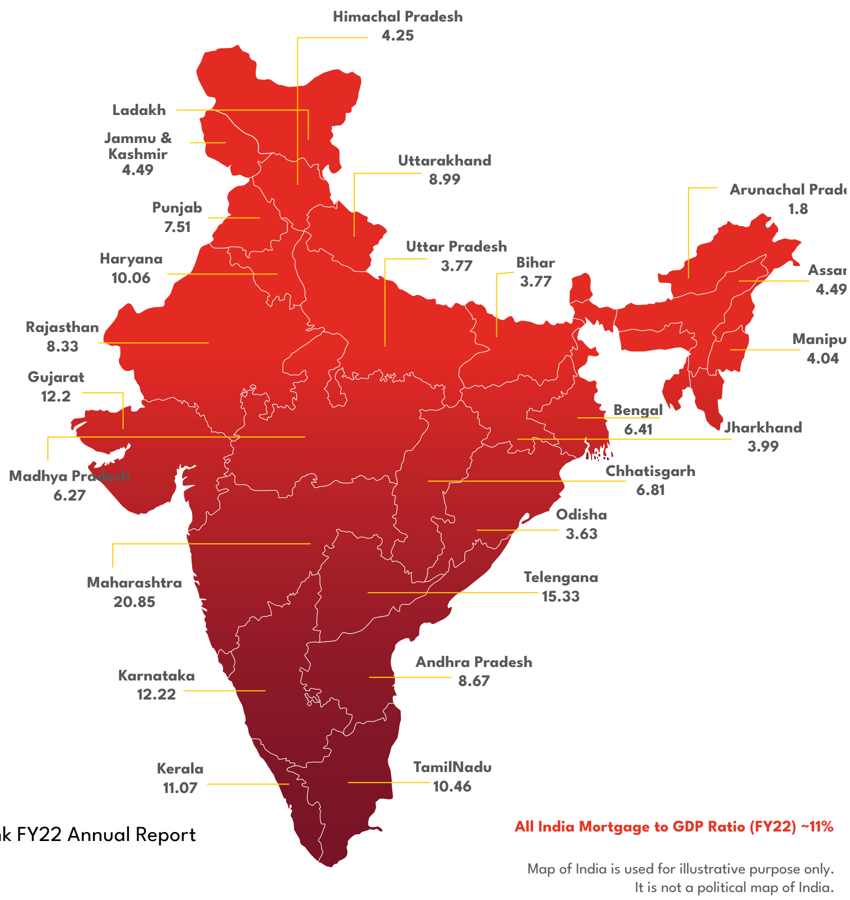
Total Credit Penetration & Household Credit Penetration of India vis-à-vis peers as % of GDP

Source: Bank of International Settlement.

"Household credit is the credit includes credit extended by lending institutions household

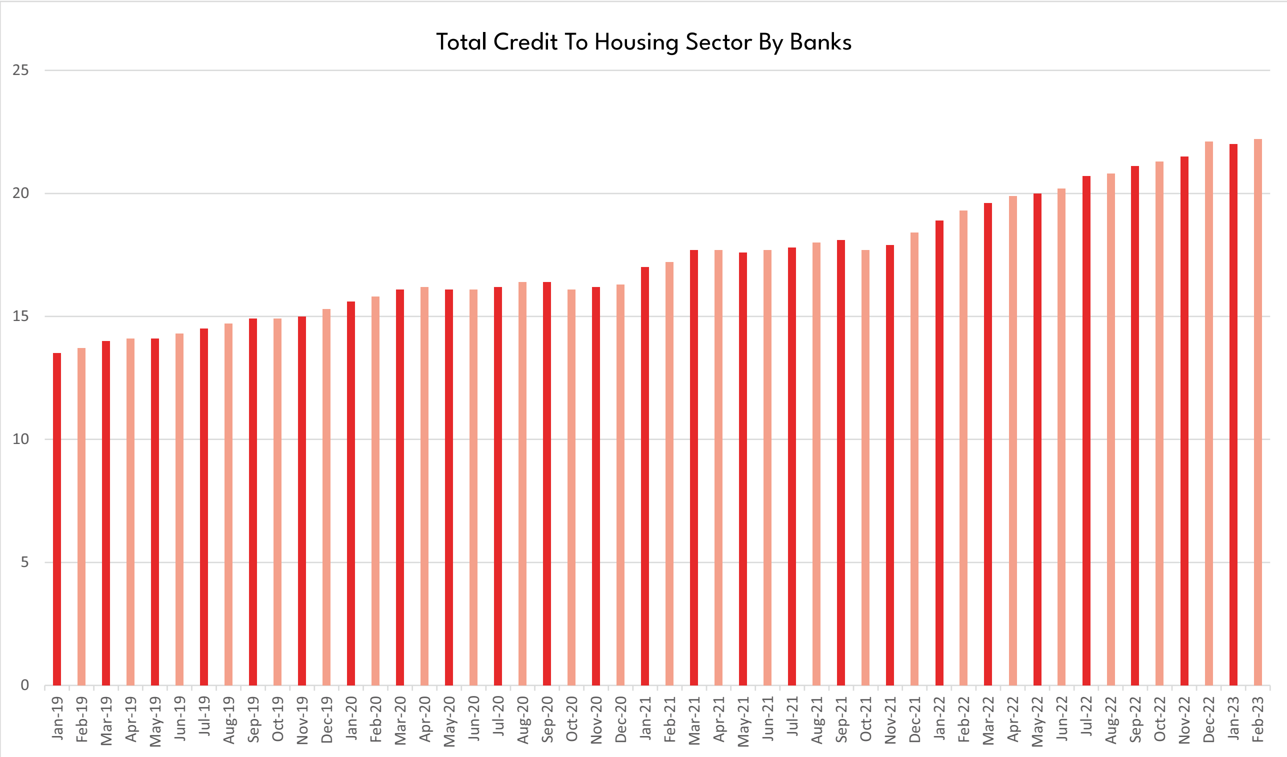
Highly Industrialised / Urbanised centres have high mortgage to GDP ratio and we believe it will continue as housing ecosystems are developed around these Centres. Also, reforms in other states will propel the housing ecosystem driving mortgage finance.

India's state-wise's Mortgage to GDP ratio

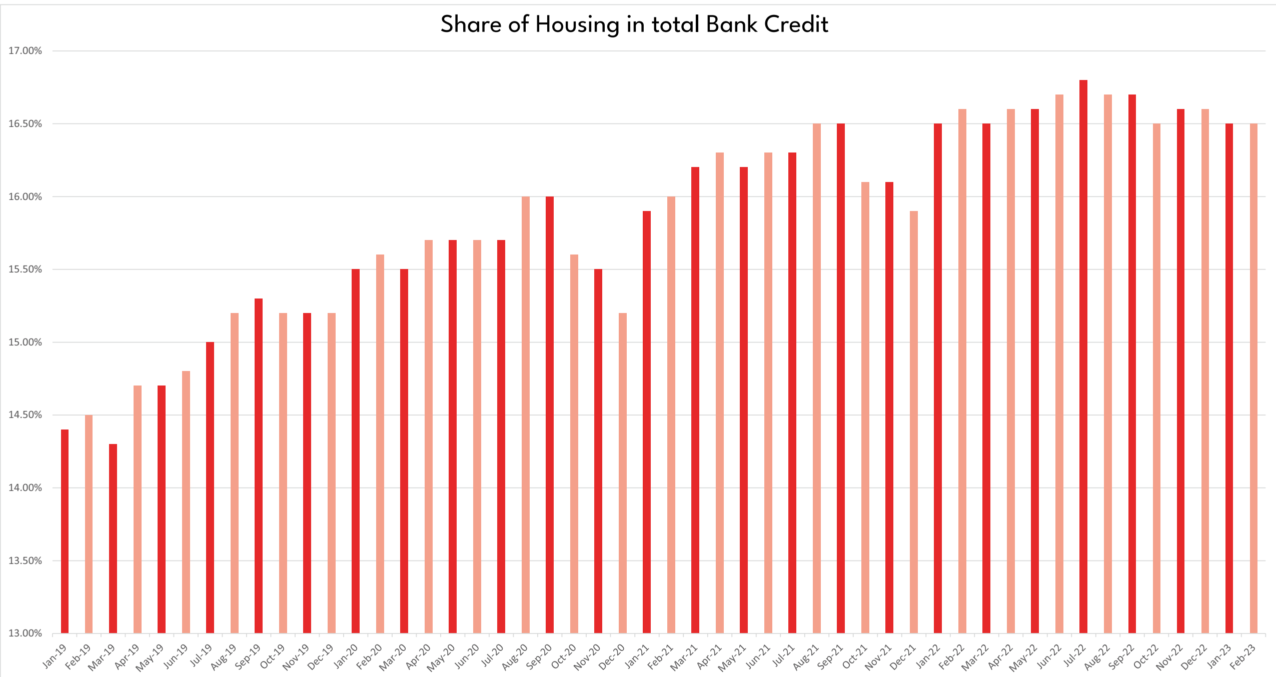


Source: National Housing Bank FY22 Annual Report

Housing Loans contributes a small share of overall credit in the system, this is one sector which can increase the overall credit penetration in India. Bank's Credit to Housing sector (directly to individual customers + on-lending vis HFCs) witnessed growth of 12.9% CAGR over 4 years from 2019 to 2023.



Source: RBI



Source: RBI

Threats

- Competitive intensity from time to time;
- Any adverse movement in the industry/ macro-economic environment;
- Economic downturns and natural disasters aﬀecting portfolio quality; and
- Exposure to various risks such as Credit Risk, Market Risk, Liquidity Risk, Interest Rate & Operational Risk, IT Risk, etc.

d. Segment–wise or product-wise performance.

Easy Home Finance Limited (EHFL) caters to Economic Weaker Sections (EWS), Low Income Group (LIG) and Middle-Income Groups (MIG) category of customers as defined by the NHB guidelines. Our highly professional Team leverages our cutting-edge Technology making EHFL a leader in the Affordable Home Loan Segment.

The product-wise performance of the company on the basis of its Asset under management (AUM and Disbursements, is given as under:

The compay's total AUM increased from 112.59 crores as of March 31, 2022 to 255.20 crores as of March 31, 2023, resulting in a y-o-y growth of 126%. A table consisting product-wise categorisation of AUM from FY 2019-20 to FY 2022-23 is provided hereunder, depicting an increasing trend in AUM during the last 4 years, which shows our ability to meet customers' demands and improve our market share across our focus markets while maintaining our portfolio quality.

(In crores)

Assets under management (AUM)				
Product	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**
Balance Transfer	0.21	0.45	4.73	11.10
Housing Loan (HL) - Builder Purchase	14.27	27.89	50.31	86.14
HL - Improvement	0.15	0.21	0.39	0.92
HL - Resale	5.78	12.57	28.67	58.17
HL- Purchased + Construction	2.54	5.19	23.81	74.04
Loan against property	1.76	1.68	3.95	20.56
Top Up	0.19	0.18	0.73	3.90
Grand Total	**24.91**	**48.17**	**112.59**	**255.20**

Our organisation's paperless process enabled us to deliver the fastest loan disbursements to our customers. Disbursements of the company during FY 2022-23 stood at Rs.197.96 crores as against Rs. 87.97 crores during FY 2021-22 resulting in a growth of 127%. A table consisting product-wise bifurcation of Disbursements from FY 2019-20 to FY 2022-23 is provided hereunder:

(In crores)

Disbursements				
Product	**FY 2019-20**	**FY 2020-21**	**FY 2021-22**	**FY 2022-23**
Balance Transfer	-	0.21	5.08	9.60
Housing Loan (HL) - Builder Purchase	11.03	14.31	34.27	59.44
HL - Improvement	0.05	0.05	0.24	0.53
HL – Resale	1.76	2.58	22.64	59.73
HL- Purchased + Construction	2.82	6.29	22.20	46.91
Loan against property	0.34	-	2.85	18.04
Top Up	0.06	0.02	0.70	3.71
Grand Total	**16.05**	**23.47**	**87.97**	**197.96**

e. Outlook.

We believe that Easy Home Finance is at an inflection point to benefit from the multi-decadal opportunity in housing finance underpinned by multiple macro drivers as highlighted above along with our strong balance sheet and a robust risk management framework. We will continue to leverage technology to automate processes, reduce costs and improve customer service with a lean business model architecture. We are committed to build a strong brand in Housing Finance while staying true to our mission of being the "Fastest Provider of Home Finance with our award-winning cutting-edge technology, that helps customers make their dreams come to a reality with EASE"

f. Risks and concerns.

Risk Management at Easy Home Finance includes risk identification, risk assessment, risk measurement and risk mitigation, with its main objective being to minimize the negative impact on profitability and capital.

Easy Home Finance is exposed to various risks that are an inherent part of any financing business. The major risks are Credit Risk, Market Risk, Liquidity Risk, Interest Rate and Operational Risk, including IT Risk. Alongside, some of the critical non-financial risk applicable are Reputation Risk, Compliance Risk and Cybersecurity risk, etc.

To enable eﬃcient management of risk, the company has an independent Risk Governance Structure, a Risk Management Committee of the Board is in place to examine risk effectiveness with different policies and programs with adherence to risk parameters and prudential limits set for different segments and ensuring the independence of risk measurement, monitoring and control functions. A comprehensive Enterprise Risk Management ("ERM") Framework has been adopted by the Company which uses defined Key Risk Indicators based on quantitative and qualitative factors. The ICAAP Policy of the Company is in line with new Regulatory guidelines/directives covering formal Risk Appetite Framework, Stress Test Scenarios and assessment of risks. Further, Major risks identified by the business functions are systematically addressed through mitigating actions on a continuing basis.

The various risks across Easy Home Finance are monitored and reviewed through the Enterprise Risk Management Committee, a Management Level Committee, which acts as a step-down committee to the Risk Management Committee ("RMC"), responsible for the implementation of risk management framework across the Company, the Management Level Committee and the Risk Management Committee (RMC), meets at regular intervals.

g. Internal control systems and their adequacy.

Internal Control Systems and Internal Audit

EHFL's internal control system is designed to ensure operational efficiency, accuracy and promptness in financial reporting and compliance with laws and regulations. The company has internal audit system in place which commensurate with the size and nature of its business. The Board of the Company has adopted the policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial disclosures.

Internal Audit Reports are discussed with the Management. The observations and recommendations from the Internal Audit review are placed before the Audit committee and the agreed actionable are monitored till closure and the status of the actionable are presented to the Audit Committee periodically. The Audit Committee of the Board reviews the performance of the internal audit and the adequacy of the internal control systems and compliance with regulatory guidelines. The Audit Committee also provides necessary oversight, gives recommendations, and monitors implementation of such recommendations.

h. Discussion on financial performance with respect to operations.

Geographic Presence

During FY 2023, the company had opened total eight branches, five in the state of Rajasthan, two in Madhya Pradesh and one branch in Gujarat. As on March 31, 2023 the company was operating through a network of 30 branch offices spread across the states of Maharashtra, Gujarat, Madhya Pradesh, Chhattisgarh and Rajasthan.

The distribution is granular and branches expansion is done in a calibrated manner – ensuring market capture as well as asset quality, productivity and operating costs. We have stuck to our tried and tested strategy of contiguous expansion across regions by evaluating areas with high economic growth and substantial demand for affordable housing finance, along with industry portfolio-at-risk and socio- economic risk profile.

AUM in states (In Crs.)

Sr. No.	States	FY 2020-21	FY 2021-22	FY 2022-23	CAGR (3 years) (in %)
1.	Maharashtra	**28.60**	**74.67**	**146.19**	**72.26 %**
2.	Gujarat	**14.24**	**19.69**	**34.92**	**34.85 %**
3.	Rajasthan	**-**	**7.23**	**41.62**	**139.93 % (2 Years)**
4.	Chhattisgarh	**2.82**	**3.88**	**5.45**	**24.56 %**
5.	Madhya Pradesh	**2.51**	**7.11**	**25.96**	**117.88 %**
	Total	**48.17**	**112.59**	**255.20**	**31.18 %**

Our Financial Performance

Particulars	As on 31st March, 2023	As on 31st March, 2022
Revenue from operations	2570.98	1068.42
Other Income	253.34	366.14
Total Revenue	**3894.56**	**1434.57**
Total Expenses	**3588.44**	**1814.87**
Profit/(Loss) before Tax	**306.12**	**(380.31)**
Tax Expense		
a. Current Tax		--
b. Deferred Tax	166.09	--
Profit/(Loss) after Tax	**472.20**	**(380.31)**
Earnings Per Share		
a. Basic	1.21	(1.21)
b. Diluted	1.21	(1.21)

Key Financial Ratios

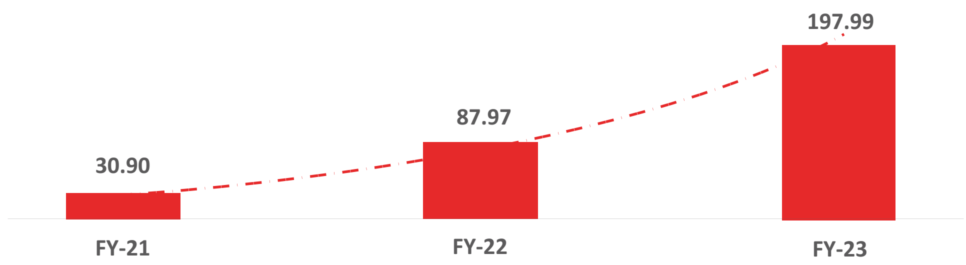
(In crs.)

Particulars	FY 23	FY 22
Profit after tax on average total assets (ROA)	2.57%	-4.73%
Profit after tax on average equity or average Networth (ROE)	4.65%	-6.24%
Cost to Income Ratio (Operating Expenses / Total Income)	54.91%	93.44%
Operating Expenses / Average AUM	11.62%	16.66%
Debt to equity ratio	1.76	0.42
CRAR	60.99%	133.89%
CRAR Tier I Capital	60.41%	133.30%
CRAR Tier II Capital	0.58%	0.59%

Disbursements

During the year, we have been successful in growing our disbursements month on month! We have exhibited a steady increase in loan disbursements with a growing customer base and a healthy loan portfolio. This is possible on account of the strategic expansion of our branch network, the introduction of innovative loan products, and Best-in-class tech stack to enhance operational eciency and customer experience. Disbursements crossed 197.99 crs. during the year.

Disbursement (In Crs.)



Product Metrics

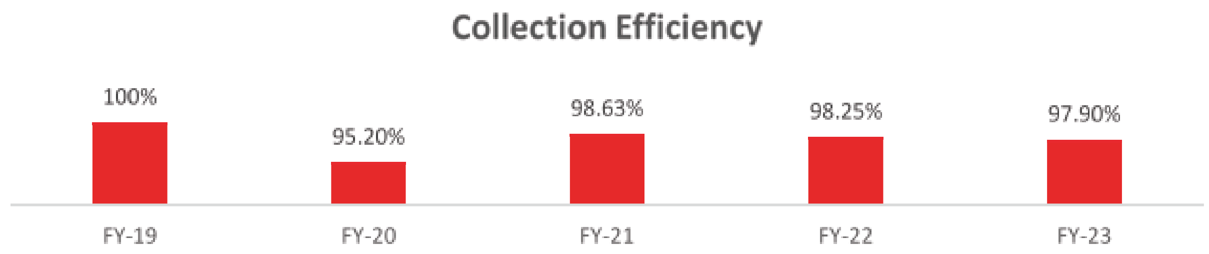
Our product metrics continue to focus towards salaried customers having credit history. Our approach to LAP is cautious and bulk of our LAP customers are quasi home loans and for self-use. We continue to carefully monitor our risk profile and continue to have low under construction properties exposure. Our LTV at the time of sanction stands at 51%.

Credit Approval & Disbursement Process

Step 1: **Initial Screening and Pre-Sanction Check**	**Step 2:** **Customer Credit Underwriting**	**Step 3:** **Property Underwriting & disbursement process**	**Step 4:** **Loan Collection and Monitoring**
1. Customer leads are logged into the system 2. Each lead checked against KYC, credit bureau and third-party database checks 3. Workspace and residence verifications undertaken by RMs 4. Loan application is submitted on central platform 5. Centralized credit underwriting is then conducted	1. Centralized underwriting team is assisted by data science backed customer-scoring model 2. Integrated customer relationship management and loan management system allow our underwriters to conduct the credit appraisal process in a quick and efficient manner. 3. Third-party databases along with proprietary machine learning credit scoring models to assist us with our credit assessment process.	1. Collateral value is assessed at the time of sanctioning as well as disbursal 2. Legal and technical assessment through third party vendors is initiated to verify the authenticity of the technical documents. legal title to the collateral property and its market value. 3. Our proprietary ML backed property price predictor coupled with geo-tagging of properties further assists in reducing our turnaround times for approving loans and improving accuracy in determining loan to value ratio.	1. Robust collection management system with prescribed collection at each stage of severity of default. 2. We can track status of instalments collected on a real time basis through a collection module 3. Customers are reminded of their payment schedules through automated calls and text messages 4. Our collection process is completely managed by our branch teams and a significant portion of our employee incentives are dependent on collections.

Collection Efficiency

We continued our relentless focus on early bucket collections. Also, we have provided the feature to our customers to make the payments via app as well as through remote payment links. This has made the process of making payments much easier for our customers and is reflected in our collection's strength. This has given results by bringing down our 1+ DPD from 2.65% to 1.83% of total Aum. Our 30+ DPD metrics are at 1.10% which is one of the best amongst the industry. Our GNPA stands at 0.26% as on March 31,2023 and Provision Coverage Ratio stands at 59.5%.



Technological Developments (FinTech)

Technology has helped HFCs, NBFCs to provide fast, efficient, cost-effective customised products and services to customers. It helps in increasing the productivity of the manpower, better utilisation of resources and automation of many manual procedures.

Fintech is amongst the most talked development in the world, currently having emerged as the world second largest fintech hub (trailing only to USA), India too, is experiencing this fintech boom. While traditional banks have yet to embrace a customer centric model, fintech can help guide and boost the housing finance industry. It has helped in reaching out to larger geographies for business acquisitions without setting up brick and mortar setup. The collection and recovery process has become far more effective, efficient and significant scale up business across geographies at a cost-effective manner is possible with the help of technology. Technological advancement will help housing finance companies big time, it will help to have a closer eye on delinquency, as it will be customer centric and the company will understand their customers more effectively.

In the Company, the Information Technology ("IT") always emphases on driving initiatives which are digitally advanced and can enhance the businesses processes. The IT team works seamlessly with Information Security function to ensure that all the required security controls towards IT are getting adhered. As a best industry practice, the IT Policies and Procedures are reviewed and amended periodically which gives a confidence to be compliant for any new requirements (applicable for IT) from Regulatory Bodies.

i. Material developments in Human Resources / Industrial Relations front, including number of people employed.

One of the most important and critical assets and foundation of our operations is human capital. We strive to create a conducive environment for growth and development of our employees. Continuous training is provided to employees to enhance their skills and advance in their careers.

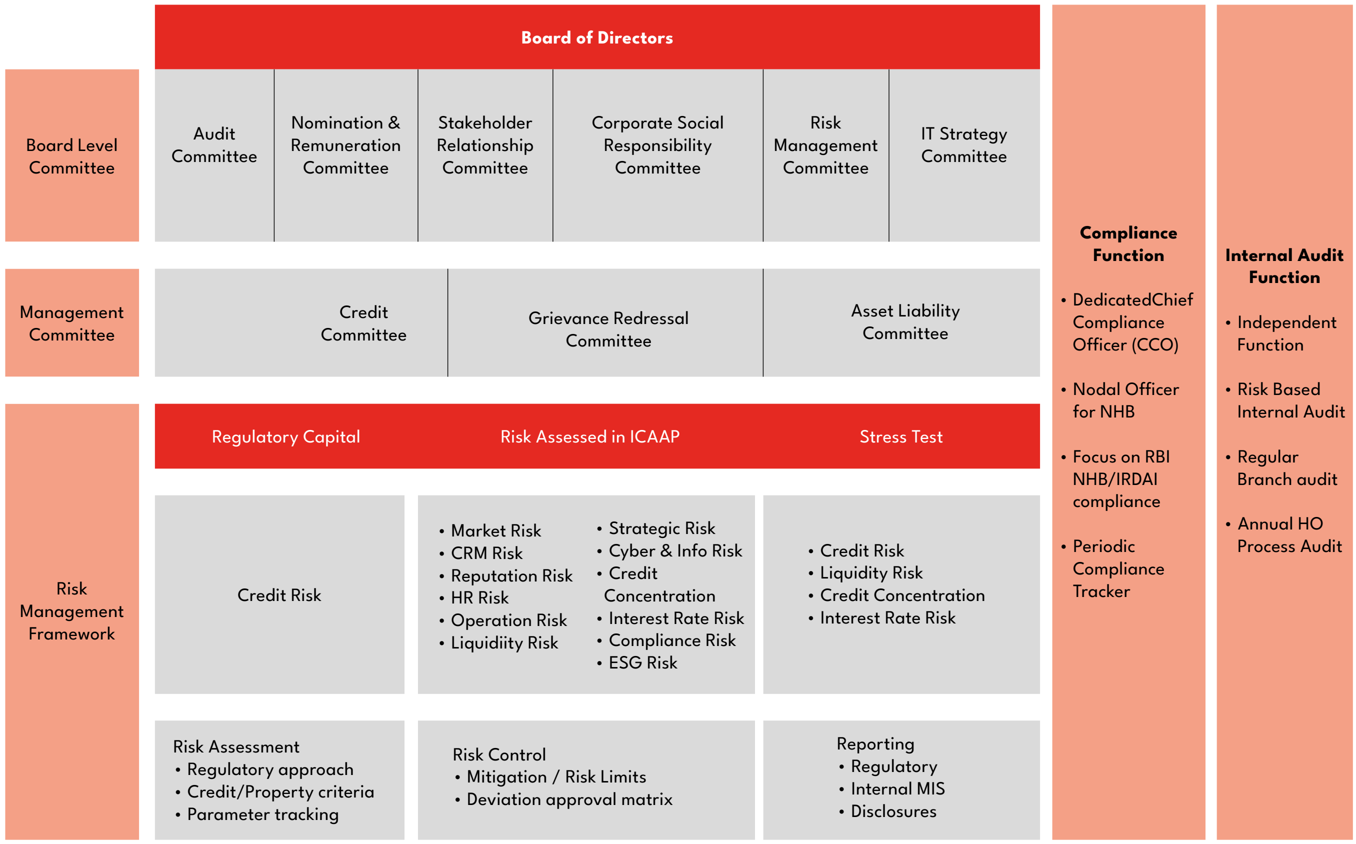
Our employee-friendly policies create a safe and conducive work environment. Town-hall meetings are conducted every month, which allows employees to directly raise their concerns, provide suggestions and ask queries to the senior management. The performance appraisal process is conducted annually and we have an open-door culture to receive feedback from the employees.

As of March 2023, the employee strength stood at 307 as compared to 227 as at March, 2022.

Corporate Governance

The Company believe that sound corporate governance is critical in enhancing and retaining stakeholders' trust. It is a reflection of EHFL's principles of fairness, responsibility and sustainability. Accordingly, EHFL seek to ensure that the performance is driven by integrity.

The Board exercises its fiduciary responsibilities in the widest sense and provide strategic guidance. The Board members are individuals with diverse backgrounds and expertise, and includes independent directors to provide objective oversight.



REPORT OF THE BOARD OF DIRECTORS

To
The Members,
EASY HOME FINANCE LIMITED
302, 3rd floor, Savoy Chambers, Dattatray Road, V.P. Road (Extn.),
Santacruz (West), Mumbai – 400 054.

Your directors have great pleasure in presenting the Sixth Annual Report together with the Audited Financial Statements of your Company for the Financial Year ("FY") ended **March 31, 2023.**

1. FINANCIAL RESULTS:

The highlights of the financial results of the Company for the year ended March 31, 2023 are as follows:

(Rs. in Lakhs)

Particulars	As at 31.03.2023	As at 31.03.2022
Revenue from operations	2570.98	958.34
Other Income	1323.58	476.22
Total Revenue	3894.56	1434.56
Total Expenses	3588.45	1814.89
Profit/(Loss) before Tax	**306.11**	**(380.33)**
Tax Expense a. Current Tax b. Deferred Tax	 -- 166.09	 -- --
Profit/(Loss) after Tax	**472.20**	**(380.33)**
Other Comprehensive Income	1.12	(3.99)
Total Comprehensive Income	473.32	(384.32)

2. REVIEW OF OPERATIONS AND BUSINESS HIGHLIGHTS:

2.1 Income:

During the year under review, the Company recorded a total revenue of Rs. 3894.56 lakh as compared to Rs.1434.56 lakh during FY2022 recording an increase/decrease of 171.48%.

