



Piramal Capital & Housing Finance Limited
Annual Report 2023-24

CORPORATE INFORMATION

<p>THE BOARD OF DIRECTORS</p> <p>Mr. Ajay Piramal (Chairman) Non-Executive Dr. (Mrs.) Swati A. Piramal Non- Executive Director Mr. Anand Piramal Non- Executive Director Mr. Jairam Sridharan Managing Director Mr. Gautam Doshi Independent Director Mr. Suhail Nathani Independent Director Mr. Puneet Dalmia Independent Director Mr. Kunal Bahl Independent Director</p> <p>CHIEF FINANCIAL OFFICER Mr. Vikash Singhla</p> <p>COMPANY SECRETARY Mr. Bipin Singh</p> <p>INFORMATION FOR SHAREHOLDERS</p> <p>Registrar & Share Transfer Agent Link Intime India Private Limited C-101, 247 Park, LBS Marg, Vikhroli (West), Mumbai – 400083 Tel.: +91-8108116767 Fax No.: +91-22-4918 6060 e-mail: rnt.helpdesk@linkintime.co.in website: www.linkintime.co.in</p> <p>STATUTORY AUDITOR Walker Chandiook & Co LLP T R Chadha & Co LLP</p>	<p>BANKERS</p> <p>Axis Bank Limited Bank of Baroda Bank of India Bank of Maharashtra Canara Bank Central Bank of India Credit Suisse AG CSB Bank Limited Deutsche Bank AG HSBC Limited IDFC First Bank Limited Indian Bank Indian Overseas Bank IndusInd Bank Limited Karnataka Bank Limited Punjab & Sind Bank Punjab National Bank RBL Bank Limited State Bank of India Suryoday Small Finance Bank Limited SVC Co-operative Bank Limited The Federal Bank Limited The Karur Vyasa Bank Limited The South Indian Bank Limited UCO Bank Union Bank of India</p> <p>DEBENTURE TRUSTEES Catalyst Trusteeship Limited IDBI Trusteeship Services Limited</p> <p>REGISTERED OFFICE 601, 6th Floor, Amity Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West) Mumbai - 400070 Email id: corporate.secretarial@piramal.com Tel: +91-22-3802 4000; Fax: +91-22-3802 3884 CIN: U65910MH1984PLC032639</p>
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PIRAMAL CAPITAL & HOUSING FINANCE LIMITED

CIN: U65910MH1984PLC032639

Registered office: 601, 6th Floor, Amity Building, Agastya Corporate Park, Kamani Junction,
Opp. Fire Station, LBS Marg, Kurla (West), Mumbai – 400070;

Tel: +91-22-3802 4000; Fax: +91-22-3802 3884;

Website: www.piramalfinance.com; Email: corporate.secretarial@piramal.com

NOTICE

NOTICE is hereby given that the 40th Annual General Meeting ('AGM') of the Members of Piramal Capital & Housing Finance Limited ('the Company') will be held on Monday, 8th July 2024, at 5:45 p.m. Indian Standard Time (IST) at a shorter notice at 10th Floor, Piramal Tower, Peninsula Corporate Park, G. K. Marg, Lower Parel, Mumbai - 400013, to transact the following business:

ORDINARY BUSINESS:

1. To receive, consider and adopt the Audited Financial Statements (Standalone and Consolidated) of the Company for the financial year ended March 31, 2024 and the Reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Mr. Anand Piramal (DIN: 00286085), who retires by rotation and being eligible, offers himself for re-appointment.
3. **Appointment of Joint Statutory Auditors of the Company:**

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

“RESOLVED THAT pursuant to the provisions of Sections 139, 142 and other applicable provisions, if any, of Companies Act, 2013, read with the Companies (Audit and Auditors) Rules, 2014 and the Guidelines for Appointment of Statutory Central Auditors (SCAs)/Statutory Auditors (SAs) of Commercial Banks (excluding RRBs), UCBs and NBFCs (including Housing Finance Companies) dated April 27, 2021 issued by the Reserve Bank of India and Frequently Asked Questions dated June 11, 2021, (including any statutory amendment(s) or modification(s) or re-enactment(s) thereof, for the time being in force), and pursuant to the recommendations of the Audit Committee and Board of Directors of the Company, Singhi & Co., Chartered Accountants, (bearing Firm Registration No. 302049E) be and are hereby appointed as the Joint Statutory Auditors of the Company for a period of 3 (three) consecutive years to hold the office from conclusion of 40th Annual General Meeting until the conclusion of the 43rd Annual General Meeting of the Company to be held in the year 2027, at such remuneration, as may be mutually agreed between the Board of Directors of the Company and the Joint Statutory Auditors;

RESOLVED FURTHER THAT approval of the Members be accorded to the Board of Directors (which term shall include its duly empowered Committee(s) constituted/to be constituted by it to exercise its powers including the powers conferred by this resolution) to do all such acts, deeds, matters and things and to take all such steps as may be required in this connection to give effect to this resolution and to settle any questions, difficulties or doubts that may arise in this regard and further to execute all necessary documents, applications, returns and writings as may be necessary, proper or expedient.”

SPECIAL BUSINESS:

4. Re-appointment of Mr. Jairam Sridharan (DIN: 05165390) as Managing Director of the Company

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

“RESOLVED THAT subject to and in accordance with the provisions of Sections 196, 197, 203, Schedule V and other applicable provisions, if any, of the Companies Act, 2013 (‘the Act’) read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactment thereof for the time being in force) and the Articles of Association of the Company, the approval of the Members be and is hereby accorded to the re-appointment of Mr. Jairam Sridharan (DIN: 05165390) as Managing Director of the Company, liable to retire by rotation, for a term of 3 years effective from October 7, 2024, on the terms and conditions including payment of remuneration, perquisites and benefits as set out in the draft of the agreement to be entered into between the Company and Mr. Jairam Sridharan and main terms of which are set out hereunder, which have been approved and recommended by the Nomination and Remuneration Committee and the Board of Directors, AND THAT the draft agreement be and is hereby approved, with liberty and power to the Board of Directors (‘the Board’ which term shall include its duly empowered Committee(s) constituted/ to be constituted by it to exercise its powers including the powers conferred by this resolution) to re-designate him and/or re-allocate his duties and responsibilities and to grant annual increments and to alter and vary from time to time the terms and conditions of Mr. Sridharan’s re-appointment, including the amount and type of perquisites, allowances and benefits to be provided to Mr. Sridharan subject to the applicable provisions of the Act, including Schedule V thereof:

- a. Total Fixed Pay** (as defined herein below) of an amount not exceeding Rs. 3,97,50,000/- per annum (including basic salary of Rs. 1,59,00,000/- per annum) for FY 2024-25, with authority to the Nomination and Remuneration Committee and Board to grant such annual increments and/or revisions in the Total Fixed Pay and/or in the components thereof from time to time during the tenure of his appointment, subject to the applicable provisions of Schedule V of the Act as may be amended from time to time PROVIDED THAT such annual increments and/ or revisions shall not exceed 75% per annum of Mr. Sridharan’s last drawn Total Fixed Pay or such other amount as may be approved by the Board from time to time;

- b. Perquisites and Allowances:** Mr. Sridharan will be entitled to perquisites, benefits and allowances like furnished residential accommodation (or house rent allowance in lieu thereof), special allowance, reimbursement of telephone expenses, medical reimbursement for self and family, leave travel allowance, personal accident insurance, leave and encashment of leave, contributions to provident fund and superannuation or annuity fund, gratuity and/ or contribution to gratuity fund, chauffeur driven Company maintained / leased cars (or allowances in lieu thereof) chauffeur for personal car, club membership and such other payments in the nature of perquisites, benefits and allowances as per Company policy in force from time to time or as may otherwise be decided by the Board;

In arriving at the value of perquisites, in so far as there exists a provision for valuation of such perquisites under the Income Tax Rules, the value shall be determined on the basis of the Income Tax Rules in force from time to time;

PROVIDED FURTHER THAT the limits referred to herein shall not apply to those components of his perquisites, which as per Company Policy in force from time to time, are reimbursable at actuals;

Total Fixed Pay: For the purpose of this resolution, the term 'Total Fixed Pay' shall mean the aggregate of and shall include all fixed components (including basic salary) of Mr. Sridharan's remuneration, all allowances and the value of all perquisites as per Company Policy in force from time to time, excluding Performance Linked Incentive;

- c. Performance Linked Incentive:** In addition to Total Fixed Pay, Mr. Sridharan shall also be entitled to Performance Linked Incentive of such amount as may be determined by the Board for each financial year of the Company or part thereof, subject to the applicable provisions of Schedule V of the Act, taking into consideration various criteria, including the performance of Mr. Sridharan and the performance of the Company PROVIDED THAT the total Performance Linked Incentive shall not exceed 175% per annum of the last drawn Total Fixed Pay or such other amount as may approved by the Board from time to time;
- d. Employees Stock Option Plans ('ESOPs'):** In addition to Total Fixed Pay and Performance Linked Incentive, Mr. Sridharan shall also be entitled to ESOPs for each financial year or part thereof, under the ESOP Plan of the Company and / or its parent company (as may be applicable), in force from time to time;

RESOLVED FURTHER THAT if in any financial year, the Company has no profits or its profits are inadequate, Mr. Sridharan shall be entitled to receive the aforesaid remuneration, perquisites, Performance Linked Incentive and benefits on the same terms as set out above, as the minimum remuneration for a period not exceeding the aforementioned period of re-appointment, subject to compliance with the applicable provisions of Schedule V of the Act;

RESOLVED FURTHER THAT approval of the Members be and is hereby accorded to the Board to do all such acts, deeds, matters and things and to take all such steps as may be required in this connection including seeking all necessary approvals to give effect to this resolution and to settle any questions, difficulties or doubts that may arise in this

regard and further to execute all documents, applications, returns and writings as may be necessary, proper, desirable or expedient.”

5. Issue of Non-Convertible Debentures on Private Placement Basis

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to the provisions of Sections 42, 71 and all other applicable provisions, if any, of the Companies Act, 2013 (‘the Act’), read with the Companies (Prospectus and Allotment of Securities) Rules, 2014 and the Companies (Share Capital and Debentures) Rules, 2014, Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 (‘Debt Regulations’), the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (including any statutory modification(s) or re-enactment(s) thereof for the time being in force) and subject to the provisions of the Articles of Association of the Company and subject to compliance with such other provisions of law as may be applicable, consent of the Members be and is hereby accorded to the Board of Directors of the Company (‘the Board’, which term shall include its duly empowered Committee(s) constituted/to be constituted by it to exercise its powers including the powers conferred by this resolution), to make offer(s) or invite subscriptions for secured/unsecured non-convertible debentures, subordinated debentures, bonds or any other structured/hybrid debt securities (‘Debentures’), in one or more series/tranches, on private placement basis, on such terms and conditions as the Board may, from time to time, determine and consider proper and most beneficial to the Company, including as to when the Debentures be issued, the consideration for the issue, utilization of the issue proceeds and all matters connected therewith or incidental thereto PROVIDED THAT the total amount that may be so raised in the aggregate, by such offer or invitation for subscriptions of the Debentures, and outstanding at any point of time, shall be within the overall borrowing limit as approved by the Members under Section 180(1)(c) of the Act;

RESOLVED FURTHER THAT approval of the Members be accorded to the Board to do all such acts, deeds, matters and things and to take all such steps as may be required in this connection to give effect to this resolution and to settle any questions, difficulties or doubts that may arise in this regard and further to execute all necessary documents, applications, returns and writings as may be necessary, proper, desirable or expedient.”

6. Conversion of loan into equity or other capital of the Company in case of Event of Default

To consider and, if thought fit, to pass the following resolution as a **Special Resolution**:

“RESOLVED THAT pursuant to Section 62(3) and other applicable provisions, if any, of the Companies Act, 2013 (‘the Act’) and the applicable Rules made thereunder (including any statutory modification(s) or re-enactment(s) thereof for the time being in force), and in accordance with the Memorandum and Articles of Association of the Company and applicable regulations and subject to all such approval(s) consent(s), permission(s), sanction(s), if any, of appropriate statutory, governmental and other authorities and departments in this regard and subject to such condition(s) and modification(s) as may be prescribed or imposed, while granting such approval(s), consent(s), permission(s) or sanction(s), the, consent of the Members be and is hereby

accorded to the Board of Directors of the Company ('the Board', which term shall include its duly empowered Committee(s) constituted/to be constituted by it to exercise its powers including the powers conferred by this resolution), increase subscribed capital of the Company caused in the event of exercise of rights by the lenders of the Company to convert the whole or part of the outstanding amount(s) of loan(s) in to equity or other capital of the Company in Event of Default by the Company to repay the loan(s) in terms of the Financing Document(s) executed or to be executed by the Company in favour of the Lender(s) at a price to be determined in accordance with the applicable regulations of the Securities and Exchange Board of India or the directions of Reserve Bank of India and in accordance with the applicable regulatory guidelines of the regulatory authorities;

RESOLVED FURTHER THAT approval of the Members be accorded to the Board to exercise its powers including the powers conferred by this resolution to do all such acts, deeds, matters and things and to take all such steps as may be required in this connection to give effect to this resolution and to settle any questions, difficulties or doubts that may arise in this regard and further to execute all necessary documents, applications, returns and writings as may be necessary, proper, desirable or expedient."

NOTES:

1. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE EXTRAORDINARY GENERAL MEETING ('THE MEETING') IS ENTITLED TO APPOINT A PROXY OR PROXIES TO ATTEND AND TO VOTE ON A POLL INSTEAD OF HIS / HER BEHALF AND A 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, duly completed and signed, not less than forty-eight hours before the commencement of the Meeting. The instrument appointing proxy is sent herewith.
2. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 ('the Act') setting out the material facts relating to the businesses stated under Item Nos. 3 to 6, is annexed hereto. Additional information, pursuant to Secretarial Standard – 2 i.e. Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India, in respect of director seeking appointment, at the Meeting, is furnished as a part of this Notice.
3. Members/ Proxies should bring the enclosed attendance slips, duly filled in and signed, for attending the Meeting.
4. The Notice is being sent to all the Members, whose names appeared in the Register of Members of the Company as on the close of business hours on March 22, 2024 ("Record Date").
5. Corporate Members intending to send their Authorized Representative to attend the Meeting are requested to send to the Company a certified copy of the appropriate resolution / authority, authorizing their representative to attend and vote at the Meeting.
6. All the records, registers and documents which are required to be made available for inspection at the Meeting and the documents referred to in the accompanying Notice of this AGM shall be available for inspection during normal business hours (9:00 a.m. to 5:00 p.m.) on any working day, excluding Saturday and Sunday, up to the date of the Meeting. The aforesaid documents will also be available for inspection at the AGM.

7. Route map giving directions to reach the venue of the 40th AGM is given at the end of the Notice.
8. Members may also note that the Notice of the Meeting will also be available on the Company's website.

Place: Mumbai
Date: July 5, 2024

**By Order of the Board
For Piramal Capital & Housing Finance Limited**

**Sd/-
Bipin Singh
Company Secretary
ACS No.: 11777**

EXPLANATORY STATEMENT UNDER SECTION 102 OF THE COMPANIES ACT, 2013

ITEM NO. 3

Appointment of Joint Statutory Auditor of the Company

The Reserve Bank of India ('RBI') on April 27, 2021 had issued Guidelines for Appointment of Statutory Central Auditors (SCAs)/ Statutory Auditors (SAs) of Commercial Banks (excluding Regional Rural Banks), Primary (Urban) Co-operative Banks and Non-Banking Finance Companies ('NBFCs') (including Housing Finance Companies) ('RBI Guidelines'). Pursuant to the RBI Guidelines, auditors/audit firm can be appointed for a continuous period of 3 (three) consecutive years and an audit firm would not be eligible for re-appointment in the same entity for 6 (six) years (two tenures) after completion of full or part of one term of the audit tenure.

The Members of the Company at the Extra Ordinary General Meeting held on December 6, 2021, had appointed Walker Chandiook & Co. LLP, Chartered Accountants (Firm Registration No. 001076N/N500013) as the Joint Statutory Auditors of the Company for a period of 3 (three) years, to hold office from December 2, 2021 until the conclusion of the 40th Annual General Meeting ('AGM') of the Company. Accordingly, Walker Chandiook & Co. LLP shall retire at the conclusion of the ensuing 40th AGM of the Company in terms of the RBI Guidelines.

In view of the above, the Board of Directors of the Company ('the Board'), on the recommendation of the Audit Committee ('AC'), have recommended for the approval of the Members, the appointment new statutory auditors viz. Singhi & Co., Chartered Accountants (Firm Registration No. 302049E), as the Joint Statutory Auditors of the Company, for a period of 3 (three) consecutive years, commencing from the conclusion of the ensuing AGM until the conclusion of the 43rd AGM of the Company, to be held in calendar year 2027, at a remuneration as may be mutually agreed between the Company and Joint Statutory Auditors.

Singhi & Co., Chartered Accountants have consented to the said appointment and issued a certificate along with relevant information as mentioned in the RBI Guidelines, to the effect that the appointment, if made, shall be in accordance with the conditions as prescribed in Section 139 of the Companies Act, 2013. They have also confirmed that they meet the criteria for independence, eligibility and qualification as prescribed in Section 141 of the Companies Act, 2013 and the RBI Guidelines.

Singhi & Co. was founded as an Audit Firm in the year 1940, by Late R. C. Singhi, a Chartered Accountant from the United Kingdom. Over the next eight decades, Singhi & Co. grew into a holistic professional services firm and branched out its presence across major cities in India. The firm has set up strong service verticals in the strategic domains of Assurance, Taxation, Outsourcing, Risk Advisory, Internal Audit, Merger & Acquisition, Business Strategy, Due Diligence and Valuation, Digital Transformation, Environment, Social and Governance Advisory and Forensic practice. Singhi & Co. is also a member of Moore Global Network, a renowned accounting and advisory firm globally. Singhi & Co. has a presence throughout the country with 9 Pan India touch points.

After evaluating and considering various factors such as industry experience, independence, audit approach, competency of audit team etc., the Board, based on the recommendation of the Audit Committee has recommended appointment of Singhi & Co., Chartered Accountants as the Joint Statutory Auditors of the Company.

None of the Directors/Key Managerial Personnel of the Company, or their relatives are, in any way, concerned or interested, financially or otherwise, in this resolution. The Board recommends the Ordinary Resolution set out at Item No. 3 of the Notice for approval by the Members.

ITEM NO. 4

Re-appointment of Mr. Jairam Sridharan (DIN: 05165390) as Managing Director of the Company

The Members of the Company had, at the 37th Annual General Meeting ('AGM') held on November 30, 2021, approved the appointment of Mr. Jairam Sridharan (DIN: 05165390) as the Managing Director of the Company, liable to retire by rotation, for a period of 3 years with effect from October 7, 2021 to October 6, 2024. The Board of Directors of the Company ('the Board') at its meeting held on May 8, 2024, has on the recommendation of the Nomination and Remuneration Committee ('NRC'), approved re-appointment of Mr. Jairam Sridharan as the Managing Director of the Company for a further period 3 years from the expiry of his present term, i.e., with effect from October 7, 2024, and recommended to the Members of the Company his re-appointment together with the terms and conditions of his re-appointment and remuneration payable to him.

The Board is of the view that Mr. Sridharan's strategic leadership, rich and varied experience and initiatives taken by him and involvement in operations of the Company, it would be in the interest of the Company to continue to avail of his considerable expertise and to re-appoint Mr. Jairam Sridharan as a Managing Director.

The terms and conditions, including remuneration payable to Mr. Sridharan are contained in the Draft Agreement proposed to be entered into by the Company with Mr. Sridharan, main terms of which are set out in the resolution at Item No. 4 of the accompanying Notice. Further, Mr. Sridharan is not disqualified from being re-appointed as a Director in terms of Section 164 of the Act and has given his consent to get re-appointed as the Managing Director of the Company.

The Explanatory Statement may be considered as a written Memorandum setting out terms, conditions and limits of remuneration of Mr. Sridharan in terms of Section 190 of the Act.

Details of Mr. Sridharan, pursuant to the Secretarial Standard on General Meetings issued by the Institute of Company Secretaries of India on General Meetings, are provided in the Annexure 2 and information as required under Section II of Part II of the Schedule V of the Act is provided as Annexure 1 to this Notice.

All relevant documents and papers relating to Item No. 4 and referred to in this Notice and Explanatory Statement, shall be open for inspection by the Members of the Company.

Except for Mr. Sridharan, none of the other Directors / Key Managerial Personnel of the Company / their relatives are, in any way, concerned or interested, financially or otherwise, in this resolution.

The Board recommends the Special Resolution set out at Item No. 4 of the Notice, for the approval of the Members.

ITEM NO. 5

Issue of Non-Convertible Debentures on Private Placement Basis

The Company, in the ordinary course of its business, raises funds from time to time, it being cost-effective source of faster raising of funds by a Non-Banking Financial Companies (NBFCs).

The Company being NBFC has been using this method of fund raising in the ordinary course of its business and will utilize proceeds of such issuance for lending, increasing the asset book, re-financing of the existing debt and other general purposes as may be decided by the Board of Directors of the Company ('the Board', which term shall include its duly empowered Committee(s) constituted/to be constituted by it to exercise its powers including the powers conferred by this resolution).

In terms of Sections 42 and 71 of the Companies Act, 2013 read with Rule 14(2) of the Companies (Prospectus and Allotment of Securities) Rules, 2014, in case an offer of or invitation to subscribe to Non-Convertible Debentures ('NCDs') is made by the Company on a private placement basis, the Company is required to seek the prior approval of its Members by means of a Special Resolution, on an annual basis for all the offers or invitations for such NCDs during the year.

The Members of the Company by way of a special resolution at the 39th Annual General Meeting ('AGM') of the Company had approved similar proposal authorizing the Company to issue NCDs within the overall borrowing limit for a period of one year.

