

# *Reaching the unreached through affordable housing*



**NANAYASURABHI AFFORDABLE  
HOUSING FINANCE LIMITED**

**ANNUAL REPORT 2022-23**

NHFL - HFC - Tamil Nadu  
Women's day & Customer Meet  
On 11<sup>th</sup> March 2023  
Place : Trichy



**Borrower's Meet**



# Contents

---

Corporate Information .....	04
Vision, Mission, Core Values.....	05
Board of Directors .....	06
Need for Rural Housing .....	07
Case Studies .....	09
Humble beginnings to Branch Manager.....	13
UN Sustainable Development Goals.....	14
Case Studies .....	17
Business Loan .....	19
Statutory Reports .....	20
A. AGM Notice to Members.....	20
B. Director’s Report .....	31
C. Financial Reports with Disclosures .....	43

---



## NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED

### **CORPORATE INFORMATION**

CIN:U65990TN2014PLCO98180

NHB REG : 05.0179.19

### **REGISTERED OFFICE:**

No.15, 12th Cross Renganagar,  
Uyyakondan Thirumalai, Tiruchirapalli, Tamilnadu

Phone: 0431 – 4220948

Email : admin@nhflindia.com

Website : www.nhflindia.com

### **STATUTORY AUDITOR:**

M/S. M. LAKSHMAN & CO

Chartered Accountants

No.15 Vathukara Street, Woraiyur, Tiruchirapalli 620 003

Mail : trymlco@gmail.com

### **PRACTISING COMPANY SECRETARY:**

T. BALASUBRAMANIYAN

Company Secretary

New No: 8, Old No. 19, First Main Road, 2nd Cross Street,  
Kalaimagal Nagar, Ekkatuthangal, Chennai - 600 032

### **REGISTRAR & SHARE TRANSFER AGENTS:**

CAMEO CORPORATE SERVICES LTD,

Chennai - 600 002



## VISION, MISSION AND CORE VALUES



### VISION:

Provide affordable financial solutions to women for decent shelter to impact the quality of life of the lower and middle income households.



### MISSION:

- Be a responsible and pioneering affordable housing finance solutions provider for the rural and semi – urban communities.
- Provide housing / business loans at affordable interest rates.
- Leverage technology to enable low income families to access housing finance and operate cost effectively.
- Grow as a significant player in the housing finance market in south India.



### CORE VALUES:

- Customer focus, integrity, trust, transparency and commitment.



## NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED

### BOARD OF DIRECTORS

1. **Shri. Kottaisamy** – Director
2. **Smt. Gnanambal** – Independent Director
3. **Smt. Alli** – Director
4. **Shri. Senthilnathan** – Independent Director
5. **Shri. Chakravarthy** – Independent Director
6. **Dr. Ponniah Selvaraj** – Independent Director
7. **Shri. Peter Palaniswami** – Managing Director

### MANAGEMENT TEAM

1. **Mr. Peter Palaniswami** – Managing Director
2. **Mr. Alagesan** – CFO
3. **Mr. Manoharan** – AGM – Operations
4. **Ms. Lalitha** – Company Secretary

# NEED FOR RURAL HOUSING

## I. Introduction

A pucca house is one of the basic needs for human survival. It serves as an engine of growth for an economy, since it has a direct impact on **employment and income generation**. It has various backward and forward linkages and is linked to a host of ancillary industries such as **cement, steel, brick, timber and other building material**.

Planning, financing, construction and management of low-income housing are of great concern to stakeholders in the housing development sector. **Inadequate housing and sanitation** have been affecting the lives and health of a large number of households. Housing is known to have a profound influence on the **health, efficiency, social behavior and general welfare of the people**.

There is a shortage of housing units, especially in rural areas where housing problems are more acute. Vast majority of rural population live in inadequate shelters, inadequate by standards that would be desirable for a healthy and progressive community. There are also a number of other qualitative issues associated with rural housing, such as condition of housing structure, availability of separate kitchen, availability of housing amenities like **safe drinking water, sanitation facilities, electricity, drainage system, approach road**, etc. Rural poor are neither able to construct a shelter on their own nor are formal agencies able to provide dwelling units at affordable prices, which is compounding the problem of house shortage.

Bringing convergence of the Priority Sector Guidelines for housing loans with the Affordable Housing Scheme and to give a fillip to low-cost housing for Economically Weaker Sections and Low Income Group, Reserve Bank of India has stipulated the loan eligibility under Priority Sector lending at Rs.25 lakh in rural areas, where the cost of dwelling does not exceed Rs.30 lakh. Loans are extended by banks for repairs of damaged dwelling units of families up to Rs.6 lakh (RBI Master Direction FIDD.CO.Plan. BC.5/04.09.01/2020-21 dated 4 September 2020).

## II. Gap

In India, nearly **three-fourth of population lives in rural areas**. Housing needs of people in these areas are **largely unmet**. Houses of rural poor in India are found to be deficient in various ways. The major housing problems of the poor relate to the following.

- The houses in rural areas do not provide sufficient protection to residents against wind, rain and cold.
- They lack proper arrangement for light and fresh air.
- Rural houses do not have separate arrangement for keeping animals.
- There is no proper arrangement for basic sanitation and drinking water.

- Surroundings of rural houses are not hygienic.
- Rural houses are infested with insects, rodents, etc. which cause health problems.
- Rural houses involve high recurring costs on maintenance which the poor residents cannot afford.
- Rural houses are incapable of providing protection against natural calamities like floods, cyclones, etc.

### III. Challenges - Constraints in Rural Housing Finance

The major constraint in rural housing finance is the absence of **clear land title** in rural areas. Further, there is difficulty in **assessing the income of rural borrowers**. Many of them do not have individual credit histories, which conventional lenders require. Housing finance institutions have limited reach in these areas. Rural areas need different types of loan products which financing institutions seldom appreciate. Financial institutions face difficulty in obtaining tangible marketable securities for housing loans. Further, they encounter difficulties in **enforcing the securities in rural areas**.

### IV. Budgetary Allocation

Union Government has made a budgetary allocation of Rs.48000 crore for PMAY (Both rural & Urban) for 2022-23.

Odisha has been a pioneering State in rural housing by providing shelter security through convergence of PMAY-Gramin and Biju Pucca Ghar Schemes. For the year 2022-23, State Government has set aside Rs.5,906 crore for the above schemes.

### V. Road Map for Development

A mere availability of housing space will not address the complex problem of housing in rural India. Availability of amenities like **drinking water, toilet** within the premises, **electricity and proper drainage connection** are vital for measuring the quality of housing.

Although under PMAY, the built up area of houses has been increased to 25 square meters, it appears to be still inadequate. In rural areas, people carry on their micro-enterprises mostly from their houses. It is also a working place for them to produce goods, store inventories and conduct business. Further, additional space is required for their cow/poultry etc. Attention may also be given for meeting these housing needs in rural areas.

Since backlog and increase in population are **aggravating the problem of house shortage**, there is an urgent need for policy makers, various agencies and financing institutions to work in a coordinated manner to address this issue effectively.

*Source: NABARD Report 2022*



## CASE STUDY

### Smt Muthulakshmi W/o Mr.Anbazhagan Pallakadu Village, Tiruchirapalli, Tamil Nadu

#### MY HOME IS MY IDENTITY

##### Background:

I am A Muthulakshmi W/o Anbalagan aged about 41 years residing at Pallikuda street, Adhavathur east, Pallakadu, Srirangam taluk, Tiruchirapalli District.

I am a native of Putheri village, born in a very poor family. At an early age married to Mr Anbalagan of Pallakadu village. My husband's family was a joint family. Living in a asbestos sheeted house. My husband's family had agricultural land, because of big family the income from the activity was not enough to run the family. Meanwhile Anbalagan arranged marriage for his sisters. Whatever the savings were there, he spent on her marriages.

Our life went with lot of hurdles meantime, had one son and a daughter, there were no basic facilities at the house. Everyone in the family used the public place for our natural calls. Which affected the health of our family members. Now the problem arose because the daughter attained puberty and there was no place in the house for sanitation facilities. We were disrespected by the relatives as they have asked us what you have earned for the past years and what type of life you are leading. These types of words hurt us much more.

Now, my husband shifted family to Othakadai, Ariyavur, as he was employed as watchmen in a Coconut farm. We made a thatched house there and started our life. Purchased one cow and started earning. With that we purchased a few more cows again. Slowly we started forming the goat farm and country chicken farm. The milk was distributed to the nearby houses.



Meantime the coconut farm was converted into layouts by the owner of the farm. In that one plot has been given free of cost by the land lord. Now we started dreaming of house construction, but the savings amount is not enough to complete the construction (estimated) So, we approached the Bank for assistance but the documents which were asked to produce by the Bank were not able to produce, hence, the proposal has been rejected by the Bank. Meantime through relatives, we came to know

about the Nanayasurabhi Affordable Housing Finance Limited and we have approached NHFL for credit facility.

They have made a visit and vetted the property documents, assessed the cash flow. Collected the KYC documents for generating the credit report. Credit report also satisfactory. Then collected the property related revenue and other documents for legal scrutiny. Technical valuation carried out by the Engineer.

They sanctioned Rs.12,00,000 (Twelve lakhs only), the same has been released in three stages. We have completed the construction and done the housewarming function. We invited the relatives (those who insulted us previously) to make them stay in our newly constructed RCC house. Now they have started inviting us to the functions at their end. Which made us proud. We are thankful to NHFL. We hereby assure you that the repayment will be prompt without any delay.



### Impact :

- Dream home with the help of NHFL made our self respect in the village raised.
- Having a better environment, which ensured the children’s education, behavior and attitude.
- Now the old shelter is used for cattle and goats.

## CASE STUDY

### Smt Sampooranam W/o Mr. Rengaraj Keerikalmedu, Tiruchirapalli, Tamil Nadu

#### DREAM HOME BECAME REALITY ONE

##### Back ground:

I am Sampooranam W/o Mr. Rengaraj, aged 43 years residing at Keerikalmedu, Podavur Village Srirangam Taluk, Tiruchirapalli district.

Born and brought up in remote rural village of Kottathur, Thuraiyur Taluk, Tiruchirapalli District. My father and family members were agricultural Laborers.

There were four girl children including me in our family and I studied up to eight standard only.

I used to go to construction labor work along with my sisters. (unskilled work)

I got married (inter cast) at younger age, before my elder sisters got married. My Husband's house (rented) was an asbestos one, doing continuous construction work and staying in asbestos house, I had health issue. (uterus removed at the age of 24) I have one son and one daughter.

After marriage we both went together for construction work at different places. I slowly stopped going for labor work and started my own business of making house hold foot mats. Purchased machine for making mats.



From the income of self-employment purchased a plot of 2400 sq ft at Keerikalmedu. After about eight years with the savings, we started construction work on that plot. We were not entertained by the banking sector as we do not have any proof of income.

We approached NHFL for a loan facility. They checked the credit report, cash flow and revenue documents. After legal scrutiny and valuation NHFL sanctioned Rs.6,00,000 for 750 sq ft house construction. We have completed the house and are staying happily.

We are making our repayment promptly.

**Impact:**

- Now staying in RCC roofed house.
- Hygiene takes care of family health.
- Children got a good atmosphere for better education and good habits.
- Our self esteem improved and getting due respect among relatives.

## HUMBLE BEGINNINGS TO BRANCH MANAGER

### Smt. Vimaladevi

#### Background:

I Mrs. Vimaladevi aged about 40 years residing at Koppu village, Srirangam Taluk, Tiruchirapalli District.

Born and brought up in a remote village named Muthalaipatti. My father was an agricultural coolie and mother was an agriculture coolie. I have done my First to 12th class schooling in a government school. I have done my Under Graduation B.A Economics in Holy Cross College at Tiruchirapalli. Born in a poor family, my father made me to do Graduation.

After Graduation I have assisted the family by doing the agricultural coolie work. Meantime I came to know the recruitment process at Shepherd Group of Institution. Participated in an interview and I have been selected for the field work in 22 Aug 2006.

Born in a poor family and remote village, I did not have any exposure. Still, I could get all assistance and guidance from the NDFS Institution I could learn to serve for the informal sector. I have learned about Savings, Micro finance, Micro Insurance, Legal vetting, Technical valuation of property.

I have learned to plan the family budget and Savings because of the experience gained from the institute work. Graduated from Shepherd Group of Institution, now I am elevated to the Designation of Branch Manager of Musiri branch of Nanayasurabhi Affordable Housing Finance Limited.



## WORKING FOR 8 OUT OF 16 SDGs

### UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS (SDGs)



## CASE STUDY

### Smt Sagunthala W/o Mr.Manimuthu Kavalkaran Patti, Karur Dt, Tamil Nadu

#### MY HOME MY PRIDE

##### Back ground:

I am Smt Sagunthala W/o Mr.Manimuthu aged about 48 years residing at North street, Kavalkaran Patti, Vadaseri, Kulithalai Taluk, Karur District.

Born and brought up in a remote rural village Perur. Got married to Mr. Manimuthu who he is a relative (father's sister son) at the younger age. We were a joint family. Father-in-law was a carpenter by occupation. His father wants Mr.Manimuthu not to do carpenter work, he should be an entrepreneur. He had done his schooling up to 12 standards only. During school time he used to work with his father. He learned in and out of the carpentry work with his self-interest. At one stage father did not like him working as carpenter so he opened a shop to trade Rice at Kavalkaran Patti. Because of his poor knowledge in trading, he faced loss in that. Hence, Father brought him back to carpentry work.

He is dedicated to his work, provided quality work and made his name famous in the market. He purchased all machines slowly and employed around fifteen people in his manufacturing factory.



He purchased a plot and approached various Banks for the credit facility but without income proof no Banks were ready to entertain him. Finally he approached NHFL for the facility. NHFL field officer visited the site and assessed for accommodating the proposal. Credit report generated, cash flow analyzed, Legal documents vetted, Technical valuation carried out. Then NHFL Sanctioned the facility.

We have completed the construction and done housewarming function. Now my family is staying in the RCC home with all amenities. Having independent rooms for my children with attached bathrooms. We are very thankful to NHFL for the timely assistance for constructing the House.

### IMPACTS:

- Status in society
- Status in his community and relatives
- Hygienic and safe home.





## CASE STUDY

### Smt . Puspavalli W/o Mr.Rajamanikkam Maniyan Nagar, Tiruchirapalli, Tamil Nadu

#### MY LIFE, MY HOME

##### Background:

I am Pushpavalli aged 50 years residing at Maniyan Nagar, Posampatty village, Srirangam taluk, Tiruchirapalli District.

I am doing Floriculture and cultivation of vegetables. My family were living in a thatched house. I got married at the younger age and my husband Rajamanickam was 24 years old. There was no electricity and sanitation at that time. I have three sons. Now all are educated even though we both did not complete school education. We used to get up at 4 o'clock for plucking the flowers (Kerosine lamp in head)

After that we used to work in our vegetable field, the vegetable produce must be sent to market. Again, in the evening we have go to field for plucking the flowers.

The produce of agricultural activities does not earn expected yield, recurring loss in agricultural activities, we use to take loans from money lenders, once we took Rs 1 lakh loan and paid the interest regularly, due to drought the agricultural activities could not be carried out. Hence, we couldn't repay the interest



or principle. We lost six acres of land to repay the borrowed money. As we are unaware of finance transactions, we took loans from money lenders.

Our children are grown up, they have got married for that we need a decent shelter hence, we approached the bank for housing loan but the nationalised banks demanded proof of income (ITAR) and pucca land records. Mean we came to know about the Nanayasurabhi Affordable Housing Finance Limited, we have approached for loan, they made a field visit and assessed our cash flow and creditability. NHFL generated our credit report which also showed our financial transaction. After the legal vetting of revenue records and valuation of property they were given a sanction of Rs 10,00,000/- (Ten Lakhs only) which were released after completing all formalities. With the loan proceeds we have constructed the house with all amenities which ensured our health and safety. Now we are living in a decent house. (Now my elder son got married with a graduated Girl who she also doing her higher studies)

This assured us of our status in the community which we belong to. Now our Agriculture and allied activities are doing better we are also providing employment.