2.2 Sanction & Disbursements:

Further, during FY 2023, your company sanctioned loans of Rs.29618/- lakh as against Rs.16586.92/- lakh during FY 2022 resulting in a growth of 102.84% on a year-on-year basis. Disbursements of the company during FY 2023 stood at Rs. 19799 lakh as against Rs.8,796 lakh during FY 2022 resulting in a growth of 78.56%.

2.3 Asset & Customer Base:

Total assets of the company as on March 31, 2023 stood at Rs. 30069.80 lakh as against Rs. 16844.52 lakh as on March 31, 2022 registering a growth of 78.51% on a year on year basis. As on March 31, 2023, the Company had 3070 customers as compared to 1344 customers as on March 31, 2022 which is a growth of 128.42%.

2.4 Branch Network:

During FY 2023, the company had opened total eight branches, five in the state of Rajasthan, two in Madhya Pradesh and one branch in Gujarat. As on March 31, 2023 the company was operating through a network of 30 branch offices spread across the states of Maharashtra, Gujarat, Madhya Pradesh, Chhattisgarh and Rajasthan.

2.5 Asset Quality

Your company has been focussing on maintaining the asset quality and has been actively engaging with the customers who faced problems in meeting their liability servicing obligations. Approach of the company towards recovery of dues has been to educate the customers and help him in coming out of his financial problems. As at the end of the FY2023, there was a moderate NPA amounting to Rs. 67.62 lakh resulting into total 0.27% of Company's AUM.

2.6 RESERVES & SURPLUS:

During the year under review, the Company posted a Profit of Rs.472.20 lakh. Accordingly, an amount of Rs.94.44 lakh, is being transferred to the Reserve Fund, as required under Section 29C(1) of the National Housing Bank Act, 1987 and Section 45 IC of the Reserve Bank of India Act, 1949.

Networth of the company as on March 31, 2023 stood at Rs. 10,412.22 lakh as against Rs. 9,902.67 lakh as on March 31, 2022.

2.7 Capital Adequacy Ratio:

Capital Adequacy Ratio of your company stood at 60.99% as on March 31, 2023, as against the minimum requirement of 15.00% stipulated by the Regulator.

2.8 New Business Tie-ups:

During the FY 2022-23, the Company has initiated the proposal of entering into co-lending agreement with DCB Bank under its CLM-2 programme to provide more competitive offerings to its customers which has been executed on June 01, 2023. The Company endeavours to provide best in-class service to its client base by leveraging on its technological advancement.

During the year under review, the Company also executed Deed of Assignment with other NBFCs/HFCs to mobilise resources.

The Company also registered its securities with National Securities Depository Limited (NSDL) with a view to facilitate dematerialisation of all its securities for the convenience of its existing as well as future Investors.

2.9 Borrowing Profile:

As on March 31, 2023, Borrowing mix of the Company comprised of loans from the National Housing Bank (NHB), commercial banks and various NBFCs/HFCs. As at the end of FY 2023, the outstanding borrowings of the company stood at Rs. 18,342.02 lakh as against Rs.3707.08 lakh as at the end of FY 2022. The company expects to increase it share of borrowing from banks and financial institution during FY2024.

3. DECLARATION OF DIVIDEND:

Directors does not propose to declare any dividend as it needs to channelise all its surplus for business growth.

4. CHANGE IN NATURE OF BUSINESS:

During the year under review, the Company has not undergone any changes in its business operations.

5. EXTRACT OF ANNUAL RETURN

In terms of provisions of section 92(3) read with section 134(3) of the Companies Act, 2013 ("the Act"), it is necessary for the company to place the Annual Return as on March 31, 2023 on the Company's website. Accordingly, your company has placed the Annual Return for the period ended on March 31, 2023 on its website www.easyhomefinance.in.

6. PUBLIC DEPOSITS:

The Company has not accepted any deposits within the meaning of Sections 73 and 76 of the Companies Act, 2013, read with the Companies (Acceptance of Deposits) Rules, 2014 during the year under review.

7. SHARE CAPITAL OF THE COMPANY:

As at March 31, 2023, the Authorized Share Capital of the Company stood at Rs.6000.00/- lakh. The Authorized Share Capital is bifurcated into 5,47,00,000 equity shares each of Rs.10/- per share amounting to Rs.5470.00/- lakh and 53,00,000 preference shares each of Rs.10/- per share amounting to Rs.530.00/- lakh.

During the year under review, the Company had issued and allotted 21,62,791 partly paid-up equity shares through Private Placement mode in terms of section 62 read with section 42 and rules made under the Companies Act, 2013 after obtaining necessary approval from the Board of Directors and Shareholders. The face value of said shares are Rs.10/- per share and Re.1/- per share was called along with the application.

Considering the above allotment, the paid-up capital of the Company stood at Rs.37,88,97,061/- (Rs.3788.97/- lakh), comprises of fully paid-up equity shares and partly paid-up equity shares.

8. ISSUE OF COMPULSORY CONVERTIBLE PREFERENCE SHARES

At the end of the Financial Year, there was no outstanding compulsory convertible preference shares.

9. ISSUE/REDEMPTION OF NON- CONVERTIBLE DEBENTURES:

During the year under review, the Company has not issued any fresh Non-Convertible Debentures (NCDs). The existing 10 NCDs of Rs. 50,00,000/- each, were fully redeemed by the Company on April 19, 2022. At the end of the Financial Year, there was no outstanding Non-Convertible Debentures (NCDs).

10. MATERIAL CHANGES AND COMMITMENTS BETWEEN THE DATE OF THE BOARD REPORT AND END OF THE FINANCIAL YEAR.

No material changes and commitments affecting the financial position of the Company occurred during the financial year to which this financial statement relates and the date of this report, except the implementation of the IND-AS, which is specifically mentioned under point no. 15 of this Board Report.

11. DIRECTORS AND KEY MANAGERIAL PERSONNEL.

The composition of the Board includes the following Directors and Key Managerial Personnel as on 31st March, 2023.

Sr. No.	Name of the Directors/ Key Managerial Personnel	DIN/PAN	Designation
1	Debabrata Sarkar	02502618	Chairman and Non - Executive Director
2	Thallapaka Venkateswara Rao	05273533	Independent Director
3	Rajinder Singh Loona	02305074	Independent Director
4	Sanjay Jain	07436287	Independent Director
5	Sho Nakagawa	08425187	Nominee Director
6	Perumal Srinivasan	00365025	Nominee Director
7	Divya Sutar	09271834	Nominee Director
8	Rohit Chokhani	01984506	Managing Director
9	Praveen Kumar Agrawal	08064084	Whole Time Director and Chief Executive Officer
10	Bikash Kumar Mishra	AOCPM3057M	Chief Financial Officer
11	Siddharth R. Mehta	BBLPM7149H	Company Secretary

Notes:

- Mr. Sho Nakagawa (DIN: 08425187) was appointed as the Alternate Nominee Director to Mr. Shinji Kimura (DIN: 08627629), Nominee Director representing Harbourfront Group with effect from June 07, 2022. Subsequently, Mr. Kimura resigned as Nominee Director w.e.f. August 03, 2022 and appointment of Mr. Sho ceased as an Alternate Nominee Director. He, was appointed as Nominee Director representing Harbourfront Group w.e.f. August 04, 2022.
- Mr. Ravikant Baheti ceased to be the Chief Financial Officer (CFO) of the company w.e.f. July 09, 2022.
- Mr. Debabrata Sarkar was re-appointed as the Non-Executive Non-Independent Director of the Company with effect from August 07, 2022.
- Mr. Venkateswara Rao Thallapaka (DIN: 05273533) was re-appointed as the Independent Director of the Company for a second consecutive term of five years with effect from August 07, 2022.
- Mr. Praveen Kumar Agrawal (DIN: 08064084), Whole Time Director & Chief Executive Officer, was appointed as the interim Chief Financial Officer w.e.f. December 20, 2022 and his appointment ceases as at the end of working hours on March 29, 2023.
- Mr. Bikash Kumar Mishra, a qualified chartered accountant was appointed as the Chief Financial Officer of the Company with effect from March 30, 2023.

The appointment and cessation of the above-mentioned Directors/Key Managerial Personnel have been duly formalized in compliance with applicable provisions of the Companies Act, 2013 and rules made thereunder.

In accordance with the provisions of section 152 of the Companies Act, 2013 and in terms of the Memorandum and the Articles of Association of the Company, Mr. Sho Nakagawa (DIN: 08425187), Nominee Director representing Harbourfront Group and Mr. Praveen Kumar Agrawal (DIN:08064084), Whole-Time Director & Chief Executive Officer, retires by rotation at the ensuing Annual General Meeting. The Board of Directors, at its meeting held on June 15, 2023, have recommended their re-appointment and the resolutions proposed in the notice calling 6th Annual General Meeting.

The Managing Director of the Company, Mr. Rohit Chokhani was appointed for the term of 5 years, which will end on September 30, 2023. The Nomination and Remuneration Committee and the Board of Directors, at its meeting held on June 14, 2023 & June 15, 2023 respectively, have recommended his re-appointment for the next term of 5 years, beginning from October 01, 2023, at the terms and conditions, if any, and at a remuneration as specifically mentioned in the resolution proposed in the notice calling 6th Annual General Meeting.

12. INDEPENDENT DIRECTORS

The Company has received declarations from Mr. Thallapaka Venkateshwara Rao, Mr. Rajinder Singh Loona and Mr. Sanjay Jain, the Independent Directors as required under section 149(7) of the Companies Act, 2013 and the Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and highest standards of integrity and that all the Independent Directors meet the criteria of independence as mentioned in Section 149(6) of the Companies Act, 2013

In terms of Section 150 of the Act read with the Companies (Appointment and Qualification of Directors) Rules, 2014, the Independent Directors of the Company have registered themselves with the data bank of Independent Directors created and maintained by the Indian Institute of Corporate Affairs (“IICA”).

13. CORPORATE GOVERNANCE

A. NUMBER OF MEETINGS OF BOARD OF DIRECTORS AND COMMITTEES CONDUCTED DURING THE YEAR UNDER REVIEW:

The Board and Committee meetings were held at regular intervals as prescribed under the Act. The notice and agenda including all material information required to be made available to the Board were circulated to all Directors, well within the prescribed timeline. All the Board Meeting along with Committee meetings were held at the registered office of the Company and a facility was provided to the Directors to attend the meeting through Video Conferencing.

1) Composition of the Board

The composition of Board is in compliance with the provisions of Section 149 of the Companies Act, 2013 (“the Act”) and Regulations issued by RBI from time to time. As on the date of this Report, the Board consists of Nine Directors comprising three Independent Directors, two Executive Directors, one Non-Executive Non-Independent Directors and three Nominee Directors. The Board comprises of various professionals, business experts, having wide expertise in the area of finance & banking, compliance & legal, regulatory compliances, etc.

During the financial year 2022-23, Five (5) Board Meetings on June 07, 2022, August 03, 2022, October 10, 2022, December 20, 2022 and March 29, 2023 were convened and held.

The details of attendance of the members of the Board at the meetings held during the year and also the number of other Directorships and Memberships / Chairmanships of Committees held by them as on March 31, 2023 are as follows:

Sl. No	Name of Director	Director since	Capacity (i.e. Executive/ Non- Executive/ Chairman/ Promoter nominee/ Independent	DIN	Number of Board Meetings		No. of other Director ships	Remuneration			No. of equity shares held in the Company
					Held	Attend Ed		Salary and other compen sation	Sitting Fee	Commission	
1.	Mr. Debabrata Sarkar (Chairman)	2017	Chairman	02502618	5	5	9	NIL	2,50,000	NIL	72,000
2.	Mr. Venkateshwara Rao Thallapaka	2017	Independent Director	05273533	5	4	8	NIL	2,00,000	NIL	72,000
3.	Mr. Rajinder Singh Loona	2018	Independent Director	02305074	5	5	2	NIL	2,50,000	NIL	NIL
4.	Mr. Sanjay Jain	2019	Independent Director	07436287	5	5	3	NIL	2,50,000	NIL	2,86,000
5.	Mr. Shinji Kimura	2019	Nominee Director	08627629	2**	1*	NIL	NIL	NIL	NIL	NIL
6.	Mr. Perumal Srinivasan	2021	Nominee Director	00365025	5	5	13	NIL	NIL	NIL	NIL
7.	Ms. Divya Sutar*	2021	Nominee Director	09271834	5	5	NIL	NIL	NIL	NIL	NIL
8.	Mr. Rohit Chokhani	2017	Managing Director (Executive)	01984506	5	5	4	Rs. 1,00,00,000/-	NIL	NIL	78,19,541
9.	Mr. Praveen Agrawal	2021	Whole Time Director (Executive)	08064084	5	5	NIL	Rs. 80,00,000/-	NIL	NIL	2,78,000
10.	Mr. Sho Nakagawa	2022	Nominee Director	08425187	3**	3	2	NIL	NIL	NIL	NIL

*Mr. Sho Nakagawa, Alternate Director to Nominee Director (i.e. Mr. Shinji Kimura) had attended one meeting of the Board in place of Mr. Kimura.
**Mr. Shinji Kimura ceased to be on the Board of the Company with effect from August 03, 2022 and Mr. Sho Nakagawa was appointed on the Board with effect from August 04, 2022, accordingly, their Attendance in the meeting is considered.

Details of change in composition of the Board during the current and previous financial year.

Sl. No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
1.	Debabrata Sarkar	Non-Executive Non-Independent Director	Re-appointment, post completion of first tenure.	07.08.2022
2.	Venkateswara Rao Thallapak	Independent Director	Re-appointment for 2nd term of five years	07.08.2022
3.	Shinji Kimura	Nominee Director	Resignation	03.08.2022
4.	Sho Nakagawa	Alternate Director to Nominee Director (i.e Mr. Shinji Kimura) Nominee Director	Appointment & Cessation Appointment	07.06.2022 & 03.08.2022 04.08.2022

2) Committees of the Board and their composition

The Board has currently constituted the following Committees pursuant to the provisions of the Companies Act, 2013 and Reserve Bank of India ("RBI") regulations:

(i) Audit Committee;
(ii) Nomination and Remuneration Committee;
(iii) Risk Management Committee;
(iv) Information Technology Committee;

(i) Audit Committee:

The Company has constituted the Audit Committee in compliance with section 177 of the Companies Act, 2013.

Terms of reference:

- Review and monitor the accuracy and completeness of books of accounts, financial statement including disclosures and the auditor's report;
- Review the appropriateness, application and quality of the accounting policies and practices and the financial reporting process; and
- Review the Company's internal financial controls and the internal controls systems;
- Review and approve the remit of the internal audit function and ensure it has adequate resources, skills, qualifications and appropriate access to information to enable it to perform its function effectively;
- Ensure that appointment of external auditors is in compliance with Companies' Act, 2013 requirements and other applicable laws and oversee relationship with them with respect to their remuneration for services, terms of engagement, assessment of their independence, rotation of auditors, approval of audit plan in line with the scope of engagement;
- Review the annual financial statements and auditors' report;
- Review and scrutinize matters including the inter-corporate loans and investments, transactions with related parties, valuation of undertakings or assets of the Company; and
- Perform any other duties and responsibilities expressly delegated by the Board from time to time and provide the Board with such assurance as it may require regarding the reliability of financial information.

During the financial year 2022-23, five (5) Audit Committee Meetings on June 07, 2022, September 30, 2022, October 09, 2022, December 20, 2022 and February 28, 2023 were convened and held. The composition of the Audit Committee and the details of attendance of the members of the Committee are as under:

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. Venkateshwara Rao Thallapaka (Chairman)	August 07, 2018	Independent Director	5	5	72,000
2.	Mr. Rajinder Singh Loona (Member)	August 07, 2018	Independent Director	5	5	NIL
3.	Mr. P R Srinivasan (Member)	March 25, 2022	Nominee Director	5	5	NIL

(ii) Nomination & Remuneration Committee:

The Company has constituted the Nomination and Remuneration Committee in compliance with section 178 of the Companies Act, 2013.

Terms of reference:

- To guide the Board in relation to appointment and removal of Directors, Key Managerial Personnel and Senior Management and Formulation of criteria for determining qualifications, positive attributes and independence of a director and recommend to the Board a policy relating to the Remuneration of Directors, Key Managerial Personnel and other employees;
- To evaluate the performance of the members of the Board;
- To recommend to the Board on Remuneration payable to the Directors, Key Managerial Personnel and senior Management;
- To provide Key Managerial Personnel and Senior Management reward linked directly to their efforts, performance, dedication and achievement relating to the Company's operations.
- To retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage.
- To develop a sucession plan for the Board and to regularly review the plan; and
- To implement and monitor policies and processes regarding principles of Corporate Governance.

During the financial year 2022-23, four (4) Nomination and Remuneration Committee Meetings on June 07, 2022, August 03, 2022, December 19, 2022 and March 29, 2023 were convened and held. The composition of the Nomination and Remuneration Committee and the details of attendance of the members of the Committee are as under:

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. Rajinder Singh Loona (Chairman)	August 07, 2018	Independent Director	4	4	NIL
2.	Mr. Debabrata Sarkar (Member)	August 07, 2018	Chairman & Non-Executive Director	4	4	72,000
3.	Mr. Sanjay Jain (Member)	March 25, 2022	Independent Director	4	4	2,86,000

(iii) Risk Management Committee:

The Company has constituted the Information Technology Committee in compliance with Reserve Bank of India (RBI) Master Direction, 2021.

Terms of Reference:

- Approving key risk policies, Exposure limits, strategies, and risk appetite
- Receiving regular updates on the key risks of the Company, performance of the portfolio against defined goals
- Ensuring the establishment of a robust risk management culture by delegating responsibilities for key decision making and controls to appropriate management authorities.

During the financial year 2022-23, four (4) Risk Management Committee Meetings on May 20, 2022, October 10, 2022, December 19, 2022 and March 28, 2023 were convened and held. The composition of the Risk Management Committee and the details of attendance of the members of the Committee are as under:

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. Debabrata Sarkar (Chairman)	Member since August 07, 2018 and Chairman since March 25, 2022	Chairman & Non-Executive Director	4	4	72,000
2.	Mr. Venkateshwara Rao Thallapaka (Member)	August 07, 2018	Independent Director	4	3	72,000
3.	Mr. Praveen Kumar Agrawal (Member)	March 25, 2022	Whole Time Director (Executive)	4	4	2,78,000
4.	Mr. Rohit Chokhani (Member)	August 07, 2018	Managing Director (Executive)	4	4	78,19,541

(iv) Information Technology Committee:

The Company has constituted the Information Technology Committee in compliance with Reserve Bank of India (RBI) Master Direction, 2021.

Terms of Reference:

- Approving IT strategy and policy documents and ensuring that the management has put an effective strategic planning process in place;
- Ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business;
- Ensuring IT investments represent a balance of risks and benefits and that budgets are acceptable;
- Monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high-level direction for sourcing and use of IT resources;
- Ensuring proper balance of IT investments for sustaining Company's growth and becoming aware about exposure towards IT risks and controls.

During the financial year 2022-23, Two (2) Information Technology Committee Meetings on December 19, 2022 and March 29, 2023 were convened and held. The composition of the Information Technology Committee and the details of attendance of the members of the Committee are as under:

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. P R Srinivasan (Chairman)	March 25, 2022	Nominee Director	2	2	NIL
2.	Mr. Venkateshwara Rao Thallapaka (Member)	August 07, 2018	Independent Director	2	1	72,000
3.	Mr. Debabrata Sarkar (Member)	August 07, 2018	Chairman & Non-Executive Director	2	2	72,000
4.	Mr. Rohit Chokhani (Member)	August 07, 2018	Managing Director (Executive)	2	2	78,19,541

3) General Body Meetings

The details of General Meetings of the Company held during FY 2022-23 are as under:

Sl. No.	Type of Meeting (Annual/ Extra-Ordinary)	Date and Place	Special resolutions passed
1.	Extra-ordinary General Meeting	30.06.2022 through Video Conferencing conducted from the Registered Office of the Company	• Approval of offer and issue of partly paid-up Equity Shares by way of private placement to the identified subscribers.
2.	Annual General Meeting	29.08.2022 via Video Conferencing conducted from the Registered Office of the Company	• Appointment of Mr. Thallapaka Venkateshwara Rao (T V Rao) (DIN: 05273533) as an Independent Director for 2nd Consecutive term of 5 Years. • Fixation of the Remuneration of Mr. Rohit Chokhani, Managing Director of the Company for the Financial Year 2022-23. • Approval of the Enhanced Borrowing Powers as per the limits prescribed under NHB Regulations or upto the limit of INR 600 Crore

4) Independent Directors:

The composition of the Independent Director is as under:

1. Mr. R. S. Loona
2. Mr. Venkateshwara Rao Thallapaka
3. Mr. Sanjay Jain

In terms of Schedule IV of the Companies Act, 2013, the meeting of Independent Directors was held, as per the details given below:

Sr. No.	Date of Meeting	No. of Members Attended
1	March 24, 2023	2/3

B. PERFORMANCE EVALUATION.

Your Board of Directors have put in place a policy to evaluate its own performance annually, Board committees and individual Directors pursuant to the provisions of the Companies Act, 2013 and the Board Evaluation Policy.

During the financial Year 2022-23, the Independent Directors at their meeting held on March 24, 2023 have reviewed the performance evaluation of Non-Independent Directors including the Executive Directors and Nominee Directors, the Board as a whole and the Chairperson, in terms of requirement stated in the schedule IV of the companies Act, 2013.

Further, in terms of Section 178 of the Companies Act, 2013, the Nomination and Remuneration Committee and the Board of Directors, at their respective meeting held on March 29, 2023 reviewed did the performance evaluation of Executive Directors, Non-Executive Directors, Independent Directors, Chairperson, Board as a Whole and the Board Committees.

14. POLICY ON APPOINTMENT AND REMUNERATION OF DIRECTORS

The Company has put in place a 'fit and proper' policy on appointment of Directors, taking into consideration their qualification and wide experience in the fields of banking, finance, regulatory, administration, legal, commercial segment apart from compliance of legal requirements. The said policy is in compliance with the guidelines issued by the Reserve Bank of India vide its Master Directiondated February 17, 2021 and its subsequent amendments/updations.

The Company has laid down remuneration criteria for the Directors, key managerial personnel and the senior management in the Nomination and Remuneration Policy.

The policy on fit & proper criteria is placed on the website of the Company at www.easyhomefinance.in

15. ACCOUNTING POLICY

At the Meeting of the Audit Committee and the Board of Directors, held on, February 28, 2023 and March 29, 2023, respectively, transition of accounting system from Indian Generally Accepted Accounting Principles (IGAAP) to Indian Accounting Standard (Ind-AS) was approved and accordingly, the amended accounting policy was reviewed and approved by the Audit Committee and the Board of Directors at its meeting held on June 15, 2023.

16. AUDITORS AND AUDITORS' REPORT

A. STATUTORY AUDITORS' REPORT

There is no qualification, disclaimer and adverse remarks by the Statutory Auditor of the Company for the end of financial year 2022-23.

Pursuant to Chapter XII Clause 69 and 70 of Master Direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, Statutory Auditors have issued the Auditor's Additional Report which is enclosed at 'Annexure C' to the Independent Auditors Report for the financial year ended March 31, 2023.

B. STATUTORY AUDITORS

Pursuant to the provisions of the section 139 and other applicable provisions, if any, of the Companies Act, 2013 read with the Companies (Audit and Auditors) Rules, 2014 (including any statutory modification (s) or re-enactment (s) thereof for the time being in force), the Company had appointed M/s S.K. Patodia & Associates, Chartered Accountants, Mumbai (ICAI Firm Registration No. 112723W) as the Statutory Auditors of the Company for a period of three years from the conclusion of 4th Annual General Meeting till the conclusion of 7th Annual General Meeting to be held for the financial year 2023-24.

The Company has received the letter of confirmation from the Statutory Auditor that they haven't incurred any disqualification during the previous FY in terms of provisions of section 141 of the Companies Act, 2013 and rules made thereunder.

C. SECRETARIAL AUDITORS' REPORT

In terms of Section 204 of the Companies Act, 2013 read with Rule 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 (including any statutory modification(s) or re-enactment thereof, for the time being in force), the Board of Directors of the Company at its meeting held on June 07, 2022 had appointed M/s Parikh & Associates, Practicing Company Secretaries, as a Secretarial Auditors of the Company on voluntary basis, for the Financial Year 2022-23.

The Secretarial Audit Report is appended as Annexure 'I' to this Report. There is no adverse remark, qualification, reservation or disclaimer in the Secretarial Audit Report for the FY 2022-23.

The Board of Directors have considered to reappoint M/s Parikh & Associates, Practicing Company Secretaries to act as a Secretarial Auditors for the Financial Year 2023-24.

D. INFORMATION SYSTEMS (IS) AUDITOR'S & VAPT REPORT

The Information System (IS) Audit report was submitted by a government authorized auditor, M/s Varutra Consulting Private Limited, in terms of compliance stated in Chapter IX "Corporate Governance" of the RBI Master Direction, 2021, amended from time to time and para 50.1.2 and RBI Master Direction – Information Technology Framework for the NBFC Sector. The report submitted to the Information Technology Committee, Audit Committee and the Board of Directors at its respective meetings and it was briefed that there were no adverse remarks or comments or qualification made by the Auditors. It is necessary to conduct IS Audit once in two financial years and accordingly, the report for the FY2021-22 and FY2022-23 was submitted. Also, the Vulnerability Assessment and Penetration Testing (VAPT) report was also issued by the Auditor, which was submitted to the Information Technology Committee and the Board of Directors with 'NIL' adverse comments.

E. COST RECORDS AND COST AUDIT

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

F. REPORTING OF FRAUDS BY AUDITORS

During the year under review, the Statutory Auditor has not reported to the Audit Committee, under Section 143(12) of the Companies Act, 2013, any instances of fraud committed against the Company by its officers or employees, the details of which would need to be mentioned in the Board's report.

G. INTERNAL FINANCIAL CONTROL:

The Board has adopted the policies and procedures for ensuring the orderly and efficient conduct of its business, including adherence to the Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial disclosures.

17. SECRETARIAL STANDARDS

The Company is in compliances with the provisions of applicable Secretarial Standards, as issued by the Institute of Company Secretaries of India and has adequate systems to track and ensure all the requisite compliances stated therein.

18. RISK MANAGEMENT POLICY

The Company has in place its Risk management policy, which was last reviewed by the Board, at its meeting held on October 10, 2022. The Risk Management Committee of the Board is constituted to examine and monitor the risk effectiveness with different policies and programs with adherence to risk parameters and prudential limits set for different segments. Major risks identified by the business functions are systematically addressed through mitigating actions on a continuing basis.

As a Housing Finance Company, the company is exposed to various risks like credit risks, market risks, liquidity, and operational risks. Continuous evaluation of existing controls and requisite improvement/ strengthening based on the assessment is carried out to contain these risks. The Company encourages sound risk management culture within the organization.

19. REGULATORY GUIDELINES

A. RBI/NHB and IRDAI Guidelines

Your Company has complied with the provisions of the Latest Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and has been in compliance with the various Circular's, Notification's and Guidelines issued by NHB/RBI from time to time. In accordance with the above, Company is in compliance with all regulations pertaining to Accounting Standards, Prudential Norms for asset classification, income recognition, provisioning, capital adequacy and credit ratings. The Company is also in compliance with the IRDAI (Registration of Corporate Agents) Regulations, 2015.

B. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS/DETAILS OF NON-COMPLIANCE WITH REQUIREMENTS OF COMPANIES ACT, 2013, ACCOUNTING AND SECRETARIAL STANDARDS/ DETAILS OF PENALTIES AND STRICTURES

During the financial year 2022-23, no significant and material orders has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future. Further, no penalties have been levied by RBI/NHB/any other regulators during the financial year under review.

Further, there are no instances of non-compliance with the requirements of Companies Act, 2013, accounting and Secretarial Standards.

C. Breach of covenant

During FY 2022-23, the company recorded zero instances of breach of covenant of loan availed or debt securities issued.

A monthly No Default Statement is also submitted to the CRISIL Credit Agency confirming "NO DEFAULT" in fulfilling Company's Financial and Debt Obligations.

20. MATERIAL CHANGES AND COMMITMENTS BETWEEN THE DATE OF THE BOARD REPORT AND END OF THE FINANCIAL YEAR

No material changes and commitments affecting the financial position of the Company occurred during the financial year to which this financial statement relates and the date of this report.

21. VIGILANCE MECHANISM / WHISTLE BLOWER POLICY

The Company has put in place a vigilance mechanism for its directors and employees to report their concerns or grievances. The Vigilance Mechanism and Whistle Blower Policy is available on the website of the Company at www.easyhomefinance.in. The Company has also dedicated e-mail ID to report any instances, pursuant to whistle blower policy of the Company.

22. CORPORATE SOCIAL RESPONSIBILITY (CSR)

Provisions of Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules 2014, related to Corporate Social Responsibility are not applicable for the financial year ended on March 31, 2023.