Accordingly, it is proposed to seek fresh approval of Members by way of a special resolution to authorize the Board to borrow by issue of NCDs, subordinated debentures, bonds, structured/hybrid instruments or any other debt securities ('Debentures') on private placement basis, in the ordinary course of its business, for a period of one year. Further, the amount to be raised through an offer or invitation for subscription of Debentures and its issuance on private placement basis, will be within the overall borrowing limit of approved by the Members of the Company under Section 180(1)(c) of the Act.

None of the Directors/ Key Managerial Personnel of the Company/ their relatives are, in any way, concerned or interested, financially or otherwise, in this resolution.

The Board recommends the Special Resolution set out at Item No. 5 of the Notice for approval of the Members.

ITEM NO. 6

Conversion of loan into equity or other capital of the Company in case of Event of Default

The Company is a Housing Finance Company ('HFC') registered with National Housing Bank and engaged in various financial service businesses. It provides both wholesale and retail funding opportunities across sectors. Being HFC, the Company borrows funds from the lenders by availing various fund-based and non-fund based credit facilities ('Loans') in the ordinary course of its business from bank(s) and financial institution(s) ('Lenders') for onward lending, from time to time.

In this connection, the Company has executed/will be required to execute loan agreement(s), deed(s) of hypothecation, mortgage deed(s), undertaking(s), indemnity(ies), declaration(s), affidavit(s), document(s) and papers ('Financing Documents') to provide security to the Lenders for due repayment and serving of the Loans from time to time. The Company is also required to agree and accept modification(s) in the Financing Documents from time to time as may be required by the lender(s).

The amount of Loan(s) may increase or decrease in the course of business of the Company, which would be within the limit(s) approved by the Members pursuant to provisions of Section 180(1)(c) of the Companies Act, 2013 ('the Act'). One of the standard clauses of the Financing Documents executed/to be executed by the Company in favour of the Lender(s) provide that in case of the occurrence and continuance of an Event of Default to repay the loan(s) as per the terms of the Financing Documents which is not corrected/cured by the Company within the period stipulated in the Financing Document(s), the Lender(s) shall have the right to convert the outstanding amounts of the Loan(s) together with all interest, default interest, additional interest, costs, fees, charges and other monies in relation to the Loan(s), to equity or other capital of the Company. The price of the shares for conversion of the Loan(s) will be determined in accordance with the applicable regulations of the Securities and Exchange Board of India or the directions of Reserve Bank of India, and in accordance with the applicable regulatory guidelines of the regulatory authorities.

Pursuant to the Section 62(3) of the Act approval of the Company by way of passing Special Resolution is necessary to convert the Loans into shares in the Company. The Company has a good track record of timely repayment of loans and interest due thereon and there are no imminent factors or developments that would trigger an event of default, resulting in the conversion of loans into equity or other capital in the near future.

Since decisions for raising the Financial Assistance or agreeing to terms and conditions for raising the Financial Assistance (including option to convert loan into equity) are required to be taken on quick basis, especially keeping in view the interest of the Company, it may not be feasible for the Company to seek members consent each and every time, in view of the timings and the expenses involved, hence this enabling resolution is proposed to be passed.

Hence, approval of the Members of the Company by way of passing Special Resolution is sought as per requirement of the provision of Section 62(3) of the Act and rules made thereunder.

None of the Directors/ Key Managerial Personnel of the Company/their relatives are, in any way, concerned or interested, financially or otherwise, in this resolution.

The Board recommends the Special Resolution set out at Item No. 6 of the Notice for approval of the Members.

Place: Mumbai
Date: July 5, 2024

**By Order of the Board
For Piramal Capital & Housing Finance Limited**

**Sd/-
Bipin Singh
Company Secretary
ACS No.: 11777**

ANNEXURE 1

Information for the Members pursuant to Section II of Part II of Schedule V to the Companies Act, 2013

I.	General information:								
1.	Nature of industry	Housing Finance Company registered with National Housing Bank (NHB) engaged in providing financial services.							
2.	Date or expected date of commencement of commercial production	<p>Under the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ('DHFL'), erstwhile Piramal Capital & Housing Finance Limited ('e-PCHFL') was chosen as the successful resolution applicant in terms of the provisions of the Insolvency and Bankruptcy Code, 2016.</p> <p>In June 2021, Hon'ble National Company Law Tribunal, Mumbai ('NCLT') vide its Order dated June 7, 2021 had approved the merger of e-PCHFL into DHFL in terms of the Resolution Plan approved by NCLT.</p> <p>As part of the insolvency process of DHFL approved by the NCLT, e-PCHFL reverse merged into DHFL with effect from September 30, 2021, as contemplated under the resolution plan submitted by e-PCHFL ('Reverse Merger'). In terms of the above, DHFL has been acquired by the Piramal Group and consequent to the Reverse Merger, the name of the surviving entity i.e. DHFL has been changed to 'Piramal Capital & Housing Finance Limited' with effect from November 3, 2021. Consequent to the Reverse Merger, the Board of Directors of the Company was constituted with effect from September 30, 2021, who took over the operations and management of the Company.</p>							
3.	In case of new companies, expected date of commencement of activities as per project approved by financial institutions appearing in the prospectus	Not Applicable							
4.	Financial performance based on given indicators	<table border="1"> <thead> <tr> <th align="left">Particulars</th> <th align="right">(Rs. In Crore)</th> </tr> </thead> <tbody> <tr> <td>Gross Turnover & Other Income from Continuing operations</td> <td align="right">6,712.40</td> </tr> <tr> <td>Net profit as per Statement of Profit & Loss (After Tax) from</td> <td align="right">(1,911.35)</td> </tr> </tbody> </table>	Particulars	(Rs. In Crore)	Gross Turnover & Other Income from Continuing operations	6,712.40	Net profit as per Statement of Profit & Loss (After Tax) from	(1,911.35)	
Particulars	(Rs. In Crore)								
Gross Turnover & Other Income from Continuing operations	6,712.40								
Net profit as per Statement of Profit & Loss (After Tax) from	(1,911.35)								

		Continuing and discontinued operations	
		Computation of Net Profit in accordance with Section 198 of the Companies Act, 2013	(2,294.96)
		Net Worth	11,646.22
5.	Foreign investments or collaborations, if any.	At present, there are no foreign investments or collaborations	
II. Information about the appointee is stated in as below			
6.	Background details/ Recognition and Awards and Job Profile and sustainability	<p>Mr. Jairam Sridharan is the Managing Director of Piramal Capital & Housing Finance Limited. He has over two decades of rich domain experience and specializes in setting up and scaling new businesses.</p> <p>Before joining Piramal, Mr. Sridharan was the Chief Financial Officer (CFO) of Axis Bank Limited ('Axis Bank'). He has handled a variety of roles at the Bank and was previously President, Retail Lending & Payments. In this role, he was responsible for driving growth in the retail lending and payments businesses comprising retail lending products (home, car, personal & other loans), cards business (credit, debit & prepaid) and the agriculture & rural lending business. In his 5 years in this role, Axis Bank saw industry leading, 6X growth and emerged as one of the top 5 retail lending institutions in the country.</p> <p>Prior to Axis Bank, Mr. Sridharan served Capital One Financial, a consumer bank based in Richmond, VA (USA) as Head – 'New to Credit' Card Acquisitions in the US Cards Business. At the start of his career with ICICI Bank, he played a key role in their initial foray into the retail lending businesses, serving as Head – Business Intelligence Unit.</p> <p>Mr. Sridharan holds a Bachelor of Technology degree in Chemical Engineering from IIT Delhi and Post Graduate Diploma in Management from IIM Kolkata where he was awarded a Roll of Honour for academic excellence.</p> <p>In 2022, he was awarded the 'FE Pillar of the BFSI Industry' award at the FE BFSI Summit. In 2019, Institutional Investor magazine named Jairam "Best CFO" in their All-Asia Executive team for Banks, based on Sell-Side analyst votes. In 2015, he was chosen by The Economic Times as a part of their "40 Under 40" list of India's hottest business leaders.</p>	
7.	Past remuneration	From date of appointment upto March 2022: Rs. 2.36 crore	

		FY 2022-23: Rs. 3.42 crore
8.	Remuneration/ Commission proposed	As stated in the resolution and explanatory statement at Item No. 4 of this Notice
9.	Comparative remuneration profile with respect to industry, size of the Company, profile of the position and person (in case of expatriates the relevant details would be with respect to the country of his origin):	Considering the responsibility & accountability shouldered by him, proposed remuneration is commensurate with industry standards and Board level positions held in similar sized and similarly positioned businesses.
10.	Pecuniary relationship directly or indirectly with the Company or relationship with the managerial personnel or other director, if any.	Mr. Sridharan do not have any pecuniary relationship with the Company except to the extent of Remuneration, received by him.
III.	Other information:	
11.	Reasons of loss or inadequate profits	The Company has incurred losses for Financial Year 2023-24, primarily on account of provisioning/write-off of the legacy “Wholesale-1.0” portfolio and one time impact pursuant to regulatory provision on Alternate Investment Fund as per the Reserve Bank of India circular which has been disclosed under exceptional items in the Financial Statements of the Company for the Financial Year 2023-24.
12.	Steps taken or proposed to be taken for improvement	On May 8, 2024, the Company’s Board of Directors approved the composite scheme of arrangement amongst Piramal Enterprises Limited (‘PEL’) [the Holding Company], the Company (the wholly owned subsidiary of the Company) and their respective shareholders and creditors (“Scheme”), on the terms and conditions as set out in the Scheme pursuant to the provisions of Sections 230 to 232 read with Section 52, Section 66 and other applicable provisions of the Act and the rules made thereunder.
13.	Expected increase in productivity and profits in measurable terms	The amalgamation of the Company with PEL would be a seamless transition, as the Company has significantly larger scale of operations and wider geographical presence, as compared to the Company. Such amalgamation would lead to the creation of a larger consolidated financial services entity which will enable such entity to deliver an increased range of financial products to a broader customer base. The amalgamation will also lead to optimisation in supervisory and management overlap, minimisation of regulatory and legal compliances with respect to business registrations and labour laws. Further, the unification of businesses would result in the

		<p>consolidation of financial, managerial, technical, and human resources, thereby creating a stronger base for future growth and stakeholder value accretion. An enhanced consolidated balance sheet would also bring efficiency with respect to the merged entity's treasury operations, thereby helping in the overall liability management of the organization.</p> <p>In addition to the aforesaid improvements in the businesses of the Company and PEL, the amalgamation will result in (i) the Company and PEL having a unified approach to customer interactions, as well as lender engagement under a single platform which would further simplify operations, thereby enhancing customer and lender servicing experiences, and (ii) the shareholders of PEL shall have direct ownership in the Company which shall be one single listed entity (post availing requisite regulatory approvals for the Scheme), which houses all the operations, profits, and in-effect the entire value of the lending business under one roof.</p> <p>The Company expects a steady increase in productivity and profits as the Company would derive benefits from economies of scale and operational efficiencies arising pursuant to the amalgamation, thereby leading to revenue and cost synergies.</p>
IV.	Disclosures:	<p>The details required to be given under this head are already disclosed in the Report on Corporate Governance Report forming part of this Annual Report.</p>

Annexure 2

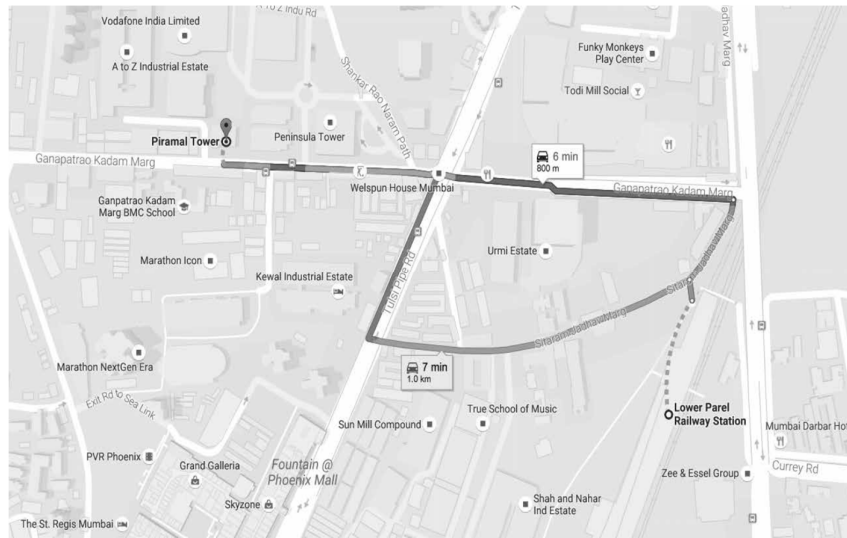
**Details of Director seeking appointment/ re-appointment at the Annual General Meeting
(In pursuance of Secretarial Standard - 2 on General Meetings)**

Name of the Director & DIN	Mr. Anand Piramal (00286085)	Mr. Jairam Sridharan (05165390)
Date of Birth (Age)	October 27, 1984 39 years	August 27, 1974 49 years
Date of first Appointment	September 30, 2021	October 7, 2021
Brief resume/ expertise in specific functional areas	<p>Mr. Anand Piramal heads the financial services businesses of the Piramal Group, which is one of India's largest and most diversified NBFCs. With robust expertise in affordable home lending, SME lending, construction finance, and mid-market corporate lending, Piramal's financial services division stands out in the industry. Additionally, Mr. Anand oversees Piramal's Alternatives business, which has partnerships with prominent entities such as CDPQ, Bain Capital, CPPIB, IFC, and Apollo. In addition to his role in financial services, he leads Piramal Realty, the real estate arm of the group. Piramal Realty is esteemed as one of Mumbai's premier developers, renowned for its prime residential and commercial developments across Mahalaxmi, Byculla, Thane, Mulund, Kurla, Lower Parel, and Worli. Supported by investments from Warburg Pincus and Goldman Sachs, Piramal Realty has solidified its position in the market. His contributions have been acknowledged through accolades such as the Hurun Real Estate Unicorn of the Year Award (2017) by Hurun India and the Young Business Leader Award by Hello! Magazine</p>	<p>Mr. Jairam Sridharan is the Managing Director of Piramal Capital & Housing Finance Limited. He has over two decades of rich domain experience and specializes in setting up and scaling new businesses.</p> <p>Before joining Piramal, Mr. Sridharan was the Chief Financial Officer (CFO) of Axis Bank Limited ('Axis Bank'). He has handled a variety of roles at the Bank and was previously President, Retail Lending & Payments. In this role, he was responsible for driving growth in the retail lending and payments businesses comprising retail lending products (home, car, personal & other loans), cards business (credit, debit & prepaid) and the agriculture & rural lending business. In his 5 years in this role, Axis Bank saw industry leading, 6X growth and emerged as one of the top 5 retail lending institutions in the country.</p>

	(2018). He also founded a rural healthcare start-up called 'Piramal eSwasthya', Today 'Piramal Swasthya' is India's largest private primary healthcare initiative. Its 2,260 plus employees and over 140 doctors serve around 25,000 patients daily across 28 states with the help of health hotlines, mobile medical units and telemedicine centres. Piramal Swasthya has impacted over 129.5 million lives since inception.	Prior to Axis Bank, Mr. Sridharan served Capital One Financial, a consumer bank based in Richmond, VA (USA) as Head – 'New to Credit' Card Acquisitions in the US Cards Business. At the start of his career with ICICI Bank, he played a key role in their initial foray into the retail lending businesses, serving as Head – Business Intelligence Unit.
Skills and capabilities required for the role as an Independent Director and manner of meeting requirement	Not Applicable	Not Applicable
Qualifications	Bachelor's Degree in Economics from the University of Pennsylvania and MBA from Harvard Business School	Bachelor of Technology degree in Chemical Engineering from IIT Delhi and Post Graduate Diploma in Management from IIM Kolkata
Directorships held in other companies (excluding Section 8 and foreign companies) as on March 31, 2024	<ol style="list-style-type: none"> 1. Piramal Enterprises Limited 2. Piramal Corporate Services Private Limited 3. PRL Developers Private Limited 4. Piramal Alternatives Private Limited 5. India Resurgence Asset Management Business Private Limited 	<ol style="list-style-type: none"> 1. Piramal Payment Services Limited 2. DHFL Investments Limited 3. Pramerica Life Insurance Limited 4. Social Worth Technologies Private Limited
Committee position held in other companies as on March 31, 2024 (Statutory Committees)	Nil	Pramerica Life Insurance Limited - Member of Corporate Social Responsibility Committee
Listed entities from which the person has ceased to be Director in the past three years	Nil	Nil

No. of shares held (including shareholding as a beneficial owner)	Nil	Nil
Number of Board Meetings Attended during FY 2023-24	6 of 6	6 of 6
Terms and Conditions of appointment/reappointment, including remuneration	Eligible to retire by rotation and remuneration / commission as approved by the Board from time to time	As stated in the resolution and explanatory statement at Item No. 4 of this Notice
Remuneration last drawn	Nil	Rs. 4.18 Crore
Relationship between Directors inter-se and Key Managerial Personnel of the Company	Related to Mr. Ajay G. Piramal, Dr. (Mrs.) Swati A. Piramal, Directors of Company. Not related to any other Director/ Key Managerial Personnel other than the above	Not related to any other Director/ Key Managerial Personnel

Route Map to the venue of AGM



Venue:
10th Floor, Piramal Tower,
Peninsula Corporate Park,
Ganpatrao Kadam Marg,
Lower Parel,
Mumbai - 400013



PROXY FORM

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

Name of the Member(s):.....
 Registered Address:.....
 E-mail Id:.....
 Folio No./ Client ID:.....DPID:.....

I/We, being the member(s) holding..... shares of the above named Company, hereby appoint

1. Name:.....Address:.....

E-mail Id:Signature.....
 or failing him/her

2. Name:.....Address:.....

E-mail Id:Signature.....or
 failing him/her

3. Name:.....Address:.....

E-mail Id:Signature.....

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 40th Annual General Meeting of the Company to be held at 10th Floor, Piramal Tower, Peninsula Corporate Park, G. K. Marg, Lower Parel, Mumbai - 400013 at 5:45 p.m. (IST) on Monday, 8th July, 2024 and at any adjournment thereof in respect of such resolutions as are indicated below:

** I/We wish my above proxy (ies) to vote in the manner as indicated in the box below:

Sr. No.	Resolutions	For	Against	Abstain
1.	To receive, consider and adopt the Audited Financial Statements on Standalone and Consolidated basis for the financial year			



Sr. No.	Resolutions	For	Against	Abstain
	ended 31 st March 2024 and the Reports of the Board of Directors and Auditors thereon			
2.	To appoint Director in place of Mr. Anand Piramal (DIN: 00286085) who retires by rotation and being eligible, offers himself for re-appointment.			
3.	To appoint Singhi & Co., Chartered Accountants as the Joint Statutory Auditors of the Company			
4.	To re-appoint Mr. Jairam Sridharan (DIN: 05165390) as Managing Director of the Company			
5.	Issue of Non-Convertible Debentures on Private Placement Basis			
6.	Conversion of loan into equity or other capital of the Company in case of Event of Default			

Signed this.....day of..... 2024.

Affix
revenue
stamp

Signature of shareholder

Signature of first proxy holder Signature of second proxy holder Signature of third proxy holder

**This is only optional. Please put a '√' in the appropriate column against the resolutions indicated in the Box. Alternatively, you may mention the number of shares in the appropriate column in respect of which you would like your proxy to vote. If you leave all the columns blank against any or all the resolutions, your proxy will be entitled to vote in the manner as he/she thinks appropriate.

Note:

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company.
2. A proxy need not be a member of the Company.
3. In case the appointer is a body corporate, the proxy form should be signed under its seal or be signed by an officer or an attorney duly authorized by it and an authenticated copy of such authorisation should be attached to the proxy form.
4. A person can act as proxy on behalf of such number of Members not exceeding fifty and holding in the aggregate not more than ten percent of the total share capital of the Company. Further, a Member holding more than ten percent, of the total share capital of the Company, may appoint a single person as proxy and such person shall not act as proxy for any other person or Member.
5. Appointing a proxy does not prevent a member from attending the meeting in person if he so wishes.



6. In case of joint holders, the signature of any one holder will be sufficient, but names of all the joint holders should be stated.
7. Please affix Revenue Stamp before putting Signature.
8. All alterations made in the proxy form should be fully signed.
9. In case of multiple proxies, the proxy later in time shall be accepted.



ATTENDANCE SLIP

I/We hereby record my/our presence at the 40th Annual General Meeting of the Company held at 10th Floor, Piramal Tower, Peninsula Corporate Park, G. K. Marg, Lower Parel, Mumbai - 400013 at 5:45 p.m. (IST) on Monday, 8th July 2024.

DP ID*	Folio No.
Client ID*	No. of Shares

Name and Address of the Shareholder(s)		
If Shareholder(s), please sign here	If Proxy, please mention name and sign here	
	Name of Proxy	Signature

*Applicable for shareholders holding shares in electronic form.

Note:

Shareholder/Proxy holder, as the case may be, is requested to produce the attendance slip duly signed at the entrance of the Meeting venue.

BOARD'S REPORT

Dear Members,

Your Directors are pleased to present the 40th Annual Report on the business and operations of Piramal Capital & Housing Finance Limited ('the Company' or 'PCHFL') and the Audited Financial Statements for the Financial Year ended 31st March 2024.