We are repaying the loan promptly with happiness as we gained status in society.

### **This study reveals the following impacts.**

- Decent shelter with sanitation
- Status in their community
- Status in society
- Increased Asset value
- Hygienic and safest Shelter.

# BUSINESS LOAN



**Smt. Sumathi - Mat weaving**

## BUSINESS LOAN



**Smt. Lakshmi – Betelvine cultivation**

# NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED

SURABHIAGAM, NO.15. KARUNYA GARDEN, 12TH CROSS, RENGANAGAR EXTN.,  
UYYAKONDAN THIRUMALAI, VAYALUR ROAD, TIRUCHIRAPALLI - 620102. TAMIL NADU  
Tel: 0431-2782220/4220948 Email ID: admin@nhflindia.com (or ) nhfl.india@gmail.com  
Website: www.nhflindia.com  
CIN: U65990TN2014PLC098180

---

## NOTICE TO MEMBERS

NOTICE is hereby given that the 9th Annual General Meeting of the Members of the Company will be held on Friday the 28th day of July, 2023 at 5.15 P.M. at the registered office of the Company situated at Surabhiagam No.15, Karunya Garden, 12th Cross, Renganagar Extn, Uyyakodan Thirumalai Post, Vayalur road, Tiruchirapalli-620102 to transact the following business:

### ORDINARY BUSINESS

**1. To receive, consider and adopt the audited financial statements of the company, Director's report and Auditor's report**

To consider and adopt the audited financial statements of the for the financial year ended March 31, 2023, including the Audited Balance Sheet as at 31st March 2023, the Audited Profit and Loss Account, Audited Cash Flow Statement for the year ended on that date together with the reports of the Directors' and Auditor's thereon.

**2. To take note of the appointment of Auditors**

The Members of the Company are informed that M/s Lakshman & Co, Chartered Accountants shall cease the office on the conclusion of the ensuing Annual General Meeting of the Company. The Audit Committee suggested M/S SAMI &RAJ Chartered Accountants to be appointed as Statutory Auditor of the Company

“**RESOLVED THAT** pursuant to provision of section 139 and other applicable provisions of the Companies Act 2013 (as may be amended or re-enacted from time to time), M/S SAMI &RAJ Chartered Accountant be and are hereby appointed as statutory auditors of the company and to hold the office from the conclusion of this Annual General Meeting till the conclusion of Annual General Meeting for the financial year ending 31/03/2026 of the company, subject to ratification as to the said appointment at every Annual General Meeting, on such remuneration including out of pocket expenses and other expenses as may be mutually agreed by and between the Board of Directors and the Auditor”.

**3. To Consider and Approve Regularization of Appointment of Additional Director**

To consider and, if thought fit, to pass with or without modification(s) the following resolution as an Ordinary Resolution

**“RESOLVED THAT** in accordance with the provisions of Sections 152, 161 and other applicable provisions, if any, of the Companies Act, 2013 (the Act) and the rules made thereunder (including any statutory modification(s) or re-enactment thereof, for the time being in force), Articles of Association of the Company and the recommendations of the Nomination and Remuneration Committee, Dr. Ponniah Selvaraj (DIN: 09151386), who was appointed as an Additional Director of the Company with effect from (30/03/2023) and who holds office up to the date of this Annual General Meeting and in respect of whom the Company has received a notice in writing under Section 160 (1) of the Act from a member proposing his candidature for the office of Director, be and is hereby appointed as a Director of the Company.

**“RESOLVED FURTHER THAT** Mr. N. Peter Palaniswami, Managing Director (DIN 01773066) of the Company, be and is hereby authorized to do all such acts, deeds, matters and things as may be necessary, expedient and desirable including seeking all necessary approvals to for the purpose of giving effect to this resolution”.

## **SPECIAL BUSINESS**

### **SPECIAL RESOLUTION**

#### **4. To approve Borrowing in excess of Paid-Up Capital and Free Reserves**

To consider and if thought fit, to pass with or without modification the following resolution as Special Resolution:

**“RESLOVED THAT** in super-session of all the earlier resolutions passed and pursuant to the provisions of Section 180(1)(c) and other applicable provisions, if any of the Companies Act, 2013 read with Companies (Meetings of Board and its powers) Rules, 2014 including any statutory modification(s) thereto or re-enactment(s) thereof, the consent of the members of the company be and is hereby accorded to the board of directors of the company to borrow money, as and when required from Banks, financial institutions, foreign lenders, anybody corporate entities, authorities, through suppliers credit, through any other instruments either in Indian rupees or in such other foreign currencies as may be permitted under law from time to time, notwithstanding that money so borrowed together with the monies already borrowed by the company, if any apart from temporary loans obtained from the company’s bankers in ordinary course of business, may exceed the aggregate of the Paid-up Capital of the company and its free reserves, provided that the total amount so borrowed by the Board shall not at any time exceed of Rs.100,00,00,000 (Rupees Hundred Crores Only) as fund based and additional non fund based limit of Rs.25,00,00,000 (Rupees twenty five Crores Only) total amounting to Rs.125,00,00,000 (Rupees One Hundred Twenty-Five Crores Only) (or) limits as prescribed under section 180(1)(c), as may be amended from time to time, whichever is higher.

#### **5. To enter into Related Party Transactions**

To consider and if though fit, to pass with or without modification the following resolution as a Special Resolution:

**“RESOLVED THAT** pursuant to Section 188 of the Companies Act 2013 read with Companies (Meeting of Board and its Powers) Rules, 2014 and the amendments thereto, consent of the shareholders of

the Company be and is hereby accorded Board of Directors to for entering into a contracts or / and agreements with respect to sale, purchase or supply of goods or material, leasing property of any kind, availing or rendering of any service or any other transaction of whatever nature with the related party with effect from 14 -06-2023 up to the maximum of Rs. 4,00,00,000 (Rupees Four Crores only).

**FURTHER RESOLVED THAT**, the Board of Directors of the Company be and is hereby authorized to determine the actual sum to be involved in the proposed transactions and the terms and conditions related thereto and all the matter arising out f or incidental to the proposed transactions and generally to do all acts, deeds and things that may be necessary proper, desirable or expedient and to execute all the documents, agreements and writing as may be necessary, proper, desirable or expedient to give effect to the above resolution”

By the order of Board  
**For Nanayasurabhi Affordable Housing Finance Limited**

S/d

**N. Peter Palaniswami**  
Managing Director  
DIN: 01773066

Place: Tiruchirapalli  
Date: 14.06.2023

## NOTES:

1. A member entitled to attend, and vote is entitled to appoint a proxy to attend and vote on a poll instead of himself and the proxy need not be a member of the Company. The instrument appointing the proxy should, however, be deposited at the registered office of the Company not less than forty-eight hours before the commencement of the Meeting. A person can act as proxy on behalf of members not exceeding fifty (50) and holding in the aggregate not more than 10% of the total share capital of the Company. Provided that a member holding more than 10% of the total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as proxy for any other person or shareholder. A blank proxy form is enclosed to this notice as Annexure-A
2. Corporate members intending to send their authorized representatives to attend the annual general meeting are requested to send to the Company a certified copy of the board resolution authorizing their representative to attend and vote on their behalf at the annual general meeting.
3. A statement pursuant to Section 102(1) of the Companies Act, 2013, relating to the Special Businesses to be transacted at the annual general meeting is annexed hereto.
4. In case of joint holders attending the annual general meeting, only such joint holder who is higher in the order of names will be entitled to vote.
5. Members who have not registered their e-mail addresses so far are requested to register their e-mail address for receiving all communication including annual report, notices, circulars, etc. from the Company electronically.
6. Quorum of the annual general meeting shall be in accordance with Section 103 of the Companies Act, 2013.
7. The Member/Proxies should bring their proxy form and attendance slip, sent herewith, duly filled in, for attending the meeting as mentioned in Annexure A and Annexure B of this notice.
8. In terms of the requirements of the Secretarial Standards -2 on "General Meetings" issued by the Institute of the Company Secretaries of India and approved & notified by the Central Government, Route Map for the location of the aforesaid meeting is enclosed as Annexure C.

By the order of Board  
**For Nanayasurabhi Affordable Housing Finance Limited**

S/d

**N. Peter Palaniswami**  
Managing Director

DIN: 01773066

Place: Tiruchirapalli

Date: 14.06.2023



## **EXPLANATORY STATEMENT PURSUANT TO SECTION 102(1) OF THE COMPANIES ACT, 2013 ANNEXED TO NOTICE.**

### **Item.No.4**

In view the Company's existing and future financial requirements to support its business operations, the Company may need additional funds. For this purpose, the Company may, from time to time, raise finance from various Banks and/or Financial Institutions and/or any other lending institutions and/or Bodies Corporate and/or such other persons/ individuals as may be considered fit, which may exceed the aggregate of the paid-up capital and free reserves of the Company.

The Company's borrowing may exceed its paid-up and free reserves. When it exceeds which requires shareholders permission under companies Act 2013. As per Section 180 (1) (c) of the Companies Act, 2013 the Company can borrow money, beyond the paid –up capital and free reserve of the Company, only if the same is approved by the Members of the Company.

Hence, members of the Company are requested to give their approval to borrow in excess of its paid-up capital and free reserve i.e., Up to Rs. 125 Crores divided in such a manner that Rs.100 Crore can be from Fund based and Rs.25 Crores can be from non-fund based

### **Item.No.5**

The members are informed that pursuant to Section 188 of the Companies Act 2013 read with Companies (Meeting of Board and its Powers) Rules, 2014 and the amendments thereto, consent of the shareholders of the Company is necessary to authorize the Board of Directors to for entering into a contracts or /and agreements with respect to sale, purchase or supply of goods or material, leasing property of any kind, availing or rendering of any service or any other transaction of whatever nature with the related party.

The Board therefore recommends the Special Resolution set forth in the Item No.5 of the Notice for the approval of the members.

# ANNEXURE A

## FORM No. MGT – 11

### PROXY FORM

**(Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3)  
of the Companies (Management and Administration) Rules, 2014)**

**CIN** : U65990TN2014PLC098180

**Name of the Company** : Nanayasurabhi Affordable Housing Finance Limited

**Registered Office** : Surabhiagam, No.15, Karunya Garden,12th Cross, Renganagar Extn,  
Uyyakondan, Thirumalai Vayalur Road , Tiruchirapalli-620102

Name of the Member (s) : \_\_\_\_\_

Registered address : \_\_\_\_\_

E-mail id : \_\_\_\_\_

Folio No. / Client Id : \_\_\_\_\_

DP ID : \_\_\_\_\_

I / We, being the member(s) \_\_\_\_\_ of  
Nanayasurabhi Affordable Housing Finance Limited, hereby appoint:

1. Name : \_\_\_\_\_ : \_\_\_\_\_  
Address : \_\_\_\_\_  
E-mail Id : \_\_\_\_\_  
Signature : \_\_\_\_\_, or failing him / her

2. Name : \_\_\_\_\_ : \_\_\_\_\_  
Address : \_\_\_\_\_  
E-mail Id : \_\_\_\_\_  
Signature : \_\_\_\_\_, or failing him/her as my / our proxy to

attend and vote (on a poll) for me / us and on my / our behalf at the 9th Annual General Meeting of the Company, to be held on \_\_\_\_\_ the --th day of July, 2023 at ---:-- A.M at the registered office of the Company situated at Surabhiagam, No.15, Karunya Garden, 12th Cross, Renganagar Extn, Uyyakodan Thirumalai Post, Vayalur road , Tiruchirapalli-620102 and at any adjournment thereof.

Signed this ..... day of ..... 2023

Signature of Shareholder

Signature of Proxy Holder (s)

Affix  
Revenue  
Stamp  
here

## ANNEXURE B

### ATTENDANCE SLIP

(Please complete this attendance slip and hand it over at the entrance of the Hall)

I hereby record my presence at the 9th Annual General Meeting of the Company, to be held on \_\_\_\_\_ the \_\_th day of July, 2023 at \_\_\_\_\_ A.M at the registered office of the Company situated at Surabhiagam, No.15, Karunya Garden, 12th Cross, Renganagar Extn, Uyyakodan Thirumalai Post, Vayalur Road, Tiruchirapalli-620102.

Regd. Folio No. \_\_\_\_\_

Full Name of the Shareholder in Block Letters \_\_\_\_\_

No. of Share held \_\_\_\_\_

Name of the representative or proxy (if any) in Block Letters \_\_\_\_\_

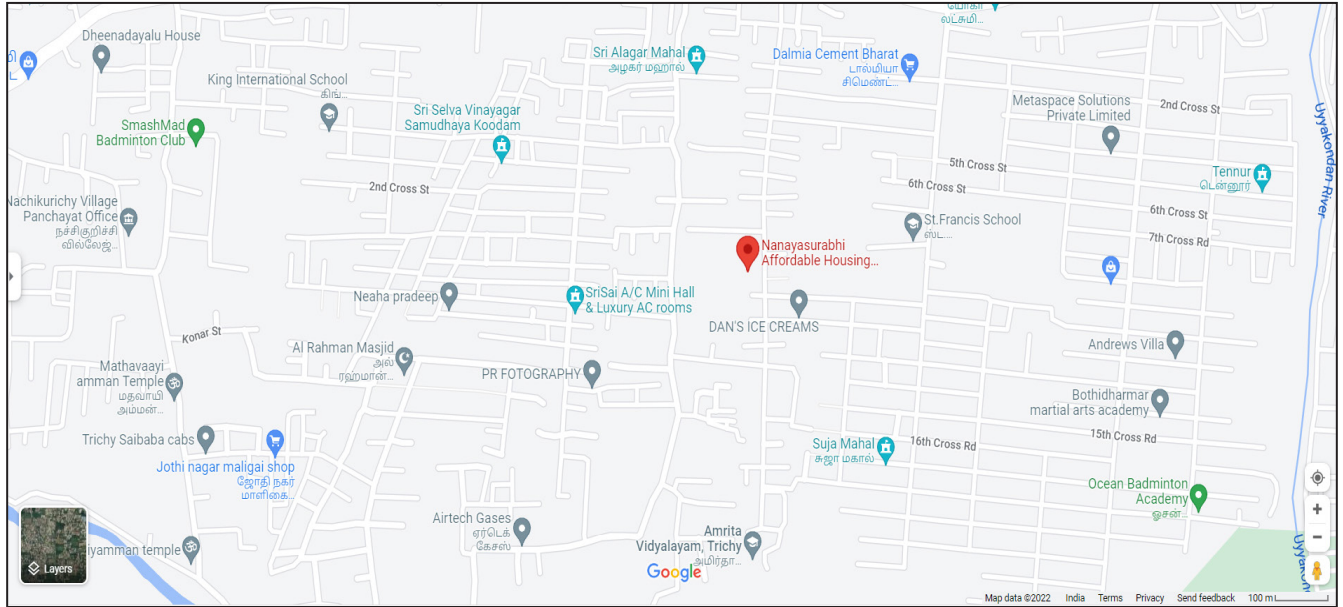
\_\_\_\_\_  
Signature of the Shareholder/Proxy/Representative\*

Note:

- Please fill this attendance slip and hand it over at the registration counter.
- Shareholder/Proxy Holder/Auth. Representatives are requested to show their Photo ID proof for attending the meeting.
- This attendance slip is valid only in case shares are held as on the date of the Annual general meeting.

# ANNEXURE C

## Route Map to the Venue



Surabhiagam, No 15, Karunya Garden 12th Cross, Renganagar Extn,  
Uyyakondan Thirumalai, Vayalur Road, Tiruchirappalli-620102,Tamilnadu,India.

10.810346 N, 78.653252,17 E

## BUSINESS LOAN



Smt. Sasikala – Edible oil mill

## BUSINESS LOAN



**Smt. Mala – Bakery shop**

# NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED

CIN: U65990TN2014PLC098180

Regd. Office: Surabhiagam No.15 Karunya Garden 12th Cross Renganagar Extn. Uyyakondan Thirumalai, Vayallur Road; Tiruchirapalli-620 102.