23. DIRECTOR'S RESPONSIBILITY STATEMENT:

Pursuant to requirement under Section 134(3) (c) of the Companies Act, 2013 with respect to Director's Responsibility Statement, the Board of Directors of the Company confirms that-

i. In the preparation of the annual accounts for the Financial Year ended March 31, 2023, the applicable accounting standards read with requirements set out under Schedule III to the Act, guidelines issued by Regulators as applicable to an HFC and other accounting principles generally accepted in India have been followed and there are no material departures from the same.
ii. The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2023 and of the profit of the Company for the year ended on that date.
iii. The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities.
iv. The Directors have prepared the annual accounts on a 'going concern' basis.
v. The Directors had laid down internal financial controls to be followed by the Company and that such internal financial controls were adequate and operating effectively; and
vi. That your directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

24. LEVERAGING DIGITAL TECHNOLOGY

Innovative ideas and technology are introduced continuously to provide user friendly experience to our customers, business associates and employees. The Company, being tech-enabled, has been investing time and effort in Information Technology solutions to demonstrate technological leadership.

25. FAIR PRACTICE CODE, KYC NORMS AND ANTI MONEY LAUNDERING STANDARDS:

Your Company has complied with 'Fair Practice Code', KYC Norms, Anti Money Laundering (AML) Standards as per the guidelines issued by the relevant regulatory authorities from time to time. The Company has put in place a Board approved robust KYC policy for compliance as per the statutory guidance issued by the regulatory authority.

Company has already hosted the relevant policies on its website i.e. www.easyhomefinance.in

26. CREDIT RATING

The credit rating as issued by the 'CRISIL' stood at "BBB-/Stable" for Rs.90 crores fund-based facilities and Rs.10 crores Non-Convertible Debentures, and CRISIL has reaffirmed Rating as on 24-01-2023.

27. PARTICULARS OF CONTRACTS ARRANGEMENTS WITH RELATED PARTIES

All related party transactions that were entered into during the financial year ended 31st March, 2023 were at an arm's length basis and were in the ordinary course of business. Therefore, the provisions of Section 188 of the Companies Act, 2013 are not attracted

Also, there were no materially significant related party transactions during the year under review made by the Company with Promoters, Directors, or other designated persons which may have a potential conflict with the interest of the Company at large. Thus, disclosure in Form AOC-2 is not required. However, the disclosure of transactions with related party for the year, as per Accounting Standard-18 "Related Party Disclosures" is given in the relevant Note to the Financial Statements as at March 31, 2023.

28. CORPORATE GOVERNANCE REPORTING AND STATE OF AFFAIRS OF THE COMPANY UNDER SECTION 134(3)(i).

Your Company is an unlisted Public Company. The corporate governance reporting is not mandatory. However, the company makes voluntary disclosures to fulfil its obligations to stake-holders and members as and when required.

Your Company has adopted the best industry practices for Corporate Governance and aims to continue with highest principles of governance and ethics.'

29. PARTICULARS OF LOANS, GUARANTEES AND INVESTMENT UNDER SECTION 186

During the year under review, your Company did not make any investment or provided any guarantee to other companies, Bodies Corporates as stated under section 185, 186 and 187 of the Companies Act, 2013 read with Companies (Meeting of Board and its Power) Rules, 2014, as applicable to the company. However, it is to be noted that provisions of Sec 186 of the Act except sub section (1), is not applicable to Housing Finance Companies.

30. DETAILS OF SUBSIDIARY, JOINT VENTURE OR ASSOCIATE COMPANIES:

The Company does not have any Subsidiary, Joint Venture or Associate Company.

31. CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNINGS & OUTGO

The particulars as required under the provisions of Section 134 (3) (m) of the Companies Act, 2013 in respect of conservation of energy and technology absorption have not been furnished considering the nature of activities undertaken by the company during the year under review.

(A) Conservation of energy

(i)	the steps taken or impact on conservation of energy	Not Applicable
(ii)	the steps taken by the company for utilising alternate sources of energy	Not Applicable
(iii)	the capital investment on energy conservation equipments	Not Applicable

(B) Technology absorption

(i)	the efforts made towards technology absorption;	NIL
(ii)	the benefits derived like product improvement, cost reduction, product development or import substitution;	NIL
(iii)	in case of imported technology (imported during the last three years reckoned from the beginning of the financial year)-	NIL
(a)	the details of technology imported	NIL
(b)	the year of import	NIL
(c)	whether the technology been fully absorbed	NIL
(d)	if not fully absorbed, areas where absorption has not taken place, and the reasons thereof; and	NIL
(iv)	the expenditure incurred on Research and Development	NIL

(C) Foreign Exchange earnings and Outgo

Particulars	2022-23	2021-22	2020-21
Foreign Exchange Earnings	NIL	NIL	NIL
Foreign Exchange Outgo	Rs. 13,02,944/-(13300 GBP)	NIL	NIL

32. EMPLOYEES STOCK OPTION SCHEME:

The Company is having 8,45,000 Equity Stock Options under its EHFL ESOP Plan 2021 as approved by the Board of Directors at its meeting held on December 22, 2021 and the shareholders at EGM held on 16th February, 2022 and all the 8,38,236, ESOPs have been granted to eligible employees.

The Company aims to bring in the enhanced sense of ownership among its employees by way of granting ESOPs and to provide an opportunity to create long-term healthy employer-employee relationship and to remain the preferred employer.

33. HUMAN RESOURCES

A. PARTICULARS OF EMPLOYEES

The Company had a total of 307 employees on its rolls as on March 31, 2023. None of the Employees hold (by himself or along with spouse and dependent children) more than 2% of the Equity Shares of the Company.

None of the top Ten (10) employees in term of remuneration have drawn remuneration more than Rs. 8,50,000/- p.m., if employed for the part of the year and Rs. 1,02,00,000/- p.a., if employed throughout the Financial Year as covered under Rule 5 (2) of the Companies Appointment and Remuneration of Managerial Personnel) Rules, 2014.

B. INFORMATION UNDER THE SEXUAL HARASSMENT OF WOMEN AT WORK PLACE (PREVENTION, PROHIBITION AND REDRESSAL) ACT, 2013.

During the year no complaint was received and filed under Section 4 of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

The Internal Complaints Committee at the Head Office level and at branch level is constituted as per the statutory guidance under the POSH Act.

34. DIVERGENCE IN ASSET CLASSIFICATION AND PROVISIONING.

As at the end of FY 2022-23, the Company does not require to submit any details of divergence on (i) the additional provisioning requirements assessed by RBI (or National Housing Bank (NHB) in the case of Housing Finance Companies) exceeds 5 percent of the reported profits before tax and impairment loss on financial instruments for the reference period and (ii) the additional Gross NPAs identified by RBI/NHB exceeds 5 per cent of the reported Gross NPAs for the reference period.

35. ACKNOWLEDGEMENT:

The Report is approved at the Board Meeting held on June 15, 2023. Your Directors would like to take this opportunity to express sincere gratitude towards the customers, lenders and other business associates for their continued cooperation and patronage provided by them. Your Directors gratefully acknowledge the ongoing co-operation and support provided by the National Housing Bank, Ministry of Corporate Affairs, Reserve Bank of India, Insurance Regulatory and Developmental Authority of India and all other entities dealing with the Company.

Your Company also places on record its appreciation for the services rendered by the employees for enabling the company to achieve all round progress and attaining goals during the year and looking forward to their continued co-operation and support in future also. Your Company thanks its valued customers for their patronage, and look forward to the mutually supportive relationship in future.

For and on behalf of Board of Directors
Easy Home Finance Limited

Sd/-	**Sd/-**
Rohit Chokhani	**Praveen Kumar Agrawal**
Managing Director	**Whole Time Director & CEO**

Date: June 15, 2023
Place: Mumbai

FORM No. MR-3

SECRETARIAL AUDIT REPORT

FOR THE FINANCIAL YEAR ENDED MARCH 31, 2023

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

To,
The Members,
Easy Home Finance Limited

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by Easy Home Finance Limited (hereinafter called 'the Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the company, to the extent the information provided by the company, its officers, agents and authorised representatives during the conduct of secretarial audit, the explanations and clarifications given to us and the representations made by the Management and considering the relaxations granted by the Ministry of Corporate Affairs and Securities and Exchange Board of India warranted due to the spread of the Covid-19 pandemic, we hereby report that in our opinion, the company has, during the audit period covering the financial year ended on March 31, 2023 generally complied with the statutory provisions listed hereunder and also that the Company has proper Board processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records made available to us and maintained by the Company for the financial year ended on March 31, 2023 according to the provisions of:

(i) The Companies Act, 2013 ('the Act') and the rules made thereunder;

(ii) The Securities Contract (Regulation) Act, 1956 ('SCRA') and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made thereunder of Foreign Direct Investment to the extent applicable to the Company;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act')

 (a) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the Company during the audit period)

 (b) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015; (Not applicable to the Company during the audit period)

 (c) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018 and amendments from time to time; (Not applicable to the Company during the audit period)

(d) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021; (Not applicable to the Company during the audit period)

(e) and The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021; (Not applicable to the Company during the audit period)

(f) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 regarding the Act and dealing with client;

(g) The Securities and Exchange Board of India (Delisting of Equity Shares) Regulations, 2021; (Not applicable to the Company during the audit period) (Not applicable to the Company during the audit period) and

(h) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the Company during the audit period)

(vi) Other laws specifically applicable to the Company namely

(a) Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (as amended from time to time);
(b) National Housing Bank Act, 1987;
(c) Other RBI/NHB Circulars, Notifications, etc. as may be issued by the respective authority;
(d) Insurance Regulatory and Development Authority of India (Registration of Corporate Agents), Regulations, 2015.

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by The Institute of Company Secretaries of India with respect to Board and General Meetings.

During the period under review, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, standards etc. mentioned above.

We further report that:

The Board of Directors of the Company is duly constituted with proper balance of Executive Directors, Non-Executive Directors and Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

Adequate notice was given to all directors to schedule the Board Meetings, agenda and detailed notes on agenda were sent at least seven days in advance other than those held at shorter notice, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Decisions at the Board Meetings were taken unanimously.

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

We further report that during the audit period the Company had following events which had bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, standards, etc.

a. Approval u/s 179 & 180 of the Companies Act, 2013, to enhance the borrowing limit, within prescribed limit under NHB Regulations or upto the limit of INR 600 crores. The same has been approved by the Board of Directors and shareholders at their meetings held on June 07, 2022 and August 03, 2022 respectively.
b. Issuance of 21,62,791 Partly Paid-up equity shares to the identified subscribers (senior management of the Company), by way of Private Placement. The offer document and terms and conditions were approved by the Board of Directors and shareholders at their meetings held on June 07, 2022 and August 03, 2022 respectively. The parlty paid shares were allotted on August 03, 2022.

For Parikh & Associates
Company Secretaries

Signature:
Anuja Shah
Partner
ACS No: 52937 CP No: 21367
UDIN: A052937E000332359
PR No.: 1129/2021

Place: Mumbai
Date: May 18, 2023

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

'Annexure A'

To,
The Members,
Easy Home Finance Limited

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

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

2. We have followed the audit practices and process as were appropriate to obtain reasonable assurance about the correctness of the contents of the Secretarial records. The verification was done on test basis to ensure that correct facts are reflected in Secretarial records. We believe that the process and practices, we followed provide a reasonable basis for our opinion.

3. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company.

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

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

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

For Parikh & Associates
Company Secretaries

Signature:
Anuja Shah
Partner
ACS No: 52937 CP No: 21367
UDIN: A052937E000332359
PR No.: 1129/2021

Place: Mumbai
Date: May 18, 2023

Independent Auditor's Report

To
The Members of Easy Home Finance Limited

Report on the Audit of the Financial Statements

1. We have audited the accompanying financial statements of Easy Home Finance Limited ("the Company"), which comprise the Balance Sheet as at 31 March 2023, the statement of Profit and Loss (including other cprehensive income) and the statement of Cash Flows and the Statement of changes in Equity for the year ended and a summary of significant accounting policies and other explanatory information (the "financial statement").

   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 are in conformity with the Accounting standards prescribed under section 133 of the act read with the companies (Indian Accounting Standards) Rules , 2015 as amended ("IND AS") and other accounting principles generally accepted in India and give a true and fair view of the state of affairs of the Company as at 31 March 2023 and its profit, total comprehensive income, its cash flow Statements and the statement of changes in equity for the year ended on that date.

Basis of Opinion

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

Information other than the Financial Statement and Auditor's Report Thereon

3. The Company's Board of Directors is responsible for the other information. The other information comprises the information included in Director's report, but does not include the financial statements and our auditors report thereon.

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

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

Responsibilities of management and those charged with governance for the financial statements

4. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("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 Statement and Statement of Changes in Equity of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provision of the Act for safeguarding the assets of the Company and for

preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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 financial statements that give a true and fair view and 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 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 cease the Company's operations, or has no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of Financial Statements:

5. 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 SA's will always detect a material misstatement when it exists. Misstatement can arise from fraud or error and are considered material, if individually or in the aggregate, they could reasonably be expected to influence economic decision of users taken on the basis of these financial statements.

As part of an audit in accordance with SA's, we exercise professional judgment and maintain profession skepticism throughout the audit. We also,

- Identify and assess the risks of material misstatement of the financial statements whether due to fraud or error design and perform audit procedures responsive to those risks and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for resulting from error as fraud may involve collusion forgery, intentional omissions, misrepresentation 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 an opinion on whether the Company has adequate internal financials controls system in place and 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 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 going concern. If we conclude that 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 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 the manner that achieves fair presentation.

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

We communicate with those charged with governance regarding among other matters the planned scope and timing of the 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 relevant ethical requirements 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 of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

The comparative financial information of the Company for transition date opening balance sheet as at 1 April 2021 included in these financial statements, have been prepared after adjusting previously issued the financial statements prepared in accordance with the Companies (Accounting Standards) Rules, 2006 to comply with Ind AS. The previously issued financial statements were audited by the predecessor auditor whose report for the financial year ended 31 March 2021 dated 17 September 2021 expressed an unmodified opinion on this financial statement. Adjustments made to the previously issued financial statements to comply with Ind AS have been audited by us. Our opinion on the financial statements is not modified in respect of the above matter on the comparative financial information.

Report on Other Legal and Regulatory Requirements

6. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government in terms of Section 143 (11) of the Act, we give in "Annexure A" a statement on the matters specified of the order.

7. As required by Section 143(3) of the Act, we further report that:

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

   b) In our opinion, proper books of account as required by law relating to preparation of the financial statements have been kept by the Company so far as it appears from our examination of those books;

   c) The Balance sheet, the Statement of Profit and Loss Account (including other comprehensive income), Cash Flow Statement and Statement of Changes in Equity dealt with by this report are in agreement with the books of account;

   d) In our opinion, the aforesaid financial statements comply with the IND AS specified under section 133 of the Act.

   e) On the basis of the written representations received from the directors as on March 31, 2023 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2023 from being appointed as a director in terms of Section 164 (2) of the Act.

   f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure B".

   g) 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, in our opinion and to the best of our information and according to the explanations given to us;

- The Company does not have any pending litigations which would impact its financial position and its financial statements;

- The Company did not have any long term contracts including derivative contracts for which there were any material foreseeable losses; and

- There were no amounts which were required to be transferred to the Investors Education and Protection Fund by the Company.

- A) The Management has represented that, to the best of it's knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), 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 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 it's knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities (Funding Parties), with the understanding, whether recorded in writing or otherwise, as on the date of this audit report, that the Company shall, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.

C) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, and according to the information and explanations provided to us by the Management in this regard, nothing has come to our notice that has caused us to believe that the representations under sub-clause A) and B) above, contain any material mis-statement.

h) The Company has neither declared nor paid any dividend during the year.

i) As required by The Companies (Amendment) Act, 2017, in our opinion, according to information, explanations given to us, the remuneration paid by the Company to its directors is within the limits laid prescribed under Section 197 (schedule V) of the Act and the rules thereunder.

8. As required by the Master Directions – Non Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 issued by the Reserve Bank of India, refer to a separate Additional Report in "Annexure C" on the matters specified in terms of Paragraph 70 & 71 as specified in the RBI Directions.

9. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014, as amended is applicable for the Company only w.e.f. 1 April 2023, therefore, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014, as amended, is not applicable.

Yours Sincerely

For **S K Patodia & Associates**
Chartered Accountants
Firm Reg. No.: 112723W

Sandeep Mandawewala
Partner
Membership No.: 117917
UDIN:
Place: Mumbai | Date: 15 June 2023

Annexure A to the Independent Auditor's Report
(Referred to in paragraph 2 under 'Report on other Legal and Regulatory Requirements' section of our report of even date)

(1) In respect of the company's fixed assets :

a. The company has maintained proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment and Intangible assets.

b. Property, Plant and Equipment have been physically verified by the management during the year and no material discrepancies were identified on such verification.

c. According to the information and explanations given to us, there are no immovable properties held by the company, and accordingly, the requirements under paragraph 3(i)(c) of the Order are not applicable to the Company.

d. According to the information and explanations given to us, the Company has not revalued its property, plant and Equipment (including Right of Use assets) and its intangible assets. Accordingly, the requirements under paragraph 3(i)(d) of the Order are not applicable to the Company.

e. According to the information and explanations given to us, no proceeding has been initiated or pending against the Company for holding Benami property under the Benami Transactions (Prohibition) Act, 1988 and rules made thereunder. Accordingly, the provisions stated in paragraph 3(i) (e) of the Order are not applicable to the Company.

(ii) According to the information and explanations given to us and based on our examination of the records of the company, we report that;

a. The Company is involved in the business of rendering services. Accordingly, the provisions stated in paragraph (ii) (a) of the Order are not applicable to the Company.

b. The Company has not been sanctioned working capital limits. Accordingly, the requirements under paragraph 3(ii)(b) of the Order is not applicable to the Company

(iii) According to the information explanation provided to us, the Company has not made any investments in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured, to companies, firms, Limited Liability Partnerships or any other parties. Hence, the requirements under paragraph 3(iii) of the Order are not applicable to the Company.

(iv) In our opinion and according to the information and explanations given to us, the Company has not either directly or indirectly, granted any loan to any of its directors or to any other person in whom the director is interested, in accordance with the provisions of section 185 of the Act and the Company has not made investments through more than two layers of investment companies in accordance with the provisions of section 186 of the Act. Accordingly, provisions stated in paragraph 3(iv) of the Order are not applicable to the company.

(v) In our opinion and according to the information and explanations given to us, the Company has not accepted any deposits from the public within the meaning of Sections 73, 74, 75 and 76 of the Act and the rules framed there under.

(vi) The provisions of sub-section (1) of section 148 of the Act are not applicable to the Company as the Central Government of India has not specified the maintenance of cost records for any of the products of the Company. Accordingly, the provisions stated in paragraph 3 (vi) of the Order are not applicable to the Company.

(vii) According to the information and explanations given to us and based on our examination of the records of the company, we report that in respect of statutory dues:

a. The company has been regular in depositing undisputed statutory dues including provident fund, Employees State insurance, income tax, Goods and service tax, cess and other material statutory dues applicable to it to the appropriate authorities.

b. There were no undisputed amounts payable in respects of provident fund, income tax, Goods and service tax, cess and other material statutory dues in arrears as at 31 March 2023 for a period of more than six months from the date they became payable.

(viii) According to the information and explanations given to us, there are no transactions which are not accounted in the books of account which have been surrendered or disclosed as income during the year in Tax Assessment of the Company. Also, there is no previously unrecorded income which has been now recorded in the books of account. Hence, the provision stated in paragraph 3(viii) of the Order is not applicable to the Company.

(ix) According to the information and explanations given to us and based on our examination of the records of the company, we report that;

a. The Company has not defaulted in repayment of loans (which is Non-convertible Debentures) or in payment of interest thereon to any lender.

b. The company has not been declared willful defaulter by any bank or financial institution or government or any government authority.

c. In our opinion and according to the information explanation provided to us, money raised by way of term loans during the year have been applied for the purpose for which they were raised

d. No funds raised on short-term basis have been used for long-term purposes by the company.

e. The company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f. The Company has not raised loans during the year on the pledge of securities held in its securities, joint ventures or associate companies.

(x) According to the information and explanations given to us and based on our examination of the records of the company, we report that;

a. The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions stated in paragraph 3 (x) (a) of the Order are not applicable to the Company.

b. In our opinion and according to the information and explanations given to us and based on our examination of the records of the Company, the Company has made private placement of shares during the year and the requirements of Section 42 and section 62 of the Act have been complied with. The amount raised has been used for the purposes for which they were raised.

(xi) During the course of our audit, examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, we have neither come across any instance of material fraud by the Company nor on the company.

(xii) In our opinion and according to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provisions stated in paragraph (xii) (a) to (c) of the Order are not applicable to the Company.

(xiii) According to the information and explanations given to us and based of our examination of the records of the company, transactions with the related parties are in compliance with sections 177 and 188 of the Act, where applicable and details of such transactions have been disclosed in the financial statements as required by the applicable accounting standards.

(xiv) The company has internal audit system commensurate with the size and nature of the business and we have considered Internal Audit reports issued by Internal Auditors during the audit.

(xv) In our opinion and according to the information and explanations given to us, during the year the company has not entered into any Non-Cash transactions with its directors or directors of its holdings, subsidiary or associates company or persons connected with them and hence provisions of sections 192 of the companies Act, 2013 are not applicable to the company. Accordingly, the provisions stated in paragraph (xv) of the Order are not applicable to the Company.

(xvi) According to the information and explanations give to us, in respect of Registration RBI Act:

a. The Company is not required to registered under Section 45-IA of the Reserve Bank of India Act, 1934 as Non-Banking Financial Company. The company has obtained a registration certificate under section 29A from the National Housing Bank since it is a Housing Finance Company.

b. The Company is a Housing Finance Company and it holds a valid Certificate of Registration (CoR) from the National Housing Bank issued under Section 29A(2) of the National Housing Bank Act 1987 for conducting housing finance business.

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

(xvii) Based on the overall review of financial statements, the Company has not incurred cash losses in the current financial year but in the immediately preceding financial year company has incurred cash loss of Rs. 263.62 Lacs.

(xviii) There has been no resignation of the statutory auditors during the year. Hence, the provisions stated in paragraph clause 3 (xviii) of the Order are not applicable to the Company.

(xix) According to the information and explanations given to us and based on our examination of financial ratios, ageing and expected date of realization of financial assets and payment of liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, we are of the opinion that no material uncertainty exists as on the date of audit report and the company is 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.

(xx) Since company has average losses during the last three financial years and hence the provisions of section 135 of the Act are not applicable to the company. Hence, the provisions of paragraph (xx) (a) to (b) of the Order are not applicable to the Company.

(xxi) Since company is separate entity and hence reporting under clause (xxi) of CARO 2020 with respect to Qualification or adverse remarks in CARO reports of group companies is not applicable.

Yours Sincerely

For **S K Patodia & Associates**
Chartered Accountants
Firm Reg. No.: 112723W

Sandeep Mandawewala
Partner
Membership No.: 117917
UDIN:
Place: Mumbai
Date: 15 June 2023

ANNEXURE B TO BE THE INDEPENDENT AUDITOR'S REPORT

Independent Auditor's Report on the Internal Financial Controls over Financial Reporting under Clause (i) of Sub – section 3 of Section 143 of the Companies Act, 2013 ("the Act")

1. We have audited the Internal Financial Controls over Financial Reporting of Easy Home Finance Limited ("the Company") as of 31 March 2023 in conjunction with our audit of IND AS financial statements of the Company for the period ended on that date.

Management's Responsibility for Internal Financial Controls over financial reporting.

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

Auditor's Responsibility

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

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

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

Meaning of Internal Financial Control over Financial Reporting

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

Inherent Limitation of Internal Financial Control over Financial Reporting

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

Opinion

8. In our opinion, the Company has, in all material respects, an adequate internal financial controls over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2023 based on the internal control over financial reporting criteria established by the Company, considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by the ICAI.

Yours Sincerely

For **S K Patodia & Associates**
Chartered Accountants
Firm Reg. No.: 112723W

Sandeep Mandawewala
Partner
Membership No.: 117917
UDIN:
Place: Mumbai
Date: 15 June 2023

ANNEXURE C TO BE THE INDEPENDENT AUDITOR'S REPORT

Additional Report to Board of Directors on the matters specified in Para 70 of RBI Directions (Referred to in paragraph 8 under 'Report on other Legal and Regulatory Requirements' section of our report of even date)

1. The company has conducted housing finance business activity with a valid certificate of registration (COR) granted under section 29A of the National Housing Bank Act, 1987.

2. The company has met the Net Owned Fund (NOF) requirement as prescribed under section 29A of the National Housing Bank Act, 1987.

3. The company has complied with Section 29C of the National Housing Bank Act, 1987.

4. Total borrowings of the company are within the limit prescribed under paragraph 27.2 of directions issued by Reserve Bank of India.

5. The company has complied with the prudential norms on Income recognition, accounting standards, asset classification, loan to value ratio, provision requirements, disclosure in balance sheet and concentration of investment as specified in the directions issued by Reserve Bank of India.

6. Capital adequacy ratio as disclosed in the half-yearly statutory return for the half year ended 31 March 23, submitted to the NHB, as per direction issued by the NHB in this regard, has been correctly determined and is in compliance with the prescribed minimum capital to risk weighted asset ratio (CRAR).

7. The company has furnished half-yearly statutory return within the stipulated period to the NHB.

8. The company has furnished to the NHB within the stipulated period the quarterly statutory return on Statutory Liquid Assets, as specified in the directions issued by NHB;

9. The company has complied with the requirements contained in the directions regarding opening of new branches (office) / in case of closure of existing branches / offices.

10. According to the information and explanations given to us and based of our examination of the records of the company, we report that company has complied with the Paragraph 3.1.3, Paragraph 3.1.4 & Paragraph 18 of directions issued by Reserve Bank of India.