Financial Highlights

(Rs. in lakhs)

Particulars	Consolidated		Standalone	
	FY 2023-24	FY 2022-23	FY 2023-24	FY 2022-23
Revenue from operations	6,70,324	6,60,631	6,66,356	6,59,178
Other Income	6,602	6,284	4,884	5,851
Total Income	6,76,926	6,66,915	6,71,240	6,65,029
Less: Expenses	4,84,352	5,65,960	4,84,472	5,65,130
Earnings before Interest, Depreciation, Tax and Amortisation	1,92,574	1,00,955	1,86,768	99,899
Less: Finance Costs	3,65,944	3,46,997	3,60,369	3,45,333
Less: Depreciation, amortisation and impairment	15,242	9,725	15,511	9,497
Profit/ (Loss) before Exceptional Items and Tax	(1,88,612)	(2,55,767)	(1,89,112)	(2,54,931)
Add: Share of net profit of joint ventures	(7,183)	2,096	-	-
Less: Exceptional Items	1,65,768	10,25,681	1,65,768	10,25,681
Profit/ (Loss) before Tax	(3,61,563)	(12,79,352)	(3,54,880)	(12,80,612)
Less: Current Tax Expenses	213	91	-	-
Less: Reversal of tax provisions – Earlier year	(53,027)	(3,32,754)	(52,932)	(3,32,754)
Less: Deferred Tax	(111,221)	(2,06,553)	(1,10,813)	(2,05,375)
Profit/ (Loss) after Tax	(1,97,528)	(7,40,136)	(1,91,135)	(7,42,483)
Other Comprehensive Income for the year	9,426	1,681	2,102	8,749
Income tax relating to Other Comprehensive Income	(530)	(2,207)	(529)	(2,202)
Total Comprehensive Income for the year	(1,88,632)	(7,40,662)	(1,89,562)	(7,35,936)
Earnings Per Equity Share (Basic) (Rs.)	(0.92)	(3.46)	(0.89)	(3.48)
Earnings Per Equity Share (Diluted) (Rs.)	(0.92)	(3.46)	(0.89)	(3.48)

DIVIDEND

The Board of Directors of the Company (the 'Board') did not recommend any dividend for the financial year ended 31st March 2024.

CHANGE IN NATURE OF BUSINESS

During the year under review, there has been no change in the nature of the Company's business.

TRANSFER TO RESERVES

In view of losses incurred during the financial year ended 31st March 2024, the Board has not recommended transfer of any amount to reserves as required under Section 29C of the National Housing Bank Act, 1987.

CAPITAL ADEQUACY

The Company's capital adequacy ratio was at 21.64% as on 31st March, 2024 as against the statutory minimum capital adequacy of 15% prescribed under the National Housing Bank ('NHB') guidelines.

SHARE CAPITAL

➤ Authorized Share Capital:

During the financial year under review, the Authorized Share Capital of the Company stood at Rs. 26090,39,00,240/- divided into:

- (a) Rs. 25840,39,00,240/- consisting of 2584,03,90,024 Equity Shares having a face value of Rs 10/- each; and
- (b) Rs. 250,00,00,000/- consisting of 25,00,000 Non-Convertible Redeemable Cumulative Preference Shares having a face value of Rs. 1,000/- each.

➤ Issued, Subscribed and Paid-up Share Capital:

(a) Equity Share Capital:

During the year under review, the Board at its meeting held on 19th March 2024 approved offer and issuance of 213,64,69,175 fully paid-up equity shares having a face value of Rs. 10/- each, at par, by way of rights issue to the existing equity shareholders of the Company in the ratio of 1 equity share for every 10 fully paid-up equity shares held on the record date i.e. 18th March 2024, aggregating to an amount of Rs. 2136,46,91,750/-.

Accordingly, the Company allotted 200,00,00,000 equity shares of Rs. 10/- each aggregating to an amount of Rs. 2000,00,00,000/-.

In view of the above, the issued, subscribed and paid-up capital of the Company increased from 2136,46,91,751 equity shares of Rs. 10/- each, amounting to Rs. 21364,69,17,510/- to 2336,46,91,751 equity shares of Rs. 10/- each, amounting to Rs. 23364,69,17,510/-.

(b) Preference Share Capital:

During the year under review and up to the date of this Report, the Company has not issued any preference shares.

SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

➤ Holding Company:

The Company is a wholly owned subsidiary of Piramal Enterprises Limited ('PEL').

➤ Subsidiaries:

As on 31st March 2024, the Company has six wholly owned subsidiaries viz., DHFL Advisory & Investments Private Limited, DHFL Investments Limited, DHFL Holdings Limited, Piramal Payment Services Limited, Piramal Finance Sales and Service Private Limited and Piramal Agastya Offices Private Limited (*Formerly known as PRL Agastya Private Limited*).

The Company does not have any material subsidiary.

➤ Joint Venture and Associate Company:

As on 31st March 2024, the Company has one joint venture viz. Pramerica Life Insurance Limited and one associate company viz. DHFL Ventures Trustee Company Private Limited.

FINANCIAL PERFORMANCE OF SUBSIDIARIES, JOINT VENTURES AND ASSOCIATE COMPANIES

Pursuant to the provisions of Section 129(3) of the Companies Act, 2013 ('the Act'), statement containing salient features of the financial statements of the Company's subsidiaries, joint venture and associate company in Form AOC-1 is attached to the financial statements.

The separate financial statements of the subsidiaries are available on the website of the Company and can be accessed at <https://www.piramalfinance.com/>

SIGNIFICANT EVENTS AFTER END OF THE FINANCIAL YEAR AND UPTO THE DATE OF THIS REPORT

➤ **Composite Scheme of Arrangement amongst PEL, the Company and their respective shareholders and creditors**

The Board at its meeting held on 8th May 2024 approved a composite scheme of arrangement amongst PEL (holding company of the Company), the Company and their respective shareholders and creditors under Sections 230 to 232 read with Section 52, Section 66 and other applicable provisions of the Act and the rules made thereunder ('Scheme').

The Scheme, inter alia, provides for (i) the amalgamation of PEL with PCHFL, (ii) adjustment of debit balance of amalgamation adjustment reserve account in the books of PCHFL, and (iii) various other matters consequential or otherwise integrally connected therewith.

Upon the Scheme becoming effective, in consideration for the amalgamation of PEL with PCHFL, PCHFL shall issue shares to the shareholders of PEL in the manner set out in the Scheme:

- a. For every 1 equity share having face value of Rs. 2/- of PEL, 1 equity share having face value of Rs. 2/- of PCHFL shall be allotted to the shareholders of PEL; and
- b. Subject to receipt of approval from the RBI, for every 1 equity share having face value of Rs. 2/- of PEL, 1 issuance of non-convertible non-cumulative non-participating redeemable preference shares having face value of Rs. 67/- of PCHFL shall be allotted to the shareholders of PEL.

The Scheme is, *inter alia*, subject to sanction of the jurisdictional National Company Law Tribunal ('NCLT') and receipt of necessary approvals from the National Stock Exchange of India Limited, BSE Limited, SEBI, RBI, shareholders and creditors, as may be directed by the NCLT and such other regulatory/ governmental authorities or person, as may be applicable.

➤ **Application with RBI for conversion of license from Housing Finance Company to Non-Banking Finance Company**

The Company would make an application to RBI for conversion from Housing Finance Company to Non-Banking Finance Company- Investment and Credit Company (NBFC-ICC).

OPERATIONAL REVIEW

Financial performance for FY 2023-24 is summarised in the following table:

Standalone:

	(Rs. in lakhs)	
Particulars	2023-24	2022-23
Net interest income and other income	310,871	3,19,696
Operating expenses	566,615	5,90,555
Provisions and contingencies	(66,632)	(15,928)
Profit before tax	(354,880)	(12,80,612)
Profit after tax	(191,135)	(7,42,483)
Other Comprehensive Income / (Loss)	1,573	6,547
Total Comprehensive Income	(189,562)	(7,35,936)

Consolidated:

	(Rs. in lakhs)	
Particulars	2023-24	2022-22
Net interest income and other income	3,10,982	3,19,918
Operating expenses	5,66,226	5,91,613
Provisions and contingencies	(66,632)	(15,928)
Profit before tax	(3,61,563)	(1,279,352)
Profit after tax	(1,97,528)	(740,136)
Other Comprehensive Income / (Loss)	8,896	(526)

Total Comprehensive Income	(188,632)	(740,662)
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DEPOSITS FROM PUBLIC

The Company being registered as a non-deposit taking Housing Finance Company. has not accepted any deposits from the public during the year under review.

STATUTORY AUDITORS AND AUDITORS' REPORT

The Joint Statutory Auditors' Report does not contain any qualification, reservation or adverse remark on the financial statements for the financial year ended 31st March 2024. The notes on financial statement referred to in the Joint Statutory Auditors' Report are self-explanatory and do not call for any further comments.

In terms of Section 139(2) of the Act, Walker Chandiook & Co. LLP, Chartered Accountants (Firm Registration No. 001076N/N500013), hold office as one of the Joint Statutory Auditors of the Company for a period of three consecutive years from 2nd December 2021 until the conclusion of the ensuing 40th Annual General Meeting ('AGM') of the Company to be held in year 2024 and T R Chadha & Co. LLP, Chartered Accountants (Firm Registration No. 006711N/N500028), will hold office as a Joint Statutory Auditors of the Company for a period of three consecutive years from the conclusion of the 38th AGM held in the year 2022 until the conclusion of the 41st AGM of the Company to be held in year 2025.

Given that, Walker Chandiook Co. & LLP will complete their term at the conclusion of the ensuing AGM of the Company, the Board at its meeting held on 8th May 2024, has appointed Singhi & Co., Chartered Accountants (Firm Registration No. 302049E) as the Joint Statutory Auditor of the Company, for a consecutive period of 3 years, from the conclusion of the ensuing AGM till the conclusion of the 43rd AGM of the Company to be held in the year 2027, subject to the approval of the shareholders of the Company, in compliance with the eligibility criteria/requirements specified under the Act, and the guidelines for appointment of Statutory Central Auditors /Statutory Auditors of Commercial Banks (excluding RRBs), UCBs and NBFCs (including HFCs) issued by the Reserve Bank of India dated 27th April, 2021.

In terms of Sections 139 and 141 of the Act read with the Companies (Audit and Auditors) Rules, 2014, T R Chadha & Co. LLP and Singhi & Co. have certified that they are eligible to act as the Joint Statutory Auditors of the Company.

CORPORATE SOCIAL RESPONSIBILITY

The annual report on Corporate Social Responsibility ('CSR') containing, details of CSR Policy, composition of CSR Committee, CSR projects undertaken and web-link thereto on the website of the Company, as required under Companies (Corporate Social Responsibility Policy) Rules, 2014, is set out in **Annexure 1** of this Report.

CONSERVATION OF ENERGY, TECHNOLOGY ABSORPTION AND FOREIGN EXCHANGE EARNING / OUTGO

The particulars regarding conservation of energy and technology absorption undertaken on a group level is set out in **Annexure 2** of this Report.

The foreign exchange earnings for financial year ended 31st March 2024 is reported as nil and the foreign exchange outgo during the year in terms of actual outflows is Rs. 295 Lakhs.

ANNUAL RETURN

The Annual Return as on 31st March 2024 is available on the website of the Company at <https://www.piramalfinance.com/>. The disclosure pertaining to Large Corporate as prescribed by SEBI forms part of the said Annual Return.

DIRECTORS AND KEY MANAGERIAL PERSONNEL

Appointment and Re-appointment:

The Board, based on the recommendation of the Nomination and Remuneration Committee ('NRC') approved appointment of Mr. Kunal Bahl (DIN: 01761033) as an Additional Director, designated as an Independent Director, not liable to retire by rotation, for a term of 5 consecutive years i.e. from 20th March 2024 to 19th March 2029. Further, the shareholders of the Company have approved his appointment as an Independent Director of the Company, at the Extra Ordinary General Meeting held on 18th April 2024.

Based on the recommendation of the NRC, the Board at its meeting held on 8th May 2024 approved re-appointment of Mr. Jairam Sridharan as the Managing Director of the Company for a period of three (3) years with effect from 7th October 2024, liable to retire by rotation, subject to the approval of the shareholders at the ensuing AGM.

Retirement by rotation:

In line with the provisions of the Act and the Articles of Association of the Company, Mr. Anand Piramal (DIN: 00286085), Non-Executive Director of the Company retires by rotation at the at the ensuing AGM and being eligible, offers himself for re-appointment.

Declaration by Independent Directors:

The Company has received declarations from all its Independent Directors, confirming that they meet the criteria of independence as prescribed under Section 149(6) of the Act\ along with rules framed thereunder and Regulation 16(1)(b) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations'), as amended.

In terms of Section 150 of the Act read with Rule 6 of the Companies (Appointment and Qualification of Directors) Rules, 2014, Independent Directors of the Company have confirmed that they have registered with the databank maintained by the Indian Institute of Corporate Affairs.

In the opinion of the Board, the Independent Directors are persons with integrity and possess requisite experience, expertise and proficiency required under applicable laws and the policies of the Company.

Fit and Proper and Non-Disqualification Declaration by Directors:

All the Directors of the Company have confirmed that they satisfy the ‘fit and proper’ criteria as prescribed by RBI, and that they are not disqualified from being appointed /continue as Director in terms of Section 164(1) and (2) of the Act.

Key Managerial Personnel:

The Key Managerial Personnel (‘KMP’) of the Company, as on 31st March 2024 in terms of Section 203 of the Act, were as follows:

Name	Designation
Mr. Jairam Sridharan	Managing Director
Mr. Vikash Singhla	Chief Financial Officer
Mr. Bipin Singh	Company Secretary

There has been no change in the KMP of the Company during the year under review.

BOARD EVALUATION

Pursuant to the applicable provisions of the Act and Listing Regulations, the Board has carried out an annual evaluation of its own performance, its Committees and individual directors. The criteria for performance evaluation of the Board included aspects such as board composition and structure, effectiveness of board processes, contribution etc. The criteria for performance evaluation of the Committees included aspects such as structure and composition of Committees, effectiveness of Committee Meetings, etc. The performance evaluation of individual directors (except for Executive Director) is on the basis of criteria such as attendance at meetings, contribution at meetings like preparedness on the matters to be discussed, meaningful and constructive contribution and inputs in meetings, etc. The above criteria are broadly based on the Guidance Note on Board Evaluation issued by the Securities and Exchange Board of India. The performance of the Executive Directors is evaluated on the basis of achievement of their Key Result Areas.

The NRC reviewed the performance of the Board, its Committees and the individual directors and the feedback received from the Directors on the performance of the Board and its Committees was also discussed.

A report consolidating the responses to the questionnaire is generated/ prepared by the Chairman of the NRC, who summarizes to the Board, the collective impression of the directors on the functioning of the Board, its Committees and individual directors.

The Board of Directors has expressed its satisfaction with the evaluation process.

NUMBER OF MEETINGS OF THE BOARD OF DIRECTORS

During the year, six Board Meetings were convened and held, details of which are given in the Report on Corporate Governance forming part of the Annual Report.

VIGIL MECHANISM / WHISTLE BLOWER POLICY FOR DIRECTORS AND EMPLOYEES

The Company has established a Vigil Mechanism, which includes a Whistle-Blower Policy, for its Directors and Employees to provide a framework to facilitate responsible and secure reporting of concerns of unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct & Ethics.

The details of establishment of Vigil Mechanism/Whistle-Blower Policy are available on the website of the Company at <https://www.piramalfinance.com/stakeholders/policies>.

AUDIT COMMITTEE

The Audit Committee comprises of three members as at 31st March 2024. The detailed composition of the Audit Committee is provided in the Report on Corporate Governance forming part of this Annual Report.

NOMINATION AND REMUNERATION POLICIES

The Board has approved a Nomination Policy, which lays down a framework for selection and appointment of Directors and Senior Management and for determining qualifications, positive attributes and independence of directors.

The Board has also approved a Remuneration Policy with regard to remuneration payable to Directors, Senior Management and other Employees.

The Nomination Policy and the Remuneration Policy are given in **Annexure 3** to this Report and is available on the website of the Company at <https://www.piramalfinance.com/stakeholders/policies>.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The Company being a Housing Finance Company registered with NHB and engaged in the business of giving loans in ordinary course of its business, is exempted from the disclosures regarding particulars of loans made, guarantees given and securities provided in accordance with the provisions of Section 186 of the Act.

The details with regards to the investments made by the Company, are given in Note no. 7 of the standalone financial statements, forming part of this Annual Report.

RELATED PARTY TRANSACTIONS

During the year, all contracts/arrangements/transactions entered into by the Company with related parties were in ordinary course of business and on an arms' length basis. There were no material related party transactions by the Company during the year. Accordingly, the disclosure

of Related Party Transactions as required under Section 134(3)(h) of the Act in Form AOC-2 is not applicable.

Prior omnibus approval of the Audit Committee is obtained before the beginning of a financial year, for the transactions which are planned, foreseeable or repetitive in nature. The transactions entered into pursuant to the omnibus approval so granted and a statement giving details of all transactions with related parties are placed before the Audit Committee for their review on a periodic basis. Further, the approval is sought during the year for any new transaction/modification to the previously approved limits with the related parties.

The details of the related party transactions as per Ind AS-24 on Related Party Disclosures are set out in Note no. 43 to the standalone financial statements of the Company.

The Company has formulated a policy for dealing with related party transactions which is also available on website of the Company at <https://www.piramalfinance.com/stakeholders/policies>.

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

No specific material changes and commitments, except as disclosed in this Report, affecting the financial position of your Company have occurred between the end of the financial year under review, i.e. 31st March 2024 and the date of this Report.

MANAGERIAL REMUNERATION

A. Remuneration to Directors and KMP

1. The percentage increase in remuneration of each Director, Chief Financial Officer and Company Secretary and the ratio of the remuneration of each Director to the median remuneration of the employees of the Company for the year ended 31st March 2024 are as under:

Sr. No.	Name of Director / KMP and Designation	Remuneration of Director/KMP/for FY 2024 (Rs. In Lakhs)	% Increase / Decrease in Remuneration in FY 2024	Ratio of Remuneration of each Whole Time Director/ KMP to Median Remuneration of Employees
1.	Mr. Ajay G. Piramal (Chairman)	-	N.A.	N.A.
2.	Dr. (Mrs.) Swati A. Piramal (Non-Executive Director)	-	N.A.	N.A.
3.	Mr. Anand Piramal (Non-Executive Director)	-	N.A.	N.A.
4.	Mr. Jairam Sridharan	418.04	22.03	N.A.

Sr. No.	Name of Director / KMP and Designation	Remuneration of Director/KMP/for FY 2024 (Rs. In Lakhs)	% Increase / Decrease in Remuneration in FY 2024	Ratio of Remuneration of each Whole – Time Director/ KMP to Median Remuneration of Employees
	(Managing Director)			
5.	Mr. Suhail Nathani (Independent Director)	11	N.A.	N.A.
6.	Mr. Gautam Doshi (Independent Director)	9.5	N.A.	N.A.
7.	Mr. Puneet Dalmia (Independent Director)	3.5	N.A.	N.A.
8.	Mr. Kunal Bahl* (Independent Director)	0.5	N.A.	N.A.
9.	Mr. Vikash Singhla (Chief Financial Officer)	188.29	88.29	N.A.
10.	Mr. Bipin Singh (Company Secretary)	N.A.	N.A.	N.A.

Notes:

- a) Independent Directors are entitled to sitting fees within the limits specified under the Act. Remuneration details for Independent Directors in the above table comprised of sitting fees. Details in the corresponding columns are applicable for Managing Director and KMPs.
 - b) Non-Executive Directors do not receive any sitting fees or any other remuneration.
 - c) *Appointed as an Independent Director of the Company with effect from 20th March 2024.
2. The median remuneration of employees of the Company during FY 2024 was Rs. 6.86 lakhs;
 3. In the financial year, there was 5% increase in the median remuneration of employees;
 4. There were 5,877 permanent employees on the rolls of the Company as on 31st March 2024;
 5. Average percentage increase made in the salaries of employees other than the managerial personnel for the FY 2024 was 9%. As regards, comparison of Managerial Remuneration of FY 2024 over FY 2023, details of the same are given in the above table at Sr. No. 1; and
 6. It is hereby affirmed that the remuneration paid is as per the Remuneration Policy for Directors, KMP and other Employees.

B. Employee Particulars

Details of employee remuneration as required under provisions of Section 197(12) of the Act read with Rules 5(2) & 5(3) of the Companies (Appointment and Remuneration of Managerial

Personnel) Rules, 2014, is provided in a separate statement and forms part of the Annual Report. Further, this Report is being sent to the Members excluding the said statement. In terms of Section 136 of the Act, the said statement will be open for inspection and any Member interested in obtaining a copy of the same may write to the Company Secretary.

SECRETARIAL AUDIT REPORT

Pursuant to the provisions of Section 204 of the Act, and the Rules made thereunder, the Company has appointed N L Bhatia & Associates, Practicing Company Secretaries as the Secretarial Auditor of the Company. The Secretarial Audit Report is annexed as **Annexure 4** and forms an integral part of this Report. The Secretarial Audit Report does not contain any qualification, reservation or adverse remark.

CERTIFICATIONS FROM COMPANY SECRETARY IN PRACTICE

A certificate has been received from N. L Bhatia & Associates, Practicing Company Secretaries that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs or any such statutory authority. The certificate is attached as **Annexure 5** to this Report.

The Report on Corporate Governance as stipulated in the Listing Regulations forms part of the Annual Report. The requisite certificate M/s. N. L Bhatia & Associates, Practicing Company Secretaries, confirming compliance with the conditions of Corporate Governance as stipulated under the Listing Regulations is annexed hereto as **Annexure 6** to this Report.

MANAGEMENT DISCUSSION & ANALYSIS REPORT

The Management Discussion and Analysis Report as mandated by the RBI Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 and pursuant to the Listing Regulations is annexed as **Annexure 7**.

RISK MANAGEMENT FRAMEWORK

The Company has a Risk Management framework to identify, measure, manage and mitigate business and opportunities. This framework seeks to create transparency, minimise adverse impact on the business strategy and enhance the Company's competitive advantage. This risk framework thus helps in managing market, credit and operational risks and quantifies potential impact at a Company level.

The Company also has a well-defined Fraud Risk Management framework and the Fraud Risk Management Committee comprising of top management representatives oversees the matters related to fraud risk.

Further, information on risk management framework is provided under Company Overview which is presented in a separate section forming part of this Annual Report.

COMPLIANCE WITH SECRETARIAL STANDARDS

The Company has complied with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India.