## DIRECTORS' REPORT

To,

The Members,

Your Directors have pleasure in presenting their 9th Annual Report on the business and operations of the Company and the accounts for the Financial Year ended March 31, 2023. Your Company, M/s. Nanayasurabhi Affordable Housing Finance Limited is a Housing Finance Company (HFC) registered with National Housing Bank ("NHB") and regulated by Reserve Bank of India (RBI) and supervised by NHB. Nanayasurabhi Affordable Housing Finance (NHFL) is engaged in providing housing finance to lower income segment of the society.

### 1. Financial summary or highlights/Performance of the Company (Standalone)

(in Rs)

PARTICULARS	YEAR ENDED 31.03.2023	YEAR ENDED 31.03.2022
Revenue from Operations	1,68,54,172	63,57,433
Other Income	22,47,927	35,06,919
Total Income	1,91,02,099	98,64,352
Less: Financial expenses	0	0
Expenditure	1,65,13,481	92,75,034
Less: Depreciation	1,15,699	1,07,793
Profit before Taxation	24,72,919	4,81,525
Less : Provision for Taxation		
Tax Expense		
Current Tax	6,42,959	75,118
Deferred Tax		2,05,681
	-16,850	
<b>Profit after Taxation</b>	<b>18,13,110</b>	<b>200,726</b>

### 2. Dividend

Your directors have not recommended Dividend for the financial year ended 31.3.2023 as the Company is in the developing stage.

### 3. Reserves

The company is having Free reserves and surplus amount of Rs 5,26,23,762

### 4. Brief description of the Company's working during the year/State of Company's affair

About Nanayasurabhi Affordable Housing Finance:

Your Company focused on low-income segment having potential growth in affordable housing due to low penetration combined with low competition from banks and housing shortage in rural and semi urban areas.

Company has made profit during the Financial Year 2022-2023

#### Forecast of NBFC's HFC Market:

Over the past three fiscals, NBFC- HFC largely focused on liquidity, capital and provisioning buffer. These, combined with the consistent improvement in economic activity, have put the sector in a better position today to capitalize on growth opportunities. After several challenging years, fiscal 2023 has brought growth back into focus for NBFC-HFC. To be sure, NBFC- HFC have demonstrated an innovative and resilient streak over the years, adapting efficiently, even during the Covid-19 pandemic, to an evolving credit landscape.

Also the stated in market study conducted by various Magazines, that the upward trend in the securitization volumes continued as NBFCs and HFCs witnessed an increased in funding the requirement to meet the growing credit demand.

The management perceives the following opportunities in terms of business growth:

1. Huge untapped market for affordable housing in rural and semi urban areas
2. PMAY (Garmin) subsidy for BLC model, need bridge loan to complete the house in all aspect.
3. Less competition from banks and other HFC's

### 4. Digital Technology is a boon for loan disbursement and repayment also.

The company has duly complied with the regulatory and statutory requirements of the Regulators, MCA, Registrar of Companies, Income tax and other departments.

### 5. Change in the nature of business, if any

There is no change in the nature of the business of the company

### 6. Material changes and commitments, if any, affecting the financial position of the company which have occurred between the end of the financial year of the company to which the financial statements relate and the date of the report

There have been no material changes and commitments, affecting the financial position of the Company which have occurred between the end of the financial year of the Company to which the financial statements relate and the date of the report



## **7. Details of significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future**

During the year under review there has been no such significant and material orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations in future

## **8. Details in respect of adequacy of internal financial controls with reference to the Financial Statements. (Applicable to Listed Company)**

Your Company is a public Limited Company and unlisted and hence adequacy of internal financial controls with reference to Financial Statements per se is not applicable. NHFL's audit committee evaluates and ensures adequacy of internal financial Control and risk management systems and proper financial reporting.

## **9. Details of Subsidiary/Joint Ventures/Associate Companies**

Your Company has no subsidiary/ Joint Ventures/ Associate Companies as on 31 March 2023

## **10. Performance and financial position of each of the subsidiaries, associates and joint venture companies included in the consolidated financial statement.**

As Your Company has no subsidiary/ Joint Ventures/ Associate Companies this is not applicable.

## **11. Deposits**

Your Company has not invited/ accepted any deposits from the public during the year ended March 31, 2023. There were no unclaimed or unpaid deposits as on March 31, 2023.

## **12. Statutory Auditors**

The Members of the Company are informed that M/s M. Lakshman & Co, Chartered Accountants shall cease the office on the conclusion of the ensuing Annual General Meeting of the Company. The Audit Committee suggested M/s. Sami and Rajhu, Chartered Accountants to be appointed as Statutory Auditor of the Company who were appointed as the Statutory Auditors of the Company for a term of Three years until the Annual General Meeting for the financial year ending 31 March 2026.

## **13. Auditors' Report**

As per section 134(3)(f) of the Companies Act, 2013, your management states that during the year under review and also during the previous year 2021-22, there were no adverse qualification, reservation or adverse remark or disclaimer made by the Statutory Auditors of the Company, during the course of their audits, as per their Auditors' Report and NBFC-HFC (Reserve Bank) Directions 2021 Audit Report respectively, hence there is no clarification required to be provided by the Company.

## 14. Share Capital

### A) Issue of equity shares with differential rights

The Board of Directors shall, inter alia, disclose in the Board's Report for the financial year in which the issue of equity shares the details as provided in rule 4 (4) of Companies (Share Capital and Debentures) Rules, 2014. The company has not issued Equity Shares with differential rights.

### B) Issue of sweat equity shares

The Board of Directors shall, inter alia, disclose in the Directors' Report for the year in which such shares are issued, the details as provided in rule 8 (13) of Companies (Share Capital and Debentures) Rules, 2014 stating that the Company has not issued any sweat equity shares.

### C) Issue of employee stock options

The Board of directors, shall, inter alia, disclose in the Directors' Report for the year, the details as provided in rule 12 (9) of Companies (Share Capital and Debentures) Rules, 2014 stating that the Company has not issued employee stock options.

### D) Provision of money by company for purchase of its own shares by employees or by trustees for the benefit of employees

The company has not made any such provisions for purchase of its own shares by employees or by trustees for the benefit of employees and hence not applicable.

## 15. Conservation of energy, technology absorption and foreign exchange earnings and outgo

The details of conservation of energy, technology absorption, foreign exchange earnings and outgo are as follows:

### A) Conservation of energy:

- (i) the steps taken or impact on conservation of energy: **NIL**
- (ii) the steps taken by the company for utilizing alternate sources of energy: **NIL**
- (iii) the capital investment on energy conservation equipment: **NIL**

### (B) Technology absorption:

- (i) the efforts made towards technology absorption: Agreement with Finflux software technology
- (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**
- (iv) the expenditure incurred on Research and Development: **NIL**

### (C) Foreign exchange earnings and Outgo:

Total Foreign Exchange used	:	<b>NIL</b>
Total Foreign Exchange earned	:	<b>NIL</b>

**16. Corporate Social Responsibility (CSR)-** (applicable to every company having Net worth of rupees five hundred Crore or more, or turnover of rupees one thousand Crore or more or a net profit of rupees five Crore or more during any financial year).

The disclosures as per Rule 9 of Companies (Corporate Social Responsibility Policy) Rules, 2014 shall be made. (Format enclosed).

Not Applicable

## 17. Directors:

Mrs. Gnanambal Kanagaraj (Independent Director) and Mr. Senthil Nathan Varadharajan (Independent Director), Mr. Deivasigamani Sridhara Chakravarthi (DIN:09573853) (Independent Director), Ms. Alli Arumugam and Mr. Kottaisamy Pitchai are Non- Executive Directors, while Mr. N. Peter Palaniswami is the Managing Director of the company and Mr. Ponniah Selvaraj (DIN: 09151386) who was appointed as Additional Director.

### A) Changes in Directors and Key Managerial Personnel:

Mr. Deivasigamani Sridhara Chakravarthi (DIN:09573853) was appointed in the board as an Independent Director and Dr. Ponniah Selvaraj (DIN: 09151386) was appointed as an Additional Director.

### B) Declaration by an Independent Director(s) and re- appointment, if any

Declarations from Mr. Senthil Nathan Varadharajan , Mr. Deivasigamani Sridhara Chakravarthi, Mr. Ponniah Selvaraj and Smt. Gnanambal Kanagaraj were duly received by the Company, who are holding office of Independent Director, and who have submitted declarations that they meet the criteria for independent Directors, as provided under Section 149(6) of the Act.

**C) Formal Annual Evaluation As it is** applicable to listed company and every other public company having a paid-up share capital of twenty-five Crore rupees or more calculated at the end of the preceding financial year your company Board shall not require including a statement indicating the manner in which formal annual evaluation has been made by the Board of its own performance and that of its committees and individual directors. Your Company is a public limited company having less than 25 Crore paid up capital hence the formal annual evaluation of Directors is not applicable.

## 18. Number of meetings of the Board of Directors

During the financial year 2022-2023, the following Board Meetings were held, details of which are as follows:

S. No.	Date of Board Meeting	Strength of the Board Meeting	No. of Directors attended
1.	23.04.2022	6	6
2.	29.07.2022	6	5
3.	24.09.2022	6	5
4.	18.10.2022	6	6

5.	11.02.2023	6	3
6.	30.03.2023	7	7

**19. Audit Committee** (Applicable to every listed company and such other class or classes of companies, as may be prescribed) the composition of an Audit Committee to be disclosed and where the Board had not accepted any recommendation of the Audit Committee, the same shall be disclosed along with the reasons there for.

The Company has an Audit Committee with

- i) CA. V. Senthilnathan (DIN 02023275) – Chairman
- ii) Mr. Kottaisamy Pitchai (DIN02738764)
- iii) Ms. A. Alli- (DIN 07424237)

**20. Details of establishment of vigil mechanism for directors and employees**

Though unlisted the NHFL top management is ensuring that vigil mechanism for Directors and employees are being adhered to.

**21. Nomination and Remuneration Committee** (Applicable to listed companies and such other class or classes of companies, as may be prescribed)

The company has NRC committee which looks after the Nomination and Remuneration

- i) Ms. K. Gnanambal (DIN 02881458)
- ii) Ms. A. Alli – Chairperson (DIN07424237)
- iii) Mr. S. Chakravarthi (DIN 09573853)

**22. Risk Management Committee :** The Company has a Risk Management Committee (RMC) which is looking after the risk prospective of the company.

The Members of the committee are :

- i) Mr. S. Chakravarthi (DIN 09573853) - Chairman
- ii) Mr. N. Peter Palaniswami (DIN 01773066)
- iii) Mr. Kottaisamy Pitchai (DIN 02738764)

**23. ALCO Committee:** ALCO committee was formed and there is no liability of any pending payment, so there is no mismatch of Assets and liability of the company.

The Members of the committee are :

- i) Mr. V. Senthilnathan (DIN 02023275) - Chairman
- ii) Mr. Kottaisamy Pitchai (DIN02738764)
- iii) Mr. N. Peter Palaniswami (DIN 01773066)

**24. Grievance Redressal Committee :** The Company has a Grievance redressal Committee to look after the Grievances of the stakeholders. There were no complaints (or) grievances received during the period.

The Members of the committee are:

- i) Ms. Alli A (DIN 07424237)
- ii) Mr. S. Chakravarthi (DIN 09573853) – Chairman
- iii) Mr. P. Kottaisamy Pitchai (DIN 02738764)

## 25. Prevention of Sexual Harassment Committee

- i) Ms. Alli A (DIN 07424237) - Chairman
- ii) Mrs. K. Gnanambal (DIN. 02881458)
- iii) Mr. Kottaisamy Pitchai (DIN 02738764)

## 26. Particulars of loans, guarantees or investments under section 186 of Companies Act 2013.

There are no loans, guarantees or investments under section 186 of Companies Act 2013.

## 27. Particulars of contracts or arrangements with related parties:

There are no materially significant related party transactions (i.e) transactions of the company of material nature, with its promoters, the directors or the management, their subsidiaries or relatives that may have potential conflict with interest of the company at large.

**Not applicable**

## 28. Managerial Remuneration:

- A) Details of the ratio of the remuneration of each director to the median employee's remuneration and other details as required pursuant to Rule 5(1) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

N. Peter Palaniswami: Managing Director Rs 3,50,000 per month.

- (B) Details of every employee of the Company as required pursuant to 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

- C) Any director who is in receipt of any commission from the company and who is a Managing Director or Whole-time Director of the Company shall receive any remuneration or commission from any Holding Company or Subsidiary Company of such Company subject to its disclosure by the Company in the Board's Report.

**The Managing Director of the company has not received any commission from the company and there is no Holding and subsidiary company, hence it is not applicable**

- D) The following disclosures shall be mentioned in the Board of Director's report under the heading "Corporate Governance", if any, attached to the financial statement: —

- (i) all elements of remuneration package such as salary, benefits, bonuses, stock options, pension, etc., of all the directors.
- (ii) details of fixed component and performance linked incentives along with the performance criteria;

(iii) service contracts, notice period, severance fees;

(iv) Stock option details, if any, and whether the same has been issued at a discount as well as the period over which accrued and over which exercisable: **NIL**

### **29. Fair Practice Code, KYC norms, Anti Money Laundering standards**

The Company continued to ensure that Fair Practice Code, KYC Norms and Anti Money Laundering (AML) Standards as per the guidelines issued by RBI/ NHB from time to time are invariably adhered to and duly complied by the Company. The Company has put in place board approved robust KYC & AML policy for compliance by the branches.

**30. Secretarial Audit Report :** The Company is a Public unlisted Company and the paid up capital is less than 50 crores and the turnover of the company is less than 250 crores, hence not applicable

**31. Corporate Governance Certificate (Applicable to Listed Companies):** The Company is a Public unlisted Company hence not applicable

### **32. Risk management**

Risk management forms an integral part of our business. We continue to improve our internal policies and implement them rigorously for the efficient functioning of our business. As a lending institution, we are exposed to various risks that are related to our lending business and operating environment. Our objective in our risk management processes is to measure and monitor the various risks that we are subject to and to follow policies and procedures to mitigate and address such risks. Our risk management framework is driven by our Board and its sub-committees including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee. We accord the necessary importance to prudent lending practices and have implemented adequate measures for risk mitigation, which include verification of credit history from credit information bureaus, multiple verifications of a customer's business and residence, verification of income and KYC documents submitted by the customer, technical and legal verifications, conservative loan to value, and required property insurance.

### **33. Fraud Reporting**

There have been no instance of any frauds.

### **34. Disclosures Under Sexual Harassment Of Women At Work Place (Prevention, Prohibition & Redressal) Act 2013**

There have been no complaints received by the company.

### **35. Reserve Bank of India (RBI) Regulations/Directions:**

As per the powers delegated by the Government of India, the Reserve Bank of India (RBI) vide Notification No. RBI/2019-20/98 DOR NBFC (PD) CC.No.105/03.10.136/2019-20 dated November 11, 2019, the Housing Finance Companies (HFCs) shall be regulated & controlled by RBI. Further, the

RBI also has powers to issue directions, regulations or guidelines for the monitoring and control of Housing Finance companies as and when applicable. The HFCs are also monitored and regulated by RBI through the NHB and /or direct orders issued to the HFCs from time to time.

No Fines/Penalties has been levied by the RBI during the year 2022-23.

### **35. (a) National Housing Bank Regulation/supervision:**

Your Company is having a valid NHB License for carrying on business of Housing Finance Company, bearing registration certificate No. 05.0179.2019, dated 15/05/ 2019, and further the Company has complied with the provisions of the Housing Finance Companies (NHB) Directions, 2010 and RBI-HFC Directions 2020 issued, as applicable. The Circulars and the Notifications issued by NHB are also placed before the Board of Directors at regular intervals to update the Board members on the compliance of the same. As per the NHB Directions, 2010 and various Circulars/ Guidelines/ Notifications issued thereunder, your Company has duly complied and submitted all the required monthly/ quarterly/ half yearly NHB reports/ returns, within prescribed time-limit during the FY 2022-23.