11. The Company's Board of Directors has passed a resolution for non-acceptance of public deposit.

12. The Company has not accepted any public deposit during the financial year.

Yours Sincerely

For **S K Patodia & Associates**
Chartered Accountants
Firm Reg. No.: 112723W

Sandeep Mandawewala
Partner
Membership No.: 117917
UDIN:
Place: Mumbai
Date: 15 June 2023

Easy Home Finance Limited

Balance Sheet as at March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

Particulars	Notes	"As at March 31, 2023"	"As at March 31, 2022"	"As at April 1, 2021"
ASSETS				
Financial assets				
Cash and cash equivalents	3	2,083.91	1,262.54	727.58
Bank balances other than cash and cash equivalents	4	1,774.10	2,755.24	95.91
Trade receivables	5	395.34	220.69	62.80
Loans	6	21,763.52	11,168.27	4,830.60
Investments	7	699.96	-	-
Other financial assets	8	615.38	70.46	51.84
		27,332.21	15,477.20	5,768.73
Non-financial assets				
Current tax assets (net)	9	14.45	12.78	11.05
Deferred tax assets (net)		167.12	-	-
Property, plant and equipment	11	60.49	34.37	9.11
Intangible assets under development	11	944.06	760.72	422.34
Right of use assets	11	420.03	79.01	25.06
Intangible assets	11	375.00	145.14	165.28
Other non-financial assets	10	304.62	77.68	33.82
		2,285.77	1,109.70	666.66
Total assets		**29,617.98**	**16,586.90**	**6,435.39**
LIABILITIES AND EQUITY				
Financial liabilities				
Trade Payables				
Total outstanding dues of micro enterprises and small enterprises	12	6.75	7.28	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	12	126.72	35.27	26.66
Debt securities	13	-	500.00	1,000.00
Borrowings (other than debt securities)	14	18,342.02	3,707.08	2,497.52
Lease liabiities		455.61	84.25	27.74
Other financial liabilities	15	95.01	2,236.01	472.22
		19,026.11	**6,569.89**	**4,024.14**
Non-financial liabilities				
Provisions	16	62.97	35.81	13.29
Other non-financial liabilities	17	116.68	78.53	111.30
		179.65	114.34	124.59
Equity				

Easy Home Finance Limited

Balance Sheet as at March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

Particulars	Notes	"As at March 31, 2023"	"As at March 31, 2022"	"As at April 1, 2021"
Equity share capital	**18**	3,788.97	3,767.34	1,906.80
Other equity	**19**	6,623.25	6,135.33	379.86
		10,412.22	9,902.67	2,286.66
Total liabilities and equity		**29,617.98**	**16,586.90**	**6,435.39**

The accompanying notes form an integral part of these Ind AS Financial Statements

As per our report of even date
For S K Patodia & Associates
Chartered Accountants
Firm Registration Number: 112723W

For and on behalf of the Board of Directors of Easy Home Finance Limited

Sandeep Mandawewala
Partner
Membership Number: 117917

Rohit Chokhani
Managing Director
DIN: 01984506

Praveen Kumar Agrawal
Whole Time Director & CEO
DIN: 08064084

Place : Mumbai
Date: 15th June 2023

Bikash Kumar Mishra
Chief Financial Officer
Place : Mumbai

Siddharth Mehta
Company Secretary
Date: 15th June 2023

Easy Home Finance Limited
Statement of Profit and Loss for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

Particulars	Notes	"As at March 31, 2023"	"As at March 31, 2022"
Income			
Revenue from operations			
Interest income	**20**	2,570.98	958.34
Other operating income	**20.1**	253.34	110.08
Total revenue from operations		**2,824.32**	**1,068.42**
Other income	**21**	1,070.24	366.14
Total income		**3,894.56**	**1,434.56**
Expenses			
Finance costs	**22**	1,235.16	398.88
Impairment on financial instruments	**23**	46.70	25.38
Employee benefits expense	**24**	1,714.72	947.89
Depreciation and amortisation expenses	**11**	168.24	50.16
Other expenses	**25**	423.63	392.58
Total expenses		**3,588.45**	**1,814.89**
Profit before tax		**306.11**	**(380.33)**
Tax expense			
Current tax		-	-
Deferred tax (credit)/charge	**26**	166.09	-
Total tax expense		**166.09**	
Profit after Tax		**472.20**	**(380.33)**
Other comprehensive income (OCI)			
Remeasurement gains/(losses) on defined benefit plans		0.09	(3.99)
Tax impact on above	**26**	1.03	-
Total other comprehensive income for the year (net of tax)		1.12	(3.99)
Total comprehensive income for the year		**473.32**	**(384.32)**
Earnings per equity share: (Nominal value per share 10)			
Basic	**27**	1.21	(1.21)
Diluted	**27**	1.21	(1.21)

The accompanying notes form an integral part of these Ind AS Financial Statements

As per our report of even date
For S K Patodia & Associates
Chartered Accountants
Firm Registration Number: 112723W

Sandeep Mandawewala
Partner
Membership Number: 117917

Place : Mumbai

Date: 15th June 2023

For and on behalf of the Board of Directors of
Easy Home Finance Limited

Rohit Chokhani
Managing Director
DIN: 01984506

Praveen Kumar Agrawal
Whole Time Director & CEO
DIN: 08064084

Bikash Kumar Mishra
Chief Financial Officer
Place : Mumbai

Siddharth Mehta
Company Secretary
Date: 15th June 2023

Easy Home Finance Limited

Statement of Cash Flows for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

Particulars	"Year ended March 31, 2023"	"Year ended March 31, 2022"
Net Profit before tax as per Statement of Profit and Loss	306.11	(380.33)
Adjustments for:		
Depreciation and amortisation expense	168.24	50.16
Impairment on financial instruments - Expected credit loss (ECL)	46.70	25.38
On Other Assets - Expected Credit Loss	-	-
Interest on borrowings and other borrowing cost	1,179.57	392.09
Interest on lease liability	55.59	6.79
Loans and advances written off	-	-
Share based payments	-	-
Net gain on fair value changes	-	-
Interest Income on bank deposits	(58.67)	38.49
Profit on sale of investment	(209.67)	(165.02)
Loss on sale of property, plant and equipment		
Cash generated from operations before working capital changes	**1,487.87**	**(32.44)**
Working Capital Changes		
(Increase) / decrease in Other financial assets	(719.57)	(176.51)
(Increase) / decrease in non-financial assets	(226.94)	(43.86)
Increase / (decrease) in financial liabilities	(2,125.79)	1,775.24
Increase / (decrease) in provisions	27.26	18.53
Increase / (decrease) in non-financial liabilities	38.15	(32.77)
Loans repaid/ (disbursed) (net)	(10,641.96)	(6,363.06)
Direct taxes (paid)/adjusted	(1.67)	(1.73)
Net cash used in operating activities (I)	**(12,162.65)**	**(4,856.60)**
II. Cash flow from investing activities:		
Purchase of property, plant and equipment and Intangible assets	(475.23)	(369.23)
Proceeds from disposal of property, plant and equipment	-	-
Sale/ (purchase) of investments measured at FVTPL (net)	(490.30)	165.02
Decrease/ (Increase) in deposits with banks	981.14	(2,659.33)
Interest received on bank deposits	58.67	(38.49)
Net cash used in investing activities (II)	**74.28**	**(2,902.03)**
III. Cash flow from financing activities:		

Proceeds from issuance of share capital	21.63	8,000.33
Movement in ESOP reserve	14.60	-
Redemption of debt securities issued (net)	(500.00)	(500.00)
Proceeds / (repayment) of borrowings other than debt securities (net)	14,634.94	1,209.56
Interest on lease liability	(55.59)	(6.79)
Interest paid on borrowings	(1,103.84)	(387.64)
Payment of lease liability	(102.00)	(21.87)
Net cash generated from financing activities (III)	**12,909.74**	**8,293.59**
Net increase/(decrease) in cash and cash equivalents (I+II+III)	**821.37**	**534.96**
Cash and cash equivalents at the beginning of the year	1,262.54	727.58
Cash and cash equivalents at the end of the year	**2,083.91**	**1,262.54**

The accompanying notes form an integral part of these Ind AS Financial Statements

As per our report of even date

For and on behalf of the Board of Directors of
Easy Home Finance Limited

For S K Patodia & Associates
Chartered Accountants
Firm Registration Number: 112723W

Sd/-
Sandeep Mandawewala
Partner
Membership Number: 117917

Sd/-
Rohit Chokhani
Managing Director
DIN: 01984506

Sd/-
Praveen Kumar Agrawal
Whole Time Director & CEO
DIN: 08064084

Place : Mumbai
Date: 15th June 2023

Sd/-
Bikash Kumar Mishra
Chief Financial Officer
Place : Mumbai

Sd/-
Siddharth Mehta
Company Secretary
Date: 15th June 2023

Easy Home Finance Limited

Statement of Changes in Equity for the year ended on March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

A. Equity Share Capital (Refer Note 18)

Particulars	Amount
Balance as at April 1, 2021	1,906.80
Changes in equity share capital during the year	1,860.54
Balance as at March 31, 2022	3,767.34
Changes in equity share capital during the year	21.63
Balance as at March 31, 2023	3,788.97

B. Other Equity (Refer Note 19)

Particulars	Reserve and Surplus				
	Security premium	Shared Based Payments Reserve	Stat-utory Re-serve	Retained Earnings	Total
Balance at the March 31, 2021	1,075.50	-	-	(637.96)	437.54
Changes in accounting policy	-	-	-	(57.68)	(57.68)
Restated balance as at April 1, 2021	1,075.50	-	-	(695.64)	379.86
Profit after tax for the year	-	-	-	(380.33)	(380.33)
Other comprehensive income for the year (net of tax)	-	-	-	(3.99)	(3.99)
Total comprehensive income for the year	-	-	-	(384.32)	(384.32)
Addition during the year	6,139.79	-	-	-	6,139.79
Balance at the March 31, 2022	7,215.29	-	-	(1,079.96)	6,135.33
Profit after tax for the year	-	-	-	472.20	472.20
Other comprehensive income for the year (net of tax)	-	-	-	1.12	1.12
Total comprehensive income for the year	-	-	-	473.32	473.32
Transfer to statutory reserve u/s 29C of the NHB Act, 1987	-	-	94.44	(94.44)	-
Shared based payments	-	14.60	-	-	14.60
Balance at the March 31, 2023	**7,215.29**	**14.60**	**94.44**	**(701.08)**	**6,623.25**

The accompanying notes form an integral part of these Ind AS Financial Statements

As per our report of even date

For **S K Patodia & Associates**	For and on behalf of the Board of Directors of	
Chartered Accountants	**Easy Home Finance Limited**	
Firm Registration Number: 112723W		
Sd/-	Sd/-	Sd/-
Sandeep Mandawewala	**Rohit Chokhani**	**Praveen Kumar Agrawal**
Partner	Managing Director	Whole Time Director & CEO
Membership Number: 117917	DIN: 01984506	DIN: 08064084
Place : Mumbai	**Bikash Kumar Mishra**	**Siddharth Mehta**
Date: 15th June 2023	Chief Financial Officer	Company Secretary
	Place : Mumbai	Date: 15th June 2023

1. Corporate Information

Easy Home Finance Limited ('EHFL' or 'the Company') is a public limited company domiciled in India and incorporated on July 25, 2017 in Mumbai, Maharashtra. The Company is a Non-Deposit accepting Housing Finance Company registered with National Housing Bank (NHB) under the section 29 of National Housing Bank Act 1987 ('NHB Act'). The Company is engaged in providing housing loans.

The company is having registered office at 302, 3rd Floor, Savoy Chambers, Dattatray Road & Linking road (Extn), Santacruz West, Mumbai-400054, Maharashtra.

2. Significant Accounting Policies

a. Statement of Compliance

In accordance with the notification issued by the Ministry of Corporate Affairs, the Company has adopted Indian Accounting Standards (referred to as "Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 with effect from April 1, 2022. Previous period figures have been restated to Ind AS. In accordance with Ind AS 101 First-time Adoption of Indian Accounting Standards, the Company has presented a reconciliation from the presentation of financial statements under Accounting Standards notified under the Companies (Accounting Standards) Rules, 2006 ("Previous GAAP") to Ind AS of Shareholders' equity as at March 31, 2022 and April 1, 2021 and of the total comprehensive income for the year ended March 31, 2022. These financial statements have been prepared in accordance with Ind AS as notified under the Companies (Indian Accounting Standards) Rules, 2015 read with Section 133 of the Companies Act, 2013 (the "Act").

b. Basis of preparation

The Financial Statements have been prepared in accordance with the recognition and measurement principle of Indian Accounting Standards ("Ind AS") prescribed under Section 133 of the Companies Act, 2013 (the "Act"), read with relevant rules issued thereunder and other accounting principles generally accepted in India, requirements prescribed under the Schedule III - Division III of the Act, the circulars and guidelines issued by the Reserve Bank of India (the "RBI") and National Housing Bank (the "NHB") from time to time to the extent applicable. The financial statements have been prepared on a historical cost basis, except for certain financial instruments which are measured at fair value at the end of each reporting period, as explained in the accounting policies below. Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Based on the nature of services rendered to customers and time elapsed between deployment of resources and the realisation in cash and cash equivalents of the consideration for such services rendered, the Company shall consider an operating cycle of 12 months.

Cash flows are reported using the indirect method, whereby profit before tax is adjusted for the effects of transactions of a non-cash nature, any deferrals or accruals of past or future operating cash receipts or payments and item of income or expenses associated with investing or financing cash flows. The cash flows are segregated into operating, investing and financing activities.

Accounting policies shall be consistently applied except where a newly issued Indian accounting standard is initially adopted or a revision to an existing Indian accounting standard requires a change in the accounting policy hitherto in use.

Material prior period items are rectified retrospectively unless impracticable.

These financial statements have been prepared on a going concern basis.

c. Functional and presentation currency

The financial statements are presented in Indian Rupees which is the functional currency of the Company and the currency of the primary economic environment in which the Company operates.

Transactions in foreign currencies are initially recorded by the Company at their respective functional currency spot rates at the date the transaction first qualifies for recognition.

Income and expenses in foreign currencies are initially recorded by the Company at the exchange rates prevailing on the date of the transaction.

Foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange at the reporting date and exchange gains and losses arising on settlement and restatement are recognized in the statement of profit and loss.

Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value is determined. The gain or loss arising on translation of non-monetary items measured at fair value is treated in line with the recognition of the gain or loss on the change in fair value of the item (i.e., translation differences on items whose fair value gain or loss is recognized in OCI or profit or loss are also recognized in OCI or profit or loss, respectively).

d. Use of estimates, judgments and assumptions

The preparation of financial statements in conformity with Ind AS requires the management of the Company to make judgements, assumptions and estimates 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 application of accounting policies that require critical accounting estimates involving complex and subjective judgments and the use of assumptions in the financial statements have been disclosed as applicable in the respective notes to accounts. Accounting estimates could change from period to period. Future results could differ from these estimates. Appropriate changes in estimates are made as the Management becomes aware of changes in circumstances surrounding the estimates. Changes in estimates needs to be reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements. Revision to Accounting estimates are recognised prospectively in the statement of Profit & Loss in the period in which estimates are revised and any future periods effected. The Company continuously evaluates these estimates and assumptions based on the most recently available information. Changes in estimates are reflected in the financial statements in the period in which changes are made and, if material, their effects are disclosed in the notes to the financial statements.

e. Interest and Similar Income

Under Ind AS 109 Interest income is recognised using the effective interest method. The effective interest rate (EIR) is the rate that exactly discounts estimated future cash flows through the expected life of the financial instrument to the gross carrying amount of the financial asset.

Calculation of the EIR includes all fees received that are incremental and directly attributable to the acquisition of a financial asset.

Interest income is calculated by applying the EIR to the gross carrying amount of non-credit impaired financial assets (i.e. at the amortised cost of the financial asset before adjusting for any expected credit loss allowance). For credit-impaired financial assets the interest income is calculated by applying the EIR to the amortised cost of the credit-impaired financial assets {i.e. at the amortised cost of the financial asset after adjusting for any expected credit loss allowance (ECLs)}.

The Company assesses the collectability of the interest on credit impaired assets at each reporting date. Based on the outcome of such assessment, the interest income accrued on credit impaired financial assets are either accounted for as income or written off as per the write off policy of the Company.

The 'amortised cost' of a financial asset is the amount at which the financial asset is measured on initial recognition minus the principal repayments, plus or minus the cumulative amortisation using the effective interest method of any difference between that initial amount and the maturity amount and, for financial assets, adjusted for any expected credit loss allowance.

The 'gross carrying amount of a financial asset' is the amortised cost of a financial asset before adjusting for any expected credit loss allowance.

All other charges such as cheque return charges, overdue charges, late payment penalty etc. are recognised on actual realization basis. These charges are treated to accrue on realization, due to the uncertainty of their realization.

f. Fee income amortisation under Ind AS 109

Under Ind AS, direct loan origination fees, net of direct loan origination costs shall be amortized over the life of the loan using the "effective interest rate" method.

As per Ind AS 109, interest income and expenses are required to be amortised applying the 'Effective interest rate' method.

For amortization company shall consider Processing fees, Admin fees, Legal and technical fees, CERSAI charges and Document verification charges as direct loan origination fees Income. And Legal expenses, technical expenses, CERSAI, document charges, document verification charges, CIBIL expenses, printing & Stationery, incentive to HO/Branches, etc. shall be considered as direct loan origination costs.

Effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial asset or financial liability to the gross carrying amount of a financial asset or to the amortized cost of a financial liability. When calculating the effective interest rate, an entity should estimate the expected cash flow by considering all the contractual terms of the financial instrument (for example prepayment, extension, call and similar options).

g. Dividend income

Income from dividend on investment in equity shares of corporate bodies and units of mutual funds is accounted when the Company's right to receive dividend is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably.

In terms of Housing Finance Companies (RBI) Direction 2021, dividend income on Units of Mutual Funds held by the Company is recognised on cash basis.

h. Other charges and other interest

Overdue interest in respect of loans is recognized upon realization and;

Other ancillary charges are recognized upon realisation.

i. Property, Plant and equipment (PPE)

An item is recognised as an asset, if and only if, it is probable that the future economic benefits associated with the item will flow to the Company and its cost can be measured reliably. PPE are initially recognised at cost. The initial cost of PPE comprises its purchase price (including non-refundable duties and taxes but excluding any trade discounts and rebates), and any directly attributable cost of bringing the asset to its working condition and location for its intended use. Subsequent to initial recognition, PPE are stated at cost less accumulated depreciation and any impairment losses. When significant parts of property, plant and equipment are required to be replaced in regular intervals, the Company recognises such parts as separate component of assets. When an item of PPE is replaced, then its carrying amount is de-recognised from the balance sheet and cost of the new item of PPE is recognised. The expenditures that are incurred after the item of PPE has been put to use, such as repairs and maintenance, are normally charged to the statement of profit and loss in the period in which such costs are incurred. However, in situations where the said expenditure can be measured reliably, and is probable that future economic benefits associated with it will flow to the Company, it is included in the asset's carrying value or as a separate asset, as appropriate.

Changes in the expected useful life are accounted for by changing the amortisation period or methodology, as appropriate, and treated as changes in accounting estimates.

The residual values, useful lives and methods of depreciation of property, plant and equipment are reviewed at each financial year end and adjusted prospectively, if appropriate

Property and equipment is derecognised on disposal or when no future economic benefits are expected from its use. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is recognised in other operating income in the Statement of profit and loss in the year in which the asset is derecognised.

The date of disposal of an item of property, plant and equipment is the date the recipient obtains control of that item in accordance with the requirements for determining when a performance obligation is satisfied in Ind AS 115.

j. Intangible assets

Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment loss. Intangible assets are amortized on a straight line basis over the estimated useful economic life. The company considers that the useful life of an intangible asset will not exceed 5 years from the date when the asset is available for use.

k. Depreciation and amortisation

Tangible assets

Depreciation on PPE shall be provided on Straight-line method at the rates prescribed in Schedule II to the Companies Act, 2013, except in respect of the assets, in whose case the life of the asset has been assessed differently, taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset, past history of replacement, anticipated technological changes, manufacturers warranties and maintenance support, etc.

Estimated useful lives considered by the Company are:

Asset	Estimated
Office Equipment	5 Years
Furniture and fixture	10 Years
Computer Hardware	3 Years

Intangible assets

Intangible assets are amortised over their estimated useful life on straight line method. Computer software is amortised over a period of 3 years on 'Straight Line Method' basis for the number of days assets have been put to use for their intended purpose. The Company has developed a loan accounting software and it will amortise the same over a period of 10 years.

l. Impairment of assets

Upon an observed trigger or at the end of each accounting reporting period, the Company reviews the carrying amounts of its PPE, investment property and intangible asset to determine whether there is any indication that the assets have suffered an impairment loss. If such indication exists, the PPE, investment property and intangible assets are tested for impairment so as to determine the impairment loss, if any.

Impairment loss is recognised when the carrying amount of an asset exceeds its recoverable amount. Recoverable amount is the higher of fair value less cost of disposal and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

If recoverable amount of an asset is estimated to be less than its carrying amount, such deficit is recognised immediately in the Statement of Profit and Loss as impairment loss and the carrying amount of the asset is reduced to its recoverable amount. When an impairment loss subsequently reverses, the carrying amount of the asset is increased to the revised estimate of its recoverable amount so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss is recognised for the asset in prior years. A reversal of an impairment loss is recognised immediately in the Statement of Profit and Loss.

m. Non-Current Assets held for sale

Non-current assets are classified as held for sale if their carrying amount is intended to be recovered principally through a sale (rather than through continuing use) when the asset is available for immediate sale in its present condition subject only to terms that are usual and customary for sale of such asset and the sale is highly probable and is expected to qualify for recognition as a completed sale within one year from the date of classification.

Non-current assets classified as held for sale are measured at lower of their carrying amount and fair value less costs to sell.

The Company has a policy to make impairment provision at one third of the value of the Asset for each year upon completion of three years up to the end of five years based on the past observed pattern of recoveries. Losses on initial classification as Held for sale and subsequent gains & losses on remeasurement are recognised in Statement of Profit and loss. Once classified as Held for sale, the assets are no longer amortised or depreciated.

n. Leases

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

Company as a Lessee (Asset taken on lease):

The Company assesses whether a contract contains a lease, at inception of a contract. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

(i) the contract involves the use of an identified asset

(ii) the Company has substantially all of the economic benefits from use of the asset through the period of the lease and

(iii) the Company has the right to direct the use of the asset.

The Company applies a single recognition and measurement approach for all leases, except for short-term leases (leases with a term of twelve months or less), leases of low-value assets and, for contract where the lessee and lessor has right to terminate a lease without permission from the other party with no more than an insignificant penalty. For these short-term and low value assets leases and cancellable leases, the Company recognizes the lease payments as an operating expense on a straight-line basis over the term of the lease. The Company recognizes lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets as below:

i) Right-of-use assets

The Company shall recognize right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any re-measurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the underlying assets.

If ownership of the leased asset transfers to the Company at the end of the lease term or the cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The right-of-use assets are also subject to impairment.

ii) Lease Liabilities

At the commencement date of the lease, the Company shall recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Company and payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognized as expenses (unless they are incurred to produce inventories) in the period in which the event or condition that triggers the payment occurs.

After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is re-measured if there is a modification, a change in the lease term, a change in the lease payments (e.g., changes to future payments resulting from a change in an index or rate used to determine such lease payments) or a change in the assessment of an option to purchase the underlying asset.

“Lease liability” and “Right of Use” asset have been separately presented in the Balance Sheet and lease payments have been classified as financing cash flows

The Company has applied judgement to determine the lease term for some lease contracts in which it is a lessee that include renewal options. The assessment of whether the Company is reasonably certain to exercise such options impacts the lease term, which significantly affects the amount of lease liabilities and right of use assets recognised. As the interest rate implicit in the lease is not readily determinable , the discounted rate is generally based on 10 year Goverrnment bond as Risk free Interest rate.

Company as a Lessor (Asset given on lease):

Leases for which the Company is a lessor is classified as finance or operating lease. Leases in which the Company does not transfer substantially all the risks and rewards incidental to ownership of an asset will be classified as operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. Rental income will be accounted for on a straight-line basis over the lease terms. Initial direct costs incurred in negotiating and arranging an operating lease should be added to the carrying amount of the leased asset and recognized over the lease term on the same basis as rental income. Contingent rents shall be recognized as revenue in the period in which they are earned.

o. Retirement and other employee benefits (incl. ESOPs)

Provident Fund (Defined Contribution Plans)

Contributions to defined contribution plans are recognised as expense when employees have rendered services entitling them to such benefits.

Gratuity (Defined Benefit Plan)

For defined benefit plans, the cost of providing benefits is determined using the projected unit credit method with actuarial valuations being carried out at each balance sheet date. Actuarial gains and losses are recognised in full in other comprehensive income for the period in which they occur. Past service cost both vested and unvested is recognised as an expense at the earlier of

(a) when the plan amendment or curtailment occurs;

(b) when the entity recognises related restructuring costs or related termination benefits.

The retirement benefits / obligations recognised in the balance sheet represents the present value of the defined benefit / obligations reduced by the fair value of scheme assets. Any assets resulting from this calculation is limited to present value of available refunds and reductions in future contributions to the scheme.

Short-term employee benefits

All employee benefits payable wholly within twelve months of rendering the service are classified as short-term employee benefits. These benefits include compensated absences such as paid annual leave and sickness leave. The undiscounted amount of short-term employee benefits expected to be paid in exchange for the services rendered by employees is recognized in the Statement of Profit and Loss during the year.

Compensated absence

Compensated absences which are expected to occur within 12 months after end of the period in which the employee renders the related services are recognised as an actuarially determined liabilities at the present value of the obligation at the balance sheet date.

Share based payment transaction

The stock options of the Company, granted to employees pursuant to the Company's Stock Options Schemes, are measured at the fair value of the options at the grant date as per Black and Scholes model.

The fair value of the options is treated as discount and accounted as employee compensation cost, with a corresponding increase in other equity, over the vesting period on a straight line basis. The amount recognised as expense in each year is arrived at based on the number of grants expected to vest.

If a grant lapses after the vesting period, the cumulative discount recognised as expense, with a corresponding increase in other equity, in respect of such grant is transferred to the General reserve within other equity.

The dilutive effect of outstanding options is reflected as additional share dilution in the computation of diluted earnings per share.

p. Taxes

Income tax expense comprises current and deferred taxes. Income tax expense is recognized in the Statement of Profit and Loss, other comprehensive income or directly in equity when they relate to items that are recognized in the respective line items.

Current Taxes

Current income tax expense includes income tax payable by the company on its taxable profits for the period. Advance tax and provision for income tax are provided after off setting advance tax paid and provision for tax arising in the same tax jurisdiction and where the relevant tax paying units intends to settle the asset and liabilities on net basis.

Deferred Taxes

Deferred tax assets and liabilities are recognized for the future tax consequences of temporary differences between the carrying values of assets and liabilities and their respective tax bases, and unutilized business loss and depreciation carry-forwards and tax credits. Deferred tax assets are recognized to the extent that it is probable that future taxable income will be available against which the deductible temporary differences, unused tax losses, depreciation carry-forwards and unused tax credits could be utilized. Deferred tax assets and liabilities are measured based on the tax rates that are expected to apply in the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

q. Earnings per share

Basic earnings per share (EPS) is calculated by dividing the net profit for the year attributable to equity holders of the company by the weighted average number of equity shares outstanding during the year.

Diluted EPS is calculated by dividing the net profit attributable to equity holders of company by the weighted average number of equity shares outstanding during the year plus dilutive potential shares except where results are anti-dilutive.

r. Provisions, contingent liabilities and contingent assets

Provisions

Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of past events, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation. When the effect of the time value of money is material, the Company determines the level of provision by discounting the expected cash flows at a pre-tax rate reflecting the current rates specific to the liability. The expense relating to any provision is presented in the Statement of Profit and Loss net of any reimbursement.

Contingent assets/liabilities

A possible obligation that arises from past events and the existence of which will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company or; present obligation that arises from past events where it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or the amount of the obligation cannot be measured with sufficient reliability are disclosed as contingent liability and not provided for. Contingent assets are disclosed where an inflow of economic benefits is probable. Contingent assets are not recognised in the financial statements.

Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date

Where the unavoidable costs of meeting the obligations under the contract exceed the economic benefits expected to be received under such contract, the present obligation under the contract is recognised and measured as a provision

s. Cash and cash equivalent

Cash and cash equivalents in the balance sheet comprise cash on hand and balances with banks in current accounts.

t. Cash flow statement

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

u. Statutory Reserve/ Special Reserve

The Company creates special reserve every year out of its profit in terms of section 36 (i) (viii) of the Income Tax Act, 1961 read with section 29C of the National Housing Bank Act, 1987.

v. Borrowing costs

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

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

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

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

w. Determination of Fair Value

Fair value is the price at the measurement date, at which an asset can be sold or paid to transfer a liability, in an orderly transaction between market participants at the measurement date.

The fair values of financial instruments measured at amortised cost and disclosed in the said financial statements.

The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data is available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy described as follows:

Level 1 financial instruments – Those where the inputs used in the valuation are unadjusted quoted prices from active markets for identical assets or liabilities that the Company has access to at the measurement date. The Company considers markets as active only if there are sufficient trading activities with regards to the volume and liquidity of the identical assets or liabilities and when there are binding and exercisable price quotes available on the balance sheet date.

Level 2 financial instruments – Those where the inputs that are used for valuation and are significant, are derived from directly or indirectly observable market data available over the entire period of the instrument's life. Such inputs include quoted prices for similar assets or liabilities in active markets, quoted prices for identical instruments in inactive markets and observable inputs other than quoted prices such as interest rates and yield curves, implied volatilities, and credit spreads. In addition, adjustments may be required for the condition or location of the asset or the extent to which it relates to items that are comparable to the valued instrument. However, if such adjustments are based on unobservable inputs which are significant to the entire measurement, the Company will classify the instruments as Level 3.

Level 3 financial instruments – Those that includes one or more unobservable input where there is little market activity for the asset/liability at the measurement date that is significant to the measurement as a whole.

x. Financial instruments

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

Financial assets and financial liabilities are recognised in the Company's balance sheet on trade date, i.e. when the Company becomes a party to the contractual provisions of the instrument.

Financial assets and financial liabilities are initially measured at fair value. Transaction costs and revenues that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities measured at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs and revenues of financial assets or financial liabilities carried at fair value through the profit or loss account are recognised immediately in the Statement of Profit or Loss. Trade Receivables are measured at transaction price.

i) Financial Assets

Classification

On initial recognition, depending on the Company's business model for managing the financial assets and its contractual cash flow characteristics, a financial asset is classified as measured at;

1) amortised cost;

2) fair value through other comprehensive income (FVTOCI); or

3) fair value through profit and loss (FVTPL).

The classification depends on the entity's business model for managing the financial assets and the contractual terms of the cash flows. Financial assets are not reclassified subsequent to their initial recognition, except if and in the period the Company changes its business model for managing financial assets.

A financial asset is measured at amortized cost using Effective Interest Rate (EIR) method if it meets both of the following conditions and is not recognised as at FVTPL:

- The asset is held within a business model whose objective is to hold assets to collect contractual cash flows; and

- The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Company may irrevocably elect to present subsequent changes in the investment's fair value in OCI (designated as FVTOCI – equity investment). This election is made an investment – by – investment basis.

All financials assets not classified and measured at amortized cost or FVTOCI as described above are measured at FVTPL. On initial recognition, the company may irrevocably designate the financials assets that otherwise meets the requirements to be measured at amortized cost or at FVTOCI or at FVTPL, if doing so eliminates or significantly reduces the accounting mismatch that would otherwise arise.

Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice.