DIRECTORS' RESPONSIBILITY STATEMENT

Based on the framework of internal financial controls and systems of compliance which are established and maintained by the Company, audits conducted by the Internal, Statutory and Secretarial Auditors including audit of internal financial controls over financial reporting by the Statutory Auditors and reviews by the Management and the relevant Board Committees, including the Audit Committee and Risk Management Committee, the Board is of the opinion that the Company's internal financial controls were adequate and effective during FY 2024.

The Directors confirm to the best of their knowledge and ability, that:

- a. in the preparation of the annual financial statements for the year ended 31st March 2024, the applicable accounting standards have been followed with no material departures;
- b. the Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at 31st March 2024 and of the loss of the Company for the year ended on that date;
- c. the Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;
- d. the Directors have prepared the annual financial statements on a going concern basis;
- e. the Directors, have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively; and
- f. the Directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems are adequate and operating effectively.

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

The Company has always believed in providing a safe and harassment free workplace for every individual working in Company's premises through various interventions and practices. The Company always endeavors to create and provide an environment that is free from discrimination and harassment including sexual harassment.

The Company has in place a robust policy on prevention of sexual harassment at workplace which is in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Internal Complaint Committee ('ICC') has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this Policy and the policy is gender neutral. ICC has its presence at corporate office as well as at site locations.

During the year under review, 7 complaints were received and except for 1 complaint which was received in the month of March 2024, all were disposed off within stipulated timelines. No complaints were pending for more than 90 days.

ASSET LIABILITY MANAGEMENT ('ALM')

The Company had a total borrowing of Rs. 45,06,397 Lakhs as on 31st March 2024. The Company has an Asset Liability Management Committee and meetings are held as and when required and it continuously monitors asset-liability mismatches to ensure that there are no imbalances on either side of the balance sheet. The ALM position of the Company is based on the maturity buckets as per the guidelines issued by RBI/ NHB, from time to time.

COST AUDIT

The provision of Section 148 of the Act relating to maintenance of cost records and cost audit are not applicable to the Company.

CREDIT RATING

Below are the rating assigned by Credit Rating Agencies as at 31st March 2024:

Instruments	Credit Rating		
	ICRA	CARE	CRISIL
Non-Convertible Debentures / Long Term Bank Facilities / Retail NCD	ICRA AA (Stable)	CARE AA (Stable)	-
Market Linked Debentures	PP-MLD ICRA AA (Stable)	CARE PP-MLD AA (Stable)	-
Subordinated Bonds (Tier 11)	ICRA AA (Stable)	CARE AA (Stable)	-
Commercial Papers	-	CARE A1+	CRISIL A1+
Fund Based Short Term (Inter Corporate Deposit)	-	CARE A1+	-

DETAILS ON THE NON-CONVERTIBLE DEBENTURES ISSUED BY THE COMPANY PURSUANT TO THE MASTER DIRECTION - NON-BANKING FINANCIAL COMPANY – HOUSING FINANCE COMPANY (RESERVE BANK DIRECTIONS) 2021

1. The total number of Non-Convertible Debentures which have not been claimed by the Investors or not paid by the Company after the date on which the Non-Convertible Debentures became due for redemption – Nil;
2. The total amount in respect of such debentures remaining unclaimed or unpaid beyond the date referred to in clause (1) as aforesaid – Nil

REGULATORY COMPLIANCES

The Company continues to comply with all the applicable regulations, guidelines, etc. prescribed by RBI / NHB, from time to time. The Company always strives to operate in compliance with applicable RBI guidelines and regulations and employs its best efforts towards achieving the same.

OTHERS

The Directors state that no disclosure or reporting is required in respect of the following items as there were no transactions on these items during the year under review:

1. No sweat equity shares and shares with differential rights as to dividend, voting or otherwise were issued;
2. No significant or material orders were passed by the Regulators or Courts or Tribunals which impact the going concern status and Company's operations in future; and
3. None of the Auditors of the Company have reported any fraud as specified under Section 143(12) of the Act; and
4. Neither any application was made, nor any proceeding is pending under the Insolvency and Bankruptcy Code, 2016 against the Company.

ACKNOWLEDGEMENTS

We take this opportunity to thank the employees for their dedicated service and contribution to the Company.

We also thank our banks, business associates, members and other stakeholders for their continued support to the Company.

By order of the Board of the Directors

Date: 8th May 2024
Place: Mumbai

Sd/-
Ajay G. Piramal
Chairman
(DIN: 00028116)

Annual Report on Corporate Social Responsibility ('CSR') activities for the financial year 2023-24

1. Brief outline on CSR Policy of the Company:

The CSR initiatives of the Company are undertaken as projects or programs or activities, whether new or ongoing and in line with the CSR Policy. During the financial year ended 31st March 2024, the Company discharged its CSR obligations through projects and programs of Piramal Foundation for Education Leadership ('PFEL'), Kaivalya Education Foundation ('KEF'), Piramal Foundation ('PF') and Piramal Swasthya Management and Research Institute ('PSMRI') (collectively referred to as 'CSR entities') in the education and health sector respectively.

The CSR entities develop innovative solutions to resolve issues that are critical roadblocks towards improving India's health and education issues. The CSR entities believes that considerable positive change can occur, when we collaborate with likeminded partners and nurture projects that are scalable ensuring a long term impact.

The CSR Policy of the Company is guided by the core values of the Group, namely, Knowledge, Action, Care and Impact.

2. Composition of CSR Committee:

Sr. No.	Name of Director	Designation / Nature of Directorship	Number of meetings of CSR Committee held during the year	Number of meetings of CSR Committee attended during the year
1	Mr. Suhail Nathani	Chairman	3	3
2	Mr. Ajay G. Piramal	Member	3	3
3	Mr. Anand Piramal	Member	3	3

3. Provide the web-link where Composition of CSR committee, CSR Policy and CSR projects approved by the board are disclosed on the website of the company:

- Composition of the CSR committee: <https://www.piramalfinance.com/stakeholders/csr-committee>
- CSR policy: <https://www.piramalfinance.com/stakeholders/policies>
- CSR projects: <https://www.piramalfinance.com/stakeholders/csr-committee>

4. Provide the executive summary along with web-link(s) of Impact Assessment of CSR Projects carried out in pursuance of sub-rule (3) of Rule 8 of the Companies (Corporate Social Responsibility Policy) Rules, 2014, if applicable:

Impact assessment report was not applicable in FY 2023-24 for the CSR projects undertaken by the Company.

5. (a) Average net profit of the Company as per Section 135(5): Rs. 467.18 crores
 (b) Two percent of average net profit of the company as per section 135(5) – Rs. 9.34 crores
 (c) Surplus arising out of the CSR projects or programmes or activities of the previous financial years - NIL
 (d) Amount required to be set off for the financial year, if any – NIL
 (e) Total CSR obligation for the financial year (b+c-d) – Rs. 9.34 crores
6. (a) Amount spent on CSR Projects (both Ongoing Project and other than Ongoing Project):. Rs. 67.50 crores
 (b) Amount spent in Administrative overheads - NIL
 (c) Amount spent on Impact Assessment, if applicable – Not Applicable
 (d) Total amount spent for the Financial Year [(a)+(b)+(c)]. Rs. 67.50 crores
 (e) CSR amount spent or unspent for the Financial Year:

Total Amount Spent for the Financial Year. (Rs. In crores)	Amount Unspent (Rs. In Crores)				
	Total Amount transferred to Unspent CSR Account as per Section 135(6).		Amount transferred to any fund specified under Schedule VII as per second proviso to section 135(5).		
	Amount	Date of transfer	Name of the Fund	Amount	Date of transfer
67.50	NIL	NA	NA	NIL	NA

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

Sl. No.	Particular	Amount Rs. In Crores
1.	Two percent of average net profit of the company as per Section 135(5)	9.34
2.	Total amount spent for the Financial Year	67.50
3.	Excess amount spent for the financial year [(ii)-(i)]	58.16
4.	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	NIL
5.	Amount available for set off in succeeding financial years [(iii)-(iv)]	58.16

7. Details of Unspent CSR amount for the preceding three financial years:

Sl. No.	Preceding Financial Year	Amount transferred to Unspent CSR Account under section 135 (6) (Rs. in crores)	Balance Amount in unspent CSR Account under section 135 (6) (Rs. in crores)	Amount spent in the reporting Financial Year (Rs. in crores)	Amount transferred to a fund specified under Schedule VII as per section 135(6), if any.		Amount remaining to be spent in succeeding financial years. (Rs. in crores)	Deficiency, if any
					Amount (Rs. In crores)	Date of transfer		
1	2022-23	Not Applicable						
2	2021-22							
3	2020-21							

8. Whether any capital assets have been created or acquired through CSR amount spent in the Financial Year: Yes / No

If Yes, enter the number of Capital assets created / acquired - 51

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

Sr. No.	Short particulars of the property or assets [including complete address and location of the property]		Pincode of the property or asset(s)	Date of creation	Amount of CSR amount spent (Amount in Rs.)	Details of entity / Authority / beneficiary of the registered owner		
	Asset	Location				CSR Registration Number, if applicable	Name	Registered address
1.	Laptop	1st Floor, Yaman Enclave, Beside Sai Corporate Park, Near Indusind Bank, Chitrasen Nagar, Rukanpura	801506	28 June 2023	99,120	CSR00000217	Piramal Swasthya Management and Research Institute	3rd Floor, No: 6-3-1112, AWFIS, Oyster Complex, Greenlands Road, Somajiguda, Begumpet, Hyderabad -
2.	Laptop	H.No: 201/6, Kaushalya Park,	110016	28 June 2023	63,425			

		Hauz Khas, Indicate Bank, New Delhi, Delhi						500016. Telangana. India.
3.	Laptop	C1-25, Konark Pooram, Konhwa, Pune	411048	28 June 2023	63,425			
4.	Laptop	H.No: 201/6, Kaushalya Park, Hauz Khas, Indicate Bank, New Delhi, Delhi	110016	28 June 2023	63,425			
5.	Laptop	Yaman Enclave, Bailey Road Near Sai Corporate Park Patna Bihar	800014	28 June 2023	126,850			
6.	Laptop	Yaman Enclave, Bailey Road Near Sai Corporate Park Patna Bihar	800014	9 September 2023	63,425			
7.	Laptop	4th Floor, Swasthya Bhawan, Raja Nawab Ali Marg, Qaisar Bagh, Lucknow, Uttar Pradesh	226001	9 September 2023	63,425			
8.	Laptop	N-166, Gulshan Ikebana, Sector 143, Gautam Buddha Nagar, Noida, UP,	201306	9 September 2023	63,425			
9.	UPS - 2Nos	AWFIS SPACE SOLUTIONS PRIVATE LIMITED, 3rd Floor, No. 6-3-1112, Oyster	500016	9 October 2023	48,970			

		Complex, Green lands Road, Somajiguda, Begumpet, Hyderabad						
10.	Laptop	AWFIS SPACE SOLUTIONS PRIVATE LIMITED, 3rd Floor, No. 6-3- 1112, Oyster Complex, Green lands Road, Somajiguda, Begumpet, Hyderabad	500016	30 October 2023	63,425			
11.	Laptop	Block-1 Flat No-403, Green Terrace Apartments Bandlaguda, Nagole Hyderabad	500068	30 October 2023	63,425			
12.	Laptop	AWFIS SPACE SOLUTIONS PRIVATE LIMITED, 3rd Floor, No. 6-3- 1112, Oyster Complex, Green lands Road, Somajiguda, Begumpet, Hyderabad	500016	30 October 2023	63,425			
13.	Laptop	E/402, Shree Chintamani Nagar, Shiv Vallabh Road, Ashokvan, Dahisar (East), Mumbai	400068	30 October 2023	63,425			

14.	Laptop	House No-40 A (Near Durga Mandir), Chandan Nagar, Survey, Beltola, Guwahati, Assam	781028	30 October 2023	63,425			
15.	Laptop	Flat number -305,3rd floor, Dutta Vihar Apartment, Near Minakshi Tower, Jai Prakash Nagar, Next to Rajiv Nagar Nala, Patna , Bihar PIN CODE	800025	30 January 2024	63,425			
16.	Laptop	1554 - A, B-1, Vasant Kunj, Near Fortis Hospital, New Delhi	110070	9 September 2023	63,425			
17.	Vehicle	Plot #24 , Bharat Nagar, Off J.K.Road , Bhopal , Madhya Pradesh	462022	16 March 2024	738,984			
18.	Vehicle	1st & 2nd floor, G Sharma Baruah Building Anuradha Cinema Complex Guwahati Assam	781021	16 March 2024	760,430			
19.	Vehicle	Co-work Venue,ND7,VIP Colony, Nayapalli , Bhubaneswar, Odisha	751012	16 March 2024	607,936			
20.	Vehicle	1st & 2nd floor, G Sharma Baruah	781021	16 March 2024	373,516			

		Building Anuradha Cinema Complex Guwahati, Assam						
21.	Vehicle	Co-work Venue, ND7, VIP Colony, Nayapalli , Bhubaneswar, Odisha Pin	751012	16 March 2024	650,482			
22.	Laptop	AWFIS SPACE SOLUTIONS PRIVATE LIMITED, 3rd Floor, No. 6-3- 1112, Oyster Complex, Green lands Road, Somajiguda, Begumpet, Hyderabad	500016	28 March 2024	634,250			
23.	BAR CODE SCANNER	AWFIS SPACE SOLUTIONS PRIVATE LIMITED, 3rd Floor, No. 6-3- 1112, Oyster Complex, Green lands Road, Somajiguda, Begumpet, Hyderabad	500016	7 July 2023	3,449			
24.	Laptop	2nd floor Piramal	400070	05 June 2023	80,900	CSR00000617	Kaivalya Education Foundation	2nd floor Piramal Ananta. Piramal Agastya, Corporate Park, LBS Marg, Near Kamani Junction. Kurla West, Mumbai – 400070
25.	Laptop	Ananta. Piramal		4 August 2023	79,355			
26.	Tablet	Agastya, Corporate Park, LBS Marg, Near Kamani Junction.		27 January 2024	77,172			
27.	Hard Disk (SSD)	Kurla West, Mumbai		1 March 2024	8,750			

28.	Laptop	2nd floor, Piramal	400070	20 June 2023	2,062,200	CSR00000717	Piramal Foundation for Education Leadership	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai- 400070.
29.	Laptop	Ananta, Piramal	400070	10 August 2023	378,850			
30.	Laptop	Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai	400070	22 August 2023	673,400			
31.	Office Equipment	Piramal School of Leadership, Near Piramal B.Ed. College, Piramal Nagar, Bagar, Rajasthan	333023	22 August 2023	276,760			
32.	Laptop	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai	400070	12 September 2023	105,964			
33.	Office Equipment	D. No: 74-13-1, 1st Floor, Royal Enclave, Opp. BSNL Office, Patamata, New RTC Colony, Vijayawada, NTR District, Andhra Pradesh, India.	520007	11 September 2023	59,550			
34.	Electrical Equipment	Piramal School of Leadership, Near Piramal B.Ed. College, Piramal Nagar, Bagar, Rajasthan	333023	31 December 2023	384,043			
35.	Vehicle	D. No: 74-13-1, 1st Floor, Royal Enclave, Opp. BSNL Office, Patamata, New RTC	520007	1 January 2024	470,410			

		Colony, Vijayawada, NTR District, Andhra Pradesh, India.						
36.	Vehicle	D. No: 74-13-1, 1st Floor,Royal Enclave, Opp. BSNL Office, Patamata,New RTC Colony, Vijayawada, NTR District, Andhra Pradesh, India.	520007	1 January 2024	387,605			
37.	Laptop	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai	400070	1 March 2024	155,400			
38.	Laptop	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai	400070	23 March 2024	1,027,000			
39.	Electronic & Electrical Equipment	Piramal School of Leadership, Near Piramal B.Ed. College, Piramal Nagar, Bagar, Rajasthan	333023	26 March 2024	7,500			
40.	Furniture & Fixtures	Piramal School of Leadership, Near Piramal B.Ed. College, Piramal Nagar, Bagar, Rajasthan	333023	31 March 2024	727,582			
41.	Office Equipment	Piramal School of Leadership, Near	333023	29 March 2024	1,059,369			

		Piramal B.Ed. College, Piramal Nagar, Rajasthan Bagar,						
42.	Tablets	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai	400070	19 March 2024	192,930			
43.	Laptop	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai	400070	2 May 2023	1,097,400	CSR00006603	Piramal Foundation	2nd floor, Piramal Ananta, Piramal Agastya Corporate Park, Kurla West, Near Kamani Junction, Mumbai- 400070.
44.	Laptop			22 August 2023	792,960			
45.	Tablet			11 August 2023	2,962,862			
46.	Laptop			11 September 2023	1,249,949			
47.	Laptop			17 November 2023	121,500			
48.	Laptop			3 January 2024	79,650.00			
49.	Laptop			1 March 2024	580,560			
50.	Laptop			15 March 2024	2,600,012			
51.	Office Equipment	Piramal School of Leadership, Near Piramal B.Ed. College, Piramal Nagar, Rajasthan Bagar,	333023	31 March 2024	11,200			

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

Sd/-
Jairam Sridharan
(Managing Director)

Sd/-
Suhail Nathani
(Chairman - CSR Committee)

ANNEXURE 2

Particulars of Conservation of Energy, Technology Absorption and Foreign Exchange Earnings and Outgo required under the Companies (Accounts) Rules, 2014 for the year ended 31st March 2024

(Please note that the Company, its holding Company viz. Piramal Enterprises Limited and its subsidiaries are hereinafter collectively referred to as 'the Piramal Group')

A. CONSERVATION OF ENERGY

The Piramal Group operations are not energy intensive. However, the Piramal Group have taken certain initiatives for energy conservation and use of alternative source of energy, wherever required, across all its function and branches, as follows:

1. Solar Energy - A solar plant with a capacity of 27.5 kWh has been installed in the Bangalore office since March 2024, providing energy for the entire office.
2. Renewable energy for Kurla – While, solar panels are not installed, the solar power supply is received from government grids. Accordingly, green bills are received.
3. InfinityBox, chosen by the Piramal Group for its Mumbai sites, has delivered impactful sustainability outcomes over six months, saving approximately 77,877 kilograms of CO2 emissions, preserving 14,68,842 litres of fresh water, and diverting 5,667 kilograms of waste. Additionally, significant cost reductions of around 30% in operational expenses and over Rs. 32,00,000 in capital expenditure have been achieved.

The above measures did not result in any capital investments towards energy conservation equipment.

B. TECHNOLOGY ABSORPTION

The details pertaining to technology absorption by the Company have been explained in the Management Discussion and Analysis.

Expenditure on research and development

During the year under review, the Company did not incur any expenditure on research and development.

NOMINATION POLICY

I. Preamble

The Nomination and Remuneration Committee (NRC) of Piramal Housing Finance Limited (the “Company”), has adopted the following policy and procedures with regard to identification and nomination of persons who are qualified to become directors and who may be appointed in senior management.

This policy is framed in compliance with the applicable provisions of Section 178 and other applicable provisions of the Companies Act, 2013.

II. Criteria for identifying persons for appointment as Directors and Senior Management:

A. Directors

1. Candidates for Directorship should possess appropriate qualifications, skills and expertise in one or more fields of finance, law, general corporate management, financial services and other disciplines as may be identified by the NRC and/or the Board from time to time, that may be relevant to the Company's business.
2. Such candidates should also have a proven record of professional success.
3. Every candidate for Directorship on the Board should have the following positive attributes:
 - a) Possesses a high level of integrity, ethics, credibility and trustworthiness;
 - b) Ability to handle conflict constructively and possess the willingness to address critical issues proactively;
 - c) Is familiar with the business of the Company and the industry in which it operates and displays a keen interest in contributing at the Board level to the Company's growth;
 - d) Possesses the ability to bring independent judgment to bear on the Board's deliberations especially on issues of strategy, performance, risk management and resource planning;
 - e) Displays willingness to devote sufficient time and attention to the Company's affairs;

- f) Values Corporate Governance and possesses the skills and ability to assist the Company in implementing good corporate governance practices;
- g) Possesses leadership skills and is a team player;

4. Criteria for Independence applicable for selection of Independent Directors

- a) Candidates for Independent Directors on the Board of the Company should comply with the criteria for Independence as stipulated in the Companies Act 2013, as amended or re-enacted or notified from time to time. Such candidates should also comply with other applicable regulatory requirements relating to Independence or as may be laid down by the Board from time to time.
- b) Such Candidates shall submit a Declaration of Independence to the NRC / Board, initially and thereafter, annually, based upon which, the NRC / Board shall evaluate compliance with this criteria for Independence.

5. Change in status of Independence

Every Independent Director shall be required to inform the NRC / Board immediately in case of any change in circumstances that may put his or her independence in doubt, based upon which, the NRC / Board may take such steps as it may deem fit in the best interest of the organization.

B. Members of Senior Management

- 1. For the purpose of this Policy, the term ‘Senior Management’ means Managing Director (MD), Chief Financial Officer (CFO) and any other persons in charge of material functions.
- 2. The eligibility criteria for appointments to Senior Management and continuity thereof shall include integrity and ethics, in addition to possessing qualifications, expertise, experience and special competencies relevant to the position for which purpose the executive is being or has been appointed.
- 3. Any candidate being considered for the post of Senior Management should be willing to comply fully with the Company’s – Code of Conduct and other applicable policies, in force from time to time.

III. Process for identification & shortlisting of candidates

A. Directors

- 1. The NRC shall identify the need for appointment of new Directors on the Board on the basis of the evaluation process for Board as a whole and of individual Directors or as it may otherwise determine.
- 2. Candidates for Board membership may be identified from a number of sources, including but not limited to past members of the Board and Directors database.

3. NRC shall evaluate proposals for appointment of new Directors on the basis of qualification criteria and positive attributes referred to hereinabove and make its recommendations to the Board.