### **(b) Net Owned Fund:**

As specified by the Reserve Bank of India, Rs. 20 crores as the minimum net owned funds required for a company to commence housing finance as its principal business or carry on the business of housing finance as its principal business. The Same has been complied by your Company during the Financial Year 2023.

### **(c) Capital Adequacy and Transfer to Special Reserve:**

As required under RBI/ NHB Directions issued, the Company is maintaining capital adequacy on a stand-alone basis. The Company has complied with the applicable provisions of the Reserve Bank Guidelines and Housing Finance Companies– Corporate Governance (National Housing Bank) Directions 2016, other circulars, notifications and guidelines issued by Reserve Bank of India and the National Housing Bank from time to time.

## **36. Directors' Responsibility Statement**

The Directors' Responsibility Statement referred to in clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013, shall state that—

- (a) in the preparation of the annual accounts, the applicable accounting standards had been followed along with proper explanation relating to material departures.
- (b) the directors had selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;
- (c) the directors had taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the company and for preventing and detecting fraud and other irregularities.

- (d) the directors had prepared the annual accounts on a going concern basis; and
- (e) the directors, had laid down internal financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively.
- (f) the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

### **37. Acknowledgements**

Your company is grateful for the guidance, support and assistance extended by Reserve Bank of India, National Housing Bank, MCA, Income tax, other Government agencies, shareholders, and borrowers.

By the order of Board  
**For Nanayasurabhi Affordable Housing Finance Limited**

S/d

**N. Peter Palaniswami**  
Managing Director  
DIN: 01773066

Place: Tiruchirapalli  
Date: 14.06.2023



## ANNEXURES FORMING PART OF DIRECTOR'S REPORT

1. Declaration by Independent Directors: The Directors have duly furnished their declarations
2. Companies' policy on Director's appointment and remuneration including criteria for determining qualifications positive attributes, independence of a Director and other matters Section 178(1) of the companies Act 2013 have been complied.
3. Secretarial Audit report: **Not applicable**
4. Statement evaluation by the Board of its own performance and that of its committees and individual directors: **Not applicable**
5. Details about CSR Policy: **Not applicable**
6. Details of guarantees and investments under the provisions of section 186 of the Companies Act 2013: **Not applicable**
7. Report under Sexual Harassment policy: **No complaints received.**
8. AOC2 : Related Party Transaction : **Mentioned**

## BUSINESS LOAN



**Mr. Chandran – Welding shop**



**M. LAKSHMAN & CO.**  
Chartered Accountants.,  
FRN 001822S

"Bharani Residency"  
15, Vathukara Street, Woraiyur,  
Tiruchirapalli – 620 003 Ph: 0431-4023887  
trymlco@gmail.com

# INDEPENDENT AUDITOR'S REPORT

**TO THE MEMBERS OF NANAYASURABHI  
AFFORDABLE HOUSING FINANCE LIMITED**

## Report on the Financial Statements

### Opinion

We have audited the accompanying financial statements of NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED ('the Company'), which comprise the balance sheet as at March 31, 2023, the statement of profit and loss and the cash flow statement for the year ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013 ('the Act') in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2023, and its profit and its cash flows for the year ended on that date.

### Basis for opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Act. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We

are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the financial statements.

### Information other than the Financial Statements and Auditor's Report thereon

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

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

In connection with our audit of financial statements, our responsibility is to read the other information identified above when it becomes available 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.

When we read the other information, if we conclude that there is a material misstatement, we are required to communicate the matters to those charged with governance.

### **Responsibilities of Management and those charged with Governance for the Financial Statements**

The Company's management is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act.

This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

Those management are also responsible for overseeing the Company's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

As part of an audit in accordance with SAs, we exercise professional judgment and maintain professional 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 one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management and board of directors.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

### Report on Other Legal and Regulatory Requirements

1. As required by the Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of sub-section (11) of section 143 of the Act, we give in the Annexure-A, a statement on the matters specified in the paragraph 3 and 4 of the Order to the extent applicable.
2. As required by Section 143 (3) of the Act, we report that:
  - a) we have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
  - b) in our opinion proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books;
  - c) the balance sheet, the statement of profit and loss and the cash flow statement dealt with by this Report are in agreement with the books of account;
  - d) in our opinion, the aforesaid standalone financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014;
  - 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 is 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 over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in Annexure-B; and

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) Amendment Rules, 2021, in our opinion and to the best of our information and according to the explanations given to us:

- i. The Company does not have any pending litigations which would impact its financial position.
- ii. The Company has made provision, as required under applicable law or accounting standards, for material foreseeable losses.
- iii. There were no amounts which were required to be transferred to the Investor Education and Protection Fund by the Company.

iv. (a) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, 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 persons or entities, including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented that, to the best of its knowledge and belief, other than as disclosed in the notes to the accounts, no funds have been received by the Company from any persons or entities, including foreign

entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on our audit procedures and considering reasonable and appropriate circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (iv) (a) and (b) contain any material misstatement.

v. The Company has not declared any dividend during the year. Accordingly, reporting on compliance with section 123 of the Act are not applicable.

(h) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act as amended:

In our opinion and to the best of our information and according to the explanations given to us, the remuneration paid by the Company to its Directors during the year is in accordance with the provisions of section 197 of the Act.

**For M. LAKSHMAN & CO**  
Chartered Accountants  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**  
Partner  
Membership No.: 215250  
UDIN: 23215250BGVWRB2371

Place : Tiruchirapalli  
Date : 14.06.2023

## **“ANNEXURE -A” TO THE INDEPENDENT AUDITOR’S REPORT ON THE FINANCIAL STATEMENTS OF NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2023.**

### **(Referred to in Para 1 of the Report on Other Legal and Regulatory Requirements of our Report of even date)**

- i. (a) A) The company has maintained proper records showing full particulars, including quantitative details and situation of its property, plant, and equipment;
- B) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the company does not hold any intangible assets as on the Balance Sheet date;
- (b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its property, plant and equipment by which all Property, plant and equipment are verified in a phased manner over a period of three years. In accordance with this programme, certain Property, plant and equipment were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification;
- (c) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no immovable properties for the Company. Accordingly, clause 3(i)(c) of the Order is not applicable.
- (d) According to the information and explanations given to us and on the basis of our examination of the records of the company, the company has not revalued any of its property, plant and equipment or intangible assets during the period;
- (e) According to the information and explanations given to us, there are no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- ii. a) The Company is in the business of Housing Finance. Therefore, it does not hold any physical inventories. Accordingly, paragraph 3(ii)(a) of the Order is not applicable to the Company.
- b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, at any point of time during the year, the Company has not been sanctioned any working capital limits in excess of five crore rupees, in aggregate, from banks or financial institutions on the basis of security of current assets. Therefore paragraph 3(ii)(b) of the Order is not applicable to the Company.

- iii. During the year, the Company has granted loans or advances in the nature of loans, secured or unsecured, to other parties. The Company has not made any investments in or provided any guarantee or security to any other entity during the year or loans or advances in the nature of loans to companies, firms, limited liability partnerships. With respect to such loans and advances;
- a) The Company's business is to give loans , accordingly, the reporting under paragraph 3(iii)(a) of the Order is not applicable the Company.
  - b) In our opinion, the terms and conditions of the grant of loans and advances, during the year are, prima facie, not prejudicial to the Company's interest.
  - c) The Company is principally engaged in the business of providing loans. In respect of loans granted by the Company, the schedule of repayment of principal and payment of interest has been duly stipulated and the repayments of principal amounts and receipts of interest have generally been regular as per repayment schedules.
  - d) According to the information and explanations given to us and based on our examination of the records of the Company, during the year, there was no amount overdue for more than ninety days. Therefore, paragraph 3(iii)(d) of the Order is not applicable.
  - e) Since the Company is in the business of Housing Finance, the reporting under clause 3(iii)(e) of the Order is not applicable to the Company.
  - f) According to the information and explanations given to us and based on our examination of the records of the Company, during the year, the Company has not granted any loans or advances to Promoters and Related Parties that were either repayable on demand or without specifying any terms or period of repayment. Therefore paragraph 3(iii)(f) of the Order is not applicable.
- iv. According to the information and explanations given to us and based on our examination of the records of the Company, during the year, the Company has not entered into any transactions to which the provisions of section 185 and 186 of the Act is applicable. Accordingly, paragraph 3(iv) of the Order is not applicable.
  - v. According to the information and explanations given to us and based on our examination of the records of the Company, the Company has neither accepted any deposits from the public nor is holding any amount which is in the nature of deemed deposits and no order has been passed by the Company Law Board or National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunals in regard to the Company. Accordingly, paragraph 3(v) of the Order is not applicable.
  - vi. According to the information and explanations given to us and to the best of our knowledge, the Central Government has not prescribed the maintenance of cost records under sub-section 1 of section 148 of the Companies Act, 2013 read with Companies (Cost Records and Audit) Rules, 2014, as amended for the services of the Company, and, hence, reporting on clause 3(vi) of the Order is not applicable to the Company.
  - vii. a) According to information and explanation given to us and the basis of examination of the records of the Company, the Company has generally been regular in depositing undisputed statutory dues, including goods and service tax, provident fund, employees' state insurance, income-tax, any other



statutory dues. The provisions relating to sales tax, service tax, duty of customs, duty of excise, value added tax and cess are not applicable to the Company.

According to the information and explanation given to us, there were no undisputed amount payable were outstanding, at the year end, for a period of more than six months from the date they became payable.

- b) According to the information and explanations given to us, there are no outstanding statutory dues referred in sub-clause (a) which have not been deposited with the appropriate authorities on account of any dispute.

viii. According to the information and explanations given to us and based on our examination of the records of the Company, during the year, the Company did not surrender or disclose any transaction which was not recorded in the books of account as an income previously during the tax assessments under the Income Tax Act, 1961 (43 of 1961) and accordingly, the Company is not required to record any transactions as an unrecorded income in the books of accounts.

- ix. a) The Company does not have any loans or borrowings from any lenders during the year and accordingly, the clause pertaining to repayment of loans and other borrowings including interest thereon to any lender as per the paragraph 3(ix)(a), application of term loan for the purpose for which the loans were obtained as per the paragraph 3(ix)(c), utilization of fund raised on short term basis to long term purposes as per the paragraph 3(ix)(d), funds taken from any entity or person on account of or to meet the obligation of its subsidiaries, associates or joint ventures as per the paragraph 3(ix)(e) and loans raised

during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies as per the paragraph 3(ix)(f) of the Order is not applicable;

- b) According to the information and explanations given to us and based on our examination of the records of the Company, the Company has not been declared as a willful defaulter by any bank or financial institution or other lender;
- x. a) The Company did not raise any money by way of initial public offer or further public offer (including debt instruments) during the year and accordingly, the clause pertaining to application of money raised for the purpose for which they were raised as per the paragraph 3(x)(a) of the Order is not applicable;
- b) The Company has made any private placement of 23,50,000 equity shares of face value Rs.10 per share and share premium of Rs.10 per share during the year and accordingly, the clause pertaining to compliance towards the section 42 of the act and application of money raised for the purpose for which they were raised are complied with;
- xi. a) According to the information and explanations given to us and based on our examination of books and records of the Company, considering the principles of materiality outlined in Standards on Auditing, we report that no fraud by the Company or no fraud on the Company has been noticed or reported during the year;
- b) We have not filed any report under 143 (12) of Act in Form ADT - 4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government;
- c) According to the information and explanations given to us, the Company is

- not required to maintain Vigil Mechanism/ Whistle Blower Policy under the Act and the Company have not established whistle-blower mechanism as a process on its own. Accordingly, reporting under the clause 3(xi)(c) does not arise.
- xii. The Company is not a Nidhi Company, therefore reporting under paragraph 3(xii) of the Order is not applicable.
- xiii. 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 is in compliance with section 177 and 188 of the Companies Act 2013 with respect to applicable transactions with the related parties and details of related party transactions have been disclosed in the financial statements as required by applicable accounting standards.
- xiv. The Company is not required to have an internal audit system as per section 138 of the Act. Accordingly, the clause pertaining to whether the Company has an internal audit system commensurate with the size and nature of its business as per the paragraph 3(xiv)(a) and consideration of reports of the Internal Auditors by us as per the paragraph 3(xiv)(b) of the Order is not applicable.
- xv. 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 not entered into non-cash transactions with directors or persons connected with him. Accordingly, reporting under the paragraph 3(xv) of the Order towards compliance of section 192 by Company under the Act does not arise.
- xvi. a) The Company is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934. Accordingly, reporting under the paragraph 3(xvi)(a) of the Order requiring the Company to obtain registration does not arise.
- 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 1947 for conducting housing finance activities.
- c) According to the information and explanations given to us and based on our examination of the records of the Company, the Company is not a Core Investment Company ('CIC') as defined in the regulations made by the Reserve Bank of India. Accordingly, reporting under the paragraph 3(xvi)(c) of the Order in respect of whether the Company fulfil the criteria to continue as a CIC and paragraph 3(xvi) (d) of the Order in respect of whether the Group has more than one CIC as part of the Group does not arise.
- xvii. The Company has not incurred any cash losses in the current financial year and in the immediately preceding financial year.
- xviii. There has been no resignation of statutory auditors during the year and accordingly, reporting under the paragraph 3(xviii) of the Order in respect of whether we have considered the issues, objections or concerns raised by the outgoing auditor(s) does not arise.
- xix. According to the information and explanations given to us and based on our examination of the records of the Company including the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans, and based on our examination of the evidence supporting the assumptions, nothing has come

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

xx. According to the provision of section 135(1) of the Act, Corporate Social Responsibility is not applicable to the Company. Accordingly, the clause pertaining to transfer of amount remaining unspent as per paragraph xx(a) and xx(b) of the order is not applicable to the Company.

xxi. Since this report being issued on the stand-alone financial statements of the Company

and accordingly, reporting under the paragraph 3(xxi) of the Order in respect of disclosing the details of the companies and the paragraph numbers of the CARO report containing the qualifications or adverse remarks by the respective auditors in the Companies (Auditor's Report) Order (CARO) reports of the companies included in the consolidated financial statements does not arise.

**For M. LAKSHMAN & CO**

Chartered Accountants  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**

Partner  
Membership No.: 215250  
UDIN: 23215250BGVWRB2371

Place: Tiruchirapalli

Date: 14.06.2023

## **ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL STATEMENTS OF NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED FOR THE YEAR ENDED MARCH 31, 2023.**

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

#### **(Referred to in paragraph 2(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)**

We have audited the internal financial controls over financial reporting of NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED ('the Company') as of March 31, 2023 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

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

The Company's management is responsible for establishing and maintaining internal financial controls based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting 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 its business, including adherence to Company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information, as required under the Act.

#### **Auditor's Responsibility**

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness

exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

### Meaning of Internal Financial Controls over Financial Reporting

A Company's internal financial control over financial reporting is a process designed to provide reasonable assurance regarding the reliability of financial reporting and the preparation of financial statements for external purposes in accordance with generally accepted accounting principles. A Company's internal financial 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 dispositions of the assets of the Company;
2. provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the Company are being made only in accordance with authorisations of management of the Company; and
3. provide reasonable assurance regarding prevention or timely detection of unauthorised acquisition, use, or disposition of the Company's assets that could have a material effect on the financial statements.

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

Because of the inherent limitations of internal financial controls 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

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31, 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 Institute of Chartered Accountants of India.