- how the performance of the portfolio is evaluated and reported to the Company's management;

- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;

- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectation about future sales activity.

- How managers of the business are compensated (e.g. whether the compensation is based on the fair value of the assets managed or on the contractual cash flows collected).

At initial recognition of a financial asset, the Company determines whether newly recognized financial assets are part of an existing business model or whether they reflect a new business model. The Company reassess its business models each reporting period to determine whether the business models have changed since the preceding period.

Subsequent measurement and gains and losses

Financial assets at FVTPL: These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in the statement of profit or loss. The transaction costs and fees are also recorded related to these instruments in the statement of profit and loss.

Financial assets at amortised cost: These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in the statement of profit or loss. Any gain or loss on de-recognition is recognised in the statement of profit or loss.

Financial assets (other than Equity Investments) at FVTOCI: Financial assets that are held within a business model whose objective is achieved by both, selling financial assets and collecting contractual cash flows that are solely payments of principal and interest, are subsequently measured at fair value through other comprehensive income. Fair value movements are recognized in the other comprehensive income (OCI). Interest income measured using the EIR method and impairment losses, if any are recognised in the statement of Profit and Loss. On derecognition, cumulative gain or loss previously recognised in OCI is reclassified from the equity to ‘other income’ in the statement of Profit and Loss.

Equity investments at FVTOCI: These assets are subsequently measured at fair value. Dividends are recognised as income in the Statement of Profit and Loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are not reclassified to profit or loss.

Reclassifications within classes of financial assets

Financial assets are not reclassified subsequent to their initial recognition, except in the period after the Company changes its business model for managing financial assets.

The classification and measurement requirements of the new category apply prospectively from the first day of the first reporting period following the change in business model that result in reclassifying the Company’s financial assets.

Impairment of Financial Asset

Impairment approach

Overview of the Expected Credit Losses (ECL) principles

The Company records allowance for expected credit losses for all loans (including those classified as measured at FVTOCI), together with loan commitments, in this section all referred to as 'financial instruments' other than those measured at FVTPL. Equity instruments are not subject to impairment under Ind AS 109.

The ECL allowance is based on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL), unless there has been no significant increase in credit risk since origination, in which case, the allowance is based on the 12 months' expected credit loss (12m ECL).

The 12m ECL is the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12m ECLs are calculated on an individual/portfolio basis having similar risk characteristic, depending on the nature of the underlying portfolio of financial instruments.

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

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

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

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

Stage 3: Loans considered credit-impaired. A default on a financial asset is when the counterparty fails to make the contractual payments within 90 days of when they fall due. Accordingly, the financial assets shall be classified as Stage 3, if on the reporting date, it has been 90 days past due. Further if the customer has requested forbearance in repayment terms, such restructured, rescheduled or renegotiated accounts are also classified as Stage 3. Non-payment on another obligation of the same customer is also considered as a stage 3. Defaulted accounts include customers reported as fraud in the FRMC. Once an account defaults as a result of the DPD condition, it will be considered to be cured only when entire arrears of interest and principal are paid by the borrower. The Company records an allowance for the LTECLs.

Undrawn loan commitments

Undrawn loan commitments are commitments under which, over the duration of the commitment, the Company is required to provide a loan with pre-specified terms to the customer. Undrawn loan commitments are in the scope of the ECL requirements.

The Measurement of ECLs

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

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

Probability of Default (PD): The Probability of Default is an estimate of the likelihood of default over a given time horizon. A default may only happen at a certain time over the assessed period, if the facility has not been previously de-recognised and is still in the portfolio.

Exposure at Default (EAD): The Exposure at Default is an estimate of the exposure at a future default date, taking into account expected changes in the exposure after the reporting date, including repayments of principal and interest, whether scheduled by contract or otherwise, expected drawdowns on committed facilities, and accrued interest from missed payments.

Loss Given Default (LGD): The Loss Given Default is an estimate of the loss arising in the case where a default occurs at a given time. It is based on the difference between the contractual cash flows due and those that the lender would expect to receive, including from the realisation of any collateral. It is usually expressed as a percentage of the EAD.

Impairment losses and releases are accounted for and disclosed separately from modification losses or gains that are accounted for as an adjustment of the financial asset's gross carrying value.

When estimating LTECLs for undrawn loan commitments, the Company estimates the expected portion of the loan commitment that will be drawn down over its expected life. The ECL is then based on the present value of the expected shortfalls in cash flows if the loan is drawn down, based on a probability-weightage. The expected cash shortfalls are discounted at an approximation to the expected EIR on the loan.

The above calculated PDs, EAD and LGDs are reviewed and changes in the forward looking estimates are analysed during the year.

The mechanics of the ECL method are summarised below:

Stage 1- The 12 months ECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. These expected 12-months default probabilities are applied to a forecast EAD and multiplied by the expected LGD.

Stage 2- When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument. The expected cash shortfalls are discounted by contractual or portfolio EIR as the case may be.

Stage 3- For loans considered credit-impaired, the Company recognises the lifetime expected credit losses for these loans. The method is similar to that for stage 2 assets, with the PD set at 100%.

In ECL model the Company relies on broad range of forward looking information for economic inputs.

The Company recognises loss allowance for expected credit losses (ECLs) on all financial assets at amortised cost that are debt instruments, debt financial assets at fair value through other comprehensive income, loan commitments and financial guarantee contracts. No impairment loss is recognised on equity investments.

When determining whether credit risk of a financial asset has increased significantly since initial recognition and when estimating expected credit losses, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, including on historical experience and forward-looking information.

Impairment of Trade receivable

Impairment allowance on trade receivables is made on the basis of life time credit loss method, in addition to specific provision considering the uncertainty of recoverability of certain receivables.

Write-off

Impaired loans and receivables are written off, against the related allowance for loan impairment on completion of the Company's internal processes and when the Company concludes that there is no longer any realistic prospect of recovery of part or the entire loan. For loans that are individually assessed for impairment, the timing of write off is determined on a case by case basis. A write-off constitutes a de-recognition event. The Company has a right to apply enforcement activities to recover such written off financial assets. Subsequent recoveries of amounts previously written off are credited to the statement of profit and loss.

Presentation of allowance for ECL in the statement of financial position

Loss allowances for ECL are presented in the statement of financial position as follows:

a) Financial assets measured at amortised cost: as a deduction from the gross carrying amount of the assets;

b) Loan commitments and financial guarantee contracts: generally, as a provision;

Modification and De-recognition of financial assets

Modification of financial assets

A modification of a financial asset occurs when the contractual terms governing the cash flows of a financial asset are renegotiated or otherwise modified between initial recognition and maturity of the financial asset. A modification affects the amount and/or timing of the contractual cash flows either immediately or at a future date. The Company renegotiates loans to customers in financial difficulty to maximise collection and minimise the risk of default. A loan forbearance is granted in cases where although the borrower made all reasonable efforts to pay under the original contractual terms, there is a high risk of default or default has already happened and the borrower is expected to be able to meet the revised terms. The revised terms in most of the cases include an extension of the maturity of the loan, changes to the timing of the cash flows of the loan (principal and interest repayment), reduction in the amount of cash flows due (principal and interest forgiveness). Such accounts are classified as stage 3 immediately upon such modification in the terms of the contract.

Not all changes in terms of loans are considered as renegotiation and changes in terms of a class of obligors that are not overdue is not considered as renegotiation and is not subjected to deterioration in staging.

De-recognition of financial assets

A financial asset (or, where applicable, a part of a financial asset or part of a Company of similar financial assets) is de-recognised when the rights to receive cash flows from the financial asset have expired. The Company also de-recognised the financial asset if it has transferred the financial asset and the transfer qualifies for de recognition.

The Company has transferred the financial asset if and only if, either:

- It has transferred its contractual rights to receive cash flows from the financial asset or
- It retains the rights to the cash flows, but has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement or Direct Assignment.

  Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:

- The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
- The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
- The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

In addition, the Company is not entitled to reinvest such cash flows, except for investments in cash or cash equivalents including interest earned, during the year between the collection date and the date of required remittance to the eventual recipients.

A transfer only qualifies for derecognition if either:

- The Company has transferred substantially all the risks and rewards of the asset or
- The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

When the Company has neither transferred nor retained substantially all the risks and rewards and has retained control of the asset, the asset continues to be recognised only to the extent of the Company's continuing involvement, in which case, the Company also recognises an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Company could be required to pay. If continuing involvement takes the form of a written or purchased option (or both) on the transferred asset, the continuing involvement is measured at the value the Company would be required to pay upon repurchase. In the case of a written put option on an asset that is measured at fair value, the extent of the entity's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

(ii) Financial liabilities

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

Classification

The Company classifies its financial liability as "Financial liability measured at amortised cost" except for those classified as financial liabilities measured at fair value through profit and loss (FVTPL).

De-recognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. The difference between the carrying amount of the financial liability derecognised and the consideration paid and payable is recognised in profit or loss.

Offsetting of Financial Assets and Financial Liabilities

The financial assets and financial liabilities are offset and the net amount is reported in the balance sheet when:

- the Company currently has a legally enforceable right to offset the amounts; and
- it intends either to settle them on a net basis or to realize the asset and settle the liability simultaneously.

The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

(iii) Derivative financial instruments

The Company holds derivative to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations. The counterparty for these contracts is generally a bank.

Financial assets or financial liabilities, at fair value through profit or loss:

This category has derivative financial assets or liabilities which are not designated as hedges. Any derivative that is not designated a hedge is categorized as a financial asset or financial liability, at fair value through profit or loss.

Derivatives not designated as hedges are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting exchange gains or losses are included in Statement of Profit and Loss

y. Critical accounting judgements and key sources of estimation uncertainties:

The preparation of the financial statements in conformity with Ind AS requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) and the reported income and expenses during the year. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable.

Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Expected Credit Loss

When determining whether the risk of default on a financial instrument has increased significantly since initial recognition, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and credit assessment and including forward-looking information. In certain cases, the assessment based on past experience is required for future estimation of cash flows which requires significant judgment.

First-Time Adoption – Mandatory Exemption

Overall principle

The Company has prepared the opening balance sheet as per Ind AS as of 1st April 2021 (the transition date) by recognizing all assets and liabilities whose recognition is required by Ind AS, not recognizing items of assets or liabilities which are not permitted by Ind AS, by reclassifying items from previous GAAP to Ind AS as required under Ind AS, and applying Ind AS in measurement of recognized assets and liabilities. However, this principle is subject to the certain exception and certain optional exemptions availed by the Company as detailed below:

De-recognition of financial assets and financial liabilities

The Company has applied the de-recognition requirements of financial assets and financial liabilities prospectively for transactions occurring on or after 1st April 2021 (the transition date).

Classification of debt instruments

The Company has determined the classification of debt instruments in terms of whether they meet the amortized cost criteria or the FVTOCI criteria based on the facts and circumstances that existed as of the transition date.

Impairment of financial assets

The Company has applied the impairment requirements of Ind AS 109 retrospectively; however, as permitted by Ind AS 101, it has used reasonable and supportable information that is available without undue cost or effort to determine the credit risk at the date that financial instruments were initially recognized in order to compare it with the credit risk at the transition date. Further, the Company has not undertaken an exhaustive search for information when determining, at the date of transition to Ind ASs, whether there have been significant increases in credit risk since initial recognition, as permitted by Ind AS 101.

Deemed cost for property, plant and equipment, investment property, and intangible assets

The Company has elected the exemption of previous GAAP carrying value of all its Property, Plant and Equipment, Investment Property, and Intangible Assets recognized as of 1st April 2021 (the transition date) as deemed cost.

Recent accounting pronouncements

The Ministry of Corporate Affairs (MCA) on March 31, 2023 through Companies (Indian Accounting Standards) Amendment Rules, 2023 has notified the following amendments to Ind AS which are applicable for the annual periods beginning on or after April 01, 2023.

a) Ind AS 1 – Presentation of Financial Statements – This amendment requires the Company to disclose its material accounting policies rather than their significant accounting policies.

   The Company will carry out a detailed review of accounting policies to determine material accounting policy information to be disclosed going forward. The Company does not expect this amendment to have any material impact in its financial statements.

b) Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors - This amendment has changed the definition of a "change in accounting estimates" to a definition of "accounting estimates". The amendment clarifies how companies should distinguish changes in accounting policies from changes in accounting estimates. The Company does not expect this amendment to have any material impact in its financial statements.

c) Ind AS 12 – Income Taxes - This amendment has done away with the recognition exemption on initial recognition of assets and liabilities that give rise to equal and offsetting temporary differences.

   The Company does not expect this amendment to have any material impact in its financial statements.

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

		As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
3	**Cash and cash equivalents**			
	Cash on hand	4.06	1.90	1.51
	Balances with banks			
	- in current accounts	2,079.85	241.58	403.38
	- in fixed deposits (with original maturity upto 3 months)	-	1,019.06	322.69
	Total	**2,083.91**	**1,262.54**	**727.58**

Note: Short term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the company and earn interest at the respective short-term deposit rates.

4	**Bank Balances other than cash and cash equivalents**			
	Deposit with banks	1,774.10	2,755.24	95.91
	Total	**1,774.10**	**2,755.24**	**95.91**

Note: Rs. 774 Lakhs as at 31st March 2023 (P.Y. 571 Lakhs) fixed deposits have been lien marked against borrowings.

5	**Trade receivables**			
	Considered good - unsecured			
	Trade receivables	395.34	220.69	62.80
		395.34	220.69	62.80

Trade receivables aging as at March 31, 2023

	Outstanding from due date of payment					
Particulars	**Unbilled due**	**Less than 6 months**	**6 months - 1 year**	**2-3 years**	**More than 3 years**	**Total**
Undisputed trade receivables –considered good	-	395.34	-	-	-	395.34

Trade receivables aging as at March 31, 2022

	Outstanding from due date of payment					
Particulars	**Unbilled due**	**Less than 6 months**	**6 months - 1 year**	**2-3 years**	**More than 3 years**	**Total**
Undisputed trade receivables –considered good	-	220.69	-	-	-	220.69

Trade receivables aging as at April 1, 2021

	Outstanding from due date of payment					
Particulars	**Unbilled due**	**Less than 6 months**	**6 months - 1 year**	**2-3 years**	**More than 3 years**	**Total**
Undisputed trade receivables –considered good	-	62.80	-	-	-	62.80

6 **Loans (Amortised Cost)**

	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
(A) Term loans			
Home Loans	18,430.63	10,034.02	4,561.58
Others Loans	3,407.01	1,166.98	284.12
Total (A) - Gross	**21,837.64**	**11,201.00**	**4,845.70**
Less : Impairment loss allowance	74.12	32.73	15.10
Total (A)	**21,763.52**	**11,168.27**	**4,830.60**
(B) Out of above			
i) Secured by tangible assets			
Mortgage/Property loan	21,837.64	11,201.00	4,845.70
Less : Impairment loss allowance	74.12	32.73	15.10
Total (i)	**21,763.52**	**11,168.27**	**4,830.60**
ii) Unsecured			
Less : Impairment loss allowance	-	-	-
Total (ii)	-	-	-
Total (B) = (i+ii)	21,763.52	11,168.27	4,830.60
(C) Out of above			
(I) Loans in India			
(i) Public sector	-	-	-
Less: Impairment loss allowance	-	-	-
Sub-total (i)	-	-	-
(ii) Others	21,837.64	11,201.00	4,845.70
Less: Impairment loss allowance	74.12	32.73	15.10
Sub-total (ii)	21,763.52	11,168.27	4,830.60
Total (I) = (i+ii)	21,763.52	11,168.27	4,830.60
(II) Loans outside India	-	-	-
Total (C) = (I+II)	21,763.52	11,168.27	4,830.60
Total	21,763.52	11,168.27	4,830.60

6.1 Non Housing loans include Loan against Property, Insurance & Fee and loans given to financial institution for forward lending.

6.2 The Company has entered into an agreement with another financial institution wherein loans are given to individual borrowers for repairs and renovation of house and minor extentions/additions.

6.3 Loan balances also includes the insurance payment made by the Company towards life insurance premium and general insurance premium on behalf of the borrower.

6.4 The Company has not exceeded the prudential exposure with reference to Single Borrower Group Borrower limits during the year.

6.5 Loans given by the Company are secured by equitable mortgage /registered mortgage of the property and assets financed and /or personal guarantees and /or undertaking to create a security and /or hypotheca- tion of asset and are considered appropriate and good.

6.6 The Company has complied with norms prescribed under Housing Finance Companies (RBI) Directions, 2021 for recognizing Non- Performing Assets in preparation of accounts.

6.7 The Company has not granted loans against gold jewellery as collateral.

6.8 In line with master direction issued by RBI vide its circular no RBI/2020-21/73 DOR.FIN.HFC. CC.No.120/03.10.136/2020-21 dated February 17, 2021:, the Company has maintained minimum provision on outstanding Standard Assets.

7	**Investments**			
	Mutual Fund	699.96	-	-
	Total	**699.96**	**-**	**-**
7.1	**Details of Investments in Mutual Fund in India**			
	Amortised Cost	-	-	-
	At FVTPL	699.96	-	-
	Others	-	-	-
	Total	**699.96**	**-**	**-**
8	**Other financial assets**			
	Security deposits	72.91	62.55	6.02
	Interest accrued on Loans and Fixed Deposits	28.76	7.91	45.82
	EIS Receivable on DA (refer note 8.1)	513.71	-	-
	Total	**615.38**	**70.46**	**51.84**

8.1 Under Ind AS, with respect to Assignment deals, Company has created an Excess Interest Spread (EIS) re- ceivable, with corresponding credit to Statement of Proft and loss for the year, which has been computed by discounting EIS to present value on each balance sheet date.

9	**Current tax assets (net)**			
	Advance Tax (Net off Provision)	14.45	12.78	11.05
	Total	**14.45**	**12.78**	**11.05**
10	**Other non-financial asset**			
	Receivable from Government authorities	-	-	0.60
	Prepaid expenses	189.21	45.90	24.14
	Advance to Staff	21.98	21.92	3.29
	Others	93.43	9.86	5.79
	Total	**304.62**	**77.68**	**33.82**

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Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

6.9 Loans to Individuals

An analysis of changes in the gross carrying amount of Housing Loans to Individuals and the corresponding ECL allowances, as follows:

Particulars	Year ended Mar 31, 2023				Year ended Mar 31, 2022				Year ended Mar 31, 2021			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	9,948.96	85.05	-	10,034.01	4,525.72	35.87	-	4,561.59	2,410.41	-	-	2,410.41
New assets originated	11,061.51	-	-	11,061.51	5,786.87	-	-	5,786.87	2,022.05			2,022.05
Assets Derecognized under Direct Assignments	(3,339.08)	-	-	(3,339.08)	-	-	-	-	-	-	-	-
Assets repaid in part or full (excluding write offs, if any)	667.56	6.63	-	674.19	(314.17)	(0.28)	-	(314.45)	129.13	-	-	129.13
Assets written off	-	-	-	-	-	-	-	-	-			-
Transfers to Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 2	(88.26)	88.26	-	0.00	(49.46)	49.46	-	(0.00)	(35.87)	35.87		-
Transfers to Stage 3	(60.82)	-	60.82	-	-	-	-	-	-	-	-	-
Gross carrying amount closing balance	18,189.87	179.94	60.82	18,430.63	9,948.96	85.05	-	10,034.01	4,525.72	35.87	-	4,561.59

*EIR on loans is adjusted in new assets originated.

Reconciliation of ECL allowance for Housing Loans to Individuals is given below:

Particulars	Year ended Mar 31, 2023				Year ended Mar 31, 2022				Year ended Mar 31, 2021			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL opening balance	27.25	1.83	-	29.07	12.03	0.77	-	12.80	5.78	-	-	5.78
New assets originated	18.67	-	-	18.67	-	-	-	-	4.92	-	-	4.92
Assets Derecognized under Direct Assignments	-	-	-	-	-	-	-	-	-	-	-	-
ECL Remeasurements due to changes in EAD / assumptions (Net)	14.69	0.01	-	14.70	16.28	0.00	-	16.28	2.10	0.00	-	2.10
Assets written off	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 2	(2.03)	2.03	-	(0.00)	(1.06)	1.06	-	-	(0.77)	0.77	-	-
Transfers to Stage 3	(9.12)	-	9.12	-	-	-	-	-	-	-	-	-
ECL closing balance	49.46	3.87	9.12	62.44	27.25	1.83	-	29.08	12.03	0.77	-	12.80

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Other Loans

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

Particulars	Year ended Mar 31, 2023				Year ended Mar 31, 2022				Year ended Mar 31, 2021			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	1,159.50	7.48	-	1,166.98	274.25	-	9.87	284.12	214.16	-	-	214.16
New assets originated	2,892.88	-	-	2,892.88	877.76	-	-	877.76	-	-	-	-
Assets repaid in part or full (excluding write offs)	(645.36)	(7.48)	-	(652.84)	14.97	-	(9.87)	5.10	69.96	-	-	69.96
Assets written off	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 2	(21.95)	21.95	-	(0.00)	(7.48)	7.48	-	-	-	-	-	-
Transfers to Stage 3	(6.81)	-	6.81	-	-	-	-	-	(9.87)	-	9.87	-
Gross carrying amount closing balance	3,378.26	21.95	6.81	3,407.02	1,159.50	7.48	-	1,166.98	274.25	-	9.87	284.12

Reconciliation of ECL allowance for Other Loans is given below:

Particulars	Year ended Mar 31, 2023				Year ended Mar 31, 2022				Year ended Mar 31, 2021			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL opening balance	3.48	0.18	-	3.66	0.82	-	1.48	2.30	0.64	-	-	0.64
ECL on New assets originated	8.68	-	-	8.68	2.72	-	-	2.72	-			
ECL Remeasurements due to changes in EAD / assumptions (Net)	(0.67)	-	(0.00)	(0.67)	0.12	0.00	(1.48)	(1.36)	1.66	-	-	1.66
Assets written off	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 2	(0.34)	0.34	-	(0.00)	(0.18)	0.18	-	-	-	-	-	-
Transfers to Stage 3	(1.02)	-	1.02	-	-	-	-	-	(1.48)	-	1.48	-
ECL closing balance	10.13	0.52	1.02	11.67	3.48	0.18	-	3.66	0.82	-	1.48	2.30

Summary of gross carrying amount of loans

Particulars		March 31, 2023	March 31, 2022	April 1, 2021
(i) Undisputed Loans - considered good		21,568.13	11,108.46	4,799.97
(ii) Undisputed Loans - which have significant increase in credit risk		201.89	92.53	35.87
(iii) Undisputed Loans - Credit Impaired		67.62	-	9.87
(iv) Disputed Loans - considered good		-	-	-
(v) Disputed Loans - which have significant increase in credit risk		-	-	-
(vi) Disputed Loans - Credit Impaired		-	-	-

Summary of Impairment loss allowance (Expected Credit Loss)

Particulars	Stage 1	Stage 2	Stage 3	Total
March 31, 2023	59.59	4.39	10.14	74.11
March 31, 2022	30.72	2.00	-	32.74
April 1, 2021	12.85	0.77	1.48	15.10

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6.10 An analysis of changes in the gross carrying amount in relation to undisbursed Committed Loans and the corresponding ECL allowances in relation to loans is, as follows:

Particulars	Year ended Mar 31, 2023				Year ended Mar 31, 2022				Year ended Mar 31, 2021			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
Gross carrying amount opening balance	2,187.05	-	-	2,187.05	53.61	-	-	53.61	-	-	-	-
New assets originated	1,529.44	-	-	1,529.44	2,133.44	-	-	2,133.44	53.61			53.61
Assets Derecognized under Direct Assignments	-	-	-	-	-	-	-	-	-	-	-	-
Assets repaid in part or full (excluding write offs)	8.40	-	-	8.40	-	-	-	-	-	-	-	-
Assets written off	-	-	-	-	-	-	-	-	-			-
Transfers to Stage 1	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 2	(8.40)	8.40	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 3	-	-	-	-	-	-	-	-	-	-	-	-
Gross carrying amount closing balance	3,716.49	8.40	-	3,724.89	2,187.05	-	-	2,187.05	53.61	-	-	53.61

Reconciliation of ECL allowance in relation to Commitments of Loan is given below:

Particulars	Year ended Mar 31, 2023				Year ended Mar 31, 2022				Year ended Mar 31, 2021			
	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total	Stage 1	Stage 2	Stage 3	Total
ECL opening balance	5.27	-	-	5.27	0.13	-	-	0.13	-	-	-	-
New assets originated	5.11	-	-	5.11	5.14	-	-	5.14	0.13	-	-	0.13
Assets Derecognized under Direct Assignments	-	-	-	-	-	-	-	-	-	-	-	-
ECL Remeasurements due to changes in EAD / assumptions (Net)	0.20	-	-	0.20	-	-	-	-	-	-	-	-
Assets written off	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 1	(0.20)	0.20	-	(0.00)	-	-	-	-	-	-	-	-
Transfers to Stage 2	-	-	-	-	-	-	-	-	-	-	-	-
Transfers to Stage 3	-	-	-	-	-	-	-	-	-	-	-	-
ECL closing balance	10.38	0.20	-	10.58	5.27	-	-	5.27	0.13	-	-	0.13

*for ECL calculation on committed loans, Credit Conversion Factor (CCF) is considered for Sanction but not disbursed cases only.

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Notes forming part of the Financial Statements for the year ended March 31, 2023
(Amount in INR lacs, unless otherwise stated)

11 Property, plant and equipment, Other Intangible Assets and Right-of-use Assets

	Property, plant and equipment				Other Intangible assets		Right to use Assets
	Computer equipment's	Furniture and fixtures	Office equipment's	Total	Computer software	Intangible assets under development	Right to use Assets
At deemed Cost*							
Balance as at April 01, 2021	**3.99**	**1.88**	**3.23**	**9.11**	**165.28**	**422.34**	**25.06**
Additions	21.31	-	9.54	30.85	-	338.38	78.38
Disposals	-	-	-	-	-		
Balance as at March 31, 2022	**25.30**	**1.88**	**12.77**	**39.96**	**165.28**	**760.72**	**103.44**
Additions	18.20	8.45	15.24	41.89	250.00	433.45	473.36
Disposals	-	-	-	-	-	250.11	-
Balance as at March 31, 2023	**43.50**	**10.33**	**28.01**	**81.85**	**415.28**	**944.06**	**576.80**
Accumulated depreciation and amortisation							
Balance as at April 01, 2021	-	-	-	-	-	-	-
Charge for the year	3.71	0.25	1.62	5.59	20.14	-	24.43
Adjustments on disposal of assets	-	-	-	-	-	-	-
Balance as at March 31, 2022	3.71	0.25	1.62	5.59	20.14	-	24.43
Charge for the year	10.67	0.76	4.33	15.77	20.14	-	132.34
Adjustments on disposal of assets	-	-	-	-	-	-	-
Balance as at March 31, 2023	**14.38**	**1.03**	**5.95**	**21.36**	**40.28**	**-**	**156.77**
Net block							
Balance as at April 01, 2021	3.99	1.88	3.23	9.11	165.28	422.34	25.06
Balance as at March 31, 2022	21.59	1.63	11.15	34.37	145.14	760.72	79.01
Balance as at March 31, 2023	29.12	9.30	22.06	60.49	375.00	944.06	420.03

*The Company has recognised net book value of property, plant and equipment as on April 1, 2021 under Previous GAAP as deemed cost on transition to Ind AS.