B. Members of Senior Management

1. The NRC shall consider the recommendations of the management while evaluating the selection of executives in senior management. The NRC may also identify potential candidates for appointment to Senior Management through referrals and recommendations from past and present members of the Board or from such other sources as it may deem fit and proper.
2. The NRC shall evaluate proposals for appointments to Senior Management on the basis of eligibility criteria referred to hereinabove and refer to such inquiries and background checks as it may deem appropriate.
3. Based on such evaluation, the NRC shall shortlist the desired candidate and make its recommendations to the Board for appointment.

IV. Removal

A. Directors

1. If a Director incurs any disqualification mentioned under the Companies Act, 2013 or any other applicable law, regulations, statutory requirements, the NRC may recommend to the Board with reasons recorded in writing, the removal of the said Director subject to the provisions of and compliance with the statutory provisions.
2. Such recommendations may also be made on the basis of performance evaluation of the Directors or as may otherwise be thought fit by the NRC.

B. Members of Senior Management

1. The NRC shall consider the recommendations of the management while making recommendations to the Board for dismissal / removal of those in Senior Management.
2. Such recommendations may also be made on the basis of performance evaluation of members of Senior Management to the extent applicable or as may otherwise be thought fit by the NRC.

V. Review

1. The NRC shall periodically review the effectiveness of this Policy and recommend any revisions that may be required to this Policy to the Board for consideration and approval.



Piramal Capital & Housing Finance Limited

REMUNERATION POLICY

**Original Effective Date: 7th October 2021
[Last Updated: 31st March 2023]**

REMUNERATION POLICY

1. Preamble:

The Remuneration Policy is framed in line with the requirement of the Section 178 and other applicable provisions of the Companies Act, 2013, Regulation 19 read with Part D of Schedule II of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Reserve Bank of India ('RBI') Guidelines on Compensation of Key Managerial Personnel (KMP) and Senior Management in NBFCs, dated 29th April 2022 and other applicable circulars/ guidelines/ notifications/ directions issued by RBI, from time to time.

This Policy reflects the Company's core values viz. Knowledge, Action, Care and Impact.

2. Definitions:

"Act" means the Companies Act, 2013 as prevailing from time to time.

"Board of Directors" or **"Board"** means the Board of Directors of the Company.

"Company" means Piramal Capital & Housing Finance Limited.

"Clawback" is a contractual agreement between the employee and the Company in which the employee agrees to return, forego, compensate to the Company in cash, kind or any other manner previously paid or vested remuneration, perquisites, benefits, amenities, facility to the Company under certain circumstances.

"Nomination and Remuneration Committee" or **"NRC"** means Nomination and Remuneration Committee of the Company as constituted or reconstituted by the Board.

"Independent Director" means a Director of the Company who satisfies criteria for independence under the Act and the Regulations.

"Key Managerial Personnel" or **"KMP"** means persons as defined under the Act.

"Malus" is an arrangement that permits the Company to prevent vesting of all or part of the amount of a deferred remuneration, perquisite, benefit, amenities or facility.

"Listing Regulations" shall mean the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended from time to time.

"Senior Management" shall mean the personnel of the Company as laid down under Explanation to Section 178 of the Act and the Listing Regulations.

"Policy" means this Remuneration Policy.

3. Objective:

The Policy aims to provide a framework to create, modify and maintain appropriate compensation programs including to attract and retain talent, and to ensure long term

sustainability of talented managerial persons, and processes with adequate supervision and control.

4. Framework:

The NRC shall have the constitution, powers, functions and duties as laid down in Section 178 of the Act and Listing Regulations.

The NRC shall be responsible to oversee the framing, review and implementation of Compensation Policy of the Company approved by the Board.

The NRC shall work in close coordination with Risk Management Committee of the Company to achieve effective alignment between compensation and risks.

The NRC shall ensure that compensation levels are supported by the need to retain earnings of the Company and the need to maintain adequate capital based on Internal Capital Adequacy Assessment Process (ICAAP). The NRC shall also ensure 'fit and proper' status of proposed/existing Directors and that there is no conflict of interest in appointment of directors on the Board, KMPs and Senior Management.

Further, the NRC shall determine the remuneration of Directors, KMPs and Senior Management and make recommendation to the Board for approval.

5. Designing of Remuneration Packages:

While designing remuneration packages of employees including Key Managerial Personnel (KMPs) and Senior Management, the following principles for compensation shall be taken into consideration:

- a) **Components and Risk Alignment:** The compensation of Key Managerial Personnel (KMPs) and Senior Management shall be to be reasonable, recognising all relevant factors including adherence to statutory requirements and industry practices. The compensation packages may comprise of fixed and variable pay components aligned effectively with prudent risk taking to ensure that compensation is adjusted for all types of risks, the compensation outcomes are symmetric with risk outcomes, compensation pay-outs are sensitive to the time horizon of the risks, and the mix of cash, equity and other forms of compensation are consistent with risk alignment.
- b) **Composition of Fixed Pay:** All the fixed items of compensation, including the perquisites and contributions towards superannuation/retiral benefits, may be treated as part of fixed pay. All perquisites that are reimbursable may also be included in the fixed pay so long as there are monetary ceilings on these reimbursements. Monetary equivalent of benefits of non-monetary nature (such as free furnished house, use of company car, etc.) may also be part of fixed pay.
- c) **Variable Pay:**
 - i) **Composition of Variable Pay:** The variable pay may be in the form of Cash or share-linked instruments, or a mix of cash and share-linked instruments. It shall be ensured that the share-linked instruments are in conformity with relevant statutory provisions.

- ii **Proportion:** The proportion of variable pay in total compensation (fixed and variable pay) shall be commensurate with the role and prudent risk-taking profile of KMPs/ Senior Management. At higher levels of responsibility, the proportion of variable pay shall be higher. There shall be proper balance between the cash and share-linked instruments in the variable pay in case the variable pay contains share linked instruments. The variable pay shall be truly and effectively variable and can be reduced to zero based on performance at an individual, business-unit and company-wide level. The Company has Pay for Performance philosophy which ensures that the relationship of remuneration to performance is clear and meets appropriate performance benchmarks.
- iii **Deferral of variable pay:** Not all the variable pay awarded after performance assessment may be paid immediately. Certain portion of variable pay, as decided by the NRC, may be deferred to time horizon of the risks. The portion of deferral arrangement may be made applicable for both cash and non-cash components of the variable pay. Deferral period for such an arrangement shall be decided by the NRC.
- iv **Control and assurance function personnel:** KMPs and Senior Management engaged in financial control, risk management, compliance and internal audit shall be compensated in a manner that is independent of the business areas they oversee and commensurate with their key role in the Company. Accordingly, such personnel may have higher proportion of fixed compensation. However, a reasonable proportion of compensation may be in the form of variable pay, so that exercising the options of malus and/or clawback, when warranted, is not rendered infructuous.
- d) **Guaranteed Bonus:** Guaranteed bonus may not be paid to KMPs and Senior Management. However, in the context of new hiring joining/sign-on bonus could be considered by the Company. The said bonus will neither be considered part of fixed pay nor of variable pay.

6. Remuneration to Directors:

A. Non-Executive Directors / Independent Directors:

The **Non-Executive Directors / Independent Directors** are entitled to the following:

- i. **Sitting Fees:** The **Non-Executive Directors / Independent Directors** receive remuneration in the form of sitting fees for attending meetings of Board or Committee thereof of the Company and its subsidiaries where such Director may be so appointed. Provided that the amount of such fees shall not exceed such amount per meeting as may be stipulated under applicable regulatory requirement.
- ii. **Commission:** The Board may at its discretion pay commission subject to compliance with applicable regulatory requirements.

B. Remuneration to Whole – Time / Executive / Managing Director(s)

- i. The remuneration to be paid to the Whole – Time / Executive / Managing Director(s), when applicable, shall be in compliance with the applicable regulatory requirements, including such requisite approvals as may be required by law.

- ii. Increments may be recommended by the NRC to the Board, subject to the limits specified under the applicable laws and regulatory requirements.
- iii. The Board may at the recommendation of the NRC and in its discretion, consider the payment of such additional remuneration within the framework of applicable laws and regulatory requirements.

7. Malus and Clawback

Malus & Clawback clauses shall be applied basis informed judgement of the NRC.

The Malus and Clawback shall be applicable to variable pay (Cash/Deferred Cash/Share Linked Instruments) and shall be actioned and reviewed by NRC in the event of any/some/all of the following conditions :-

- i employee convicted of a felony;
- ii employee wilfully engages in illegal conduct or gross misconduct which is materially and demonstrably injurious to the Company or its subsidiaries or affiliates, including competition with the Company or its subsidiaries or affiliates;
- iii employee in breach of Code of Conduct & Ethics Policy published by the company;
- iv employee found guilty under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013;
- v employee has wilfully and continually failed to perform the employee's duties with the Company, its subsidiaries or affiliates following written notice specifically identifying the nature of the non-performance and demanding specific substantial performance; and,
- vi subdued or negative financial performance of the Company and/or the relevant line of business or employee misconduct in any year.

The Malus & Clawback period shall be applicable for 5 years from the date of pay-out or reward (as applicable).

8. Disclosure

The disclosures as required under the relevant provisions of the Act and the rules made thereunder, Listing Regulations, and RBI circulars/ guidelines/ notifications/ directions, issued from time to time, shall be made by the Company.

9. Review

The NRC shall periodically review the effectiveness of this Policy and recommend any revisions that may be required to this Policy to the Board for consideration and approval.

**SECRETARIAL AUDIT REPORT
FORM NO. MR-3**

For the Financial Year Ended March 31, 2024
[Pursuant to Section 204(1) of the Companies Act, 2013 and Rule 9 of the Companies
(Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To,
The Members
Piramal Capital & Housing Finance Limited

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

Based on our verification of the Company's books, policies, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the audit period covering the financial year ended on March 31, 2024 complied with the statutory provisions listed here under and also that the Company has proper Board-processes and compliance mechanism in place to the extent, in the manner and subject to the reporting made hereinafter:

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on March 31, 2024 according to the provisions of:

- i) The Companies Act, 2013 ('the Act') and the Rules made there under including any amendments and re-enactments there under;
- ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the Rules made there under;
- iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under;
- iv) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act') read with the notifications, guidelines and circulars issued by Securities and Exchange Board of India or Stock Exchanges in this regard, to the extent applicable to the Company:
 - a. The Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021;
 - b. The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

- c. The Securities and Exchange Board of India (Debenture trustee) Regulation, 1993 (in relation to obligations of Issuer Company);
- d. Securities and Exchange Board of India (Depositories and Participant) Regulations, 2018;

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

- i. Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI) with respect to Board and General Meetings.
- ii. The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time ('Listing Regulations').

We further report that, having regards to the compliance framework prevailing in the Company and the examination of the pertinent documents and records maintained thereof, it is ascertained, on a test-check basis, that the Company has predominantly adhered to the following Act & Regulation that are specifically applicable to its operations:

- a) The National Housing Bank Act, 1987 and all the Rules, Regulations, Circulars, Directions and Guidelines prescribed thereunder;
- b) Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021; and
- c) Reserve Bank of India (Non-Banking Financial Company-Scale Based Regulation) Directions, 2023 as amended from time to time.

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

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

Adequate notice was given to all Directors to schedule the Board Meetings and Board Committee Meetings, agenda and detailed notes on agenda were sent in accordance with the Secretarial Standard- 1 and in compliance with the applicable laws, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.

Decisions at the Meetings of the Board of Directors and of the Committees thereof were carried out unanimously.

We further report that, the Company received notice from National Stock Exchange of India, levying a fine of Rs. 10,000/- for non-compliance of Regulation 60(1) of the Listing Regulations, for one day delay in the intimation of the record date. The Company has duly paid the fine.

We further report that, there are adequate systems and processes in the Company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, Rules, Regulations and Guidelines. All the notices and orders received by the Company pursuant to the abovementioned laws have been adequately dealt with/ duly replied/ complied with.

We further report that, during the audit period the Members at the Extra-Ordinary General Meeting held on April 12, 2023, approved revision in remuneration Mr. Jairam Sridharan, Managing Director of the Company.

We further report that, during the audit period, the Members at the Annual General Meeting held on July 28, 2023, approved the following:

- a. Issue of Non-Convertible Debentures on Private Placement Basis
- b. Amendment in the Articles of Association of the Company.

We further report that, during the audit period, the Company issued and allotted 200,00,00,000 fully paid-up equity shares of face value of Rs.10/- each, aggregating up to Rs. 2000,00,00,000/- (Rupees Two Thousand Crores) by way of Right Issue.

For N L Bhatia & Associates
Practising Company Secretaries
UIN: P1996MH055800
P/R No.: 700/2020

Sd/-
Bharat Upadhyay
Partner
FCS:5436
CP. No. 4457
UDIN: **F005436F000344698**

Place: Mumbai
Date: 8th May, 2024

**CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS
(Pursuant to Schedule V Para-C clause (10)(i) of the SEBI
(Listing Obligations and Disclosure Requirements) Regulations, 2015)**

To,
The Members,
Piramal Capital & Housing Finance Limited
601, 6th Floor, Amiti Bldg., Agastya Corporate Park
Kamani Junction, Opp. Fire Station, LBS Marg,
Kurla (West), Mumbai - 400070

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Piramal Capital & Housing Finance Limited** having CIN U65910MH1984PLC032639 and having registered office at 601, 6th Floor, Amiti Bldg., Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (West), Mumbai - 400070 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Schedule V Para-C clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the Company & its officers, we hereby certify that none of the Directors on the Board of the Company as stated below for the Financial Year ended on March 31, 2024 have been debarred or disqualified from being appointed or continuing as Directors of companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such Statutory Authority:

Sr. No.	Name of Director	DIN	Date of appointment in Company
1.	Mr. Ajay G. Piramal	00028116	30/09/2021
2.	Dr. (Mrs.) Swati A. Piramal	00067125	30/09/2021
3.	Mr. Anand Piramal	00286085	30/09/2021
4.	Mr. Suhail A. Nathani	01089938	30/09/2021
5.	Mr. Puneet Dalmia	00022633	31/03/2022
6.	Mr. Gautam Doshi	00004612	30/09/2021
7.	Mr. Jairam Sridharan	05165390	07/10/2021
8.	Mr. Kunal Bahl	01761033	20/03/2024

Ensuring the eligibility for the appointment/continuity of every Director on the Board is the responsibility of the management of the Company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future

viability of the Company nor of the efficiency or effectiveness with which the management has conducted the affairs of the Company.

Place: Mumbai

Date: May 8, 2024

For N L Bhatia & Associates
Practicing Company Secretaries
UIN: P1996MH055800
P/R No. 700/2020

Sd/-

Bharat Upadhyay

Partner

FCS: 5436

CP. No. 4457

UDIN: F005436F000344775

CERTIFICATE ON CORPORATE GOVERNANCE

To,
The Members,
Piramal Capital & Housing Finance Limited

We have examined all the relevant records of Piramal Capital & Housing Finance Limited ('the Company') for the purpose of certifying compliance of the conditions of Corporate Governance under Chapter IV to the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 ('Listing Regulations') for the period from April 1, 2023 to March 31, 2024. We have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of certification.

The compliance of conditions of Corporate Governance is the responsibility of the Management. Our examination was limited to procedures and implementation process adopted by the Company for ensuring the compliance of the conditions of the Corporate Governance. This certificate is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations and information furnished to us, we certify that the Company has complied with all the conditions of Corporate Governance as stipulated in the Listing Regulations.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency or effectiveness with which the Management has conducted the affairs of the Company.

Place: Mumbai
Date: May 8, 2024

For N L Bhatia & Associates
Practicing Company Secretaries
UIN: P1996MH055800
P/R No. 700/2020

Sd/-
Bharat Upadhyay
Partner
FCS: 5436
CP. No. 4457
UDIN: F005436F000344753

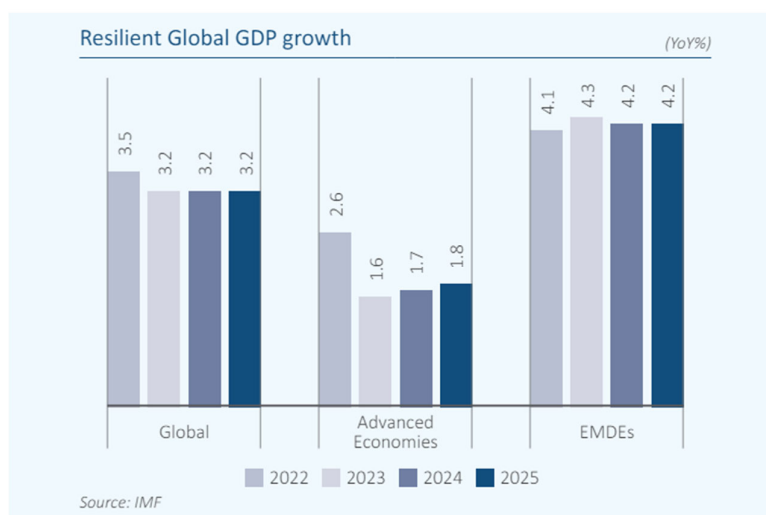
MANAGEMENT DISCUSSION AND ANALYSIS REPORT

INDUSTRY STRUCTURE AND DEVELOPMENTS

Global Economy

The global economy has held itself in good stead, amidst a volatile environment. The economic recovery process remained resilient, and inflationary pressures eased from record high levels in FY 2022-23. The International Monetary Fund (IMF) has predicted the global economy to expand by 3.2% in 2024, after a similar growth in 2023. This is remarkable, considering the severe economic shocks faced by advanced and emerging economies over the last 36 months. These ranged from breakdown in global supply chains, food and energy crisis, stresses in cost of living and a severe monetary tightening by major central banks. Despite these challenges, economic activity did not slip into recession and is poised to expand at a steady rate over the next 5 years.

With inflationary pressures easing, central banks are expected to start easing policy stance, lowering borrowing costs across markets. This will potentially lead to further easing in financial conditions and redirect capital flows to Emerging Markets. However, the recovery will be contingent upon geopolitical factors, which remain highly volatile.



(Source: IMF – World Economic Outlook, April 2024)

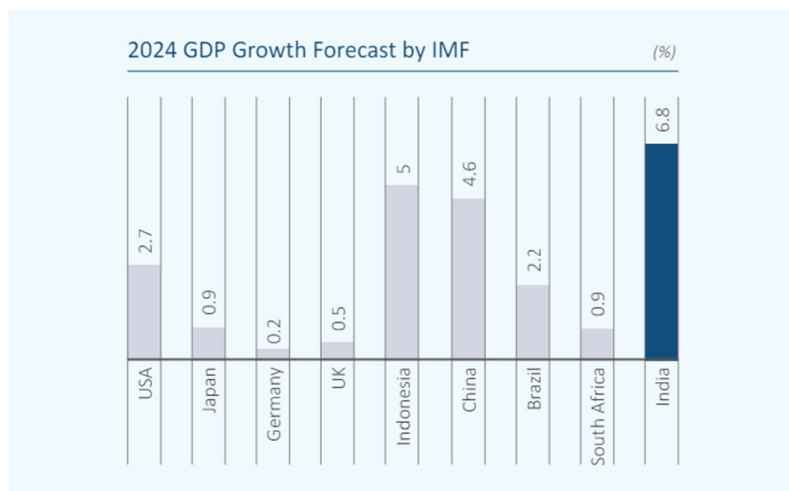
Indian Economy

The official estimates from Central Statistical Office (CSO) indicated that India's real GDP grew by 8.2% year-on year (y-o-y) in FY 2023-24. With this, Indian GDP clocked 7%+ growth for 3 consecutive years, unlike any other G20 nation. India's resilience amidst global headwinds was due to its domestic strengths like high public capital expenditure, digitisation, rising ease of doing business, political stability, diminishing fiscal deficit and as well as a robust external sector. Indian industries have been undergoing a steady recovery led by construction and manufacturing. These are estimated to have expanded by 9.9% each y-o-y in FY 2023-24. Services continue to rise at a steady pace, with the FY 2023-24 y-o-y growth being 7.6%.

Inflation in India too has come down significantly but remains higher than RBI's target level of 4%. This is primarily due to high food inflation. A good Rabi harvest and adequate rainfall during Kharif sowing is expected to lower food inflation in FY 2024-25. As inflation declines further, interest rate trajectory is expected to shift downwards, supporting the revival of private capex within the economy.

While urban consumption continues to remain strong, rural spending is expected to gather momentum in FY 2024-25, supported by better agricultural productivity. Indian Metrological Department (IMD) has predicted a higher-than-average monsoon in FY 2024-25, which should support the agriculture sector

IMF expects India's GDP will grow by 6.8% in 2024, making it the fastest growing major economy, once again. India's growth in 2024 will be supported by strong agricultural productivity, improved employment conditions, upturn in private capex, declining inflation, and higher domestic consumption. However, some potential risks for India's economic growth outlook include the geopolitical conflicts in Europe, Gulf region and parts of Asia or global financial market shocks which could put renewed pressures on international energy prices and disrupt global supply chains.



Industry Overview

Retail lending in India has been growing rapidly in recent years. The outstanding retail loans of banks expanded by 27.5% y-o-y in FY 2023-24. NBFCs also playing a key role in delivering retail credit, with a growth rate of 20% as per latest available data for FY 2022-23. Since this growth occurred during a disinflationary policy regime when borrowing costs were high, lenders are required to remain cautious regarding asset quality slippages, as an economic slowdown can raise delinquencies due to high debt servicing costs. But there are no imminent signs of immediate stress, as identified by Reserve Bank of India's Financial Stability Report, December 2023. The underlying asset quality has improved over time. The GNPA ratio of retail loans was 1.6% in Sep '23, compared to 2% in Sep '22. Additionally, GNPA ratio of unsecured loans improved as well from 2.5% in Sep '22 to 2% in Sep '23.