**For M. LAKSHMAN & CO**  
Chartered Accountants  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**  
Partner  
Membership No.: 215250  
UDIN: 23215250BGVWRB2371

Place: Tiruchirapalli  
Date: 14.06.2023

**NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED**

SURABHIAGAM, NO.15. KARUNYA GARDEN, 12TH CROSS, RENGANAGAR EXTN., UYYAKONDAN THIRUMALAI,  
VAYALUR ROAD, TIRUCHIRAPALLI - 620 102. CIN: U65990TN2014PLC098180

**BALANCE SHEET AS ON MARCH 31, 2023**

(Rs. in hundreds)

PARTICULARS	SCHEDULE NO.	AS ON 31.03.2023	AS ON 31.03.2022
<b>I. EQUITY AND LIABILITIES</b>			
(1) Shareholders' funds			
(a) Share capital	3	14,96,950.00	12,61,950.00
(b) Reserves and surplus	4	5,26,237.62	2,73,106.52
(2) Non-current liabilities			
(a) Deferred tax liabilities (net)	5	(779.78)	(948.28)
(3) Current liabilities			
(a) Other current liabilities	6	1,143.57	786.37
(b) Short term provisions	7	3,380.25	2,937.54
TOTAL		<b>20,26,931.66</b>	<b>15,37,832.15</b>
<b>II. ASSETS</b>			
(1) <b>Non-current asset</b>			
(a) Property Plant and Equipment			
- Property Plant and Equipment	8	4,694.42	5,851.41
(b) Long term loans and advances	9	10,05,615.13	8,30,174.94
(2) Current assets			
(a) Cash and bank balances	10	6,90,320.16	6,18,562.57
(b) Short term loans and advances	11	3,16,120.77	71,572.16
(c) Other current assets	12	10,181.18	11,671.07
Significant accounting policies	1&2		
TOTAL		<b>20,26,931.66</b>	<b>15,37,832.15</b>

In terms of our report of even date attached

**For M. LAKSHMAN & CO.,**  
Chartered Accountants.,  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**

Partner

Membership No.: 215250

UDIN: 23215250BGVWRB2371

**For and on behalf of**  
**Nanayasurabhi Affordable Housing Finance Limited**

S/D.

**N PETER PALANISWAMI**

Managing Director

DIN : 01773066

S/D.

**LALITHA**

Company Secretary

S/D.

**K GNANAMBAL**

Director

DIN: 02881458

S/D.

**ALAGESAN**

Chief Financial Officer

Place : Trichirappalli Date : 14.06.2023

**NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED**

SURABHIAGAM, NO.15. KARUNYA GARDEN, 12TH CROSS, RENGANAGAR EXTN., UYYAKONDAN THIRUMALAI,  
VAYALUR ROAD, TIRUCHIRAPALLI - 620 102. CIN: U65990TN2014PLC098180

## STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED MARCH 31, 2023

(Rs. in hundreds)

Particulars	Note No.	Period ended March 31, 2023	Period ended March 31, 2022
I Revenue from operations:	13	1,68,541.72	63,574.33
II Other Income	14	22,479.27	35,069.19
<b>III Total INCOME (I +II)</b>		<b>1,91,020.99</b>	<b>98,643.52</b>
IV Expenses:			
Employee benefit expense	15	61,904.20	57,124.20
Depreciation and amortization expense	16	1,156.99	1,077.93
Other expenses	17	1,03,230.61	35,626.14
<b>TOTAL EXPENSES</b>		<b>1,66,291.80</b>	<b>93,828.27</b>
<b>V Profit / (loss) before tax (III-IV)</b>		<b>24,729.19</b>	<b>4,815.25</b>
VI Provision for taxation			
(a) Current tax		6,429.59	751.18
(b) Deferred tax		168.50	2,056.81
<b>TOTAL PROVISION FOR TAXATION</b>		<b>6,598.09</b>	<b>2,807.99</b>
<b>VII Profit / (loss) after tax for the year/ period (V-VI)</b>		<b>18,131.10</b>	<b>2,007.26</b>
VIII <b>Earning Per Share</b>			
Basic and Diluted Earnings Per Share	22	<b>0.12</b>	<b>0.02</b>

In terms of our report of even date attached

**For M. LAKSHMAN & CO.,**  
Chartered Accountants.,  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**  
Partner  
Membership No.: 215250  
UDIN: 23215250BGVWRB2371

Place : Trichirappalli Date : 14.06.2023

**For and on behalf of**  
**Nanayasurabhi Affordable Housing Finance Limited**

S/D.

**N PETER PALANISWAMI**  
Managing Director  
DIN : 01773066

S/D.

**LALITHA**  
Company Secretary

S/D.

**K GNANAMBAL**  
Director  
DIN: 02881458

S/D.

**ALAGESAN**  
Chief Financial Officer

**NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED**

SURABHIAGAM, NO.15. KARUNYA GARDEN, 12TH CROSS, RENGANAGAR EXTN., UYYAKONDAN THIRUMALAI,  
VAYALUR ROAD, TIRUCHIRAPALLI - 620 102. CIN: U65990TN2014PLC098180

## CASH FLOW STATEMENT FOR THE PERIOD ENDED MARCH 31, 2023

(Rs. in hundreds)

PARTICULARS	AS ON March 31, 2023	AS ON March 31, 2022
<b>A. CASH FLOW FROM OPERATING ACTIVITIES</b>		
Net Profit Before Tax	24,729.19	4,815.25
<i>Adjustments for</i>		
Depreciation on PPE	1,156.99	1,077.93
<b>Operating profit before working capital changes</b>	<b>25,886.18</b>	<b>5,893.19</b>
Increase in Short Term Loans and Advances	(2,44,548.61)	(58,956.22)
Decrease in Other Current Assets	1,489.89	5,895.34
Increase in Short Term Provisions	442.71	2,361.26
Increase in Other Current Liabilities	357.20	269.27
<b>Cash Generated from Operations</b>	<b>(2,16,372.63)</b>	<b>(44,537.16)</b>
Current tax	6,429.59	751.18
<b>Net Cash flow from Operating Activities</b>	<b>(2,22,802.22)</b>	<b>(45,288.34)</b>
<b>B. CASH FLOW FROM INVESTING ACTIVITIES</b>		
Purchase of Fixed Assets	-	-
<b>Net Cash flow from Investing Activities</b>	-	-
<b>C. CASH FLOW FROM FINANCING ACTIVITIES</b>		
Proceeds from issuance of Equity Share Capital	2,35,000.00	2,50,000.00
Proceeds from issuance of Equity Share Capital at premium	2,35,000.00	2,50,000.00
Increase in Long Term Loans and Advances	(1,75,440.19)	(6,23,246.91)
<b>Net Cash flow from Financing Activities</b>	<b>2,94,559.81</b>	<b>(1,23,246.91)</b>
<b>D. Net Increase in Cash and Cash Equivalents</b>	<b>71,757.59</b>	<b>(1,68,535.25)</b>
Add: Cash and Cash Equivalents at the beginning of the year	6,18,562.57	7,87,097.82
<b>E. Derived Cash and Cash Equivalents at the end of the year</b>	<b>6,90,320.16</b>	<b>6,18,562.57</b>



COMPONENTS OF CASH AND CASH EQUIVALENTS	AS ON March 31, 2023	AS ON March 31, 2022
<b>I. Cash and Bank Balances</b>		
(a) Cash on Hand	1,030.56	2,630.65
(b) Balances with Banks		
(i) In Current Accounts	5,29,289.60	4,85,931.92
<b>(ii) Cheques, drafts on hand</b>	-	-
<b>Sub-Total I</b>	<b>5,30,320.16</b>	<b>4,88,562.57</b>
<b>II. Other Bank Balances</b>		
(a) In Deposit Accounts	1,60,000.00	1,30,000.00
Sub-Total II	1,60,000.00	1,30,000.00
<b>Total (I+II)</b>	<b>6,90,320.16</b>	<b>6,18,562.57</b>

In terms of our report of even date attached

**For M. LAKSHMAN & CO.,**  
Chartered Accountants.,  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**

Partner

Membership No.: 215250

UDIN: 23215250BGVWRB2371

**For and on behalf of**  
**Nanayasurabhi Affordable Housing Finance Limited**

S/D.

**N PETER PALANISWAMI**

Managing Director

DIN : 01773066

S/D.

**LALITHA**

Company Secretary

S/D.

**K GNANAMBAL**

Director

DIN: 02881458

S/D.

**ALAGESAN**

Chief Financial Officer

Place : Trichirappalli Date : 14.06.2023

## **NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED**

SURABHIAGAM, NO.15. KARUNYA GARDEN, 12TH CROSS, RENGANAGAR EXTN., UYYAKONDAN THIRUMALAI,  
VAYALUR ROAD, TIRUCHIRAPALLI - 620 102. CIN: U65990TN2014PLC098180

# **NOTES TO ACCOUNTS FOR THE PERIOD ENDED MARCH 31, 2023**

**(All amounts in Rupees hundreds, unless otherwise stated)**

## **1. Company Background**

Nanayasurabhi affordable housing Limited is a company registered under the Companies Act 2014 was incorporated on November 25, 2014 for providing housing finance to people at rural and semi urban areas. The Company provides financial assistance to the undeserved economically weaker sections/low income groups for construction of new home as well as for buying, improvement and making extensions to existing houses and loans against property mortgage. The Company is located at Tiruchirapalli, Tamilnadu, India.

## **2. Basis of Preparation and Significant Accounting Policies**

### **2.1 Basis of Preparation and Measurement**

The financial statements have been prepared and presented under the historic cost convention on accrual basis of accounting, in accordance with generally accepted accounting principles (“GAAP”) applicable in India. GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013 (‘Act’) and pronouncements of the Institute of Chartered Accountants of India, the provisions of the Act (to the extent notified).

All assets and liabilities have been classified as current and non-current as per the Company’s normal operating cycle and other criteria set out in the Schedule III of the Companies Act, 2013. Based on the nature of services and their realisation in cash and cash equivalents, the Company has ascertained its operating cycle as 12 months for the purpose of current/non-current classification of assets and liabilities.

### **2.2 Key Accounting Estimates and Judgements**

The preparation of standalone financial statements requires management to make judgments, estimates and assumptions in the application of accounting policies that affect the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates. Continuous evaluation is done on the estimation and judgments based on historical experience and other factors, including expectations of future events that are believed to be reasonable. Revisions to accounting estimates are recognised prospectively.

### **2.3 Amendments to Schedule III of the Companies Act, 2013**

Ministry of Corporate Affairs (MCA) issued notifications dated 24th March, 2021 to amend Schedule III of the Companies Act, 2013 to enhance the disclosures required to be made by the Company in its

financial statements. These amendments are applicable to the Company for the financial year starting 1st April, 2021 and applied to the standalone financial statements as required by Schedule III.

## 2.4 Significant Accounting Policies

The significant accounting policies used in preparation of the standalone financial statements are as under:

### Property, Plant and Equipment

Property, plant and equipment is stated at acquisition cost net of accumulated depreciation and accumulated impairment losses, if any. Cost of acquisition or construction of property, plant and equipment comprises its purchase price including import duties and non-refundable purchase taxes after deducting trade discounts, rebates and any directly attributable cost of bringing the item to its working condition for its intended use.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance cost are charged to the standalone statement of profit and loss during the period in which they are incurred.

Gains or losses that arise on disposal or retirement of an asset are measured as the difference between net disposal proceeds and the carrying value of property, plant and equipment and are recognized in the statement of profit and loss when the same is derecognized.

### Depreciation

Depreciation is calculated on pro rata basis on WDV method based on estimated useful life prescribed under Schedule II of the Companies Act, 2013. The useful life of major components of Property, Plant and Equipment is as follows:

PPE	Useful Life (Years)
Motor Vehicles	15

### Revenue Recognition

- i. **General:** Revenue is recognized to the extent that it is probable that, the economic benefits will flow to the Company and the revenue can be reliably estimated and collectability is reasonably assured.
- ii. **Income from Loans:** Interest income from loan transactions is accounted for by applying the interest rate implicit in such contracts and recognised on a time proportion basis.

Processing charges, documentation charges and other fees on loan transactions are recognised at the Commencement of the Contract.

Other Income: In respect of other heads of income, the Company accounts the same on accrual basis.

- iii. **Income Taxes**

Income-tax expense comprises current tax (i.e. amount of tax for the period determined in accordance with the income-tax law) and deferred tax charge or credit effects of timing differences between

accounting income and taxable income for the period). Income-tax expense is recognised in profit or loss except that tax expense related to items recognised directly in reserves is also recognised in those reserves.

Current tax is measured at the amount expected to be paid to (recovered from) the taxation authorities, using the applicable tax rates and tax laws. Deferred tax is recognised in respect of timing differences between taxable income and accounting income i.e. differences that originate in one period and are capable of reversal in one or more subsequent periods. The deferred tax charge or credit and the corresponding deferred tax liabilities or assets are recognised using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date. Deferred tax assets are recognised only to the extent there is reasonable certainty that the assets can be realised in future; however, where there is unabsorbed depreciation or carried forward loss under taxation laws, deferred tax assets are recognised only if there is a virtual certainty supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realised. Deferred tax assets are reviewed as at each balance sheet date and written down or written-up to reflect the amount that is reasonably/virtually certain (as the case may be) to be realised.

Minimum Alternative Tax ('MAT') under the provisions of the Income-tax Act, 1961 is recognised as current tax in the Statement of Profit and Loss. The credit available under the Act in respect of MAT paid is recognised as an asset only when and to the extent there is convincing evidence that the company will pay normal income tax during the period for which the MAT credit can be carried forward for set-off against the normal tax liability. MAT credit recognised as an asset is reviewed at each balance sheet date and written down to the extent the aforesaid convincing evidence no longer exists.

#### **iv. Provisions, contingent liabilities and contingent assets**

A provision is recognized when the Company has a present obligation as a result of past event i.e., it is probable that an outflow of resources will be required to settle the obligation in respect of which a reliable estimate can be made. Provisions are not discounted to its present value and are determined based on best estimate required to settle the obligation at the balance sheet date. These are reviewed at each balance sheet date and adjusted to reflect the current best estimates.

A contingent liability exists when there is a possible but not probable obligation, or a present obligation that may, but probably will not, require an outflow of resources, or a present obligation whose amount cannot be estimated reliably. Contingent liabilities do not warrant provisions, but are disclosed unless the possibility of outflow of resources is remote. Contingent assets are neither recognised nor disclosed in the financial statements. However, contingent assets are assessed continually and if it is virtually certain that an inflow of economic benefits will arise, the asset and related income are recognised in the period in which the change occurs.

#### **v. Earnings per Share**

Basic earnings per equity share is calculated by dividing the net profit or loss for the period attributable to equity shareholders (after deducting preference dividends and attributable taxes, if any) by the weighted average number of equity shares outstanding during the period.

Diluted earnings per share is computed by dividing the net profit or loss for the period attributable to

the equity shareholders of the Company and weighted average number of equity shares considered for deriving basic earnings per equity share and also the weighted average number of equity shares that could have been issued upon conversion of all dilutive potential equity shares. In computing dilutive earnings per share, only potential equity shares that are dilutive and that decrease profit per share are included.

#### vi. Cash flow statement

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 from operating, investing and financing activities of the Company are segregated.

Cash and cash equivalents in the statement of cash flows comprise cash on hand and highly liquid bank deposits having maturities period of less than 3 months as on the balance sheet that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

### 3. Share Capital

Particulars	As on March 31, 2023		As on March 31, 2022	
	Units in Nos	Amount (Rs)	Units in Nos	Amount (Rs)
<b>(a) Authorised Share Capital</b>				
Equity shares of Rs.10 each with voting rights	2,10,00,000	21,00,000	1,60,00,000	16,00,000
<b>(b) Issued, Subscribed &amp; Paid Share Capital</b>				
Equity shares of Rs.10 each with voting rights	1,49,69,500	14,96,950.00	1,26,19,500	12,61,950.00
<b>Sub-Total</b>		<b>14,96,950.00</b>		<b>12,61,950.00</b>

#### 3.1 Reconciliation of the number of shares outstanding at the beginning and at the end of the reporting period:

Particulars	As on March 31, 2023		As on March 31, 2022	
	Units in Nos	Amount (Rs)	Units in Nos	Amount (Rs)
<b>Balance as at the beginning of the year</b>	1,26,19,500	12,61,950.00	1,01,19,500	10,11,950.00
Add : Shares issued	23,50,000	2,35,000.00	25,00,000	2,50,000.00
<b>Less : Shares Redeemed</b>	-	-	-	-
Less : Shares Cancelled	-	-	-	-
<b>Balance as at the end of the year</b>	<b>1,49,69,500</b>	<b>14,96,950.00</b>	<b>1,26,19,500</b>	<b>12,61,950</b>

#### 3.2 There are 52 share holders and out of which 4 shares holders are having more than 5% of share holding.

### 3.3 Terms and Rights attached to Equity shares

The Company has one class of equity shares having a par value of Rs 10 per share. Each shareholder is eligible for one vote per share held. In the event of liquidation, the equity shareholders are eligible to receive the remaining assets of the Company after distribution of all preferential amounts, in proportion to their shareholding.