11.1 Intangibles under development ageing schedule

As at March 31, 2023

Intangibles under development	Amount in Intangibles under development for the period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	433.45	338.38	117.47	54.76	944.06
Projects temporarily suspended	-	-	-	-	-

As at March 31, 2022

Intangibles under develop-ment	Amount in Intangibles under development for the period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	338.38	190.89	231.45	-	760.72
Projects temporarily suspended	-	-	-	-	-

As at April 1, 2021

Intangibles under development	Amount in Intangibles under development for the period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
Projects in progress	190.89	231.45	-	-	422.34
Projects temporarily suspended	-	-	-	-	-

Easy Home Finance Limited
Notes forming part of the Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
12 Trade Payables			
Trade payables			
Total outstanding dues of micro enterprises and small enterprises (MSME)	6.75	7.28	-
Total outstanding dues of creditors other than micro enterprises and small enterprises	126.72	35.27	26.66
Total	**133.47**	**42.55**	**26.66**
Particulars			
Principal amount due to suppliers under MSMED Act, as at the year end (since paid)	6.75	7.28	-
Interest accrued and due to suppliers under MSMED Act, on the above amount as at the year end	-	-	-
Payment made to suppliers (other than interest) beyond the appointed day, during the year	-	-	-
Interest paid to suppliers under MSMED Act (other than Section 16)	-	-	-
Interest paid to suppliers under MSMED Act (Section 16)	-	-	-
Interest due and payable to suppliers under MSMED Act, for payments already made	-	-	-
Interest accrued and remaining unpaid at the year end to suppliers under MSMED Act (since paid)	-	-	-

Trade payables aging as at March 31, 2023

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	6.75	-	-	-	6.75
(ii) Others	126.72	-	-	-	126.72
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

Trade payables aging as at March 31, 2022

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	7.28	-	-	-	7.28
(ii) Others	35.27	-	-	-	35.27
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

Trade payables aging as at April 1, 2021

Particulars	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	26.66	-	-	-	26.66
(iii) Disputed dues - MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-

13 Debt securities

Particulars			
(A) At amortised cost			
(I) Secured			
Privately placed redeemable non-convertible debentures	-	500.00	1,000.00
Sub-total (I)		**500.00**	**1,000.00**
(II) Unsecured			
Privately placed partly paid redeemable non-convertible debentures	-	-	-
Borrowings by issue of commercial papers	-	-	-
Sub-total (II)	-	-	-
Total (I + II)	-	500.00	1,000.00
(B) Out of above			
In India	-	500.00	1,000.00
Outside India			
	-	500.00	1,000.00

14 Borrowings (other than debt securities)

(A) In India			
At amortised cost:			
Term loans from banks	4,159.27	501.49	134.06
Term loans from other parties	14,182.76	3,205.59	2,363.46
Total	18,342.02	3,707.08	2,497.52
Outside India	-	-	-
	-	-	-
(B) Out of above			
Secured (Against hypothecation of loans, book debts and other receivables)	18,342.02	3,707.08	2,497.52
Unsecured	-	-	
Total	18,342.02	3,707.08	2,497.52

Note: Refer note 62 for terms of repayment

15 Other financial liabilities

Security deposits	-	-	15.00
Interest accrued	90.34	14.61	10.17
Loan liabilities	-	2,218.57	395.65
Employee related payables	4.67	2.83	51.40
Total	**95.01**	**2,236.01**	**472.22**

16 Provisions

Provision for employee benefits- Gratuity	50.75	28.90	12.66
Provision on other assets	1.64	1.64	0.50
ECL on undisbursed loan commitment (refer note 6.10)	10.58	5.27	0.13
Total	62.97	35.81	13.29

17 Other non-financial liabilities

Advance received from customers	4.80	12.09	0.55
Advance from Vendors	-	2.67	3.52
Unamortised processing fee income	-	-	87.97
Statutory dues	111.88	63.77	19.26
Total	**116.68**	**78.53**	**111.30**

19 Other Equity

Retained Earnings	(701.08)	(1,079.96)	(695.64)
Security Premium	7,215.29	7,215.29	1,075.50
ESOP Reserve	14.60	-	-
Statutory Reserve	94.44	-	-
Total	**6,623.25**	**6,135.33**	**379.86**

Easy Home Finance Limited
Notes forming part of the Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

	As at March 31, 2023		**As at March 31, 2022**		**As at April 1, 2021**	
	Number (Lakhs)	**(Rs in Lakhs)**	**Number (Lakhs)**	**(Rs in Lakhs)**	**Number (Lakhs)**	**(Rs in Lakhs)**
18 Equity share capital						
Authorised						
547 Lakhs (P.Y. 547 Lakhs) Equity Shares of Rs.10 each	547.00	5,470.00	547.00	5,470.00	152.00	1,520.00
53 Lakhs (P.Y. 53 Lakhs) Preference shares of Rs. 10 each	53.00	530.00	53.00	530.00	53.00	530.00
	600.00	**6,000.00**	**600.00**	**6,000.00**	**205.00**	**2,050.00**
Issued, subscribed and fully paid up						
376.73 Lakhs (P.Y. 376.73 Lakhs) Equity shares of Rs 10 each fully paid up.	376.73	3,767.34	376.73	3,767.34	142.88	1,428.80
47.80 Lakhs 0.01% Complusory Convertible Preference Shares of Rs. 10 each fully paid up.	-	-	-	-	47.80	478.00
21.63 Lakhs Partly Paid Equity shares of Rs 1 each.	21.63	21.63	-	-	-	-
	398.36	3,788.97	376.73	3,767.34	190.68	1,906.80
Total	398.36	3,788.97	376.73	3,767.34	190.68	1,906.80

Reconciliation of share capital

Equity shares						
Balance at the beginning of the year	376.73	3,767.34	142.88	1,428.80	142.88	1,428.80
Add : Issued during the period	21.63	21.63	186.05	1,860.54	-	-
Add : Conversion of Preference Shares	-	-	47.80	478.00	-	-
Balance at the end of the year	398.36	3,788.97	376.73	3,767.34	142.88	1,428.80
Complusory Convertible Preference Shares						
Balance at the beginning of the year	-	-	47.80	478.00	47.80	478.00
Less : Conversion into Equity Shares	-	-	(47.80)	(478.00)	-	-
Balance at the end of the year	-	-	-	-	47.80	478.00

Shareholders holding more than 5% of the shares

	As at March 31, 2023		As at March 31, 2022		As at April 1, 2021	
	No. of Shares (Lakhs)	% of shareholding	No. of Shares (Lakhs)	% of shareholding	No. of Shares (Lakhs)	% of shareholding
Equity shares						
M/s. Xponentia Opportunities Fund	139.53	35.03%	139.53	37.04%	-	0.00%
Mr. Rohit Chokhani	78.20	19.63%	66.29	17.60%	4.46	3.12%
Mr. Suresh Prasad Chokhani	66.25	16.63%	66.25	17.59%	66.25	46.37%
M/s. Harbourfront Capital PTE Ltd.	23.26	5.84%	59.43	15.77%	-	0.00%
	307.24	77.12%	331.50	87.99%	70.71	49.49%

Shareholding of Promoters	No. of Shares (Lakhs)	% of shareholding	% change during the year
As at March 31, 2023			
Equity shares			
Mr. Rohit Chokhani	78.20	19.63%	-2.04%
	78.20	**19.63%**	**-2.04%**
As at March 31, 2022			
Equity shares			
Mr. Rohit Chokhani	66.29	17.60%	-14.47%
	66.29	17.60%	-14.47%
As at April 1, 2021			
Equity shares			
Mr. Rohit Chokhani	4.46	3.12%	0.00%
	4.46	3.12%	0.00%

Rights, preferences and restrictions attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. Any fresh issue of equity shares shall rank pari-passu with the existing shares. The shareholders are entitled to dividend, if declared and paid by the Company. In the event of liquidation of the Company, the holder of equity shares will be entitled to receive the remaining assets of the Company, after distribution of all preferential amounts, if any, in proportion to the number of equity shares held by the shareholders.The company has issued 21,62,791 partly paid equity share at ₹ 1 per share at premium of ₹ 33 per share.

Rights, preferences and restrictions attached to preference shares

The preference shareholders are eligible for a minimum preferential dividend of 0.01% per annum. However, since the Company is into losses and since preference dividend is an appropriation item, no effect of the same is taken in the financial statements. In an event of liquidation, the proceeds from the Liquidity Event (less any amounts required by Applicable Law to be paid or set aside for the payment of creditors of the Company, if applicable) shall be paid to the holder of Preference shares in preference to the other holders of all classes of Equity Shares.

Each of the Subscription Shares shall entitle the holder to such number of votes equal to the number of whole or fractional Equity Shares into which such Subscription Shares could then be converted.

Each Subscription Share may be converted into Equity Shares at any time at the option of the holder of the Subscription Shares.

During the Financial Year 2021-22, the entire CCPS has been converted into fully paid equity shares on 1:1 basis.

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

		As at March 31, 2023	As at March 31, 2022
20	**Interest income**		
	Interest Income	2,512.31	919.85
	Interest income on fixed deposits	58.67	38.49
	Total	**2,570.98**	**958.34**
20.1	**Other operating income**		
	Fee Income and other charges	253.34	110.08
	Total	**253.34**	**110.08**
21	**Other income**		
	Profit on sale of investments	209.67	165.02
	Interest income on security deposit	4.91	0.77
	Other income	855.66	200.35
	Total	**1,070.24**	**366.14**
22	**Finance cost**		
	On financial liabilities measured at amortised cost:		
	Borrowings	1,230.41	370.53
	Lease liability	55.59	6.79
	Other borrowing costs	(50.84)	21.56
	Total	**1,235.16**	**398.88**
23	**Impairment on financial instruments**		
	On financial instrument measured at amortised cost		
	Loans	46.70	25.38
	Total	**46.70**	**25.38**

24	**Employee benefits expense**		
	Salary, bonus and allowances	1,583.29	870.46
	Contribution to provident fund and other funds	92.59	48.42
	Staff welfare expenses	38.84	29.01
	Total	**1,714.72**	**947.89**

		As at March 31, 2023	As at March 31, 2022
25	**Other expenses**		
	Rent, rates and taxes	(7.90)	42.09
	Repairs and maintenance	35.25	32.96
	Communication, postage and courier	17.39	12.04
	Printing and stationery	13.97	14.25
	Electricity	16.10	9.50
	Office maintenance	23.39	17.05
	Legal and professional	84.07	103.36
	Travelling and conveyance expenses	85.45	34.77
	Computer expenses	0.09	0.03
	Advertisement and business promotion	27.93	6.48
	Brokerage, Commission and fees	3.01	5.58
	Membership and Subcription Fee	6.23	4.16
	Stamp Duty Expenses	14.34	39.20
	Auditor's remuneration	10.20	9.40
	Goods and service tax	48.00	26.69
	Directors sitting fees	26.20	28.45
	Miscellaneous	19.91	6.57
	Total	**423.63**	**392.58**

25.1 Remuneration to Auditors :

	As at March 31, 2023	As at March 31, 2022
As auditor		
- for statutory audit	6.75	6.75
- for tax audit	0.75	0.75
- for certifications	2.70	1.90
	10.20	9.40

26 Deferred tax Assets/Liabilities (DTA/DTL)

	As at March 31, 2023	As at March 31, 2022
(A) Deferred Tax Assets		
ECL on loans	19.03	-
Security deposit INDAS	21.51	-
outstanding expenses	3.53	-
Lease liabiities	114.67	-
Provisions(Gratuity)	15.43	-
Unamortised fees income	95.06	-
ESOP reserve	3.67	-
C/F losses as per Income Tax	158.08	-
Total (A)	**430.98**	**-**
(B) Deferred Tax Liabilities		
Deferred exp of fees income (EIR)	(62.52)	
Deduction of special reserve as per section 36(1)(viii) of the Income Tax Act, 1961	(13.46)	
Financial instruments (Borrowings) measured at EIR	(43.54)	
Depreciation and amortisation expenses	(38.63)	
ROU	(105.71)	
Total (B)	**(263.86)**	**-**
Total (A-B)	**167.12**	
MAT Credit entitlement (C)	-	
Deferred tax assets/(liabilities) (A-B)	**167.12**	**-**
Deferred tax recorded in other comprehensive income		
Remeasurements of employee benefits through OCI	1.03	

DTA was recognised to the extent of DTL during the previous financial year and was not recognised. Considering the profitability and virtual certainity, Company has recognised the same in the F.Y. 22-23 and hence disclosed only for the current year.

27 Earnings per share

Net loss attributable to equity sharehoders for basic and diluated EPS	472.20	(380.33)
Weighted Average number of equity shares used in computing basic earnings per equity share (Number)	391.01	315.23
Weighted Average number of equity shares used in computing diluted earnings per equity share (Number)	391.01	376.73
Nominal value of shares	10.00	10.00
Earnings per share (Basic)	1.21	(1.21)
Earnings per share (Diluted)	1.21	(1.21)

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

28 Segment Reporting

The Company has only one reportable business segment, i.e. lending to borrowers, which have similar nature of products and services, risk and return profile, type/class of customers and the nature of the regulatory environment (which is banking), risks and returns for the purpose of Ind AS 108 on 'Segment Reporting' specified under section 133 of the Companies Act 2013, read with Rule 7 of the Companies (Accounts] Rules, 2014 . Accordingly, the amounts appearing in the financial statements relate to the Company's single business segment. The Company operates in a single geographical segment i.e. domestic.

29 Transfer of financial assets that are derecognised in their entirety where the Company has continuing involvement

The Company has not transferred any assets that are derecognised in their entirety and continues to have continuing involvement.

30 Changes in liabilities arising from financing activities

The Company does not have any financing activities which affect the capital and asset structure of the Company without the use of cash and cash equivalents.

31 Employee benefit plans

Gratuity

The Company has a gratuity plan for its employee's which is governed by the Payment of Gratuity Act, 1972. The gratuity benefit payable to the employees of the Company is greater of the provisions of the Payment of Gratuity Act, 1972 and the Company's gratuity scheme. Employees who are in continuous service for a period of 5 years are eligible for gratuity. The level of benefits provided depends on the employee's length of service, managerial grade and salary at retirement age. The gratuity plan is non - funded plan.
The following tables summaries the components of net benefit expense recognized in the statement of profit and loss and the funded status and amounts recognized in the balance sheet for the gratuity plan.

Statement of Profit and Loss

Net employee benefit expense recognised in the employee cost

Particulars	March 31, 2023	March 31, 2022
Current service cost	19.95	11.47
Past Service Cost	-	-
Loss/Gain from Settlement	-	-
Interest cost on net defined benefit obligation	1.89	0.78
Net (benefit) / expense	**21.84**	**12.25**
	-	-
Movement in Other Comprehensive Income	-	-
Re-measurements on DBO	-	-
a. Actuarial (loss) / gain from changes in demographic assumptions	-	-
b. Actuarial (loss) /gain from changes in financial assumptions	(2.25)	(0.71)
c. Actuarial (loss) / gain from experience over the past year	2.15	4.71
Balance at end of year (Loss)/Gain	**(0.10)**	**4.00**

Changes in the present value of the defined benefit obligation are as follows:

Particulars	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Opening defined benefit obligation	28.91	12.66	5.03
Current service cost	19.95	11.47	5.58
Interest cost	1.89	0.78	0.32
Remeasurements			
Actuarial loss / (gain) from changes in demographic assumptions			-
Actuarial loss / (gain) from changes in financial assumptions	(2.25)	(0.71)	0.18
Actuarial loss / (gain) from experience over the past year	2.15	4.71	1.55
Closing defined benefit obligation	**50.65**	**28.91**	**12.66**

The principal assumptions used in determining gratuity obligations for the Company's plans are shown below:

Particulars	March 31, 2023	March 31, 2022	March 31, 2021
Salary Escalation	5%	5%	5%
Discount rate	7%	7%	6%
Attrition rate	15%	15%	15%

The discount rate is generally based upon the market yield available on the Government bonds at the reporting date with a term that matches that of the liabilities and the salary growth rate takes account of inflation, seniority, promotion and other relevant factors on long term basis.

Sensitivity analysis

Particulars	As at March 31, 2023	As at March 31, 2022
Increase/(decrease) on present value of defined benefits obligation at the end of the year		
(i) One percentage point increase in discount rate	47.92	27.25
(ii) One percentage point decrease in discount rate	53.67	30.73
(i) One percentage point increase in rate of salary growth rate	53.21	30.68
(ii) One percentage point decrease in rate of salary growth rate	48.24	27.24

Maturity profile

Particulars	As at March 31, 2023	As at March 31, 2022
Within the next 12 months (next annual reporting period)	6.39	2.15
Between 2 and 5 years	29.21	17.50
Between 5 and 10 years	23.62	13.34
More than 10 years	23.98	12.87
Total expected payments	**83.20**	**45.86**

Easy Home Finance Limited
Notes forming part of the Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

32 Contingent liabilities and commitments

(a) The Company has no contingent liabilities as on March 31, 2023; March 31, 2022 and April 1, 2021. The Company has Rs. 13,000/- capital commitment as on 31st March 2023.

(b) Commitments

	As at March 31, 2023	As at March 31, 2022	As at April 1, 2021
Loan Commitments towards Partly Disbursed Loans & Sanction Undisbursed Loans	5,214.85	3,323.22	53.61
	5,214.85	3,323.22	53.61

33 Disclosures as required by Ind AS 116 - Leases are stated below:

The following is the summary of practical expedients elected on initial application:
1. Applied a single discount rate to a portfolio of leases of similar assets in similar economic environment with a similar end date.
2. Applied the exemption not to recognize right-of-use assets and liabilities for leases with less than 12 months of lease term on the date of initial application.

Lease liability movement

Particulars	**As at March 31, 2023**	**As at March 31, 2022**
Opening Balance	84.25	27.74
Addition during the year	473.36	78.38
Interest on Lease Liability	55.59	6.79
Deletion during the year	-	-
Lease rental payment	(157.59)	(28.66)
Balance at the year end	455.61	84.25

Amounts recognised in the Statement of Profit & Loss

Particulars	For the year ended March 31, 2023	For the year ended March 31, 2022
Asset wise depreciation charge of right-of-use assets	132.34	24.43
Interest expense (included in finance cost)	473.36	78.38
Expense relating to short-term leases (included in rent expenses)	(7.90)	42.09
Total	**597.80**	**144.90**

Future Lease Cash Outflow for all leased assets:

Particulars	**As at March 31, 2023**	**As at March 31, 2022**
Not later than one year	166.67	157.59
Later than one year but not later than five years	207.12	373.79
Later than five years	-	-

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

34 Disclosure of transactions with related parties as required by Ind AS 24

Nature of relationship	Name of related party
Person having significant influence	M/s. Xponentia Opportunities Fund
Enterprise where major shareholders have control/ significant influence	Lakshachandi Housing and Infrastrucutre Private Limited
	Lakshachandi Developers Private Limited
	Om-Kailash Finance and Investments Private Limited
Key Managerial Person	Mr. Rohit Chokhani, Managing Director
	Mr. Praveen Agrawal, Whole Time Director & Chief Executive Officer
	Mr. Ravikant Baheti, Chief Financial Officer (ceased w.e.f 9th July 2022)
	Mr. Bikash Kumar Mishra, Chief Financial Officer (w.e.f 30th March 2023)
	Mr. Siddharth Mehta, Company Secretary

B. Details of related party transactions during the year

Name	Nature of transaction	For the Year ended March 31, 2023	For the Year ended March 31, 2022	For the Year ended April 1, 2021
Lakshachandi Housing and Infrastructure Private Limited	Rent Paid	78.06	27.16	22.20
Lakshachandi Developers Private Limited	Rent Paid	3.32	11.00	9.00
Om-Kailash Finance and Investments Private Limited	Rent Paid	4.96	5.84	4.80
Lakshachandi Housing and Infrastructure Private Limited	Security Deposit	23.00	25.00	-
Mr. Rohit Chokhani	Remuneration paid	100.00	100.00	33.33
Mr. Praveen Agrawal	Remuneration paid	93.85	68.80	47.13
Mr. Ravikant Baheti	Remuneration paid	10.14	35.77	28.28
Mr. Siddharth Mehta	Remuneration paid	9.55	2.78	-
Mr. Bikash Kumar Mishra	Remuneration paid	2.70	-	-
Ms. Sneha Kumari	Remuneration paid	-	-	2.57
Ms. Radhika Rungta	Remuneration paid	-	-	4.75

C. Closing balances

Name	Nature of transaction	For the Year ended March 31, 2023	For the Year ended March 31, 2022	For the Year ended April 1, 2021
Lakshachandi Housing and Infrastructure Private Limited	Security Deposit receivable	48.00	25.00	-
Mr. Rohit Chokhani	Remuneration payable	-	-	33.33
Mr. Praveen Agrawal	Remuneration payable	-	-	4.35
Mr. Ravikant Baheti	Remuneration payable	-	-	2.61
Ms. Radhika Rungta	Remuneration payable	-	-	0.45

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

35 Employee Stock Option Schemes (ESOS)

Easy Home Finance Limited had in the previous year announced and adopted EHFL ESOP Plan 2021 for its employees wherein each option represents one equity share of the Company. Nomination and Remuneration Committee constituted by the Board of Directors administers EHFL ESOP Plan 2021.

35.1 EHFL ESOP Plan 2021 - Feb'2022

The shareholders of the Company at their meeting dated February 16, 2022 approved the 'EHFL ESOP Plan 2021' scheme consisting of 8,45,000 stock options representing 8,45,000 fully paid up equity shares of Rs 10 each of the Company to be issued in one or more tranches to eligible employees of the Company. The Nomination and Remuneration Committee constituted by the Board of Directors of the Company has, at its meeting held on dated March 25, 2022, December 19, 2022 and March 29, 2023, granted total 8,38,236 ESOPs, following the intrinsic method of accounting as is prescribed in the Guidance Note issued by the Institute of Chartered Accountants of India on Accounting for Employees Share Based Payments ("the Guidelines"). These options vest 20% each year with effect from the end of one year from the date of Grant and first vesting date i.e. March 25, 2023, whereby the options vest on each vesting date as per the vesting schedule provided in the Scheme.

	Particulars	EHFL ESOP Plan 2021
(i)	Exercise price	The exercise price shall be Rupees 43/- per stock options, as determined in the ESOP Plan.
(ii)	Vesting conditions	On expiry of one year- 20% of options granted
		On expiry of two year- 20% of options granted
		On expiry of three year- 20% of options granted
		On expiry of four year- 20% of options granted
		On expiry of five year- 20% of options granted
(iii)	Maximum term of options granted	5 years from the date of vesting
(iv)	Vesting requirements	Continued employment at the vesting date
(v)	Exercise period	The exercise period shall be determined by the Board of Directors/Nomination and Remuneration Committee in consortium with the liquidity event.
(vi)	Pricing Formula	Calculation is based on fair value method

(vii)	Option movement during the year	EHFL ESOP Plan 2021	
	Particulars	For the year ended Mar 31, 2023	For the year ended Mar 31, 2022
	No. of options outstanding at the beginning of the year	1,72,991	8,45,000
	No. of options granted during the year	1,66,227	6,72,009
	No. of options forfeited/lapsed during the year	-	-
	No. of options exercised during the year	-	-
	No. of options outstanding at the end of the year	6,764	1,72,991
	No. of stock exercisable at the end of the year	-	-

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

36	Statutory reserve (As per the Section 29C of the National Housing Bank Act, 1987) read with section 36 (1) (viii) of Income-tax Act, 1961	**"As at Mar 31, 2023"**	**"As at Mar 31, 2022"**
	Opening balance as at the beginning of the year	-	-
	Add : Transferred from the statement of profit and loss	94.44	-
	Less :Utilised during the year	-	-
	Closing balance as at the end of the year	**94.44**	**-**

Section 29C of The National Housing Bank (NHB) Act, 1987 defines that every housing finance institution which is a Company shall create a reserve fund and transfer therein a sum not less than twenty percent of its net profit every year as disclosed in the statement of profit and loss before any dividend is declared. For this purpose any special reserve created by the Company under Section 36(1) (viii) of Income tax Act 1961, is considered to be an eligible transfer for the purpose of section 29C of the NHB Act, 1987.

Reserve fund under section 29C of National Housing Bank Act, 1987

Particulars	" As at Mar 31, 2023 "	" As at Mar 31, 2022 "
Balance at the beginning of the year		
a) Statutory reserve under section 29C of the National Housing Bank Act, 1987	-	-
b) Amount of special reserve under section 36(1)(viii) of Income-tax Act, 1961 taken into account for the purposes of statutory reserve under Section 29C of the NHB Act, 1987	-	-
c) Total	-	-
Addition/ appropriation/ withdrawal during the year		
Add:		
a) Amount transferred under section 29C of the NHB Act, 1987	40.98	
b) Amount of special reserve under section 36(1)(viii) of Income-tax Act, 1961 taken into account for the purposes of statutory reserve under Section 29C of the NHB Act, 1987	53.46	-
Less:		
a) Amount appropriated from the statutory reserve under section 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the special reserve u/s 36(1)(viii) of Income-tax Act, 1961 taken into account 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	40.98	-
b) Amount of special reserve u/s 36(1)(viii)of Income -tax Act, 1961 taken into account for the purposes of statutory reserve under Section 29C of the NHB Act, 1987	53.46	-
c) Total	**94.44**	**-**

The Company has not withdrawn any amount from Statutory Reserve created u/s 29C of the National Housing Bank Act, 1987 during the year.

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Notes forming part of the Financial Statements for the year ended March 31, 2023
(All amounts in Indian Rupees Lakhs, except as otherwise stated)

37 Maturity analysis of assets and liabilities

The table below shows an analysis of assets and liabilities analysed according to when they are expected to be recovered or settled. With regard to loans and advances to customers, the Company uses the same basis of expected repayment behaviour as used for estimating the EIR. Issued debt reflect the contractual coupon amortisations.

Particulars	As at 31 Mar 2023			"As at 31 Mar 2022"			"As at 31 March 2021"		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Assets									
Financial assets									
Cash and cash equivalents	2,083.91	-	2,083.91	1,262.54	-	1,262.54	727.58	-	727.58
Bank balance other than above	1,774.10	-	1,774.10	2,755.24	-	2,755.24	95.91	-	95.91
Trade Receivables	395.34	-	395.34	220.69	-	220.69	62.80	-	62.80
Loans	354.28	21,409.24	21,763.52	196.05	0,972.22	11,168.27	159.17	4,671.43	4,830.60
Investments	699.96	-	699.96	-	-	-	-	-	-
Other Financial assets	615.38	-	615.38	70.46	-	70.46	51.84	-	51.84
Non-financial Assets									
Current tax assets	14.45	-	14.45	12.78	-	12.78	11.05	-	11.05
Deferred tax assets	-	167.12	167.12	-	-	-	-	-	-
Property, plant and equipment	-	60.49	60.49	-	34.37	34.37	-	9.11	9.11
Intangible assets under development	-	944.06	944.06	-	760.72	760.72	-	422.34	422.34
Right to Use	-	420.03	420.03	-	79.01	79.01	-	25.06	25.06
Other Intangible assets	-	375.00	375.00	-	145.14	145.14	-	165.28	165.28
Other non financial assets	-	304.62	304.62	-	77.68	77.68	-	33.82	33.82
Total assets	**5,937.42**	**23,680.56**	**29,617.98**	**4,517.7**	**12,069.14**	**6,586.90**	**1,108.35**	**5,327.04**	**6,435.39**
Liabilities									
Financial Liabilities									
Payables									-
(i) total outstanding dues MSME	6.75	-	6.75	7.28	-	7.28	-	-	-
(ii) total outstanding dues of creditors other than MSME	126.72	-	126.72	35.27	-	35.27	26.66	-	26.66
Borrowings (Debt security)	-	-	-	500.00	-	500.00	500.00	500.00	1,000.00
Borrowings (other than debt security)	4,817.47	13,524.56	18,342.02	1,102.37	2,604.71	3,707.08	972.55	1,524.97	2,497.52
Lease liabiities	157.59	298.03	455.61	35.10	49.15	84.25	10.92	16.83	27.74
Other Financial liabilities	95.01	-	95.01	2,236.01	-	2,236.01	472.22	-	472.22
Non-financial Liabilities									
Provisions	62.97	-	62.97	35.81	-	35.81	13.29	-	13.29
Other non-financial liabilities	116.68	-	116.68	78.53	-	78.53	111.30	-	111.30
Total Liabilities	**5,383.19**	**13,822.59**	**19,205.76**	**4,030.37**	**2,653.86**	**6,684.23**	**2,106.94**	**2,041.80**	**4,148.73**
Net	**554.23**	**9,857.97**	**10,412.22**	**487.39**	**9,415.28**	**9,902.67**	**(998.59)**	**3,285.24**	**2,286.66**

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Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

38 Change in liabilities arising from financing activities

(a) Changes in capital and asset structure arising from financing activities and investing activities (Ind AS 7 'Statement of Cash Flows')

The Company does not have any financing activities and investing activities which affect the capital and asset structure of the Company without the use of cash and cash equivalents

(b) Changes in liabilities arising from financing activities

Particulars	As at March 31, 2022	Net Cash Flows	Other*	As at March 31, 2023
Borrowings (debt securities)	500.00	(500.00)	-	-
Borrowings other than debt securities	3,707.08	14,807.93	(172.99)	18,342.02
Total	**4,207.08**	**14,307.93**	**(172.99)**	**18,342.02**

Particulars	As at April 1, 2021	Net Cash Flows	Other*	As at March 31, 2022
Borrowings (debt securities)	1,000.00	(500.00)	-	500.00
Borrowings other than debt securities	2,497.52	1,241.40	(31.84)	3,707.08
Total	**3,497.52**	**741.40**	**(31.84)**	**4,207.08**

Particulars	As at April 1, 2020	Net Cash Flows	Other*	As at April 1, 2021
Borrowings (debt securities)	-	1,000.00	-	1,000.00
Borrowings other than debt securities	-	2,513.46	(15.94)	2,497.52
Total	**-**	**3,513.46**	**(15.94)**	**3,497.52**

*EIR adjustment as per IND AS 109

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

39 Capital

Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, Securities premium and all other equity reserves attributable to the equity holders of the Company net of intangible assets. The primary objective of the Company's capital management is safety and security of share capital and maximize the shareholder value.