The rapid rise in retail lending has resulted in a steep advancement in household debt. As per latest data available, household financial liabilities grew more than 18% in FY 2022-23 (compared to the previous year). During the same period, household financial savings grew 10.4%. However, a large part of this additional borrowings was used to create physical assets

(homes), which grew by 17.3% in this period. These trends suggest a realignment in household savings, from financial to physical, triggered by a sharp rise in real estate demand.

NBFC Industry Overview

Non-Banking Financial Companies (NBFCs) have been an integral part of India's formal credit system since independence, complimenting banks in distributing credit to the last mile of the economy. NBFCs are characterised by their specialised underwriting abilities and nimble approach, enabling them to specialise in niche sectors like housing, MSME, real estate, commercial vehicles, and gold loans. The Government's initiatives to boost development of MSMEs and enhance their global competitiveness are commendable. NBFCs can play an integral role in extending loans to MSMEs, owing to their prowess in efficient delivery of credit to the smallest and remotest businesses. NBFCs have the ability to leverage on technological innovations like the India Stack to expand financial inclusion. This is reflected in the steady growth of NBFC credit to MSMEs. In FY 2022-23, there was a 48.5% y-o-y growth in advances to MSMEs by NBFCs, while that of Scheduled Commercial Banks grew by 14%. Easy availability of credit will ensure an inclusive landscape for MSMEs, enabling them to integrate with global supply chains and create quality employment.

Crisil Ratings expect NBFC AUM to have grown at 16-18% in FY 2023-24. This could moderate marginally to 14-17% in FY 2024-25, triggered by tightening regulations on unsecured lending. The rating agency also expects that Housing loans will grow at 12-14% in FY 2024-25, buoyed by higher focus on affordable homes (costing ₹ 25 lakh or less per unit). The other major segment, vehicle loans, is expected to grow at 17-18% owing to high consumer demand.

The regulatory framework for NBFCs have improved significantly, reducing arbitrage between large NBFCs (upper layered NBFCs) and commercial banks. Regulatory reforms have helped NBFCs to strengthen their balance sheets and improve quality of loan book. RBI estimates that the GNPA ratio for NBFCs declined to a record low of 2.4% in FY 2023-24, from 6.4% in FY 2018-19. The sector's capital adequacy has also improved to 27.6% from 27.4% during this period, much higher than the regulatory requirement of 15%. Over the next few years there will be a significant round of consolidation favouring well managed and financially strong NBFCs, thereby improving the financial stability and overall profitability of the sector.

OPPORTUNITIES AND THREATS

Opportunities

India expected to remain the fastest growing economy in the world India is one of the fastest growing major economies in the world. IMF expects India's GDP will grow by 6.8% in 2024, making it the fastest growing major economy, once again. India's growth in 2024 will be supported by strong agricultural productivity, improved employment conditions, upturn in private capex, declining inflation, and higher domestic consumption. The Performance Linked Incentive schemes will trigger large investments across multiple industries, raising the demand for credit.

Credit penetration is low in India presenting huge scope for growth. India's household debt to GDP ratio is one of the lowest among emerging markets. As per official estimates, Household Debt (as a percent of GDP) has been rising, from 33.5% in FY19 to 37.6% in FY 2022-23. As per the latest figures, it is expected to have breached 40% in FY 2023-24. However, this is still much lower than other major economies, including USA, China, Japan, Germany, and United

Kingdom. At the same time, India's debt servicing ratio at 6.7% (March '23) is also one of the lowest among major economies, though improving gradually.

Threats

Challenge of funding: NBFCs are dependent on banks or capital markets for raising resources which may be challenging during economic downturn.

Regulatory compliances: NBFC sector being a vital part of the Indian financial system faces a slurry of regulations. Noncompliance due to new regulation or change in existing regulations pose a threat to normal functioning.

COMPANY OVERVIEW

Piramal Capital & Housing Finance Limited (PCHFL), a housing finance company regulated by RBI and National Housing Bank ("NHB"), is engaged in various financial services businesses.

The Company boasts of healthy AUM worth Rs. 53,696 crore, providing end-to-end financing solutions in both retail and wholesale lending opportunities across various sectors such as real estate, infrastructure, renewable energy, hospitality, logistics, industrials and auto components. Our technology-driven, multi-product platform allows us to meet the diverse financing needs of our customers.

The Company remains committed to building a dominant housing-led, multi-product Retail lending portfolio, while building a diversified and granular Wholesale portfolio, backed by cash flows and assets. The increase in the share of retail in Total AUM paints the role of Retail lending in our transformation journey. This was a pivotal move aimed at strengthening its focus on retail lending, accompanied by substantial investments in developing a comprehensive, housing-centric, multi-product retail platform catering to "Bharat."

The business model in Retail has, thus, been driven by balancing Growth, Risk and Profitability, with Customer at the centre. Our three foundational capabilities – Technology, Decision Science (Analytics) and Talent enable our retail lending business model.

Serving the Purpose of Nation-Building Through Lending

With our focus on "Budget Bharat," we address the credit needs of Bharat's unserved, underserved and highly under-leveraged segment in the market. Our customer is pivotal to how we engage in business. Unlike banks or NBFCs that look at the capability and paperwork of customers, our approach is to go beyond paperwork and see the person's intent.

OUTLOOK

Pursuing Diversified Growth

The Company is on track to deliver profitable growth with tangible milestones, while it is gradually changing its Retail-to-Wholesale AUM mix.

Over the past two years, the Company has demonstrated its capabilities by rapidly scaling up its retail and wholesale businesses. It has meticulously managed pricing and asset quality, maintained robust growth momentum, and enhanced profitability.

The Company has made significant upfront investments in distribution channels, technology, talent acquisition, and management infrastructure, providing a solid foundation for future endeavours.

RISK MANAGEMENT

The Company has a robust Risk Management framework to identify, measure, manage and mitigate business and opportunities. This framework seeks to create transparency, minimise adverse impact on the business strategy and enhance the Company's competitive advantage. The Company maintains a risk control matrix that systematically identifies key risks and corresponding controls across various functions.

The Company's risk management is supervised by the Board of Directors, who have established the Risk Management Committee to ensure effective risk strategy implementation.

Data Privacy and Cyber Security

The Company recognises the critical importance of protecting personal information and ensuring cybersecurity in an increasingly digital world. With this understanding, we have embedded data privacy and cybersecurity measures into the core of our operations. Our approach begins with a comprehensive Information Security Governance Programme, which forms the foundation of our IT security policies and procedures.

Through this programme, we systematically identify and mitigate governance risks, continually reviewing and enhancing our strategies to stay ahead of evolving threats. Central to our commitment is transparency with our customers. We have crafted an accessible privacy policy that outlines how individuals can exercise their rights regarding their personal data, including access, correction, and deletion.

While digital transformation has brought numerous benefits, it has also introduced new cyber risks. We responded to this by implementing a robust cybersecurity framework that encompasses Policies and Procedures, Risk Management, Security Controls, Compliance and Governance, Awareness, and Incident Response. Investments in advanced technologies such as Advanced Threat Detection and Prevention, Security Analytics, and Cloud Security fortify our defences against sophisticated cyber threats. Moreover, our Third-Party Risk Management ensures that our partnerships uphold the same rigorous cybersecurity standards.

Our commitment to cybersecurity extends beyond technological solutions. We prioritise employee awareness through gamified online training, phishing assessments, and regular communication channels. We are pleased to announce that all our employees have now completed the gamified online training, a testament to our dedication to cultivating a cyber security conscious culture.

In embracing this comprehensive approach, we not only safeguard our organisation and stakeholders against cyber threats, but also uphold the trust and confidence placed in us. Our ongoing commitment to proactive risk management and continuous improvement ensures that we remain vigilant in the face of evolving cyber challenges.

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The Company has a robust and comprehensive internal control system commensurate with the size and complexity of business operations. The framework ensures adherence to regulations,

asset safeguarding, detection and prevention of frauds and errors, adequacy and completeness of accounting records, and timely preparation of reliable financial information. The efficacy of the internal control system is validated by internal auditors and re-examined by the management.

HUMAN RESOURCES

HR plays a pivotal role in elevating organisational awareness, cultivating the value of human resources, and driving productivity and innovation to meet customer needs more effectively. The Company fosters a growth-oriented work culture with a safe, productive, and healthy environment. The Company prioritises the development of all its employees through personnel management system. The HR team provides training for skill development as well as grooms leaders as a part of succession planning to ensure business continuity.

The Company strives to engage with its employees through various policies, training programmes, and recognition programmes. The Company continues to foster an inclusive work environment and provides equal opportunities and respect to all employees, irrespective of their background or gender. The HR function also conducts various sessions to promote health and well-being of all its employees.

The Company including its wholly owned subsidiaries had over 13,400 employees on its payroll as on March 31, 2024.

OPERATIONAL PERFORMANCE

Lending Operations: The Company's AUM increased by 6% YoY to Rs. 53,696 crore as of March 2024 vs Rs. 50,427 crore as of March 2023. As of March 2024, the Company had a diversified exposure across both retail and wholesale financing through its presence in the following sub-segments:

- a. **Retail Lending:** Retail AUM stood at Rs. 42,375 crore, accounting for 79% of Total AUM as of March 2024, across secured and unsecured lending.
 - Secured lending forms a major part of the AUM and comprises of Housing, Loan Against Property (LAP) and other Secured Loans.
 - We are a leading player and an at-scale lender in affordable housing finance.
 - Unsecured lending comprises of Salaried Personal Loans, Digital Loans, Digital Embedded Finance, Business Loans and Microfinance Loans.
 - Through our Digital Embedded Finance, we offer personalised financing solutions to retail customers via the digital and tech-based platforms through partnerships with leading Fintech and Consumer tech firms.

- b. **Wholesale Lending:** Wholesale AUM stood at Rs. 11,321 crore, accounting for 21% of Total AUM as of March 2024, across Real Estate and Corporate Mid-Market loans (CMML) in a calibrated manner.
 - Through Real Estate Loans, we offer customised and structured products in real estate to large and small developers with strong local presence and offers loans to mid-size corporates.
 - Through CMML, we offer customised credit solutions backed by cashflows and assets to sector-agnostic mid-size corporates. Since its inception, the segment has supported businesses across personal care, shipping, power, fintech, and logistic sectors,

addressing their specific funding requirements that are inadequately met by existing products in the market.

Asset Quality: The GNPA ratio stood at 2.4% as of March 2024 versus 3.5% as of March 2023, and the net NPA ratio stood at 1.0% as of March 2024 versus 1.9% as of March 2023. Total Provisions were Rs. 2,513 crore as on March 2024 (equivalent to 5% of AUM) as compared to Rs. 2,980 crore as on March 2023 (equivalent to 6% of AUM).

Borrowings

Market Scenario and Key Developments: To reduce inflation, major central banks including the RBI, raised policy interest rates to restrictive levels in 2023, resulting in high mortgage costs and tight liquidity. This created a challenging environment for firms to refinance debt, at low costs. However, in recent quarters, there has been a steady decline in inflationary pressures, prompting central banks to pause rate hikes. As inflation continues to decline, monetary policy will gradually turn accommodative, leading to lower borrowing costs.

Funding Sources: The Company sources its funds through several avenues including term loans, NCDs, commercial paper, securitisation, external commercial borrowings (ECB) and public issue of NCDs. The borrowings are primarily long-term in nature, with the predominance of term loans and NCDs in the funding mix.

Cost of borrowings: During the year, the overall borrowing cost have increased led by system-wide increase in bank MCLR. Cost of borrowings is expected to remain stable over time, as significant share of the total borrowings as 'fixed rate liabilities and monetary policy will gradually turn accommodative.

Asset Liability Management (ALM) profile: We continue to diversify the borrowing mix towards stable, long-term funding sources, which has significantly strengthened our ALM profile. As of March 31, 2024, the Asset & Liability Management (ALM) profile reflected significant positive gaps across all time-period buckets within the norms stipulated by the RBI.

Capital Adequacy Ratio: As of March 31, 2024, Company's Capital adequacy ratio stood at ~22% as compared to ~27% as of March 31, 2023. These are well above the minimum regulatory requirement prescribed by the regulators.

FINANCIAL PERFORMANCE

Consolidated financial performance: (Rs in crore)

Particulars	2023-24	2022-23
Consolidated income	6,471	6,606
Net interest income and other income	2,877	3,199
Operating expenses	2,384	1,879
Credit cost	(2,380)	(3,877)
Profit before tax	(3,616)	(12,794)
Profit after tax	(1,975)	(7,401)
Other Comprehensive Income / (Loss)	89	(5)
Total Comprehensive Income	(1,886)	(7,407)
Total Assets	65,858	62,266
Total Equity	14,895	14,781
Total Liabilities	50,963	47,485

Note: All the above figures for the year have been regrouped wherever necessary, in order to make them comparable.

Consolidated income: Decreased to Rs. 6,471 crore in FY 2024 as compared to Rs. 6,606 crore in the previous year, on account of increase in retail revenue due to increased operations partially off-setted by lower revenue in wholesale due to book run down and non-accrual of interest / reversal on NPAs.

Net interest income and other income: Decreased to Rs. 2,877 crore in FY 2024 as compared to Rs. 3,199 crore in the previous year, driven by net decrease in revenue and increase in cost of borrowings.

Operating Expenses: Increased to Rs. 2,384 crore in FY 2024 as compared to Rs. 1,879 crore in the previous year, primarily on account of increase in retail operations.

Credit cost: Provisions and contingencies decreased to Rs. 2,380 crore in FY 2024 as compared to Rs. 3,877 crore in the previous year, primarily due to lower provisions & fair valuation losses in Wholesale business.

PAT: Increased to Rs. (1,975) crore in FY 2024 as compared to Rs. (7,401) crore in the previous year, majorly on account lower exceptional items, lower provisioning & FV losses in wholesale lending, increase in operating expenses due increased retail operations partially off-setted by lower tax expenses.

SIGNIFICANT EVENTS DURING THE FINANCIAL YEAR 2024

July 2023 - Piramal Capital & Housing Finance Limited launched six all-women branches. Appropriately named 'Maitreyi,' the branches exemplify the Company's unwavering commitment to fostering diversity and providing women with equal opportunities in the workforce. These full-service branches are located in Ajmer Road in Rajasthan, Chattarpur in New Delhi, Mohali in Punjab, Mumbai in Maharashtra, Tripunithura in Kerala and S.D Road in Secunderabad and have a dedicated team of 7 - 15 women employees.

AWARDS DURING THE FINANCIAL YEAR 2024

Piramal Capital & Housing Finance Limited was certified as a 'Great Place To Work' by Great Place To Work Institute – India for Feb 2024 – Feb 2025 for the 2nd time in a row.

REPORT ON CORPORATE GOVERNANCE

A report for the financial year ended 31st March 2024 on compliance by the Company with the Corporate Governance requirements under the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (hereinafter referred to as 'Listing Regulations') and Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('RBI Guidelines') and Regulations made thereunder, is furnished below:

1. COMPANY'S PHILOSOPHY ON CORPORATE GOVERNANCE

Corporate Governance is a combination of voluntary practices and compliance with laws and regulations leading to effective control and better management of the organisation. Good Corporate Governance leads to enhanced long-term stakeholder value and enhances interests of all stakeholders. It brings into focus the fiduciary and trusteeship role of the Board to align and direct the actions of the organisation towards creating wealth and stakeholder value.

The Company's essential character is shaped by the values of transparency, customer satisfaction, integrity, professionalism and accountability. The Company continuously endeavours to improve on these aspects. The Board views Corporate Governance in its widest sense. The main objective is to create and adhere to a corporate culture of integrity and consciousness. Corporate Governance is a journey for constantly improving sustainable value creation and is an upward moving target. The Company's philosophy on Corporate Governance is guided by the Company's philosophy of Knowledge, Action, Care and Impact.

The Board fully supports and endorses the Corporate Governance practices as envisaged in the Listing Regulations.

2. BOARD OF DIRECTORS

A. Profile of Directors

Mr. Ajay G Piramal, Non-Executive Chairman

Mr. Ajay Piramal is one of India's leading industrialists and philanthropists. As the Chairman of the Piramal Group, he has led its transformation into a US\$10 billion global business conglomerate. The Group has diverse interests in financial services, pharmaceuticals and real estate. Under Mr. Piramal's leadership, the Group has developed a strong track record of robust sustained partnerships with several marquee global investors and partners.

Mr. Piramal led the Group's acquisition and merger of Dewan Housing Finance Limited (DHFL) in September 2021, marking the first successful resolution under the IBC route in the financial services sector.

Mr. Piramal is also an ardent promoter of social entrepreneurship. He is deeply invested in unblocking and further strengthening India's socioeconomic potential through the Piramal Foundation, and actively steers the Group's involvement in various social impact initiatives to

develop innovative, long-term, sustainable and scalable solutions to resolve issues that are critical roadblocks towards unlocking India's economic potential

In 2022, Mr. Piramal received an honorary Commander of the Order of the British Empire (CBE) by her Late Majesty The Queen, for services to the UK-India trade relationship as India Co-Chair of the UK-India CEO Forum. He was also the recipient of the 'Deal Maker Hall Of Fame' award at the Mint India Investment Summit 2022, recognised for his lifetime achievement and service in creating and unlocking value through investing and crafting deals.

Mr. Piramal holds key positions on the boards of several companies and prestigious institutions. He serves on the Harvard Business School's Board of Dean's Advisors, is the co-Chair of the UK-India CEO Forum, and the Non-Executive Director of Tata Sons Ltd.

Mr. Piramal holds an Honours degree in Science from Mumbai University and a Master's degree in Management Studies from the Jamnalal Bajaj Institute of Management Studies. He has completed an Advanced Management Programme from the Harvard Business School and has been conferred with an Honorary Doctor of Science (Honoris Causa) Degree by IIT-Indore and an Honorary Doctorate in Philosophy (D. Phil) by Amity University, India.

Dr. (Mrs.) Swati A. Piramal, Non-Executive Director

Dr. Swati Piramal is the Vice-Chairperson of Piramal Group, a global business conglomerate with diverse interests in pharmaceuticals, financial services and real estate. Dr. Piramal is amongst India's leading scientists and industrialists whose contributions to innovations, new medicines and public health services have touched many lives.

In addition to playing a pivotal role in guiding and implementing policies on improving public healthcare in India, Dr. Piramal's special skills on public policies and socioeconomic development have also resulted in her significantly contributing towards government relations and regulatory affairs, new product development, joint ventures, mergers and acquisitions, entrepreneurship, and new product launches.

Over the past three decades, Dr. Piramal's efforts towards providing cost-effective and science-based healthcare globally have significantly contributed in shaping the Indian pharmaceutical industry. She founded the Gopikrishna Piramal Memorial Hospital in Mumbai and was instrumental in launching several pan-India public health campaigns against chronic diseases. Dr. Piramal has authored several books on nutrition and health, including one for patients with renal disease and related disorders, and has written public policy papers on topics such as patent protection, intellectual property and data protection. Her strong influence on important public policies and governance on healthcare and related issues, is widely recognized and has led to major policy changes that have helped reduce the burden of disease.

As the Director of Piramal Foundation, the philanthropic arm of Piramal Group, Dr. Piramal is deeply involved in developing innovative long-term and scalable solutions to resolve issues that are critical roadblocks towards unlocking India's economic potential. She spearheads the efforts of the Foundation towards effective public policy and governance that enables

successful private-public-partnerships (PPP models) to effectively solve problems and help meet India's Sustainable Development Goals (SDGs). Dr. Piramal has played a significant role in establishing avenues that promote primary healthcare in rural India, developing frameworks for women empowerment and enabling systemic transformation of India's public education system by realizing the potential of young leaders of tomorrow, and promoting sustainable models for facilitating access to safe drinking water. Under the leadership of Dr. Piramal, the initiatives of Piramal Foundation work cohesively with the central and state governments, as well as through collaborations with NITI Aayog, The Rockefeller Foundation and The Bill and Melinda Gates Foundation, amongst several others.

In 2022, Dr. Piramal was awarded with the Chevalier de la Légion d'Honneur (Knight of the Legion of Honour) for her contributions in the fields of business and industry, science, medicine, and towards strengthening Indo-French ties. She is a recipient of numerous awards and honors, including the Padma Shri in 2012, and the Chevalier de l'Ordre National du Mérite (Knight of the Order of Merit), France's second highest civilian honour, in 2006. She was also inducted into the 'Hall of Fame' by Business Today in 2023.

Dr. Piramal holds key positions on the boards of several companies and prestigious institutions. She is a Director on the Board of Nestle India, Allergan India and EssilorLuxottica; and is a Board Member of Dean's Advisors to the Harvard Business School and the Harvard School of Public Health. Dr. Piramal has also served on various advisory council boards of industry, trade, science and research, art and technology, as well as on the boards of Indian and international academic institutions that include IIT Bombay, Xavier's College, Mumbai, University of Pennsylvania, IITB-Monash, Harvard School of Public Health and the Harvard Business School. She has served on the board of various banks including ICICI Bank, SBI Capital Markets, ICICI Prudential Asset Management, and LIC India. Her international positions include Bankinter Foundation of Innovation Spain, United States Pharmacopoeia and 3i PLC. She has also served as the First Woman President of India's Apex Chamber of Commerce (ASSOCHAM), in 90 years. She has also been a member or held board positions in Indian Government including Prime Minister's Trade Advisory Council, Prime Minister's Scientific Advisory Council, Governing Body of Council of Scientific & Industrial Research and many others. Dr. Piramal holds a Master's Degree in Public Health from the Harvard Business School, in addition to a Medical Degree (M.B.B.S) and a Bachelor's Degree in Medicine and Surgery from University of Mumbai, India.

Mr. Anand A. Piramal, Non-Executive Director

Mr. Anand Piramal heads the financial services businesses of the Piramal Group, which is one of India's largest and most diversified NBFCs. With robust expertise in affordable home lending, SME lending, construction finance, and mid-market corporate lending Piramal's financial services division stands out in the industry. Additionally, Anand oversees Piramal's Alternatives business, which has partnerships with prominent entities such as CDPQ, Bain Capital, CPPIB, IFC, and Apollo.