### 3.4 Private placement of shares

During the year, the Company has made a private placement of 23,50,000 equity shares with face value of Rs.10/- each to identified investors at a issue price of Rs.20/- per equity share, the value of which was determined based on an independent valuation report obtained by the Company.

### 3.5 Shareholding of Promoters

(in Rs)

Name of Promoter	As on March 31, 2023			As on March 31, 2022		
	Number of shares	% of Total shares	% Change during the year	Number of shares	% of Total shares	% Change during the year
Peter Palaniswami	15,34,000	10.25%	10.04%	13,94,000	11.05%	-
Total	15,34,000	10.25%	10.04%	13,94,000	11.05%	-

### 4. Reserves and Surplus

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
<b>(a) Securities premium account:</b>		
Opening Balance	2,50,000.00	-
(+): Premium on shares issued during the year	2,35,000.00	2,50,000.00
<b>Closing Balance (a)</b>	<b>4,85,000.00</b>	<b>2,50,000.00</b>
<b>(b) Statutory reserve u/s. 29C of National Housing Bank Act, 1987:</b>		
Opening Balance	401.45	-
(+): Transferred during the year	3,626.22	401.45
<b>Closing Balance (b)</b>	<b>4,027.67</b>	<b>401.45</b>
<b>Sub-Total (a+b)</b>	<b>4,89,027.67</b>	<b>2,50,401.45</b>
<b>(c) Surplus in the Statement of Profit and Loss:</b>		
Opening Balance	22,705.07	21,099.26
(+): Profit after Tax for the year	18,131.10	2,007.26
(-): Transfers during the year		
-Statutory reserve u/s. 29C of National Housing Bank Act, 1987	3,626.22	401.45
<b>Closing balance (d)</b>	<b>37,209.95</b>	<b>22,705.07</b>
<b>Sub-Total (a+b+c+d)</b>	<b>5,26,237.62</b>	<b>2,73,106.52</b>

**5. Deferred Tax Liabilities (net)**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
(a) Opening balance as at the beginning of the year (April 01)		
- Depreciation on Property, plant and equipment	(948.28)	(3,005.09)
	<b>(948.28)</b>	<b>(3,005.09)</b>
(b) Adjustments during the financial year		
- Depreciation on Property, plant and equipment	168.50	2,056.81
	<b>168.50</b>	<b>2,056.81</b>
(c) Closing balance as at the end of the year (March 31)		
- Depreciation on Property, plant and equipment	(779.78)	(948.28)
<b>Sub-Total</b>	<b>(779.78)</b>	<b>(948.28)</b>

**6. Other Current Liabilities**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Others payables		
- Audit fees payable	756.00	-
- CERSAI charges	-	59.54
- Credit report charges	-	123.33
- Insurance premium	-	585.22
- Income tax payable	387.57	18.28
<b>Sub-Total</b>	<b>1,143.57</b>	<b>786.37</b>

**7. Short Term Provisions**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Provision for standard assets		
Housing Loan	2,911.53	1,701.53
Non -Housing Loan	468.72	297.89
CRE-RH		938.12
<b>Total</b>	<b>3,380.25</b>	<b>2,937.54</b>

**8. Property, Plant and Equipment - Current Year**

(in Rs)

Particulars	Motor Vehicle	Computer	Total
<b>Cost:</b>			
Balance as at March 31, 2022	9,500.00	-	9,500.00
Additions	-	-	-
Disposals	-	-	-
<b>Balance as at March 31, 2023</b>	<b>9,500.00</b>	<b>-</b>	<b>9,500.00</b>

<b>Accumulated Depreciation:</b>			
Balance as at March 31, 2022	3,648.59	-	3,648.59
Charge for the Year	1,156.99	-	1,156.99
Disposals for the Year	-	-	-
<b>Balance as at March 31, 2023</b>	<b>4,805.58</b>	<b>-</b>	<b>4,805.58</b>
<b>Carrying Amounts ( Net ):</b>			
As at March 31, 2022	5,851.41	-	5,851.41
As at March 31, 2023	4,694.42	-	4,694.42

**Property, Plant and Equipment - Previous Year**

(in Rs)

Particulars	Motor Vehicle	Computer	Total
<b>Cost:</b>			
Balance as at March 31, 2020	9,500.00	508.47	10,008.47
Additions	-	271.19	271.19
Disposals	-	-	-
<b>Balance as at March 31, 2021</b>	<b>9,500.00</b>	<b>779.66</b>	<b>10,279.66</b>
<b>Accumulated Depreciation:</b>			
Balance as at March 31, 2020	1,239.98	294.34	1,534.32
Charge for the Year	1,330.68	485.32	1,816.00
Disposals for the Year	-	-	-
<b>Balance as at March 31, 2021</b>	<b>2,570.66</b>	<b>779.66</b>	<b>3,350.32</b>
<b>Carrying Amounts ( Net ):</b>			
As at March 31, 2020	8,260.02	214.13	8,260.02
As at March 31, 2021	6,929.34	-	6,929.34

**8.1 Title deeds of Immovable Property not held in name of the Company**

During the current and previous year the Company has not acquired or given on lease immovable properties to or from others. Accordingly, no disclosure regarding "Title deeds of Immovable Property not held in the name of the Company is required.

**8.2** During the current and previous financial year, the company have not revalued its property, plant and equipment.

**8.3** During the current and previous financial year, there are no capital work in progress and capital work in progress which is overdue for completion or exceeded its cost compared to its original plan.



8.4 During the current and previous financial year, there are no Intangible assets and Intangible assets under development which is overdue for completion or exceeded its cost compared to its original plan.

### 9. Long Term Loans and Advances

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
<b>Secured advances: Considered Good</b>		
(a) Loans		
- Housing loan	11,64,612.27	6,80,612.19
- Property mortgage loan	1,17,179.09	74,473.21
- BHL	-	1,25,082.19
	<b>12,81,791.36</b>	<b>8,80,167.59</b>
Less: Current receivable of long term loans and advances (Refer Note 11)		
- Housing loan	1,21,799.92	38,258.47
- Property mortgage loan	29,294.12	11,734.18
- BHL	1,25,082.19	-
<b>Sub-Total</b>	<b>2,76,176</b>	<b>49,992.65</b>
<b>Total (I+II)</b>	<b>10,05,615.13</b>	<b>8,30,174.94</b>

### 10. Cash and Bank Balances

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
<b>I. Cash and Cash Equivalents</b>		
(a) Cash in Hand	1,030.56	2,630.65
(b) Balances with Banks		
(i) In Current Accounts	5,29,289.60	4,85,931.92
<b>Sub-Total I</b>	<b>5,30,320.16</b>	<b>4,88,562.57</b>
<b>II. Other Bank Balances</b>		
(a) In Deposit Accounts	1,60,000.00	1,30,000.00
<b>Sub-Total II</b>	<b>1,60,000.00</b>	<b>1,30,000.00</b>
<b>Total (I+II)</b>	<b>6,90,320.16</b>	<b>6,18,562.57</b>

Of the above:

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Bank Deposits with 12 months maturity		
ESAF Small Finance Bank	1,60,000.00	1,30,000.00
<b>Sub-Total</b>	<b>1,60,000.00</b>	<b>1,30,000.00</b>

**11. Short Term Loans and Advances**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
<b>I. Secured advances: Considered Good</b>		
(a) Current receivable of long term loans and advances		
- Housing loan	1,21,799.92	38,258.47
- Property mortgage loan	29,294.12	11,734.18
- BHL	1,25,082.19	-
(b) Advances		
- Staff and field advance	32,213.10	11,568.97
(c) Balances with statutory authorities		
- Income tax	2,481.44	4,860.54
<b>Sub-Total I</b>	<b>3,10,870.77</b>	<b>66,422.16</b>
<b>II. Unsecured advances: Considered Good</b>		
(a) Other advances		
- Rent	5,250.00	5,150.00
<b>Sub-Total II</b>	<b>5,250.00</b>	<b>5,150.00</b>
<b>Total (I+II)</b>	<b>3,16,120.77</b>	<b>71,572.16</b>

**12. Other Current Assets**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Accrued interest	213.04	595.36
Preliminary expenditure	9,968.14	11,075.71
<b>Sub-Total</b>	<b>10,181.18</b>	<b>11,671.07</b>

**13. Revenue from Operations**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
<b>Interest on Loans:</b>		
- Housing loan	1,39,960.46	52,402.58
- Property mortgage loan	16,159.31	-
Processing fees	9,387.50	9,028.75
Documentation fees	3,034.45	2,143.00
<b>Total</b>	<b>1,68,541.72</b>	<b>63,574.33</b>

**14. Other Income**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Interest earned on fixed deposits with Bank	22,479.27	34,861.77
Interest on income tax refund	-	207.42
<b>Sub-Total</b>	<b>22,479.27</b>	<b>35,069.19</b>

**14.1 Undisclosed Income**

Under the Income Tax Act, 1961, the Company has neither surrendered nor disclosed any transactions as income that has not been recorded in the books of accounts during the tax assessments for this financial year. Accordingly there are no undisclosed income to report for current and previous financial year.

**14.2 Dealings In Crypto Currency Or Virtual Currency**

The Company has neither traded nor invested in Crypto currency or Virtual Currency during the current financial year and the previous financial year. Accordingly, there are no gain/(loss) to disclose.

**15. Employee Benefit Expenses**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Salaries:		
- Directors	42,000.00	42,000.00
- Employees	19,904.20	15,124.20
<b>Sub-Total</b>	<b>61,904.20</b>	<b>57,124.20</b>

**16. Depreciation And Amortisation Expenses**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Depreciation on property, plant and equipment	1,156.99	1,077.93
<b>Sub-Total</b>	<b>1,156.99</b>	<b>1,077.93</b>

**17. Other Expenses**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Administration	1,113.96	987.19
Advertisement	193.56	246.35
Auditor fee	756.00	630.00
Auditor TDS	70.00	-

Bank charges	66.81	613.37
Board honorarium	4,550.00	4,671.55
Board meeting travel	164.11	-
Cameo corporate	10.00	100.00
CIC membership	200.00	200.00
Commission	2,175.00	-
Company secretary	2,156.30	1,800.00
Computer service	255.49	364.38
Concurrent auditor	300.00	150.00
Electricity charges	423.24	627.72
Field travel	10,114.00	866.96
Food allowances	10,755.06	-
Fuel (Vehicle)	615.39	117.21
House keeping wages	2,736.04	1,700.00
Integrated data management	50.20	46.84
NSDL charges	501.56	450.00
Office maintenance	1,324.89	-
Periodicals	67.35	46.30
Postage	87.64	18.56
Pre & Post sanction visits	8,590.00	-
Preliminary write off	1,107.57	1,230.63
Printing & xerox	345.29	120.71
Provision for STD Assets	442.71	2,420.44
Rent	10,720.00	10,140.00
ROC	4,003.07	3,595.72
Staff & money transit insurance	191.54	-
Stationaries	157.26	35.93
Survey wages	34,687.00	2,331.33
Share valuation	-	531.00
Telephone	340.47	252.98
Training	717.18	-
Vehicle insurance	122.71	266.27
Vehicle maintenance	653.80	178.18
Website	17.90	127.89
Welfare	2,447.51	758.63
<b>Sub-Total</b>	<b>1,03,230.61</b>	<b>35,626.14</b>

**17.1. Breakup of Payment to Auditors**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Statutory Audit	756.00	630.00
Concurrent Audit	300.00	150.00
<b>Sub-Total</b>	<b>1,056.00</b>	<b>780.00</b>

**18. Details on Corporate Social Responsibility Expenditure**

The present financial position of the Company does not mandate the implementation of CSR activities pursuant to the provisions of Section 135 and Schedule VII of Companies Act, 2013.

**19. Earnings in Foreign Currency**

The Company does not have any earnings in foreign currency during the current and previous financial year.

**20. Expenditure in Foreign Currency**

The Company does not have any expenditure in foreign currency during the current and previous financial year.

**21. CIF Value of Imports**

The Company has not imported any goods therefore value of CIF imports is Nil during the current and previous financial year.

**22. Earnings Per Share (Basic and Diluted Earnings Per Share)**

(in Rs)

Particulars	As on March 31, 2023	As on March 31, 2022
Profit after tax	18,131.10	2,007.26
No. of equity shares outstanding during the year in numbers	1,49,69,500	1,26,19,500
Nominal value of equity share (Rs.)	10	10
<b>Basic and Diluted earnings per share (Rs.)</b>	<b>0.12</b>	<b>0.02</b>

**23. Contingent Liabilities and Commitments to the extent not Provided for**

As on the balance sheet date the Company do not have any contingent liabilities and capital commitments. (Nil for FY 21-22).Hence no disclosure has been made.

**24. Issue of Securities for Specific Purpose**

The Company has neither issued nor invested in any securities for specific purpose. Accordingly there is no disclosure requirement regarding its unutilised amounts.

**25. Borrowings from Banks and Financial Institutions**

The Company is a Housing Finance Company which gives loans to needy people. The Company has not borrowed from Banks and Financial Institutions as on the Balance Sheet date and for Previous Financial Year.

Further the Company has not borrowed on the security of current assets from Banks and Financial institution as on the Balance sheet date and for Previous Financial Year. Therefore no disclosures has been made in the financial statements.

**26. Board's Opinion on Realisable Value**

The Board is of the opinion that assets other than PPE have realisable value. Accordingly the Company has made disclosures under each headings in the financial statement for the current and previous year

**27. Loans or Advances to Promoters, Directors, KMP And Related Parties**

As on the balance sheet date the Company has neither given loans nor advances to promoters, directors, key managerial personnels and related parties either severally or jointly with any other person, that are repayable on demand or without specifying the terms of repayment. Accordingly no detailed disclosure regarding the same has been given in the current and previous year.

**28. Details of Benami Property Held**

As on the date of approval of this financial statements, no proceedings has 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.

**29. Wilful Defaulter**

The Company has not been declared as a wilful defaulter by any bank or financial institution or other lender for the current and previous year. Accordingly no disclosures regarding the same has been in this financial statements.

**30. Relationship with Struck off Companies**

During the current financial year and the previous financial year, the company has not made any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of the Companies Act, 1956.

**31. Registration of Charges or Satisfaction with Registrar of Companies**

Details of charges or satisfaction yet to be registered with registrar of companies beyond the statutory period as on the balance sheet date is Nil (Previous year: Nil)

### 32. Compliance with Number of Layers of Companies

The Company has not made any investments, accordingly disclosure requirements for compliance with the number of layers prescribed under clause (87) of section 2 of the Companies act, 2013 read with companies (Restriction on number of layers) rules, 2017 is not applicable.

### 33. Compliance with approved Scheme or Arrangements

During the current and previous year the Company has not entered into any scheme of arrangements as has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013

### 34. Utilisation of Borrowed Funds and Share Premium

(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 (i) 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 (ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries. Accordingly there is no disclosure regarding the same in the current and previous financial year.

(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 (i) 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 (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries. Accordingly there is no disclosure regarding the same in the current and previous financial year.

### 35. Related party transactions

#### Related parties and their relationship:

Particulars	Name of the related party
Key Management Personnel	Mr. N. Peter Palaniswami (Managing Director)

Particulars	Key Management Personnel (Rs in '00)	
	31-03-2023	31-03-2022
Transaction with Related Parties		
Remuneration expenses	42,000	42,000
Balance outstanding at the year end	–	–

### 36. Analytical Ratios

This following is the disclosure requirement for analytical ratios along with an explanation of the items included in numerator and denominator for computing ratios.