The Company manages its capital structure in light of changes in economic conditions and the requirements of the financial covenants. The company monitors capital using a gearing ratio, which is total debt divided by net worth. The Company's policy is to keep the gearing ratio at reasonable level of 6-8 times in imminent year while Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 currently permits HFCs to borrow up to 12 times of their net owned funds ("NOF"). The Company includes with in debt, its all interest bearing loans and borrowings.

Capital Adequacy Ratio	"As at 31 March 2023"	"As at 31 March 2022"
CRAR(%)	**60.99%**	**133.89%**
CRAR-Tier I Capital (%)	60.41%	133.30%
CRAR-Tier II Capital (%)	0.58%	0.59%
Amount of subordinated debt raised as Tier II Capital	-	-
Amount raised bu issue Perpetual Debt Instruments	-	-

Particulars	"As at 31 March 2023"	"As at 31 March 2022"
Net Debt	18,342.02	4,207.08
Total Equity	10,412.22	9,902.67
Net Debt to Equity Ratio	1.76:1	0.42:1

"In order to achieve this overall objective, the Company's capital management, amongst other things, aims to ensure that it meets financial covenants attached to the interest-bearing loans and borrowings that define capital structure requirements. Breaches in meeting the financial covenants would permit the bank to immediately call loans and borrowings. There have been no breaches in the financial covenants of any interest-bearing loans and borrowing in the current year.

The Company's Principal financial liabilities comprise loans and borrowings. The main purpose of these financial liabilities is to finance the company's operations. At the other hand company's Principal financial assets include loans and cash and cash equivalents that derive directly from its operations."

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

40 Fair value measurement

Set out below, is a comparison by category of the Company's financial instruments

40.1 Financial instruments (Financial Assets and Financial Liabilities) by category

Particulars	As at March 31, 2023			As at March 31, 2022			As at April 1, 2021		
	FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost	FVTPL	FVOCI	Amortised Cost
Financial Assets									
Cash and cash equivalents	2,083.91	-	-	1,262.54	-	-	727.58	-	-
Bank Balance other than above	1,774.10	-	-	2,755.24	-	-	95.91	-	-
Trade receivables	-	-	395.34	-	-	220.69	-	-	62.80
Loans	-	-	21,763.52	-	-	11,168.27	-	-	4,830.60
Investments	699.96	-	-	-	-	-	-	-	-
Other Financial assets	-	-	615.38	-	-	70.46	-	-	51.84
Total	**4,557.97**	**-**	**2,774.24**	**4,017.78**	**-**	**11,459.42**	**823.49**	**-**	**4,945.24**
Financial Liabilities									
Trade Payables	-	-	133.47	-	-	42.55	-	-	26.66
Debt securities	-	-	-	-	-	500.00	-	-	1,000.00
Borrowings (Other than Debt Securities)	-	-	18,342.02	-	-	3,707.08	-	-	2,497.52
Lease liabilities	-	-	455.61	-	-	84.25	-	-	27.74
Other financial liabilities	-	-	95.01	-	-	2,236.01	-	-	472.22
Total	**-**	**-**	**19,026.11**	**-**	**-**	**6,569.89**	**-**	**-**	**4,024.14**

40.2 Valuation Principles

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

40.3 Fair value hierarchy

In order to show how fair values have been derived, financial instruments are classified based on a hierarchy of valuation techniques. Fair value of the financial instruments is classified in various fair value hierarchies based on the following three levels:

Level 1: Valuation based on quoted market price: financial instruments with quoted prices for identical instruments in active markets that the company can access at the measurement date.

Level 2: Valuation using observable inputs: financial instruments with quoted prices for similar instruments in active markets or quoted prices for identical or similar instruments in inactive markets and financial instruments valued using models where all significant inputs are observable.

Level 3: Valuation technique with significant unobservable inputs: financial instruments valued using valuation techniques where one or more of the significant inputs is not based on observable market data, the fair value is determined using generally accepted pricing models based on a analysis, with the most significant inputs being the discount rate that reflects the credit risk of counterparty.

For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting year.

40.4 Financial assets and liabilities measured at fair value - recurring fair value measurements

Particulars	As at March 31, 2023			As at March 31, 2022			As at April 1, 2021		
	Level-1	Level-2	Level-3	Level-1	Level-2	Level-3	Level-1	Level-2	Level-3
Investments in Mutual funds	699.96	-	-	-	-	-	-	-	-

40.5 Fair value of financial instruments not measured at fair value as at:

Particulars	As at March 31, 2023			As at March 31, 2022			As at April 1, 2021		
	Level-1	Level-2	Level-3	Level-1	Level-2	Level-3	Level-1	Level-2	Level-3
Financial Assets									
Cash and cash equivalents	2,083.91	-	-	1,262.54	-	-	727.58	-	-
Other bank balances	1,774.10	-	-	2,755.24	-	-	95.91	-	-
Trade receivables	-	-	395.34	-	-	220.69	-	-	62.80
Loans	-	-	21,763.52	-	-	11,168.27	-	-	4,830.60
Investments	699.96	-	-	-	-	-	-	-	-
Other Financial assets	-	-	615.38	-	-	70.46	-	-	51.84
Total	**4,557.97**	**-**	**22,774.24**	**4,017.78**	**-**	**11,459.42**	**23.49**	**-**	**4,945.24**
Financial Liabilities									
Trade Payables	-	-	133.47	-	-	42.55	-	-	26.66
Debt securities	-	-	-	-	-	500.00	-	-	1,000.00
Borrowings (Other than Debt Securities)	-	-	18,342.02	-	-	3,707.08	-	-	2,497.52
Lease liabilities	-	-	455.61	-	-	84.25	-	-	27.74
Other financial liabilities	-	-	95.01	-	-	2,236.01	-	-	472.22
Total	**-**	**-**	**19,026.11**	**-**	**-**	**6,569.89**	**-**	**-**	**4,024.14**

41 Transfer of Financial assets

Assignment Deal:

As per term of deals, since substantial risk and rewards related to these assets are transferred to the buyer, the assets have been decrecognised from the balance sheet. The management has evaluated the impact of assignment transactions done during the year for its business model. Based on the future business plan, the company business model remains to hold the assets for collecting contractual cash flows.

The table below summarises the carrying amount of the derecognised financial assets measured at amortised cost and the gain on derecognition.

Particulars	As at March 31, 2023	As at March 31, 2022"	"As at April 1, 2021"
Carrying amount of derecognised financial assets	3,339.08	-	-
Carrying Gain from derecognition	513.71	-	-

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Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

42 Risk Management Objectives and Policies

Risk Management Framework

"The Company's Principal financial liabilities comprise loans and borrowings. The main purpose of these financial liabilities is to finance the Company's operations. At the other hand company's Principal financial assets include loans and cash and cash equivalents that derive directly from its operations.

As a lending institution, Company is exposed to various risks that are related to lending business and operating environment. The Principal Objective in Company 's risk management processes is to measure and monitor the various risks that Company is subject to and to follow policies and procedures to address such risks. Company 's risk management framework is driven by Board and its subcommittees. Company gives due importance to prudent lending practices and have implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer's business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The major types of risk Company face in businesses are credit risk, liquidity risk and interest rate risk."

42.1 Liquidity and funding risk

"The Company monitors asset liability mismatches to ensure there are no imbalances or excessive concentrations on either side of the balance sheet.

The Company continuously monitors liquidity in the market; and as a part of its strategy, it maintains a liquidity buffer to reduce this risk.

The Company maintains a judicious mix of equity and borrowings. The Company continues to diversify its sources of borrowings with an emphasis on longer tenor borrowings. This strategy of balancing varied sources of funds and long tenor borrowings has helped the Company maintain a healthy asset liability position."

42.2 The table below summarises the maturity profile of the undiscounted cash flows of the Company's financial liabilities.

Maturity profile of Financial liabilities

Particulars	As at March 31, 2023			As at March 31, 2022			As at April 1, 2022		
	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total	Within 12 months	After 12 months	Total
Borrowings	4,817.47	3,524.56	18,342.02	1,602.37	2,604.71	4,207.08	1,472.55	2,024.97	3,497.52
Payables	133.47	-	133.47	42.55	-	42.55	26.66	-	26.66
Lease Liabilities	157.59	298.03	455.61	35.10	49.15	84.25	10.92	16.83	27.74
Other Financial Liabilities	95.01	-	95.01	2,236.01	-	2,236.01	472.22	-	472.22
Total	**5,203.54**	**13,822.59**	**19,026.11**	**3,916.03**	**2,653.86**	**6,569.89**	**1,982.35**	**2 ,041.80**	**4,024.14**

42.3 Credit risk

Credit Risk arises from the risk of loss that may occur from the default of Company's customers under loan agreements. Customer defaults and inadequate collateral may lead to higher credit impaired assets. Company address credit risks by using a set of credit norms and policies, which are approved by Board and backed by analytics and technology. Company has implemented a structured and standardized credit approval process, including customer selection criteria, comprehensive credit risk assessment and cash flow analysis, which encompasses analysis of relevant quantitative and qualitative information to ascertain the credit worthiness of a potential customer. Actual credit exposures, credit limits and asset quality are regularly monitored and analysed at various levels. Company has created a robust credit assessment and underwriting practice that enables to fairly price credit risks.
The company has implemented a four prong system of credit assessment comprising underwriting, legal assessments, technical assessments and a fraud/risk containment unit.
"The Company's credit officers evaluate credit proposals on the basis of active credit policies as on the date of approval. The criteria typically include factors such as the borrower's income & obligations, the loan-to-value ratio and demographic parameters subject to regulatory guidelines. Any deviations need to be approved at the designated levels. The various process controls such as PAN Number Check, CERSAI database scrubbing, Credit Bureau Report analysis are undertaken prior to approval of a loan. In addition External agencies such as field investigation agencies facilitate a comprehensive due diligence process including visits to offices and homes.

The Company analyses the portfolio performance of each product segment regularly, and use these as inputs in revising our product programs, target market definitions and credit assessment criteria to meet our twin objectives of combining volume growth and maintenance of asset quality."

42.4 Classification of financial assets under various stages The Company classifies its financial assets in three stages having the following characteristics:
Stage 1: Loans with DPD between 0-30 days are classified as Stage 1. These are unimpaired and without significant increase in credit risk and 12 month ECL is recognised on these loans.
Stage 2: Loans with DPD between 31-90 days are classified as Stage 2. There is a significant increase in credit risk and lifetime ECL is recognised on these loans.
Stage 3: Loans with DPD > 90 days are classified as Stage 3. There is a objective evidence of impairment, and are therefore considered to be in default or otherwise credit impaired and lifetime ECL is recognised on these loans.

Unless identified at an earlier stage, all financial assets are deemed to have suffered a significant increase in credit risk when they are 30 days past due ('DPD') and are accordingly transferred from stage 1 to stage 2. For stage 1 an ECL allowance is calculated based on a 12-month probability of default ('PD'). For stage 2 and 3 assets a time ECL is calculated based on a lifetime PD."

42.5 Impairment Loss Allowance - Expected Credit Loss (ECL)

"Expected Credit Loss (ECL) is a calculation of the present value of the amount expected not to be recovered on a financial asset, for financial reporting purposes. Credit risk is the potential that the obligor and counterparty will fail to meet its financial obligations to the lender. This requires an effective assessment and management of the credit risk at both individual and portfolio level.

The key components of Credit Risk assessment are as below along with with an adjustment considering the forward macro economic scenario:
- Probability of Default (PD): represents the likelihood of default over a defined time horizon.
- Exposure at Default (EAD): represents the gross exposure at the time of default.
- Loss Given Default (LGD): represents the proportion of EAD that is likely loss post-default.

The definition of default is taken as more than 90 days past due for all individual and other loans.

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

Financial instruments other than loans were subjected to simplified ECL approach under Ind AS 109 - 'Financial instruments' and accordingly were not subject to sensitivity of future economic conditions.

42.6 The table below summarises the gross carrying values (excludes undisbursed committed loans and the associated allowance for expected credit loss (ECL) stage wise for total loan portfolio:

Particulars	March 31, 2023		
	Stage 1	Stage 2	Stage 3
Gross carrying value	21,568.13	201.89	67.62
Allowance for ECL	59.59	4.39	10.14
ECL coverage ratio	0.28%	2.17%	15.00%
Particulars	**March 31, 2022**		
	Stage 1	**Stage 2**	**Stage 3**
Gross carrying value	11,108.46	92.53	-
Allowance for ECL	30.72	2.00	-
ECL coverage ratio	0.28%	2.16%	0.00%
Particulars	**April 1, 2021**		
	Stage 1	**Stage 2**	**Stage 3**
Gross carrying value	4,799.97	35.87	9.87
Allowance for ECL	12.85	0.77	1.48
ECL coverage ratio	0.27%	2.15%	15.00%

42.7 Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market factors. Such changes in the values of financial instruments may result from changes in the interest rates, credit, liquidity and other market changes. The Company's exposure to market risk is primarily on account of interest rate risk.

42.8 Interest Rate Risk

The company is subject to interest rate risk, primarily since it lends to customers at rates and for maturity years that may differ from funding sources. Interest rates are highly sensitive to many factors beyond control, including the monetary policies of the Reserve Bank of India, deregulation of the financial sector in India, domestic and international economic and political conditions, inflation and other factors. In order to manage interest rate risk, the company seek to optimize borrowing profile between short-term and long-term loans. The company adopts funding strategies to ensure diversified resource-raising options to minimize cost and maximize stability of funds. Assets and liabilities are categorized into various time buckets based on their maturities and Asset Liability Management Committee supervise an interest rate sensitivity report periodically for assessment of interest rate risks.

"Due to the very nature of housing finance, the company is exposed to moderate to higher Interest Rate Risk. This risk has a major impact on the balance sheet as well as the income statement of the company. Interest Rate Risk arises due to:
i) Changes in Regulatory or Market Conditions affecting the interest rates
ii) Short term volatility
iii) Prepayment risk translating into a reinvestment risk
iv) Real interest rate risk.
In short run, change in interest rate affects Company's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the company to not only quantify the interest rate risk but also to manage it proactively. The company mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further company carries out maturity gap analysis at quarterly intervals to quantify the risk."

42.9 Operational risk

Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events. Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities. The Company recognizes that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management. The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

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Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

43 Disclosure of complaints

(i) Summary information on complaints received by the Company from customers and from the Offices of Ombudsman

Particulars	As at Mar 31, 2023	As at Mar 31, 2022
Complaints received by the Company from its customers		
1. No. of complaints pending at the beginning of the year	-	-
2. No. of complaints received during the year	10	5
3. Number of complaints disposed during the year	10	5
3.1 Of which, number of complaints rejected by the NBFC	-	-
4. No. of complaints pending at the end of the year	-	-
Maintainable complaints received by the NBFC from Office of Ombudsman		
1. No. of complaints pending at the beginning of the year	-	-
2. No. of complaints received during the year	6	2
3. Number of complaints disposed during the year	6	2
3.1 Of which, number of complaints rejected by the NBFC	-	-
4. No. of complaints pending at the end of the year	-	-

Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in Integrated Ombudsman Scheme, 2021 (Previously The Ombudsman Scheme for Non-Banking Financial Companies, 2018) and covered within the ambit of the Scheme.

(ii) Top five grounds of complaints received by the Company from customers:

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	6
During the Financial Year 2022-23					
Ground- 1	-	-	0.0%	-	-
Ground- 2	-	-	0.0%	-	-
Ground- 3	-	-	0.0%	-	-
Ground- 4	-	-	0.0%	-	-
Ground- 5	-	-	0.0%	-	-
Ground- 6	-	-	0.0%	-	-
Ground- 7	-	-	0.0%	-	-
Ground- 8	-	-	0.0%	-	-
Ground- 9	-	-	0.0%	-	-
Ground- 10	-	16	128.6%	-	-
Total	**-**	**16**		**-**	**-**

During the Financial Year 2021-22					
Ground- 1	-	-	0.0%	-	-
Ground- 2	-	-	0.0%	-	-
Ground- 3	-	-	0.0%	-	-
Ground- 4	-	-	0.0%	-	-
Ground- 5	-	-	0.0%	-	-
Ground- 6	-	-	0.0%	-	-
Ground- 7	-	-	0.0%	-	-
Ground- 8	-	-	0.0%	-	-
Ground- 9	-	-	0.0%	-	-
Ground- 10	-	7	600.0%	-	-
Total	**-**	**7**		**-**	**-**

Note: The list of grounds of complaints given below are indicative only.

1. Credit Cards	2. Difficulty in operation of accounts	3. Mis-selling	4. Recovery Agents/ Direct Sales Agents
5. Loans and advances	6. Levy of charges without prior notice/ excessive charges/ foreclosure charges	7. Non-observance of fair practices code	8. Staff behaviour
9. Facilities for customers visiting the office/ adherence to prescribed working hours, etc.		10. Others	

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44 Corporate governance

1) Composition of the Board

Sl. No	Name of Director	Director since	"Capacity (i.e. Executive/ Non- Executive/ Chairman/ Promoter nominee/ Independent)"	DIN	Number of Board Meetings		No. of other Director- ships	Remuneration(Rs in Lacs)			No. of shares held in and convertible instruments held in the NBFC
					Held	Attended		Salary and other compensation	Sitting Fee	Commission	
1	Mr. Debabrata Sarkar	2017	Chairman	2502618	5	5	9	-	2.5	-	72,000
2	Mr. Venkateshwara Rao Thallapaka	2017	Independent Director	5273533	5	4	8	-	2.0	-	72,000
3	Mr. Rajinder Singh Loona	2018	Independent Director	2305074	5	5	2	-	2.5	-	-
4	Mr. Sanjay Jain	2019	Independent Director	7436287	5	5	3	-	2.5	-	2,86,000
5	Mr. Shinji Kimura	2019	Nominee Director	8627629	2**	1*	0	-	-	-	-
6	Mr. Perumal Srinivasan	2021	Nominee Director	365025	5	5	13	-	-	-	-
7	Ms. Divya Sutar	2021	Nominee Director	9271834	5	5	0	-	-	-	-
8	Mr. Rohit Chokhani	2017	Managing Director (Executive)	1984506	5	5	4	100.0	-	-	78,19,541
9	Mr. Praveen Agrawal	2021	Whole Time Director (Executive)	8064084	5	5	0	93.8	-	-	2,78,000
10	Mr. Sho Nakagawa	2022	Nominee Director	8425187	3**	3	2	-	-	-	-

*Mr. Sho Nakagawa, Alternate Director to Nominee Director (i.e. Mr. Shinji Kimura) had attended one meeting of the Board in place of Mr. Kimura.

**Mr. Shinji Kimura ceased to be on the Board of the Company with effect from August 03, 2022 and Mr. Sho Nakagawa was appointed on the Board with effect from August 04, 2022, accordingly, their Attendance in the meeting is considered.

2) Details of change in composition of the Board during the current and previous financial year.

Sl. No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	"Nature of change (resignation, appointment)"	Effective date
1	Debabrata Sarkar	Non-Executive Non-Independent Director	Re-appointment, post completion of first tenure.	07.08.2022
2	Venkateswara Rao Thallapak	Independent Director	Re-appointment for 2nd term of five years	07.08.2022
3	Shinji Kimura	Nominee Director	Resignation	03.08.2022
4	Sho Nakagawa	Nominee Director	Appointment & Cessation	07.06.2022 & 03.08.2022

3) Where an independent director resigns before expiry of her/ his term, the reasons for resignation as given by her/him

Sl. No.	Name of Directors	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Reason of Change	Effective date
1	Nil	Nil	Nil	Nil

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Notes forming part of the Financial Statements for the year ended March 31, 2023

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4) Details of any relationship amongst the directors inter-se shall be disclosed: Nil

5) Committees of the Board and their composition

Sl. No.	Names of the committees of the Board
a	Audit Committee
b	Nomination and Remuneration committee
c	Risk Management Committee
d	IT Strategy Committee
e	Independent Director Committee

5 (a) Below are the details for'Audit Committee

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. Venkateshwara Rao Thallapaka (Chairman)	August 07, 2018	Independent Director	5	5	72,000
2.	Mr. Rajinder Singh Loona	August 07, 2018	Independent Director	5	5	-
3.	Mr. P R Srinivasan (Member)	March 25, 2022	Nominee Director	5	5	-

5 (b) Below are the details for Nomination and Remuneration Committee

Sl. No.	Name of Director	Member of Committee since	"Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)"	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. Rajinder Singh Loona (Chairman)	August 07, 2018	Independent Director	4	4	-
2.	Mr. Debabrata Sarkar (Member)	August 07, 2018	Chairman & Non-Executive Director	4	4	72,000
3.	Mr. Sanjay Jain (Member)	March 25, 2022	Independent Director	4	4	2,86,000

5 (c) Below are the details for Risk Management Committee

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. Debabrata Sarkar	Member since August 07, 2018 and Chairman since March 25, 2022	Chairman & Non-Executive Director	4	4	72,000
2.	Mr. Venkateshwara Rao Thallapaka (Member)	August 07, 2018	Independent Director	4	3	72,000
3.	Mr. Praveen Kumar Agrawal (Member)	March 25, 2022	Whole Time Director (Executive)	4	4	2,78,000
4.	Mr. Rohit Chokhani (Member)	August 07, 2018	Managing Director (Executive)	4	4	78,19,541

5 (d) Below are the details for IT Strategy Committee

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. P R Srinivasan (Chairman)	March 25, 2022	Nominee Director	2	2	-
2.	Mr. Venkateshwara Rao Thallapaka (Member)	August 07, 2018	Independent Director	2	1	72,000
3.	Mr. Debabrata Sarkar (Member)	August 07, 2018	Chairman & Non-Executive Director	2	2	72,000
4.	Mr. Rohit Chokhani (Member)	August 07, 2018	Managing Director (Executive)	2	2	78,19,541

5 (e) Below are the details for Independent Director Committee

Sl. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the Company
				Held	Attended	
1.	Mr. R. S. Loona	August 08, 2018	Independent Director	1	1	-
2.	Mr. Venkateshwara Rao Thallapaka	August 07, 2018	Independent Director	1	0	72,000
3.	Mr. Sanjay Jain	September 07, 2018	Independent Director	1	1	2,86,000

6) General Body Meetings, details of the date, place and special resolutions passed at the General Body Meetings as per below:

Sl. No.	Type of Meeting (Annual/ Extra Ordinary)	Date and Place	Special resolutions passed
1	Annual	29.08.2022 via Video Conferencing at the Registered Office of the Company	• Appointment of Mr. Thallapaka Venkateshwara Rao (T V Rao) (DIN: 05273533) as an Independent Director for 2nd Consecutive term of 5 Years. • Fixation of the Remuneration of Mr. Rohit Chokhani, Managing Director of the Company for the Financial Year 2022-23. • Approval of the Enhanced Borrowing Powers as per the limits prescribed under NHB Regulations or upto the limit of INR 600 Crore.
2	Extra Ordinary	30.06.2022 through Video Conferencing at the Registered Office of the Company	• Approval of offer and issue of partly paid-up Equity Shares by way of private placement to the identified investors.

7) Details of non-compliance with requirements of Companies Act, 2013. Details and reasons of any default in compliance with the requirements of Companies Act, 2013, including with respect to compliance with accounting and secretarial standards:

The Company has complied all the compliances with requirements of Companies Act, 2013 including with respect to compliance with accounting and secretarial standards.

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(All amounts in Indian Rupees Lakhs, except as otherwise stated)

45 **Related Party Disclosure**

Related Party / Items	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management Personnel		Relatives of Key Management Personnel		Others		Total	
	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous year	Current year	Previous Year	Current year	Previous Year	Current year	Previous year
Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement of deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-	-	-	-	-		
Inter-corporate deposits placed	-	-	-	-	-	-	-	-	-	-	-	-	-	-
O/s balance at the year end- Inter-corporate deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed/ other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest received	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest O/s	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shares Buyback	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Others	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Security deposit Paid	-	-	-	-	-	-	-	-	-	-	23.00	25.00	23.00	25.00
Remuneration & Sitting Fee Paid	-	-	-	-	-	-	216.24	207.35	-	-	-	-	216.24	207.35
Expenses Paid	-	-	-	-	-	-	-	-	-	-	86.34	44.00	86.34	44.00

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

46 Sectoral exposure

Sectors	As at Mar 31, 2023			As at Mar 31, 2022		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	% of GNPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	% of GNPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	-	-	-	-
2. Industry	-	-	-	-	-	-
i....	-	-	-	-	-	-
ii....	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total of Industry (i+ii+...+Others)	-	-	-	-	-	-
3. Services	-	-	-	-	-	-
i....	-	-	-	-	-	-
ii....	-	-	-	-	-	-
Others	-	-	-	-	-	-
Total of Services (i+ii+...+Others)	**-**	**-**	**-**	**-**	**-**	**-**
4. Commercial Real Estate						
4.1 Of which, Builders /Developers for developing residential property	-	-	-	-	-	-
4.2. Any other CRE	-	-	-	-	-	-
Total of Commercial Real Estate	**-**	**-**	**-**	**-**	**-**	**-**
5. Personal Loans **						
i) Housing Finance Loans	21,961.69	60.81	0.28%	12,192.47	-	0.00%
ii) Non-Housing Finance Loans	3,600.84	6.81	0.19%	1,195.58	-	0.00%
6. Others, if any	**-**	**-**	**-**	**-**	**-**	**-**
Total	**25,562.53**	**7.62**	**0.26%**	**13,388.04**	**-**	**0.00%**

** Total exposure includes committed loans and excludes Portfolio sold under Direct Assignment.

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

47 First time adoption of Ind AS

"These financial statements, for the year ended March 31, 2023, are the first financial statements, the Company has prepared in accordance with Ind AS. For periods upto and including the year ended March 31, 2022, the Company prepared its financial statements in accordance with the Companies (Accounting Standards) Rules, 2006 (as amended) specified under section 133 of the Companies Act 2013 ("the Act"), read with the Companies (Accounts) Rules, 2014 (""Indian GAAP"" or ""Previous GAAP"").

Accordingly, the Company has prepared financial statements which comply with Ind AS applicable for the year ended on March 31, 2023, together with the comparative period as at and for the year ended March 31, 2022, as described in the summary of significant accounting policies. In preparing these financial statements, the Company's opening balance sheet was prepared as at April 1, 2021, the Company's date of transition to Ind AS. This note explains the principal adjustments made by the Company in restating its Previous GAAP financial statements, including the balance sheet as at April 1, 2021 and the financial statements as at and for the year ended March 31, 2022."

Exemptions applied

Ind AS 101 allows first-time adopter certain exemptions from the retrospective application of requirements under Ind AS. The Company has applied the following exemptions:

(i) The Company has elected to avail exemption under Ind AS 101, to measure all of its property, plant and equipment and intangible assets at their respective carrying values as per the statement of financial position prepared in accordance with Previous GAAP.

(ii) Ind AS 101 requires a first time adopter to apply the de-recognition provisions of Ind AS 109 prospectively for transactions occurring on or after the date of transition to Ind AS, however, Ind AS 101 allows a first time adopter to apply the de-recognition requirements in Ind AS - 109 retrospectively, provided that the information needed to apply Ind AS - 109 to financial assets and financial liabilities derecognised as a result of past transactions was obtained at the time of initially accounting for those transactions. The Company has elected to apply the de-recognition provisions of Ind AS 109 prospectively from the date of transition to Ind AS.

(iii) Ind AS 101 requires a Company to assess classification and measurement of financial assets on the basis of facts and circumstances that exist at the date of transition to Ind AS. The Company has assessed the same accordingly.

Reconciliation of total equity between Previous GAAP and Ind AS

		As at March 31, 2022	As at April 1, 2021
Total equity under Previous GAAP		10,039.46	2,344.34
Accounting for leases under Ind AS 116	(a)	(5.25)	(2.68)
Amortised cost accounting for security deposits	(b)	(0.13)	(0.05)
Amortised cost accounting for fees income and expense on loan asset	(c)	(142.19)	(59.64)
Amortised cost accounting for cost on borrowings	(d)	20.09	5.94
Allowance of expected credit losses on loans	(e)	(9.31)	(1.25)
Re-measurement of defined benefit plans	(f)	-	-
Deferred tax impact of Ind AS adjustments	(g)	-	-
Total equity under Ind AS		**9,902.67**	**2,286.66**

Reconciliation of statement of profit and loss for the year ended March 31, 2022

		As at March 31, 2022
Net profit after tax as per previous GAAP		(305.22)
Impact on profit/(loss) of Ind AS adjustments		
Accounting for leases under Ind AS 116	(a)	(2.57)
Amortised cost accounting for security deposits	(b)	(0.08)
Amortised cost accounting for fees income and expense on loan asset	(c)	(82.56)
Amortised cost accounting for cost on borrowings	(d)	14.15
Allowance of expected credit losses on loans	(e)	(8.05)
Re-measurement of defined benefit plans	(f)	3.99
Net profit after tax under Ind AS		(380.34)
Other comprehensive income (net of tax)		(3.99)
Total comprehensive income under Ind AS		**(384.33)**

First time adoption of Ind AS (continued)

Notes to the reconciliation between Previous GAAP and Ind AS

(a) Accounting for leases under Ind AS 116

Under Previous GAAP, lessee classified a lease as operating or finance lease based on whether or not the lease transferred substantially all risk and rewards incidental to the ownership of an asset. Operating leases were expensed in the statement of profit and loss. Pursuant to application of Ind AS 116, for operating leases other than those for which the Company has opted for short-term or low value exemption, right-of-use assets and lease liabilities is recognised. Right-of-use asset is amortised over the lease term or useful life of the leased assets, whichever is lower and lease liabilities is subsequently measured at amortised cost and interest expense is recognised. The Company has opted for modified retrospective approach and accordingly the lease liability is measured at present value of the remaining lease payments as at the date of transition.