In addition to his role in financial services, Anand leads Piramal Realty, the real estate arm of the group. Piramal Realty is esteemed as one of Mumbai's premier developers, renowned for its prime residential and commercial developments across Mahalaxmi, Byculla, Thane, Mulund, Kurla, Lower Parel, and Worli. Supported by investments from Warburg Pincus and Goldman Sachs, Piramal Realty has solidified its position in the market. Anand's contributions have been acknowledged through accolades such as the Hurun Real Estate Unicorn of the Year Award (2017) by Hurun India and the Young Business Leader Award by Hello! Magazine (2018).

Anand also founded a rural healthcare start-up called 'Piramal eSwasthya', Today 'Piramal Swasthya' is India's largest private primary healthcare initiative. Its 2,260 plus employees and over 140 doctors serve around 25,000 patients daily across 28 states with the help of health hotlines, mobile medical units and telemedicine centres. Piramal Swasthya has impacted over 129.5 million lives since inception.

Anand holds a Master's Degree in Business Administration from Harvard Business School and a Bachelor's Degree in Economics from the University of Pennsylvania. He was also the youngest President of the Youth Wing of the 100-yearold Indian Merchant Chambers.

Mr. Jairam Sridharan, Managing Director

Jairam Sridharan is the CEO of Retail Lending at Piramal Enterprises and MD of Piramal Capital & Housing Finance Limited. He has over two decades of rich domain experience and specialises in setting up and scaling new businesses.

Before joining Piramal, Jairam was the Chief Financial Officer (CFO) of Axis Bank. He has handled a variety of roles at the Bank and was previously President, Retail Lending & Payments. In this role, he was responsible for driving growth in the retail lending and payments businesses comprising retail lending products (home, car, personal & other loans), cards business (credit, debit & prepaid) and the agriculture & rural lending business. In his 5 years in this role, Axis Bank saw industry leading, 6X growth and emerged as one of the top 5 retail lending institutions in the country.

Prior to Axis, Jairam served Capital One Financial, a consumer bank based in Richmond, VA (USA) as Head – 'New to Credit' Card Acquisitions in the US Cards Business. At the start of his career with ICICI Bank, he played a key role in their initial foray into the retail lending businesses, serving as Head – Business Intelligence Unit.

Jairam holds a Bachelor of Technology degree in Chemical Engineering from IIT Delhi and Post Graduate Diploma in Management from IIM Kolkata where he was awarded a Roll of Honour for academic excellence.

In 2022, he was awarded the 'FE Pillar of the BFSI Industry' award at the FE BFSI Summit. In 2019, Institutional Investor magazine named Jairam "Best CFO" in their All-Asia Executive team for Banks, based on Sell-Side analyst votes. In 2015, he was chosen by The Economic Times as a part of their "40 Under 40" list of India's hottest business leaders.

Mr. Puneet Dalmia, Independent Director

Mr. Dalmia is the Managing Director & CEO of Dalmia Bharat Limited. Driven by the fundamental principles of 'responsible growth and sustainable development,' he has steered Dalmia Bharat on a path of accelerated growth since assuming leadership in 2004. Prior to leading Dalmia Bharat, he co-founded JobsAhead.com in 1999, a highly successful dotcom venture that was later acquired by Monster.com in 2004. Mr. Dalmia's leadership and entrepreneurial acumen have earned him widespread recognition. He was honoured with Ernst & Young's Entrepreneur of the Year award in 2017 in the manufacturing sector. Additionally, he has also served as the Chairman of the Development Council for Cement Industry (DCCI), established by the Government of India in June 2021. In 2022, Business Today magazine named him the Best CEO in the Cement Category. Presently, he holds the position of Chairperson on the Board of Governors of the Indian Institute of Management, Raipur.

Mr. Dalmia holds a Bachelor's degree in Technology (BTech) from IIT-Delhi and graduated as a gold medalist with a Masters in Business Administration (MBA) from the Indian Institute of Management, Bangalore.

Mr. Suhail Nathani, Independent Director

Suhail is widely recognised as a leading lawyer in India. Twenty-five years ago, he co-founded Economic Laws Practice which today is recognised as one of India's preeminent law firms. Today the firm has eight offices spread throughout India.

Suhail has successfully represented India in WTO disputes before the Panel and Appellate Body in Geneva and has been counsel to the Competition Commission of India (CCI), and Securities Exchange Board of India (SEBI). He sits on the board - as an independent director - of listed companies in India and overseas. He also serves on the board of some of India's leading not-for-profit entities involved in youth development, skilling, health and the habitat. Suhail has been recognised amongst the top 30 International Trade practitioners in the world by the Best of the Best Expert Guides. He has also been ranked by the Chambers Asia-Pacific for his expertise in Competition/ Antitrust, Corporate M&A and International Trade and has been recommended as a Leading Lawyer by The Legal 500 Asia-Pacific for the past ten years. Additionally, he has been recognised for his expertise in the Who's Who Legal Trade & Customs, has been featured as a "Thought Leader – Trade & Customs" in Who's Who Legal and has also been identified as a Leading Lawyer by Asialaw Leading Lawyers. Suhail has also featured as a Market Leading Lawyer in IFLR1000 (Financial & Corporate) and in the India Business Law Journal's A List as India's Top 100 Lawyers. Apart from India, he is also admitted to the State Bar of New York.

Mr. Gautam Doshi, Independent Director

Mr. Gautam Doshi, a Chartered Accountant and Masters in Commerce, has been in professional practice for over 45 years. He advises various business groups and families and also serves as a director on the boards of listed and unlisted companies.

Mr. Doshi's experience covers wide range of areas including advisory services in the field of accounting, taxation, corporate and commercial laws and regulatory matters. He has been actively involved in conceptualizing and implementing a number of mergers and restructuring transactions both domestic and cross border, involving many of the top 20 listed companies on the BSE as also those forming part of FTSE 100.

A prolific speaker, Mr. Doshi has addressed several seminars and conferences within and outside of India and courses organized by the Institute of Chartered Accountants of India, International Fiscal Association, Other professional bodies and Chambers of Commerce.

He has served on the Councils of Western Region as also All India level of the Institute of Chartered Accountants of India which has the task of development and regulation of profession of accountancy in India. During his tenure on the Council, he served on several committees and contributed significantly to the work of Board of Studies which is responsible for education and system of training of students. He also served as Chairman of Committees on direct and indirect taxation of Indian Merchants' Chamber.

Mr. Kunal Bahl, Independent Director (w.e.f. 20th March 2024)

Kunal Bahl is a technology entrepreneur and investor. He is the co-founder of Snapdeal, one of India's leading e-commerce platforms. Founded in 2010, Snapdeal focusses on the vast value commerce market in India and has served millions of online shoppers in India over the last 13+ years.

He is also the founder of Titan Capital, through which he has invested in more than 250 startups over 12 years across various sectors and geographies in consumer tech, health-tech, fintech, SaaS, consumer brands and B2B marketplaces in companies like Ola Cabs, Urban Company, Razorpay, OfBusiness, Mamaearth, among others.

Kunal is an influential voice on issues pertaining to Indian start-ups and entrepreneurship. He is a member of India's National Startup Advisory Council and Chairman of CII's National Startup Council (2023-2024). Kunal served as part of Nasscom's Executive Council (2019-2023). He is also the former chairman of CII's E-Commerce Council.

Kunal is a member of the Board of Governors of the Indian Council for Research on International Economic Relations (ICRIER).

Kunal graduated from the Jerome Fisher Programme in Management and Technology at the University of Pennsylvania and holds degrees in engineering and business from the Wharton School.

B. Composition and size of the Board

The Board is entrusted with the ultimate responsibility of the management, direction and performance of the Company. The Board has an optimum combination of Executive, Non-Executive and Independent Directors with demonstrated skill sets and relevant experience. As on 31st March 2024, the composition of the Company's Board comprises of 7 Directors, as

given in the table below. There are no nominee directors representing any institution on the Board of the Company.

Name of Directors, DIN and Date of appointment	Directorships as on 31 st March 2024 ¹		Membership of Other Board Committees as on 31 st March 2024 ²		Directorships in Listed Companies and Category of Directorship as on 31 st March 2024 ³
	as Member	as Chairman	as Member	as Chairman	
Non – Executive, Non-Independent Director – Promoter Group					
Mr. Ajay G. Piramal DIN: 00028116 Date of appointment: 30 th September 2021	6	3	1	-	Piramal Enterprises Limited (Executive Director)
Dr. (Mrs.) Swati A. Piramal DIN: 00067125 Date of appointment: 30 th September 2021	5	-	-	-	*Nestle India Limited (Independent Director) Piramal Enterprises Limited (Executive Director)
Mr. Anand Piramal DIN: 00286085 Date of appointment:	6	-	-	-	Piramal Enterprises Limited (Non-Executive Director)

Name of Directors, DIN and Date of appointment	Directorships as on 31 st March 2024 ¹		Membership of Other Board Committees as on 31 st March 2024 ²		Directorships in Listed Companies and Category of Directorship as on 31 st March 2024 ³
	as Member	as Chairman	as Member	as Chairman	
30 th September 2021					
Executive Director					
Mr. Jairam Sridharan DIN: 05165390 Date of appointment: 7 th October 2021	4	1	2	-	-
Non-Executive, Independent Directors					
Mr. Gautam Doshi DIN: 00004612 Date of appointment: 30 th September 2021	10	-	7	3	Sun Pharmaceutical Industries Limited (Independent Director) Suzlon Energy Limited (Independent Director) Piramal Enterprises Limited (Independent Director)

Name of Directors, DIN and Date of appointment	Directorships as on 31 st March 2024 ¹		Membership of Other Board Committees as on 31 st March 2024 ²		Directorships in Listed Companies and Category of Directorship as on 31 st March 2024 ³
	as Member	as Chairman	as Member	as Chairman	
Mr. Suhail Nathani DIN: 01089938 Date of appointment: 30 th September 2021	4	-	4	2	CIE Automotive Limited (Independent Director) Piramal Enterprises Limited (Independent Director)
Mr. Puneet Dalmia DIN: 00022633 Date of appointment: 31 st March 2022	9	-	1	0	SRF Limited (Independent Director) Piramal Enterprises Limited (Independent Director) Dalmia Bharat Limited (Managing Director)
Mr. Kunal Bahl DIN: 01761033 Date of appointment:	4	-	-	-	Piramal Enterprises Limited (Independent Director)

Name of Directors, DIN and Date of appointment	Directorships as on 31 st March 2024 ¹		Membership of Other Board Committees as on 31 st March 2024 ²		Directorships in Listed Companies and Category of Directorship as on 31 st March 2024 ³
	as Member	as Chairman	as Member	as Chairman	
20 th March 2024					

* Dr. (Mrs.) Swati A. Piramal ceased to be an Independent Director of Nestle India Limited upon completion of her second consecutive term on March 31, 2024.

Notes:

1. This excludes directorships in foreign companies and companies licensed under Section 8 of the Companies Act, 2013 ('the Act') and includes Piramal Capital & Housing Finance Limited.
2. This relates to membership of Committees referred to in Regulation 26(1) of the Listing Regulations, viz. Audit Committee and Stakeholders Relationship Committee of all public limited companies, whether listed or not and excludes private limited companies, foreign companies, companies licensed under Section 8 of the Act and high value debt listed entities as well.
3. Excludes directorship in the Company.

Details of change in composition of the Board during the financial year 2023-24 and financial year 2022-23:

Sr. No.	Name of Director	Capacity	Nature of change	Reason for Resignation	Effective date
2023-24					
1.	Mr. Kunal Bahl	Independent Director	Appointment	-	20/03/2024
2022-23					
1	Mr. Khushru Jijina	Non-Executive Director	Resignation	Due to personal reasons	31/08/2022

I. Key Board qualifications, skills, expertise and attributes

In the context of the Company's business and activities, the Board has identified that skills/expertise/competencies in the areas of General Corporate Management, Public Policy, Entrepreneurship, Business Leadership, Strategy, Finance, Economics, Banking, Financial Services, Risk and Governance and Human Resources are needed for it to function effectively.

The Company's Board is comprised of individuals who are reputed in these skills, competence and expertise that allow them to make effective contribution to the Board and its Committees. From time to time, Members of the Board have also received recognition from the Government, various Industry Bodies and Business Associations for the contribution made in their respective areas of expertise.

The specific areas of expertise/skills of an individual Board Member, associated with the Company as of 31st March 2024, are as under:

Name of Directors	General Corporate Management including Human Resources	Entrepreneurship, Business Leadership including Strategy and Public Policy	Finance, Economics, Banking, Financial Services, Risk and Governance	Technology and Innovation
Mr. Ajay G. Piramal	✓	✓	✓	-
Dr. (Mrs.) Swati A. Piramal	✓	✓	✓	-
Mr. Anand Piramal	✓	✓	✓	-
Mr. Gautam Doshi	✓	✓	✓	-
Mr. Suhail Nathani	✓	✓	✓	-
Mr. Puneet Dalmia	✓	✓	✓	-
Mr. Jairam Sridharan	✓	✓	✓	-
Mr. Kunal Bahl	✓	✓	✓	✓

The Board is satisfied that the current composition reflects an appropriate mix of knowledge, skills, experience, diversity and competence required for it to function effectively.

II. Role of Independent Directors

Independent Directors play a key role in the decision-making process of the Board and in shaping various strategic initiatives of the Company. The Independent Directors are committed to act in what they believe is in the best interests of the Company and its stakeholders. The wide knowledge in their respective fields of expertise and best-in-class boardroom practices helps foster varied, unbiased, independent and experienced perspective.

The Company benefits immensely from their inputs in achieving its strategic direction.

All Independent Directors of the Company have been appointed as per the provisions of the Act, Listing Regulations and RBI Guidelines. The Independent Directors have been appointed for a fixed tenure of five years from their respective dates of appointment/re-appointment.

Based on the disclosures received from all the Independent Directors and also in the opinion of the Board, the Independent Directors fulfil the conditions specified in the Act and the Listing Regulations and are independent of the Management.

During the financial year under review, none of the Independent Director resigned before the expiry of his /her tenure.

III. Meeting of Independent Directors

The Company's Independent Directors met on 29th January 2024 in absence of Non-Independent Directors and Members of Management. At this meeting, the Independent Directors reviewed the following:

1. Performance of the Chairman of the Company;
2. Performance of the Independent and Non-Independent Directors;
3. Performance of the Board as a whole and its Non-Administrative Committees.

They also assessed the quality, quantity and timeliness of flow of information between the Management and the Board.

IV. Familiarization Programme for Independent Directors

The Company has established a Familiarisation Programme for Independent Directors. The framework together with the details of the Familiarisation Programme conducted has been uploaded on the website of the Company and can be accessed at <https://www.piramalfinance.com/stakeholders/policies>

The familiarization programme aims to provide Independent Directors with the socio-economic environment, in which the Company operates, the business model, the operational and financial performance of the Company, to update the Independent Directors on a continuous basis on significant developments so as to enable them to take well-informed decisions in a timely manner.

Periodic presentations were made at the Board / Committee meetings apprising the Board Members about the finer aspects of the Company's businesses, the challenges faced and an overview of future business plans including:

- Details of the Company's business and operations including its various functions/ verticals;
- Risks and Challenges;
- Regulatory Updates;
- Changes in business environment;
- Company's strategy, industry scenario, and future outlook.

V. Inter-se relationships among Directors

Mr. Ajay G. Piramal and Dr. (Mrs.) Swati A. Piramal are the parents of Mr. Anand Piramal. Except for this, none of the other Directors of the Company are inter-se related to each other.

VI. Board Evaluation

Evaluation of performance of all Directors is undertaken annually. The Company has implemented a system of evaluating performance of the Board of Directors as a whole and of its Committees and Non-Executive Directors on the basis of a structured questionnaire which comprises evaluation criteria based on the Guidance Note on Board Evaluation issued by the Securities and Exchange Board of India ('SEBI'). The performance of the Executive Director is evaluated on the basis of achievements of the Key Result Areas.

The Board of Directors had discussed the feedback and expressed its satisfaction with the evaluation process.

VII. Certification from Company Secretary in Practice

A certificate has been received from M/s. N. L. Bhatia & Associates, Practising Company Secretaries, that none of the Directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors in any company by SEBI, Ministry of Corporate Affairs or any other statutory authorities. The Certificate is attached to the Board's Report forming part of the Annual Report.

C. Board Meetings and Procedures

The yearly calendar for the Board/Committee meetings are fixed well in advance and are in confirmation with the availability of the Directors, so as to facilitate active and consistent participation of all Directors in the Board/Committee meetings. Minimum four pre-scheduled Board Meetings are held every year (once every quarter). Additional Board Meetings are convened to address the specific needs of the Company. In case of business exigencies or matters of urgency, resolutions are passed by circulation, as permitted by law. Video conferencing facilities are provided to enable active participation by Directors who are unable to attend the meetings in person.

The Company sends the notice of the meetings accompanied by agenda and agenda notes setting out the business to be transacted at the meetings to the Directors, at least seven days in

advance except in case of shorter notice to transact urgent business. The agenda and related information are shared through a digital meeting portal, which is accessible through iPad/laptop. Thus, minimising paper usage and bolstering the Company's sustainability endeavours.

The Board has unrestricted access to all Company related information. Detailed presentations are made to the Board regularly which cover operations, business performance, annual operating and capital expenditure budgets, loan disbursements, asset liability management, internal controls, approval and adoption of quarterly/half-yearly/annual results, review of various policies framed by Company from time to time, compliance report(s) of all laws applicable to the Company, etc. All necessary information including but not limited to those mentioned in Part A of Schedule II to the Listing Regulations, are placed before the Board. The Members of the Board are at liberty to bring up any matter for discussions at the Board Meetings and the functioning of the Board is democratic. Members of the Senior Management team are invited to attend the Board Meetings, who provide additional inputs to the agenda items discussed by the Board. The Company has a well-established process in place for reporting compliance status of various laws applicable to the Company.

Update(s) on matters arising from previous meetings are placed at the succeeding meeting of the Board/Committees for discussions, approvals, noting, etc. Board / Committee members are kept informed about any material development/ business update through various modes viz. e-mails, conference calls, etc., from time to time.

There was no instance during the financial year 2023-24, where the Board of Directors had not accepted the recommendation of any Committee of the Board which was mandatorily required.

I. Meetings Held

During the year 2023-24, six (6) Board Meetings were held. Necessary quorum was present at all meetings and the gap between two Board Meetings did not exceed one hundred and twenty days.

Dates of meetings held during the year and attendance of Directors therein is as follows:

Dates of the Board Meetings	No. of Directors Present at the Meeting
5 th May 2023	7
28 th July 2023	7
9 th November 2023	7
29 th January 2024	6
19 th March 2024	5
22 nd March 2024	7

II. Details of Directors attendance at Board Meetings held during the year as on 31st March 2024 and at the last Annual General Meeting ('AGM') held on 28th July 2023 are given in the following table:

Name of Directors	Board Meetings		Attended last AGM
	Held during tenure	Attended	
Mr. Ajay G. Piramal	6	6	Yes

Name of Directors	Board Meetings		Attended last AGM
	Held during tenure	Attended	
Dr. (Mrs.) Swati A. Piramal	6	6	Yes
Mr. Anand Piramal	6	6	Yes
Mr. Jairam Sridharan	6	6	Yes
Mr. Gautam Doshi	6	5	Yes
Mr. Suhail Nathani	6	5	Yes
Mr. Puneet Dalmia	6	4	No
Mr. Kunal Bahl [#]	1	1	Not applicable

[#] Appointed with effect from 20th March 2024

A. Shareholding of Non-Executive Directors

The individual shareholding of Non-Executive Directors as on 31st March 2024 is given below:

Name of Directors	No. of shares held [*]
Mr. Ajay G. Piramal	1
Dr. (Mrs.) Swati A. Piramal	1

^{*} Shares held as nominee of Piramal Enterprises Limited.

3. BOARD COMMITTEES

The Board Committees are set up by the Board and are governed by its terms of reference which exhibit the scope, composition, tenure, functioning and reporting parameters. The Board Committees play a crucial role in the governance structure of the Company and they deal with specific areas of concern for the Company that need a closer review. The Committees operate under the direct supervision of the Board, and Chairperson of the respective Committees report to the Board about the deliberations and decisions taken by the Committees. The recommendations of the Committees are submitted to the Board for approval. The minutes of the meetings of all Committees of the Board are placed before the Board for noting.

A. Audit Committee

I. Constitution of the Committee

The Audit Committee comprises of three members as at 31st March 2024 which was as follows:

Name	Designation in the Committee	Category	Member of the Committee since
Mr. Gautam Doshi	Chairman	Independent Director	1 st October 2021
Mr. Suhail Nathani	Member	Independent Director	1 st October 2021
Mr. Jairam Sridharan	Member	Executive Director	7 th October 2021

All the members of the Committee have sound knowledge of finance, accounts and business management. The Chairman of the Committee, Mr. Gautam Doshi has extensive accounting and related financial management expertise.

The composition this Committee is in compliance with the requirements of Section 177 of the Act and Regulation 18 of the Listing Regulations. Mr. Bipin Singh, Company Secretary, acts as the Secretary to the Committee.