Description of the ratio	Explanation of the items included in numerator and denominator	Period/ Year ended	Numerator	Denominator	Ratio	% Variance	Explanation for variance #
(a) Current ratio	Current assets / Current liabilities	Mar-23	10,16,622.11	4,523.82	224.73	19%	
		Mar-22	7,01,805.80	3,723.91	188.46		
(b) Debt-equity ratio	Total debt / Shareholder's equity	Mar-23	Since the company is not having any borrowings, disclosure of the ratios is not applicable.				
		Mar-22					
(c) Debt service coverage ratio	Earnings available for debt service / Debt service	Mar-23					
		Mar-22					
(d) Return on equity ratio ('ROE')	Net profits after taxes / Average shareholder's equity	Mar-23	18,131.10	14,96,950.00	0.01	0%	
		Mar-22	2,007.26	12,61,950.00	0.00		
(e) Inventory turnover ratio	Cost of goods sold / Average inventory	Mar-23	Since the company is not having any inventories, disclosure of the ratios is not applicable.				
		Mar-22					
(f) Trade receivables turnover ratio	Net credit Revenue / Average trade receivables	Mar-23	Since the company is not having any inventories, disclosure of the ratios is not applicable.				
		Mar-22					
(g) Trade payables turnover ratio	Net credit purchases / Average trade payables	Mar-23	Since the company is not having any inventories, disclosure of the ratios is not applicable.				
		Mar-22					
(h) Net capital turnover ratio	Revenue / Average working capital	Mar-23	1,68,541.72	8,55,090.09	0.20	150%	Variance due to increase in volume of business during the current year
		Mar-22	63,574.33	7,57,134.34	0.08		
(i) Net profit ratio	Net profit / Revenue	Mar-23	18,131.10	1,68,541.72	0.11	267%	Variance attributable to increased volume of business during the current financial year
		Mar-22	2,007.26	63,574.33	0.03		



(j) Return on capital employed ('ROCE')	Earning before interest and taxes / Capital employed	Mar-23	24,729.19	20,23,187.62	0.01	0%	
		Mar-22	4,815.25	15,35,056.52	-		
(k) Return on investment ('ROI')	General Reserve and Surplus / Cost of Investment	Mar-23	5,26,237.62	14,96,950.00	0.35	59%	Variance attributable to increased volume of business during the current financial year
		Mar-22	2,73,106.52	12,61,950.00	0.22		

# Comment is given for any change (whether positive or negative) in the ratio by more than 25% compared to the ratio of preceding year. In terms of our report of even date attached.

**For M. LAKSHMAN & CO.,**  
Chartered Accountants.,  
(Firm Registration No.: 0018222S)

S/D.

**S. SENTHIL KUMAR**  
Partner  
Membership No.: 215250  
UDIN: 23215250BGVWRB2371

Place : Trichirappalli Date : 14.06.2023

**For and on behalf of**  
**Nanayasurabhi Affordable Housing Finance Limited**

S/D.

**N PETER PALANISWAMI**  
Managing Director  
DIN : 01773066

S/D.

**LALITHA**  
Company Secretary

S/D.

**K GNANAMBAL**  
Director  
DIN: 02881458

S/D.

**ALAGESAN**  
Chief Financial Officer

**NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED**

SURABHIAGAM, NO.15. KARUNYA GARDEN, 12TH CROSS, RENGANAGAR EXTN., UYYAKONDAN THIRUMALAI,  
VAYALUR ROAD, TIRUCHIRAPALLI - 620 102. CIN: U65990TN2014PLC098180

**DEFERRED TAX WORKINGS**

(in Rs)

<b>Particulars</b>	<b>As on March 31, 2023</b>	<b>As on March 31, 2022</b>
Opening Balance	(94,828)	(3,00,509)
Depreciation as per Companies Act	1,15,699	1,07,793
Depreciation as per IT Act	84,188	1,03,015
Difference	31,511	4,778
Company paying more tax	7,878	1,195
Cess	315	48
Total tax	8,193	1,242
Loss adjusted	33,297	7,86,303
<b>Closing Balance</b>	<b>(77,978)</b>	<b>(94,828)</b>

**For M. LAKSHMAN & CO.,**  
Chartered Accountants.,  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**

Partner

Membership No.: 215250

UDIN: 23215250BGVWRB2371

Place : Trichirappalli Date : 14.06.2023

**For and on behalf of**  
**Nanayasurabhi Affordable Housing Finance Limited**

S/D.

**N PETER PALANISWAMI**

Managing Director

DIN : 01773066

S/D.

**LALITHA**

Company Secretary

S/D.

**K GNANAMBAL**

Director

DIN: 02881458

S/D.

**ALAGESAN**

Chief Financial Officer

## RBI MASTER DIRECTIONS – HFC – ANNEX III OF SCHEDULE TO THE BALANCE SHEET OF AN NHFL

### LIABILITIES SIDE

(in Rs)

	Particulars	₹ in crore	
		Amount outstanding	Amount overdue
<b>(1)</b>	<b>Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:</b>	<b>Nil</b>	<b>Nil</b>
(a)	Debtentures : Secured	Nil	Nil
	: Unsecured	Nil	Nil
	(other than falling within the meaning of public deposits*)	Nil	Nil
(b)	Deferred Credits	Nil	Nil
(c)	Term Loans	Nil	Nil
(d)	Inter-corporate loans and borrowing	Nil	Nil
(e)	Commercial Paper	Nil	Nil
(f)	Public Deposits*	Nil	Nil
(g)	Other Loans (specify nature)	Nil	Nil
* Please see Note 1 below			
<b>(2)</b>	<b>Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):</b>		
(a)	In the form of Unsecured debtentures	Nil	Nil
(b)	In the form of partly secured debtentures i.e. debtentures where there is a shortfall in the value of security	Nil	Nil
(c)	Other public deposits	Nil	Nil
* Please see Note 1 below		Nil	

### ASSETS SIDE

#### (3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:

(in Rs)

	Amount outstanding
(a) Secured	<b>12.82</b>
(b) Unsecured	<b>0.00</b>

**(4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities** (in Rs)

		Amount outstanding
(i)	Lease assets including lease rentals under sundry debtors	
	(a)	
	(b) Operating lease	Nil
(ii)	Stock on hire including hire charges under sundry debtors	Nil
	(a) Assets on hire	Nil
	(b) Repossessed Assets	Nil
(iii)	Other loans counting towards asset financing activities	
	(a) Loans where assets have been repossessed	Nil
	(b) Loans other than (a) above	Nil

**(5) Break-up of Investments****Current Investments**

(in Rs)

		Amount outstanding
1. QUOTED		
(i)	Shares	Nil
	(a) Equity	Nil
	(b) Preference	Nil
(ii)	Debentures and Bonds	Nil
(iii)	Units of mutual funds	Nil
(iv)	Government Securities	Nil
(v)	Others (please specify)	Nil
2. UNQUOTED		
(i)	Shares	Nil
	(a) Equity	Nil
	(b) Preference	Nil
(ii)	Debentures and Bonds	Nil
(iii)	Units of mutual funds	Nil
(iv)	Government Securities	Nil
(v)	Others (please specify)	Nil

**Long Term investments**

(in Rs)

		Amount outstanding
1. QUOTED		
(i)	Shares	Nil
	(a) Equity	Nil

(b) Preference	Nil
(ii) Debentures and Bonds	Nil
(iii) Units of mutual funds	Nil
(iv) Government Securities	Nil
(v) Others (please specify)	Nil
<b>2. UNQUOTED</b>	
(i) Shares	Nil
(a) Equity	Nil
(b) Preference	Nil
(ii) Debentures and Bonds	Nil
(iii) Units of mutual funds	Nil
(iv) Government Securities	Nil
(v) Others (please specify)	Nil

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

Category	Amount net of provisions		
	Secured	Unsecured	Total
1. Related Parties **			
(a) Subsidiaries	Nil	Nil	Nil
(b) Companies in the same group	Nil	Nil	Nil
(c) Other related parties	Nil	Nil	Nil
2. Other than related parties	Nil	Nil	Nil
<b>Total</b>	Nil	Nil	Nil

**(7) Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :** (Please see Note 3 below)

Category	Amount net of provisions	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
1. Related Parties **		
(a) Subsidiaries	Nil	Nil
(b) Companies in the same group	Nil	Nil
(c) Other related parties	Nil	Nil
2.	Nil	Nil
<b>Total</b>	Nil	Nil

**(8) Other Information**

(in Rs)

Particulars		Amount
(i)	Gross Non-Performing Assets	Nil
	(a)	Nil
	(b)	Nil
(ii)	Net Non-Performing Assets	Nil
	(a)	Nil
	(b)	Nil
(iii)	Assets acquired in satisfaction of debt	Nil

**Notes:**

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

## RBI MASTER DIRECTIONS – HFC -ANNEX IV

### BALANCE SHEET DISCLOSURE FOR NHFL

#### 1.1. CAPITAL

[₹ in crore]

Particulars	Current Year	Previous Year
(i) CRAR (%)	324.41	779.42
(ii) CRAR – Tier I Capital (%)	324.41	779.42
(iii) CRAR – Tier II Capital (%)	0	0
(iv) Amount of subordinated debt raised as Tier- II Capital	0	0
(v) Amount raised by issue of Perpetual Debt Instruments	0	0

#### 1.2. RESERVE FUND U/S 29C OF NHB ACT, 1987

[₹ in crore]

Particulars	Current Year	Previous Year
<b>Balance at the beginning of the year</b>	0.004	0.00
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	Nil	Nil
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	Nil	Nil
c) Total	0.004	0.00
<b>Addition/ Appropriation/ Withdrawal during the year</b>		
<b>Add:</b>		
a) Amount transferred u/s 29C of the NHB Act, 1987	0.036	0.004
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	Nil	Nil
<b>Less:</b>	Nil	Nil
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	Nil	Nil
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	Nil	Nil
<b>Balance at the end of the year</b>	0.04	0.004
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	0.04	0.004
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	Nil	Nil
c) Total	0.04	0.004

**1.3. INVESTMENT**

[₹ in crore]

Particulars	Current Year	Previous Year
<b>3.3.1. Value of Investments</b>	Nil	Nil
(i) Gross value of investments	Nil	Nil
(a) In India	Nil	Nil
(b) Outside India	Nil	Nil
(ii) Provisions for Depreciation	Nil	Nil
(a) In India	Nil	Nil
(b) Outside India	Nil	Nil
(iii) Net value of investments	Nil	Nil
(a) In India	Nil	Nil
(b) Outside India	Nil	Nil
<b>3.3.2. Movement of provisions held towards depreciation on investments</b>		
(i) Opening balance	Nil	Nil
(ii) Add: Provisions made during the year	Nil	Nil
(iii) Less: Write-off / Written-bank of excess provisions during the year	Nil	Nil
(iv) Closing balance	Nil	Nil

**DERIVATIVES****Forward Rate Agreement (FRA)/ Interest Rate Swap**

[₹ in crore]

Particulars	Current Year	Previous Year
(i) The notional principal of swap agreements	Nil	Nil
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	Nil	Nil
(iii) Collateral required by the HFC upon entering into swaps	Nil	Nil
(iv) Concentration of credit risk arising from the swaps <sup>§</sup>	Nil	Nil
(v) The fair value of the swap book <sup>@</sup>	Nil	Nil

**Note:** Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.

§ Examples of concentration could be exposures to particular industries or swaps with highly geared companies.

@ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date.



**1.2.1. Exchange Traded Interest Rate (IR) Derivative**

[₹ in crore]

Particulars	Amount
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	Nil
(a)	Nil
(b)	Nil
(c)	Nil
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March .... (instrument wise)	Nil
(a)	Nil
(b)	Nil
(c)	Nil
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not “highly effective” (instrument wise)	Nil
(a)	Nil
(b)	Nil
(c)	Nil
(i) Mark-to-market value of exchange traded IR derivatives outstanding and not “highly effective” (instrument wise)	
(a)	Nil
(b)	Nil
(c)	Nil

**1.2.2. Disclosures on Risk Exposure in Derivatives****A. Qualitative Disclosure**

HFCs shall describe their risk management policies pertaining to derivatives with particular reference to the extent to which derivatives are used, the associated risks and business purposes served. The discussion shall also include:

- a) the structure and organization for management of risk in derivatives trading,
- b) the scope and nature of risk measurement, risk reporting and risk monitoring systems,
- c) policies for hedging and / or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges / mitigants, and
- d) accounting policy for recording hedge and non-hedge transactions; recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning, collateral and credit risk mitigation.

**B. Quantitative Disclosure**

[₹ in crore]

Particulars	Currency Derivatives	Interest Rate Derivatives
(i) Derivatives (Notional Principal Amount)	Nil	Nil
(ii) Marked to Market Positions	Nil	Nil
(a) Assets (+)	Nil	Nil
(b) Liability (-)	Nil	Nil
(iii) Credit Exposure	Nil	Nil
(iv) Unhedged Exposures	Nil	Nil

**1.3. Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)**

[₹ in crore]

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
<b>Liabilities</b>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Deposits	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Borrowings from banks	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Market Borrowings	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Foreign Currency Liabilities	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Assets</b>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Advances	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Investments	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Foreign Currency Assets	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

## 1.4. EXPOSURE

### 1.4.1. Exposure to Real Estate Sector

[₹ in crore]

Category		Current Year	Previous Year
a)	<b>Direct Exposure</b>		
	<b>(i) Residential Mortgages</b> Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented	0	1.25
	<b>(ii) Commercial Real Estate -</b>	Nil	Nil
	Residential	Nil	Nil
	Commercial Real Estate	Nil	Nil
b)	<b>Indirect Exposure</b> Fund based and non-fund based exposure on NHB and HFCs	Nil	Nil
	<b>Total Exposure to Real Estate Sector</b>	<b>0</b>	<b>1.25</b>

### 1.4.2. Exposure to Capital Market

[₹ in crore]

Particulars		Current Year	Previous Year
(i)	Direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt	Nil	Nil
(ii)	Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds	Nil	Nil
(iii)	Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	Nil	Nil
(iv)	Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances	Nil	Nil
(v)	Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	Nil	Nil

(vi)	Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	Nil	Nil
(vii)	Bridge loans to companies against expected equity flows / issues	Nil	Nil
(viii)	All exposures to Venture Capital Funds/Alternate Investment Funds (both registered and unregistered)	Nil	Nil
<b>Total Exposure to Capital Market</b>		<b>Nil</b>	<b>Nil</b>

**Note:** It is clarified that the computation of exposure to the capital markets should be done by HFCs in accordance with the provisions of Paragraph 23.2.2 of these directions.

#### 1.4.3. Details of financing of parent company products

#### 1.4.4. Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL) exceeded by the HFC

The HFC should make appropriate disclosure in the notes to account to the annual financial statements in respect of the exposures where the HFC had exceeded the prudential exposure limits during the year. The sanctioned limit or entire outstanding, whichever is high, shall be reckoned for exposure limit.

**No**

#### 1.4.5. Unsecured Advances

a. For determining the amount of unsecured advances, the rights, licenses, authorisations, etc., charged to the HFCs as collateral in respect of projects (including infrastructure projects) financed by them, should not be reckoned as tangible security. Hence such advances shall be reckoned as unsecured.

- N A

b. HFCs should also disclose the total amount of advances for which intangible securities such as charge over the rights, licenses, authority, etc. has been taken as also the estimated value of such intangible collateral. The disclosure may be made under a separate head in NTA. This would differentiate such loans from other entirely unsecured loans.

#### 1.4.6. Exposure to group companies engaged in real estate business (refer to Paragraph 21 of these directions)

[₹ in crore]

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

## 2. MISCELLANEOUS

### 2.1. Registration obtained from other financial sector regulators

Yes, COR 05/0179/19

### 2.2. Disclosure of Penalties imposed by NHB/ RBI and other regulators

Consistent with the international best practices in disclosure of penalties imposed by the regulators, placing the details of the levy of penalty on the HFC in public domain will be in the interests of the investors and depositors. Further, strictures or directions on the basis of inspection reports or other adverse findings should also be placed in the public domain. The penalties should also be disclosed in the NTA. – **NIL**

### 2.3. Related Party Transactions

2.3.1. Details of all material transactions with related parties shall be disclosed in the annual report.

2.3.2. The company shall disclose the policy on dealing with Related Party Transactions on its website and also in the Annual Report.