(b) Amortised cost accounting for security deposits

Under Previous GAAP, interest free security deposits were recognised at their transaction value. Under Ind AS, these deposits are initially recognised at fair value and subsequently measured at amortised cost at the end of each reporting period. Accordingly, the difference between transaction value and fair value of these deposits is recognised as Prepaid expense and is amortised over the period of the lease term or agreement of deposit, respectively. Further, interest is accrued on present value of these security deposits.

(c) Interest income measured using effective interest method

Under Previous GAAP, origination fees and transaction costs charged to customers was recognised upfront. Under Ind AS, such fees and costs is amortised over the expected life of the loan assets and recognised as interest income using effective interest method.

(d) Transaction cost measured using effective interest method

Under Previous GAAP, the transaction costs related to borrowings were recognised upfront in the Statement of profit and loss/ securities premium. Under Ind AS, such costs are amortised over the contractual term of the borrowing and recognised as interest expense using effective interest method in the Statement of profit and loss.

(e) Impairment Allowance for expected credit loss

Under Previous GAAP, the provisioning on overdue assets was as per management estimates, subject to the minimum provision required as per Master Direction- Non Banking Financial Company - Systematically Important Non Deposit taking Company and Deposit Taking Company (Reserve Bank) Directions, 2016. Under Ind AS, impairment allowance is calculated as per expected credit loss method. (Refer ECL policy for details).

(f) Re-measurement of defined benefit plans

Under Previous GAAP, the Company had not presented other comprehensive income separately and the actuarial gains/losses on defined benefit plans were recognised in the statement of profit and loss. Under Ind AS, these actuarial gains and losses form part of remeasurement of net defined benefit obligations and are recognised in other comprehensive income.

(g) Regrouping and reclassifications

Appropriate regrouping/reclassification adjustments have been carried out as per Ind AS, wherever required, by reclassification of the corresponding items of income, expenses, assets and liabilities, in order to bring them in line with the requirements of the Ind AS.

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Notes forming part of the Financial Statements for the year ended March 31, 2023

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48 The following additional disclosures have been prepared on the basis of Ind AS and given in terms of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, Notification no. DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021 issued by RBI and is given below:

48.1 Summary of Significant Accounting Policies

The accounting policies regarding key areas of operations are disclosed as Note 2 of accounting policy to the Financial Statement for the year ended Mar 31, 2023.

48.2 Investments

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Value of investments		
(i) Gross value of investments		
(a) In India	699.96	-
(b) Outside India	-	-
(ii) Provision for depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments		
(a) In India	699.96	-
(b) Outside India	-	-
Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / written-back of excess provisions during the year	-	-
(iv) Closing balance	-	-

48.3 Derivatives

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

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
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 housing finance companies upon entering into swaps	-	-
(iv) Concentration of credit risk arising from the swaps	-	-
(v) The fair value of the swap book	-	-

Note: There are no derivative transactions during the year/ previous year

Exchange Traded Interest Rate (IR) Derivative

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	-	-
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on end of year (instrument-wise)	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise)	-	-
Note: There are no derivative transactions during the year/ previous year		

Disclosures on risk exposure in derivatives - Qualitative Disclosure

The Company has no transactions/exposure in derivatives in the current and previous year.

Disclosures on risk exposure in derivatives - quantitative disclosure

Particulars	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)	-	-
(ii) Marked to market positions [1]	-	-
(a) Assets (+)	-	-
(b) Liability (-)	-	-
(iii) Credit exposure [2]	-	-
(iv) Unhedged exposures	-	-

Note: There are no derivative transactions during the current year/ previous year.

48.4 Unhedged foreign currency exposure

The Company has not any unhedged foreign currency exposures.

48.5 Securitisation

Particulars	Numbers	Amount
1. Number of Special Purpose Entities (SPV's) sponsored by the Housing Finance Company ('HFC') for securitisation transactions	-	-
2. Total amount of securitised assets as per books of the SPVs sponsored	-	-
3. Total amount of exposures retained by the HFC towards the Minimum Retention Requirement (MRR) as on the date of balance sheet	-	-
(I) Off-balance sheet exposures towards credit concentration	-	-
(II) On-balance sheet exposures towards credit concentration	-	-
4. Amount of exposures to securitisation transactions other than MRR	-	-
I) Off-balance sheet exposures towards credit concentration	-	-
a) Exposure to own securitizations	-	-
b) Exposure to third party securitisations	-	-
(II) On-balance sheet exposures towards credit concentration	-	-
a) Exposure to own securitizations	-	-
b) Exposure to third party securitisations	-	-

Note: There are no Securitization transactions during the current year/ Previous year.

Details of financial assets sold to Securitisation/ Reconstruction company for Asset Reconstruction

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
(i) No. of accounts	-	-
(ii) Aggregate value (net of provisions) of accounts sold to Securitisation Company / Reconstruction Company	-	-
(iii) Aggregate consideration	-	-
(iv) Additional consideration realized in respect of accounts transferred in earlier years	-	-
(v) Aggregate gain / loss over net book value	-	-

Note: There are no securitization transactions during the current year/ previous year

Details of assignment transactions undertaken by HFCs

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
(i) Number of accounts	487.00	-
(ii) Aggregate value (net of provisions) of accounts assigned	3,339.08	-
(iii) Aggregate consideration	3,339.08	-
(iv) Additional consideration realized in respect of accounts transferred in earlier years	-	-
(v) Aggregate gain / loss over net book value	513.71	-

Note: Direct Assignment sale transaction has been started from the current financial year.

48.6 Details of non-performing financial assets purchased / sold

A. Details of non-performing financial assets purchased:

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
1. (a) Number of accounts purchased during the year	-	-
(b) Aggregate outstanding	-	-
2. (a) Of these, number of accounts restructured during the year	-	-
(b) Aggregate outstanding	-	-

B. Details of non-performing financial assets sold:

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
1. Number of accounts sold	-	-
2. Aggregate outstanding	-	-
3. Aggregate consideration received	-	-

48.8 Exposure

Exposure to Real Estate Sector

Category	As at 31 Mar 2023	As at 31 Mar 2022
A. Direct exposure		
i) Residential mortgages-		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits.	21,674.00	11,058.04
ii) Commercial real estate-		
Lending secured by mortgages on commercial real estate (office buildings, retail space, multipurpose commercial premises, multifamily residential buildings, multi tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits.	-	-
- Non Fund Based Exposure to CRE	-	-
iii) Investments in Mortgage Backed Securities (MBS) & other securitised exposures		
a. Residential	-	-
b. Commercial Real Estate	-	-
B. Indirect exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-
Total Exposure to Real Estate Sector	**21,674.00**	**11,058.04**

Exposure to Capital Market

The Company has no exposure to capital market directly or indirectly in the current and previous year.

Details of Financing of parent company products

There is no financing of parent company products.

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

The Company has not exceeded the Single Borrower Limit and Group Borrower Limit as prescribed by NHB.

Details of Unsecured Advances

The Company has not given any unsecured loans.

Exposure to group companies engaged in real estate business

Description	Amount	% of owned fund
i) Exposure to any single entity in a group engaged in real estate business	-	-
ii) Exposure to all entities in a group engaged in real estate business	-	-

48.9 Other disclosures

Registration obtained from other financial sector regulators

The Company has not obtained registration from any other Finance sector regulator

Disclosure of Penalties imposed by NHB/RBI and other statutory authorities

NHB/RBI/IRDA or any other regulator has not imposed any Penalty on the Company in current year and previous year.

Related Party Transactions

Details of all material transactions with related parties are disclosed in Note 33 to Financial Statements.

Group Structure

The Company is Standalone Company having no Holding or Subsidiares or Associate Companies. Hence Diagrammatic representation of group structure is not disclosed.

Intra-group exposures

There are no intra group exposures in current year and previous year

Remuneration to Directors

Remuneration to Directors of the company covered under the Companies Act, 2013 and relevant provision of Standard of Auditing. Such details are disclosed related party in note 33 and will also be part of Director Report including its annexures.

Mangement

Refer to the Management Discussion and Analysis report for the relevant disclosures.

Rating assigned by Credit Rating Agencies and migration of rating during the year.

During the year, CRISIL has reaffirmed the rating of 'BBB-' Stable Outlook (Long Term Facilities- Rs 90 crores) on January 24, 2023.

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

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

Revenue Recognition

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

Consolidated Financial Statements (CFS)

The company has no subsidiaries and holding company.

49 Provisions and Contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
1. Provisions for depreciation on investment	-	-
2. Provision made towards income-tax	-	-
3. Provision towards sub standard, doubtful and loss assets	10.14	-
4. Other provision and contingencies (with details)	**81.97**	**41.45**
Expected Credit Loss (Expenses) on Loan Commitment- Ind AS	10.58	5.27
Gratuity, compensated absences	50.75	28.90
Provision for expenses	20.64	7.28

Break up of loan and advances and provisions thereon

Particulars	Housing loans		Non-Housing loans	
	As at 31 Mar 2023	As at 31 Mar 2022	As at 31 Mar 2023	As at 31 Mar 2022
Standard assets				
a) Total outstanding amount	8,369.81	10,034.02	3,400.21	1,166.98
b) Provisions made	53.33	29.07	10.65	3.66
Sub-standard assets				
a) Total outstanding amount	60.82	-	6.81	-
b) Provisions made	9.12	-	1.02	-
Doubtful assets – Category-I				
a) Total outstanding amount	-	-	-	-
b) Provisions made	-	-	-	-
Doubtful assets – Category-II				
a) Total outstanding amount	-	-	-	-
b) Provisions made	-	-	-	-
Doubtful assets – Category-III				
a) Total outstanding amount	-	-	-	-
b) Provisions made	-	-	-	-
Loss assets				
a) Total outstanding amount	-	-	-	-
b) Provisions made	-	-	-	-
Total				
a) Total outstanding amount	8,430.63	10,034.02	3,407.02	1,166.98
b) Provisions made	62.45	29.07	11.68	3.66

Draw Down from Reserves

There has been no draw down from special reserve u/s 36(1)(viii) of Income -tax Act, 1961 or statutory reserve under Section 29C of the NHB Act, 1987 during the current year.

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Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

48.7 Assets Liability Management

Maturity pattern of certain items of Assets and Liabilities as on March 31, 2023

Particulars	1 to 7 days	8 to 14 days	15 days to 30/31 days (one month)	Over 1 month & up to 2 months	Over 2 months & up to 3 months	Over 3 months & up to 6 months	Over 6 month & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years	Total
Liabilities											
Deposits	-			-	-	-	-	-	-	-	-
Borrowings from Bank/FI	112.59	18.20	250.69	385.34	346.51	1,206.30	2,497.83	9,168.24	4,120.36	235.97	18,342.02
Market Borrowing	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	24.80	2.77	-	27.91	28.26	86.88	183.66	855.88	1,061.53	19,491.83	21,763.52
Investments in Mutual funds	699.96	-	-	-	-	-	-	-	-	-	699.96
Investments in Fixed deposit	30.50	30.50	-	253.00	-	-	1,000.10	-	175.00	285.00	1,774.10
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

"*The residual maturity profile of Assets and Liabilities is carried out based on the estimates and assumptions regarding behavioural pattern of pre-payments/maturities/ renewals and Commitments. "

Note: Foreign currency liabilities and foreign currency assets are Nil

Maturity pattern of certain items of Assets and Liabilities as on March 31, 2022

Particulars	1 to 7 days	8 to 14 days	15 days to 30/31 days (one month)	Over 1 month & up to 2 months	Over 2 months & up to 3 months	Over 3 months & up to 6 months	Over 6 month & up to 1 year	Over 1 year & up to 3 years	Over 3 years & up to 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-		-	-	-	-	-	-	-
Borrowings from Bank/FI	-	-	559.44	64.76	164.95	235.76	577.46	1,670.72	561.66	372.34	4,207.08
Market Borrowing	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	-	-	13.25	14.67	15.78	49.01	103.35	521.72	583.46	9,867.04	11,168.27
Investments in Fixed deposit	-	-	679.37	150.97	188.72	264.20	603.89	1,887.15	-	-	3,774.30
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

"*The residual maturity profile of Assets and Liabilities is carried out based on the estimates and assumptions regarding behavioural pattern of pre-payments/maturities/ renewals and Commitments."

Note: Foreign currency liabilities and foreign currency assets are Nil

50 Concentration of public deposits, advances, exposures and NPAs

The Company is non public deposit taking housing finance company and has not accepted any public deposits during the current year or previous years.

51 Concentration of loans and advances

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Total loans and advances to twenty largest borrowers	527.51	596.11
Percentage of loans and advances to twenty largest borrowers to total advances of the HFC	2.45%	5.29%

52 Concentration of all Exposure (including off-balance sheet exposure)

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Total exposure to twenty largest borrowers/ customers	527.51	596.11
Percentage of exposures to twenty largest borrowers/ customers to total exposure of the HFC on borrowers/ customers	2.45%	5.29%

53 Concentration of NPAs

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Total exposure to top ten NPA accounts	67.62	-

54 Sector-wise NPAs - Percentage of NPAs to total advances in that sector

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
A. Housing loans:		
1. Individuals	0.28%	0.00%
2. Builders/Project loans	0.00%	0.00%
3. Corporates	0.00%	0.00%
4. Others (specify)	0.00%	0.00%
B. Non-Housing loans:		
1. Individuals	0.03%	0.00%
2. Builders/Project loans	0.00%	0.00%
3. Corporates	0.00%	0.00%
4. Others (specify)	0.00%	0.00%

Above details are as per on balance sheet portfolio

55 Movement of NPAs

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
(I) Net NPAs to net advances (%)	0.26%	0.00%
II) Movement of NPAs (Gross)		
a) Opening balance	-	9.87
b) Additions during the year	67.62	-
c) Reductions during the year	-	9.87
d) Closing balance	67.62	-
(III) Movement of net NPAs		
a) Opening balance	-	8.39
b) Additions during the year	57.48	-
c) Reductions during the year	-	8.39
d) Closing balance	57.48	-
IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	-	1.48
b) Provisions made during the year	10.14	-
c) Write-off/write-back of excess provisions	-	1.48
d) Closing balance	10.14	-

56 Overseas assets

The company does not have any overseas assets

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

The Company does not have any SPVs sponsored which is required to be consolidated as per accounting norms.

58 Liquidity Risk Management Framework

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

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Number of significant counter parties	24	11
Amount	18,342.02	3,707.08
Percentage of funding concentration to total deposits	-	-
Percentage of funding concentration to total liabiities*	95.50%	55.46%

* Total liabilities excludes net worth

#Significant counterparty is defined in RBI Circular RBI /2019 - 20/88 DOR . NBFC (PD) CC . No. 102 /03.10.001/2019-20 dated 04 November, 2019 onLiquidity Risk Management Framework for Non-Banking Financial Companies and Core InvestmentCompanies. Accordingly, Company has consideredlender with more than 1% of total outstandingborrowing as significant counterparties.

(ii) Top 20 large deposits

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Total amount of top 20 deposits	-	-
Percentage of amount of top 20 deposits to total deposits	-	-

(iii) Top 10 borrowings

Particulars	As at 31 Mar 2023	As at 31 Mar 2022
Total amount of top 10 borrowings	15,102.61	4,228.98
Percentage of amount of top 10 borrowings to total borrowings	81.57%	99.77%

(iv) Funding Concentration based on significant instrument/product

Particulars	As at 31 Mar 2023		As at 31 Mar 2022	
	Amount	% of Total Liabilities*	Amount	% of Total Liabilities*
Borrowings from Bank and FI	17,513.24	91.19%	2,800.30	41.89%
Borrowings from National Housing Bank (NHB)	1,001.77	5.22%	1,438.62	21.52%
Debt Securities	-	-	500.00	7.48%
Subordinated liabilities	-	-	-	-
Securitisation	-	-	-	-
Borrowings from Insurance Companies	-	-	-	-

* Total liabilities excludes net worth

(v) Stock Ratio

Particulars	As at Mar 31, 2023	As at Mar 31, 2022
Commercial paper as a percentage of total public funds	-	-
Commercial paper as a percentage of total liabilities	-	-
Commercial paper as a percentage of total assets	-	-
Non convertible debentures (original maturity of less than one year) as a percentage of total public funds	-	-
Non convertible debentures (original maturity of less than one year) as a percentage of total liabilities	-	-
Non convertible debentures (original maturity of less than one year) as a percentage of total assets	-	-
Other short term liabilities as a percentage of total public funds	-	-
Other short term liabilities as a percentage of total liabilities*	0.49%	35.32%
Other short term liabilities as a percentage of total assets	0.32%	14.23%

* Total liabilities excludes net worth

(vi) Institutional set-up for liquidity risk Management

"The company has an Asset Liability Management Committee (ALCO) to monitor asset liability mismatches to ensure that there is no imbalances or excessive concentration on the either side of the balance sheet.
The company maintains a judicious mix of borrowings in the form of Term Loans, Refinance, Capital Market Instruments, Securitization, Working Capital and continues to diversify its source of borrowings with the emphasis on longer tenor borrowings. The company has diversified mix of investors/lenders which includes Banks, National Housing Bank, Development Financial Institution, Mutual Funds, Insurance Companies etc.
The Liquidity Risk Management (LRM) of the company is governed by the LRM Policy approved by the Board. The Asset Liability Committee (ALCO) is responsible for implementing and monitoring the liquidity risk management strategy of the company in line with its risk management objectives and ensures adherence to the risk tolerance/ limits set by the Board."

59 Loans against security of single product - gold jewellery

Company does not have any loans/advances against gold

60 Loans against security of shares

Company does not have any loans/advances against shares

61 Breach of covenant

The Company has not any instances of breach of covenant of loan availed from banks during the current and previous years..

62 Corporate Social Responsibility :

The Ministry of Corporate Affairs has notified Section 135 of the Companies Act, 2013 on Corporate Social Responsibility with effect from April 1, 2014. The Provisions of the said section are not applicable to the Company for the year ended 31st March 2023 as it does not meet the conditions mentioned under section 135(1) of the Companies Act, 2013.

63 Details of commission received from insurance companies as required under the Guidelines issued by IRDAI

Name of Insurance Company	As at March 31, 2023	As at March 31, 2022	As at March 31, 2021
Care Health Insurance Limited	15.19	16.90	-
Hdfc Life Insurance Company Limited	14.54	11.41	-
Go Digit General Insurance Limited	10.03	2.42	1.62
Bharti Axa General Insurance Company Limited	-	0.29	-
Total	**39.76**	**31.02**	**1.62**

64 Principal Business Criteria

Particulars	As at March 31, 2023	As at March 31, 2022
Total assets (netted off by intangible assets)	28,298.92	15,681.04
Total Housing loans	18,430.63	10,034.02
Total Housing loans as a % of total assets (netted off by intangible assets)	65.13%	63.99%
Total Individual Housing loans	18,430.63	10,034.02
Total Individual Housing loans as a % of total assets (netted off by intangible assets)	65.13%	63.99%

65 Disclosure of Complaints

a. Customers Complaints	As at Mar 31, 2023"	As at Mar 31, 2022"
No. of complaints pending at the beginning of the year	0	1
No. of complaints received during the year	16	7
No. of complaints redressed during the year	16	8
No. of complaints pending at the end of the year	0	0

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

66 Schedule to the Balance Sheet of an HFC as per RBI/2020-21/73 DOR.FIN.HFC. CC.No.120/03.10.136/2020-21 dated February 17, 2021

	Liabilities side	**Amount Outstanding As at March 31, 2023**	**Amount Overdue As at March 31, 2023**
(1)	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
	(A) Debentures : Secured	-	-
	: Unsecured	-	-
	(B) Deferred Credits	-	-
	(C) Term Loans	18,342.02	-
	(D) Inter-corporate loans and borrowing	-	-
	(E) Commercial Paper	-	-
	(F) Public Deposits*	-	-
	(G) Other Loans (specify nature)	-	-
	- Cash Credit Facility	-	-
	- FD/OD Facility	-	-
(2)	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):		
	(a) In the form of Unsecured debentures	-	-
	(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
	(c) Other public deposits	-	-

	Assets Side	Amount Outstanding As at March 31, 2023
(3)	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:	
	(a) Secured	21,763.52
	(b) Unsecured	-
(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	699.96
	(iv) Government Securities	-
	(v) Others (please specify	-
	(2) Unquoted	
	(i) Shares	-
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-

(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-

	Amount Outstanding As at March 31, 2023
Long Term investments	
(1) Quoted	
(i) Shares	-
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
(2) Unquoted	
(i) Shares	-
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-

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

Category	Amount net of provisions *		
	Secured	Unsecured	Total
(1) Related Parties			
(a) Subsidiaries	-	-	-
(b) Companies in the same group	-	-	-
(c) Other related parties	-	-	-
(2) Other than related parties	21,763.52	-	21,763.52
Total	**21,763.52**	**-**	**21,763.52**

* specific as well as general provision netted off

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

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

(8) Other information

	Amount Outstanding As at March 31, 2023
(i) Gross Non-Performing Assets	
(a) Related parties	-
(b) Other than related parties	67.62
(ii) Net Non-Performing Assets	
(a) Related parties	-
(b) Other than related parties	57.48
(iii) Assets acquired in satisfaction of debt	-

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

67 Terms of repayment of borrowings outstanding as at Mar 31, 2023

Particulars	Repayment frequency and Original tenure	Rate of Interest	Due within 1 year	Due 1 to 2 years	Due 2 to 3 years	Due 3 to 5 years	Due > 5 years	Unamortised borrowing cost	Total
From NHB	Quarterly Tenure > 5 years	2.94% to 8.00%	147.81	197.08	197.08	313.12	146.68	-	1,001.77
From Banks and FI	Monthly & Quarterly and tenure > 4 years	10.00%-14.00%	4,669.66	4,727.45	4,219.61	3,807.24	89.29	(172.99)	7,340.25
Total			**4,817.47**	**4,924.53**	**4,416.69**	**4,120.36**	**235.97**	**(172.99)**	**18,342.02**

Terms of repayment of borrowings outstanding as at Mar 31, 2022

Particulars	Repayment frequency and Original tenure	Rate of Interest	Due within 1 year	Due 1 to 2 years	Due 2 to 3 years	Due 3 to 5 years	Due > 5 years	Unamortised borrowing cost	Total
From NHB	"Quarterly Tenure > 5 years"	2.94% to 8.00%	247.81	197.08	197.08	394.16	402.51	-	1,438.64
From Banks and FI	"Monthly & Quarterly and Tenure > 4 years"	10.00%-14.00%	1,354.56	782.39	494.16	167.50	1.67	(31.84)	2,768.44
Total			**1,602.37**	**979.47**	**691.24**	**561.66**	**404.18**	**(31.84)**	**4,207.08**

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

68 The disclosures as required by the NBFC Master Directions issued by RBI - A comparison between provision required under income recognition, asset classification and provisioning (IRACP) and impairment allowances as per Ind AS 109 'Financial instruments' as of 31 March 2023.

As at March 31, 2023

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
1	2	3	4	(5)=(3)-(4)	6	(7) = (4)-(6)
Performing Assets						
Standard	Stage 1	21,568.13	59.59	21,508.54	59.31	0.29
	Stage 2	201.89	4.39	197.50	0.54	3.85
Subtotal*		21,770.02	63.98	21,706.04	59.85	4.14
Non-Performing Assets (NPA)						
Substandard	Stage 3	67.62	10.14	57.48	10.14	-
		-	-	-	-	-
Doubtful - up to 1 year	Stage 3	-	-	-	-	-
1 to 3 years	Stage 3	-	-	-	-	-
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful						
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA		-	-	-	-	-
		-	-	-	-	-
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms.	Stage 1	3,716.49	10.38	3,706.11	-	10.38
	Stage 2	8.40	0.20	8.20	-	0.20
	Stage 3	-	-	-	-	-
Subtotal						
Total	**Stage 1**	**5,284.62**	**69.97**	**25,214.65**	**59.31**	**10.67**
	Stage 2	**210.29**	**4.59**	**205.70**	**0.54**	**3.85**
	Stage 3	**67.62**	**10.14**	**57.48**	**10.14**	**-**
	Total	**5,562.53**	**84.69**	**25,477.83**	**69.99**	**14.71**

As at March 31, 2022

Asset Classification as per RBI Norms	Asset classification as per Ind AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under Ind AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
1	2	3	4	(5)=(3)-(4)	6	(7) = (4)-(6)
Performing Assets						
Standard	Stage 1	11,108.46	30.72	11,077.74	29.87	0.86
	Stage 2	92.53	2.00	90.53	0.24	1.76
Subtotal*		11,200.99	32.72	11,168.27	30.11	2.62
Non-Performing Assets (NPA)						
Substandard	Stage 3	-	-	-	-	-
Doubtful - up to 1 year	Stage 3	-	-	-	-	-
1 to 3 years	Stage 3	-	-	-	-	-
More than 3 years	Stage 3	-	-	-	-	-
Subtotal for doubtful						-
Loss	Stage 3	-	-	-	-	-
Subtotal for NPA						-
" Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms. "	Stage 1	2,187.05	5.27	2,181.78	-	5.27
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal						
Total	**Stage 1**	**13,295.51**	**35.99**	**13,259.52**	**29.87**	**6.13**
	Stage 2	**92.53**	**2.00**	**90.53**	**0.24**	**1.76**
	Stage 3	**-**	**-**	**-**	**-**	**-**
	Total	**13,388.04**	**37.99**	**13,350.05**	**30.11**	**7.89**

*Includes interest accrued and EIR on loans adjusted. For ECL calculation on committed loans, Credit Conversion Factor (CCF) is considered for Sanction but not disbursed cases only.

Easy Home Finance Limited

Notes forming part of the Financial Statements for the year ended March 31, 2023

(All amounts in Indian Rupees Lakhs, except as otherwise stated)

69 Additional Disclosures

i	**Ratios**	**As at March 31, 2023**	**As at March 31, 2022**
	Current Ratio	NA	NA
	Debt-Equity Ratio	1.76	0.42
	Debt Service Coverage Ratio	1.52	0.17
	Return on Equity (ROE)	4.65%	(6.24%)
	Trade receivables turnover ratio	NA	NA
	Trade payables turnover ratio	NA	NA
	Net capital turnover ratio	NA	NA
	Net profit ratio	0.12	(0.27)
	Return on capital employed (ROCE)	5.36%	0.13%

ii The company does not own any of the immovable property as on 31st March 2023.

iii There are no proceedings been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the Rules made thereunder.

iv The company is not declared as a wilful defaulter by any Bank or financial institution or other lender.

v The company does not have any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.

vi There are no charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period.

vii There are no layers of companies as under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

viii The company has used the borrowings from Banks and financial institutions for the specific purpose for which it was taken at the balance sheet date.

ix NIL Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties either severally or jointly with any other person.

x The Company has not entered into any scheme of arragements xi "a. The company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), 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 by or on behalf of the company (Ultimate Beneficiaries) or provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

b. The company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) 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 by or on behalf of the Funding Party (Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries."

xii No transaction, if any, remained unrecorded in the books of accounts of the Company during the Financial Year 2022-23, that was surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961) and also previously unrecorded income and related assets have been properly recorded in the books of account during the year.

xiii The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.

xiv No divergence identified by RBI/ NHB in the current financial year.

70 Previous year's figures have been regrouped, re-arranged and reclassified wherever necessary to confirm to the current year classification as per Ind AS.

As per our report of even date

For **S K Patodia & Associates**
Chartered Accountants
Firm Registration Number: 112723W

For and on behalf of the Board of Directors of
Easy Home Finance Limited

Sd/-
Sandeep Mandawewala
Partner
Membership Number: 117917

Sd/-
Rohit Chokhani
Managing Director
DIN: 01984506

Sd/-
Praveen Kumar Agrawal
Whole Time Director & CEO
DIN: 08064084

Sd/-
Place : Mumbai
Date: 15th June 2023

Sd/-
Bikash Kumar Mishra
Chief Financial Officer
Place : Mumbai

Sd/-
Siddharth Mehta
Company Secretary
Date: 15th June 2023

Time to Make the Leap

Thank you for joining us on this
extraordinary journey of breakthroughs