**YES**

### 2.4. Group Structure

Diagrammatic representation of group structure shall be disclosed.

**Nil**

### 2.5. Rating assigned by Credit Rating Agencies and migration of rating during the year

**NA**

### 2.6. Remuneration of Directors

All pecuniary relationship or transactions of the non-executive directors vis-à-vis the company shall be disclosed in the Annual Report.

**Nil**

### 2.7. Management

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

- a. Industry structure and developments.
- b. Opportunities and Threats.
- c. Segment-wise or product-wise performance.
- d. Outlook.
- e. Risks and concerns.
- f. Internal control systems and their adequacy.
- g. Discussion on financial performance with respect to operations.

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

**YES**

### 2.8. Net Profit or Loss for the period, prior period items and changes in accounting policies

Since the format of the profit and loss account of HFCs does not specifically provide for disclosure of the impact of prior period items on the current year's profit and loss, such disclosures, wherever warranted, may be made in the NTA.

**NA**

### 2.9. Revenue Recognition

An enterprise should also disclose the circumstances in which revenue recognition has been postponed pending the resolution of significant uncertainties.

**NA**

### 2.10. Consolidated Financial Statements (CFS)

HFCs may be guided by applicable Accounting Standards in this regard. A parent company, presenting the CFS, should consolidate the financial statements of all subsidiaries - domestic as well as foreign. The reasons for not consolidating a subsidiary should be disclosed in the CFS. The responsibility of determining whether a particular entity should be included or not for consolidation would be that of the Management of the parent entity. In case, its Statutory Auditors are of the opinion that an entity, which ought to have been consolidated, has been omitted, they should incorporate their comments in this regard in the "Auditors Report".

**Not Applicable**

## 3. ADDITIONAL DISCLOSURES

### 3.1. Provisions and Contingencies

To facilitate easy reading of the financial statements and to make the information on all Provisions and Contingencies available at one place, HFCs are required to disclose in the NTA the following information:

[₹ in crore]

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	Current Year	Previous Year
Provisions for depreciation on Investment		
Provision towards NPA		
Provision made towards Income tax		
Other Provision and Contingencies (with details)		
<b>Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)</b>	<b>0.0338</b>	<b>0.0294</b>

[₹ in crore]

Break up of Loans & Advances & Provisions thereon	Housing		Non-Housing	
	Current year	Previous year	Current year	Previous year
<b>Standard Assets</b>				
a) Total Outstanding Amount	11.65	8.06	1.17	0.75
b) Provisions made	0.0291	0.0264	0.0047	0.0030
<b>Sub- Standard Assets</b>				
a) Total Outstanding Amount	Nil	Nil	Nil	Nil
b) Provisions made	Nil	Nil	Nil	Nil
<b>Doubtful Assets – Category I</b>	Nil	Nil	Nil	Nil
a) Total Outstanding Amount	Nil	Nil	Nil	Nil
b) Provisions made	Nil	Nil	Nil	Nil
<b>Doubtful Assets – Category II</b>	Nil	Nil	Nil	Nil
a) Total Outstanding Amount	Nil	Nil	Nil	Nil
b) Provisions made	Nil	Nil	Nil	Nil
<b>Doubtful Assets – Category III</b>	Nil	Nil	Nil	Nil
a) Total Outstanding Amount	Nil	Nil	Nil	Nil
b) Provisions made	Nil	Nil	Nil	Nil
<b>Loss Assets</b>	Nil	Nil	Nil	Nil
a) Total Outstanding Amount	Nil	Nil	Nil	Nil
b) Provisions made	Nil	Nil	Nil	Nil
<b>Total</b>	Nil	Nil	Nil	Nil
<b>a) Total Outstanding Amount</b>	<b>11.65</b>	<b>8.06</b>	<b>1.17</b>	<b>0.75</b>
<b>b) Provisions made</b>	<b>0.0291</b>	<b>0.0264</b>	<b>0.0047</b>	<b>0.0030</b>

**Note:**

- The Total Outstanding Amount mean Principal + accrued interest + other charges pertaining to loans without netting off.
- The category of Doubtful Assets will be as under:

Period for which the assets has been considered Doubtful	Category	
Upto one year:	Category - I	Nil
One to three years:	Category - II	Nil
More than three years :	Category - III	Nil

**3.2. Draw Down from Reserves**

Suitable disclosures are to be made regarding any draw down of reserves in the NTA. Concentration of Public Deposits, Advances, Exposures and NPAs.

**Not Applicable**

**3.2.1. Concentration of Public Deposits (for Public Deposit taking/ holding HFCs)** [₹ in crore]

Particulars	Current Year	Previous Year
Total deposits of twenty largest depositors	Nil	Nil
Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	Nil	Nil

**Concentration of Loans & Advances** [₹ in crore]

Particulars	Current Year	Previous Year
Total loans & advances to twenty largest borrowers	3.78	0.83
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC	42.95%	40.29

**3.2.2. Concentration of all Exposure (including off-balance sheet exposure)** [₹ in crore]

Particulars	Current Year	Previous Year
Total exposure to twenty largest borrowers/ customers	3.78	0.83
Percentage of exposures to twenty largest borrowers/ customers to total exposure of the HFC on borrowers/ customers	42.95%	40.29

**3.2.3. Concentration of NPAs** [₹ in crore]

Particulars	Current Year	Previous Year
Total exposure to top ten NPA accounts	Nil	Nil

**3.2.4. Sector-wise NPAs**

Sr. No.	Sector	Percentage of NPAs to Total Advances in that sector
<b>A.</b>	<b>Housing Loans</b>	Nil
1.	Individuals	Nil
2.	Builders/Project loans	Nil
3.	Corporates	Nil
4.	Others (specify)	Nil
<b>B.</b>	<b>Non- Housing Loans</b>	Nil
1.	Individuals	Nil
2.	Builders/Project loans	Nil
3.	Corporates	Nil
4.	Others (specify)	Nil

**3.3. MOVEMENT OF NPAS** [₹ in crore]

Particulars	Current Year	Previous Year
(i) Net NPAs to Net Advances (%)	Nil	Nil
(ii) Movement of NPAs (Gross)		
(a) Opening balance	Nil	Nil



	(b) Additions during the year	Nil	Nil
	(c) Reductions during the year	Nil	Nil
	(d) Closing balance	Nil	Nil
(iii)	Movement of Net NPAs		
	(a) Opening balance	Nil	Nil
	(b) Additions during the year	Nil	Nil
	(c) Reductions during the year	Nil	Nil
	(d) Closing balance	Nil	Nil
(iv)	Movement of provisions for NPAs (excluding provisions on standard assets)		
	(a) Opening balance	Nil	Nil
	(b) Provisions made during the year	Nil	Nil
	(c) Write-off / write-back of excess provisions	Nil	Nil
	(d) Closing balance	Nil	Nil

### 3.4. OVERSEAS ASSETS

[₹ in crore]

Particulars	Current Year	Previous Year
	Nil	Nil
	Nil	Nil

### 3.5. OFF-BALANCE SHEET SPVS SPONSORED

(which are required to be consolidated as per accounting norms)

Name of the SPV sponsored	
Domestic	Overseas
Nil	Nil

## DISCLOSURE OF COMPLAINTS

### 3.6. CUSTOMER COMPLAINTS

	Particulars	Current Year	Previous Year
(a)	No. of complaints pending at the beginning of the year	0	0
(b)	No. of complaints received during the year	2	4
(c)	No. of complaints redressed during the year	2	4
(d)	No. of complaints pending at the end of the year	0	0

**Note:** It is clarified that the HFCs may be guided by the definition of ‘customer’ as given in the Guidelines on “Know Your Customer & Anti Money Laundering Measures” issued by DBR.



**M. LAKSHMAN & CO.**  
Chartered Accountants.,  
FRN 001822S

“Bharani Residency”  
15, Vathukara Street, Woraiyur,  
Tiruchirapalli – 620 003 Ph: 0431-4023887  
trymlco@gmail.com

## COMPLIANCE REPORT

To  
**The Board of Directors,**  
Nanayasurabhi Affordable Housing Finance Limited ( NHFL ),  
Surabhiagam, No 15 Karunya Garden,  
12th Cross Renganagar Extn,  
Uyyakondan Thirumalai, Vayalur Road,  
Tiruchirapalli – 620012.

### **Ref : Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021**

Pursuant to Paragraph 2 & 3 of Housing Finance Companies – Auditor’s Report (National Housing Bank) Directions, 2016 as specified in Notification No. NHB.HFC.AR DIR.1/MD&CEO/2016 dated 3rd February, 2017 and NHB (ND)/DRS/ REG/MC-05/2019 dated July 2, 2018 in respect of Nanayasurabhi Affordable Housing Finance Limited ( NHFL (the “Company”) for the year ended 31.03.2023.

### **Management’s Responsibility**

The Management is responsible for the design and implementation of the internal procedures, systems, processes and controls to ensure compliance with the NHB Directions on an ongoing basis. This responsibility also includes reporting non- compliances, if any, to the National Housing Bank, Board of the Company and its Audit Committee.

### **Auditors’ Responsibility**

Our responsibility is to report on the matters specified in Paragraph 3 of Housing Finance Companies - Auditors Report (National Housing Bank) Directions, 2016 based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India (ICAI). Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether there are any identified non-compliances. An audit involves performing procedures to obtain audit evidence about the compliance with the NHB Directions. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the information and records, whether due to fraud or error. In making those risk assessments, the auditor considers internal controls relevant to the Company’s compliance with the NHB Directions in order to design audit procedures that are appropriate in the circumstances. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our certificate.

We conducted our examination in accordance with the Guidance Note on Audit Reports and Certificates issued for Special Purpose by the Institute of Chartered Accountants of India.

## Conclusion

Based on our examination of the books and records of the Company as produced for our examination and the information & explanations provided to us, we report that:

- i. The company has obtained certification of registration as required under Section 29 A of the National Housing Bank Act, 1987 and has been granted the Certificate of Registration vide No. 05.179.19 dated 15th May 2019.
- ii. The Company has complied with Net Owned Fund (NOF) requirement as prescribed under Section 29A of the National Housing Bank Act, 1987 and RBI Master Directions of HFC 2021.
- iii. The Company has complied with Section 29 C of the National Housing Bank Act, 1987.
- iv. The Company has passed a resolution dated 25-03-2017 for non-acceptance of any public deposits.
- v. The Company has not accepted any public deposits during the year and compliance of section 29B of the NHB act and the requirements as specified in the paragraph 40 and 42 of RBI directions does not arise.
- vi. The company has not borrowed loan from any one during this year. The compliance referred in clauses (iii) to (vii) of sub-section 9(bb) of Section 45 I of the Reserve Bank of India Act, 1934 (2 of 1934) does not arise.
- vii. The Company has complied with the provisions of RBI Directions 2021.
- viii. The capital adequacy ratio as disclosed in the return submitted to the National Housing Bank has been correctly determined and such ratio is in compliance with the minimum capital to risk weighted asset ratio (CRAR) as prescribed by the National Housing Bank in the Directions.
- ix. The Company has filed the Schedule- II return as specified in the National Housing Bank Directions for the half year ending 30th September, 2022 respectively within the stipulated due dates.
- x. The Company has not required to file Schedule-III return on Statutory Liquid Assets to the National Housing Bank.
- xi. The Company has opened one more branch during this year and totally the company is having three branches.
- xii. The Company has complied with Para 38 & Para 38A of Housing Finance Companies (NHB) Directions, 2010.
- xiii. The company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit/investments as specified in these directions.

### Restriction of use

This report is issued pursuant to the requirement as per Paragraph 2 and 3 of the Directions and should not be used by any other person or for any other purpose. We neither accept nor assume any duty or liability for any other purpose or to any other party to whom our report is shown or into whose hands it may come without our prior consent in writing.

**For M. LAKSHMAN & CO**

Chartered Accountants

(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**

Partner

Membership No.: 215250

UDIN: 23215250BGVWRB2371

Place: Tiruchirapalli

Date: 14.06.2023

# BUSINESS LOAN



Smt. Valli – Readymade Garments



**M. LAKSHMAN & CO.**  
Chartered Accountants.,  
FRN 001822S

“Bharani Residency”  
15, Vathukara Street, Woraiyur,  
Tiruchirapalli – 620 003 Ph: 0431-4023887  
trymlco@gmail.com

## STATUTORY AUDITORS’ CERTIFICATE (SAC)

We have examined the books of accounts and other records of Nanayasurabhi Affordable Housing Finance Limited for the Financial Year ending March 31, 2023 On the basis of the information submitted to us, we certify the following:

SN	Particulars	Details
1.	Name of the company	<b>Nanayasurabhi Affordable Housing Finance Limited</b>
2.	Certificate of Registration No.	05.0179.19
3.	Registered office Address	No15, Surabhiyagam, 12th Cross, Renga Nagar, Uyyakondan Thirumalai, Vayalur Road Srirangam Taluk, Tiruchirapalli District, Pin 620102 Tamilnadu
4.	Corporate office Address	No15, Surabhiyagam, 12th Cross, Renga Nagar, Uyyakondan Thirumalai, Vayalur Road Srirangam Taluk, Tiruchirapalli District, Pin 620102 Tamilnadu
5.	The HFC has been identified by RBI under the layer: <i>(As per the Framework for Scale Based Regulation for Non-Banking Financial Companies issued by RBI)</i>	Middle Layer
6.	Net Owned Fund (in ₹ Crore)	<b>Rs 20.13</b>
7.	Total Assets (in ₹ Crore)	<b>Rs 20.27</b>
8.	Asset-Income Pattern (NBFC):	
	a) % of financial assets to total assets (Netted off by intangible assets)	<b>a) 63.55%</b>
	b) % of income from financial assets to the gross income.	<b>b) 88.23%</b>

9.	Principal Business Criteria (HFC): a) % of housing finance to total assets (netted off by intangible assets). b) % of housing finance for individuals to total assets (netted off by intangible assets). In Term of paragraph 4.1.17. Master Direction-Non-Banking Financial Company - Housing Finance Company(Reserve)	a)57.74% b)57.74%
10.	Whether the company was holding any Public Deposits, as on March 31, 2023	No
11.	Has the company transferred the prescribed amount from its Net Profit for the year to Reserve Fund? (in terms of Sec 29C of the NHB Act, 1987)	Yes, <b>Rs 3,62,622/-</b> has been transferred in terms of Sec 29C of the NHB Act 1987.
12.	Has the company received any FDI? If yes, did the company comply with the minimum capitalization norms for the FDI?	No
13.	Has there been any takeover/acquisition of control/ change in shareholding/ Management during the year which required prior approval from RBI?	No

- In terms of Chapter XII of the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, a separate report to the Board of Directors of the company has been prepared.
- We have read and understood the provisions of Paragraph 72 of Chapter XII of the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021.
- We have examined the books of accounts and other records maintained by the company in respect of the data furnished in this Certificate and confirm that to the best of our knowledge and according to the information and explanations given to us and shown by the records examined by us, the data furnished in this Certificate are correct.

**For M. LAKSHMAN & CO**  
Chartered Accountants  
(Firm Registration No.: 001822S)

S/D.

**S. SENTHIL KUMAR**  
Partner  
Membership No.: 215250  
UDIN: 23215250BGVWRB2371

Place: Tiruchirapalli  
Date: 14.06.2023







Serving the unserved



## **NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED**

REGISTERED OFFICE:

Surabhiagam, No.15. Karunya Garden, 12th Cross,  
Renganagar Extn., Uyyakondan Thirumalai, Vayalur Road,  
Tiruchirapalli - 620 102. Tamil Nadu.

Tel :0431-2782220/4220948 E-Mail: [admin@nhflindia.com](mailto:admin@nhflindia.com) (or ) [nhfl.india@gmail.com](mailto:nhfl.india@gmail.com)

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