II. Terms of Reference

The terms of reference of the AC are aligned with the terms of reference provided under Section 177(4) of the Act, Part C of Schedule II of the Listing Regulations as under:

1. oversight of financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible;
2. recommendation for appointment, remuneration and terms of appointment of auditors of the Company;
3. approval of payment to statutory auditors for any other services rendered by the statutory auditors;
4. reviewing, with the management, the annual financial statements and auditor's report thereon before submission to the board for approval, with particular reference to:
 - matters required to be included in the director's responsibility statement to be included in the board's report in terms of clause (c) of sub-section (3) of Section 134 of the Companies Act, 2013;
 - changes, if any, in accounting policies and practices and reasons for the same;
 - major accounting entries involving estimates based on the exercise of judgment by management;
 - significant adjustments made in the financial statements arising out of audit findings;
 - compliance with listing and other legal requirements relating to financial statements;
 - disclosure of any related party transactions;
 - modified opinion(s) in the draft audit report;
5. reviewing, with the management, the quarterly financial statements before submission to the board for approval;
6. reviewing, with the management, the statement of uses / application of funds raised through an issue (public issue, rights issue, preferential issue, etc.), the statement of funds utilized for purposes other than those stated in the offer document / prospectus / notice and the report submitted by the monitoring agency monitoring the utilisation of proceeds of a public or rights issue, and making appropriate recommendations to the board to take up steps in this matter;
7. reviewing and monitoring the auditor's independence and performance, and effectiveness of audit process;
8. approval or any subsequent modification of transactions of the listed entity with related parties;
9. scrutiny of inter-corporate loans and investments;
10. valuation of undertakings or assets of the listed entity, wherever it is necessary;
11. evaluation of internal financial controls and risk management systems;
12. reviewing, with the management, performance of statutory and internal auditors, adequacy of the internal control systems;
13. reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit;
14. discussion with internal auditors of any significant findings and follow up there on;

15. reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the board;
16. discussion with statutory auditors before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern;
17. to look into the reasons for substantial defaults in the payment to the depositors, debenture holders, shareholders (in case of non-payment of declared dividends) and creditors;
18. to review the functioning of the whistle blower mechanism;
19. approval of appointment of chief financial officer after assessing the qualifications, experience and background, etc. of the candidate;
20. reviewing the utilization of loans and/ or advances from/investment by the holding company in the subsidiary exceeding rupees 100 crore or 10% of the asset size of the subsidiary, whichever is lower including existing loans / advances / investments existing as on the date of coming into force of this provision;
21. to consider and comment on rationale, cost-benefits and impact of schemes involving merger, demerger, amalgamation etc., on the Company and its shareholders.
22. to review the management discussion and analysis of financial condition and results of operations;
23. to review management letters / letters of internal control weaknesses issued by the statutory auditors;
24. to review internal audit reports relating to internal control weaknesses;
25. to review the appointment, removal and terms of remuneration of the head of the internal auditor;
26. to review statement of deviations of quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1) of the SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 ('Listing Regulations');
27. to review statement of deviations of annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7) of the Listing Regulations;
28. to examine financial statement and the auditors' report thereon;
29. to review compliance with the provisions of SEBI (Prohibition of Insider Trading) Regulations, 2015 (as amended from time to time), at least once in a financial year and verify that the systems for internal control are adequate and are operating effectively;
30. primarily responsible for overseeing the internal audit function in the organization.
31. to review the performance of Risk Based Internal Audit (RBIA);
32. to approve the RBIA plan to determine the priorities of the internal audit function based on the level and direction of risk, as consistent with the entity's goals;
33. to formulate and maintain a quality assurance and improvement program that covers all aspects of the internal audit function;
34. to promote the use of new audit tools/ new technologies for reducing the extent of manual monitoring /transaction testing / compliance monitoring, etc.;
35. meet the head of internal audit at least once in a quarter, without the presence of the senior management (including the MD & CEO/WTD);
36. review and monitoring of all the frauds involving an amount of Rs. 1 crore and above;
37. ensure that an Information System Audit of the internal systems and processes is conducted at least once in two years to assess operational risks faced by the applicable NBFCs;

38. to ensure that an appropriate Compliance Policy is in place in the Company and to oversee the management of compliance risk and implementation of the Compliance Policy across the Company;
39. to review the reports received from the Chief Compliance Officer on compliance risk management activities;
40. to review the Compliance Policy annually;
41. to review and approve any adjustments to the ECL model output (i.e. a management overlay);
42. monitoring of system of internal audit of all outsourced activities; and
43. undertake such other functions as may be entrusted to it by the Board or prescribed under applicable statutory / regulatory requirements from time to time.

III. Meeting and Attendance

During the financial year 2023-24, five meetings were held on 5th May, 2023, 28th July, 2023, 9th November, 2023, 29th January, 2024 and 20th March, 2024 and the attendance of the members at the meeting was as follows:

Sr. no.	Name of the Member	No. of meetings held	No. of meetings attended
1	Mr. Gautam Doshi	5	5
2	Mr. Suhail Nathani	5	5
3	Mr. Jairam Sridharan	5	5

The frequency of Committee Meetings was more than the minimum limit prescribed under applicable regulatory requirements and the gap between two Committee Meetings was not more than one hundred and twenty days.

The functional/business representatives also attend the meetings periodically and provide such information and clarifications as required by the Members, which provides a deeper insight into the respective business and functional areas of operations. The Internal Auditors attend the respective AC Meetings where internal audit reports are discussed. The Chairman of the Audit Committee has one-on-one meetings both with the Head of Internal Audit and the Joint Statutory Auditors on a periodic basis.

Mr. Gautam Doshi, Chairman of the Audit Committee, was present at the last Annual General Meeting.

B. Risk Management Committee

I. Constitution of the Committee

The Risk Management Committee ('RMC') comprised of three members as at 31st March, 2024 which was as follows:

Name	Designation in the Committee	Category	Member of the Committee since
Mr. Suhail Nathani	Chairman	Independent Director	1 st November 2022
Mr. Puneet Dalmia	Member	Independent Director	1 st November 2022
Mr. Jairam Sridharan	Member	Executive Director	1 st November 2022

The composition of RMC is in compliance with the requirements of Regulation 21, Para C of Part D of Schedule II of the Listing Regulations, 2015 and RBI Scale Based Regulations.

II. Terms of Reference

The terms of reference of RMC are aligned with the terms of reference provided under Para C of Part D of Schedule II of the Listing Regulations, 2015 and RBI Scale Based Regulations as under:

1. to identify, monitor and measure the risk profile of the Company. To evaluate overall risks faced by the Company and determining the level of risks which will be in the best interest of the Company. To monitor and oversee implementation of the risk management policy, including evaluating the adequacy of risk management systems during normal as well as stress scenarios;
2. to ensure that Company has a framework for identification of various internal and external risks including credit risk, operational risk, information security risk, liquidity, interest rate risk etc. and the integrated risks;
3. to ensure that the risk policies clearly spell out the quantitative prudential limits on various segments of Company's operations;
4. to implement measures for risk mitigation including systems and processes for comprehensive internal controls to mitigate the identified risks;
5. to ensure that appropriate methodology, processes and systems are in place to effectively monitor and evaluate business related risks commensurate with the size and complexity of the Business;
6. to periodically review the risk management policy, at least once in two years, including by considering the changing industry dynamics, evolving complexity and emerging risks;
7. to review the progress made in putting in place a proactive risk management system and risk management policy and strategy followed by the Company;
8. to hold the line management accountable for the risks under their control, and the performance of the Company in that area;
9. to provide an independent and objective view of the information presented by management on various risks and mitigation plan;
10. to keep the board of directors informed about the nature and content of its discussions, recommendations and actions to be taken;
11. to review appointment, removal and terms of remuneration of the Chief Risk Officer;
12. to review and assess the nature, role, responsibility and authority of risk management function within the Company and outline the scope of risk management work;
13. to coordinate its activities with other committees, in instances where there is any overlap with activities of such committees; and
14. to undertake such other functions as may be entrusted to it by the Board or prescribed under applicable statutory / regulatory requirements from time to time.

III. Meetings Held

During the financial year 2023-24, four meetings were held on 4th May 2023, 17th July 2023, 8th November 2023 and 25th January 2024 and the attendance of the members were as follows:

Sr. no.	Name of the Member	No. of meetings held	No. of meetings attended
1	Mr. Suhail Nathani	4	4
2	Mr. Puneet Dalmia	4	3
3	Mr. Jairam Sridharan	4	4

The frequency of RMC Meetings was more than the minimum limit prescribed under applicable regulatory requirements and the gap between two Committee Meetings was not more than one hundred and eighty days.

C. Nomination & Remuneration Committee

I. Constitution of the Committee

The Nomination & Remuneration Committee ('NRC') comprised three members as at 31st March, 2024 which was as follows:

Name	Designation in the Committee	Category	Member of the Committee since
Mr. Suhail Nathani	Chairman	Independent Director	1 st October 2021
Mr. Gautam Doshi	Member	Independent Director	1 st October 2021
Mr. Ajay G. Piramal	Member	Non-Executive Director	1 st October 2021

The composition of NRC is in compliance with the requirements of Section 178 of the Act and Regulation 19 of the Listing Regulations.

II. Terms of Reference

1. To identify persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and to recommend to the board of directors their appointment and removal;
2. To formulate the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to the remuneration of the directors, key managerial personnel and other employees;
3. To formulate criteria for evaluation of performance of independent directors and the board of directors;
4. To devise a policy on diversity of board of directors;
5. To extend or continue the term of appointment of the independent director, on the basis of the report of performance evaluation of independent directors;
6. To carry out evaluation of every director's performance;
7. To carry out such additional functions as may be provided under applicable statutory / regulatory requirements and/or as may be entrusted to it by the Board from time to time.

III. Meetings Held

During the financial year 2023-24, three meeting were held on 17th May 2023, 25th January, 2024 and 6th March 2024 and the attendance of the members at the meeting was as follows:

Sr. no.	Name of the Member	No. of meetings held	No. of meetings attended
1	Mr. Suhail Nathani	3	3
2	Mr. Gautam Doshi	3	3
3	Mr. Ajay G. Piramal	3	3

IV. Performance Evaluation Criteria for Independent Directors

The Performance Evaluation Criteria for Independent Directors is comprised of certain parameters like professional qualifications, experience, knowledge and competency, active participation at the Board/Committee meetings, ability to function as a team, initiative, availability and attendance at meetings, commitment and contribution to the Board and the Company, integrity, independence from the Company and other Directors and whether there is any conflict of interest, voicing of opinions freely, etc. These are in compliance with applicable laws, regulations and guidelines.

V. Compliance with Fit & Proper Criteria for Directors

The NRC, in accordance with the Policy on ‘Fit and Proper’ Criteria for Directors, ensures the ‘Fit and Proper’ status of Directors at the time of appointment and on a continuing basis, as prescribed by the RBI. The Committee, in accordance with the Policy on ‘Fit and Proper’ Criteria for Directors, ensures the “Fit and Proper” status of Directors at the time of appointment and on a continuing basis, as prescribed by the Reserve Bank of India.

All Directors of the Company have confirmed that they satisfy the ‘Fit and Proper’ criteria as prescribed under the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, as amended.

D. Stakeholders Relationship Committee

I. Constitution of the Committee

The Stakeholders Relationship Committee (‘SRC’) comprised three members as at 31st March, 2024, which was as follows:

Name	Designation in the Committee	Category	Member of the Committee since
Mr. Suhail Nathani	Chairman	Independent Director	7 th October 2021
Mr. Gautam Doshi	Member	Independent Director	1 st November 2022
Mr. Jairam Sridharan	Member	Executive Director	7 th October 2021

The composition of SRC is in compliance with the requirements of Section 178 of the Act and Regulation 20 of the Listing Regulations.

II. Terms of Reference

1. To look into the redressal of grievances of debenture holders and other security holders (in addition to shareholders);

2. To resolve the grievances of the security holders of the company including complaints related to transfer/transmission of shares, non-receipt of annual report, non-receipt of declared dividends, issue of new/duplicate certificates, general meetings etc.;
3. To review of measures taken for effective exercise of voting rights by shareholders;
4. To review of adherence to the service standards in respect of various services being rendered by the Registrar & Share Transfer Agent;
5. To review various measures and initiatives for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company;
6. To undertake or perform such other role as required by law or as may be directed by the Board, from time to time;

III. Meetings Held

During the financial year 2023-24, one meeting was held on 8th November, 2023 and the attendance of the members at the meeting was as follows:

Sr. no.	Name of the Member	No. of meetings held	No. of meetings attended
1	Mr. Suhail Nathani	1	1
2	Mr. Gautam Doshi	1	1
3	Mr. Jairam Sridharan	1	1

Mr. Suhail Nathani, Chairman of the SRC, was present at the last Annual General Meeting.

IV. Stakeholders Grievance Redressal

There were no complaints pending at the beginning of the year. 31 complaints were received and redressed to the satisfaction of investors during the financial year 2023-24. There were no complaints outstanding as on March 31, 2024.

The Registrar and Share Transfer Agent ('RTA'), Link Intime India Private Limited and / or the Company attend to all grievances of Debenture holders.

The Company maintains continuous interaction with the RTA and takes proactive steps and actions for resolving shareholder complaints/queries. Likewise, the Company also has regular interaction with the Debenture Trustees to ascertain the grievances, if any, of the Debenture holders. There was no grievance received from the Debenture Trustees or from any of the Debenture holders during the financial year 2023-24.

V. Compliance Officer

Mr. Bipin Singh, Company Secretary acts as the Compliance Officer in accordance with the requirements of Listing Regulations. The Company has designated the email ID corporate.secretarial@piramal.com to enable stakeholders to email their queries/grievances.

E. Corporate Social Responsibility Committee

I. Constitution of the Committee

The Corporate Social Responsibility Committee ('CSR') comprised three members as at 31st March, 2024, which was as follows:

Name	Designation in the Committee	Category	Member of the Committee since
Mr. Suhail Nathani	Chairman	Independent Director	7 th October 2021
Mr. Ajay G. Piramal	Member	Non-Executive Director	7 th October 2021
Mr. Anand Piramal	Member	Non-Executive Director	7 th October 2021

The composition of CSR Committee is in compliance with Section 135 of the Act.

II. Terms of Reference

1. To recommend to the Board, a CSR Policy (and modifications thereto from time to time) which shall provide the approach and guiding principles for selection, implementation and monitoring of CSR activities to be undertaken by the Company as well as formulation of annual action plan(s);
2. To formulate and recommend annual action plan(s), and any modifications thereof, to the Board comprising of following information:
 - a) the list of CSR projects or programmes that are approved to be undertaken in areas or subjects specified in Schedule VII of the Act;
 - b) the manner of execution of such projects or programmes;
 - c) the modalities of utilisation of funds and implementation schedules for the projects or programmes;
 - d) monitoring and reporting mechanism for the projects or programmes; and
 - e) details of need and impact assessment, if any, for the projects undertaken by the Company.
3. To approve specific projects, either new or ongoing, in pursuance of the Areas of Interest outlined in the CSR Policy, for inclusion in the annual action plan or for contributing to specific funds/ agencies as specified in Schedule VII of the Act;
4. To recommend to the Board, the amount of expenditure to be incurred on the CSR activities in a financial year and the amount to be transferred in case of ongoing projects and unspent amounts;
5. To review the progress of CSR initiatives undertaken by the Company;
6. To monitor the CSR Policy of the Company from time to time and institute a transparent monitoring mechanism for implementation of the projects undertaken;
7. To review and recommend to the Board, the Annual Report on CSR activities to be included in Board's Report;
8. To review and recommend to the Board, the impact assessment report as may be obtained by the Company from time to time;
9. To undertake such activities and carry out such functions as may be provided under Section 135 of the Act and the Rules framed thereunder, as well as amendments thereto from time to time; and
10. To carry out such additional functions as may be provided under applicable statutory / regulatory requirements and/or as may be entrusted to it by the Board from time to time.

III. Meetings Held

During the financial year 2023-24, three meetings were held on 5th May, 2023, 8th November, 2023 and 20th March, 2024 and the attendance of the members at the meeting was as follows:

Sr. no.	Name of the Member	No. of meetings held	No. of meetings attended
1	Mr. Suhail Nathani	3	3
2	Mr. Ajay G. Piramal	3	3
3	Mr. Anand Piramal	3	3

F. Information Technology Strategy Committee

I. Constitution of the Committee

The Information Technology Strategy Committee ('IT Strategy Committee') was re-constituted w.e.f. 20th March 2024 and comprised three members as at March 31, 2024, which was as follows:

Name	Designation in the Committee	Category	Member of the Committee since
Mr. Kunal Bahl	Chairman	Independent Director	20 th March 2024
Mr. Gautam Doshi	Member	Independent Director	7 th October 2021
Mr. Jairam Sridharan	Member	Executive Director	7 th October 2021

The IT Strategy Committee is constituted and is in compliance with the Master Directions/Guidelines issued by RBI.

II. Terms of Reference

The terms of reference of the IT Strategy Committee are aligned with those provided under applicable regulations as under:

- approve Information Technology ('IT') strategy and policy documents and ensuring that the management has put an effective strategic planning process in place;
- ascertaining that management has implemented processes and practices that ensure that the IT delivers value to the business;
- ensuring IT investments represent a balance of risks and benefits and that budgets are acceptable;
- monitoring the method that management uses to determine the IT resources needed to achieve strategic goals and provide high-level direction for sourcing and use of IT resources;
- ensuring proper balance of IT investments for sustaining NBFC's growth and becoming aware about exposure towards IT risks and controls;
- instituting an effective governance mechanism and risk management processes for all outsourced IT operations;
- undertake any other responsibility as laid down by RBI from time to time;

- reviewing and approving the comprehensive risk assessment of their IT systems, the adequacy and effectiveness of the Business Continuity Planning and Disaster Recovery Management at least on an annual basis;
- to work in partnership with other Board committees and Senior Management to provide input to them;
- ensure that processes are put in place for assessing and managing IT and cybersecurity risks; and
- undertake such other functions as may be entrusted to it by the Board or prescribed under applicable statutory / regulatory requirements from time to time;

The IT Strategy Committee shall have such powers and functions as prescribed by the National Housing Bank or under any other applicable laws or regulatory provisions that may be in force or modified/ implemented from time to time.

III. Meetings Held

During the financial year 2023-24, four meetings were held on 4th May, 2023, 17th July, 2023, 8th November, 2023 and 25th January, 2024 and the attendance of the members at the meeting was as follows:

Sr. no.	Name of the Member	No. of meetings held	No. of meetings attended
1	Mr. Kunal Bahl*	-	-
2	Mr. Gautam Doshi	4	4
3	Mr. Jairam Sridharan	4	4
4	Mr. Kamalakar Nayak [#]	4	4
5	Mr. Rahul Vaidya	1	1

*appointed as a member w.e.f. 20th March 2024

[#]ceased to be a member w.e.f. 20th March 2024

G. Asset Liability Management Committee

I. Constitution of the Committee

The Asset Liability Management Committee ('ALCO') comprised five members as at 31st March, 2024, which was as follows:

Name of the member	Designation in the Committee	Category
Mr. Jairam Sridharan	Chairman	Executive Director
Mr. Vikash Singhla	Member	-
Mr. Sanjay Jain	Member	-
Mr. Anand Chaturvedi	Member	-
Mrs. Shilpi Saxena	Member	-

The ALCO is constituted and is in compliance with the Master Directions/Guidelines issued by RBI.

II. Terms of Reference

The terms of reference of the ALCO are aligned with those provided under applicable regulations as under:

- a. Monitor the Liquidity and Funding Risk;
- b. Monitor the Interest Rate Risk;
- c. Review and advice on issues relating to Pricing of lending and borrowing rates;
- d. Review and advice on issues relating to Pricing Risk in relation to interest rate fluctuations;
- e. Review and advice on issues relating to Allocation of resources.

III. Meetings Held

During the financial year 2023-24, four meetings were held on 29th June 2023, 27th September 2023, 6th December 2023 and 25th January 2024.

4. REMUNERATION OF DIRECTORS

A. Remuneration to Executive Directors:

Remuneration payable to the Executive Director is recommended by the NRC, approved by the Board and is subject to the overall limits approved by the shareholders.

Details of remuneration paid to the Executive Director as approved by the Board for the year ended 31st March 2024 is given below:

Name of Director	Designation	Total
Mr. Jairam Sridharan	Managing Director	Rs. 41,804,301

The Company pays remuneration by way of salary, benefits, perquisites and allowances (fixed component) and performance linked incentive (variable component) to Executive Directors. The variable component of remuneration (Performance Linked Incentive) for Executive Directors are determined on the basis of several criteria including their individual performance as measured by achievement of their respective key result areas, strategic initiatives taken and being implemented, their respective roles in the organization, fulfilment of their responsibilities and performance of the Company. This is in accordance with the Company's Remuneration Policy. Detailed remuneration forms part of the annual return for the financial year 2023-24, which is available on the website of the Company.

No remuneration is paid to Non-executive directors of the Company during the financial year 2023-24.

B. Sitting fees paid to Independent Directors

Details of sitting fees paid to the Independent Directors for the financial year 2023-24 are given below. These are within the limits prescribed under the Act:

Amount in Rs.	
Name of Independent Director	Sitting Fees
Mr. Gautam Doshi	9,50,000
Mr. Suhail Nathani	11,00,000
Mr. Puneet Dalmia	3,50,000
Mr. Kunal Bahl*	50,000

*appointed w.e.f. 20th March 2024

Notes for Directors' Remuneration:

- a. Mr. Ajay G. Piramal, Dr. (Mrs.) Swati A. Piramal, Mr. Anand Piramal, Non-Executive Directors, do not receive any sitting fees or any other remuneration.
- b. The terms of appointment of Mr. Jairam Sridharan, Managing Director, as approved by shareholders, contains payment of basic salary, perquisites and allowances, and performance linked incentive in addition to total fixed pay.
- c. During the year ended March 31, 2024, no loans/ advances were given to any of its Directors, their relatives or any firms/companies in which they are interested
- d. There was no pecuniary relationship or transactions with Non – Executive Directors vis-à-vis the Company other than sitting fees, if any, that is paid to the Non – Executive Independent Directors.
- e. During the financial year ended 31st March 2024, Non-Executive, Independent Directors were paid sitting fees of Rs. 50,000 for attending each meeting of the Board and of all the Committees.
- f. No commission was paid to any director during the financial year.

5. GENERAL BODY MEETINGS

A. Details of the AGMs held during the preceding 3 years and Special Resolutions passed thereat are given below:

AGM	Date	Time	Venue	Details of Special Resolutions passed
39 th AGM	28 th July 2023	5.30 p.m.	10 th Floor, Piramal Tower, Peninsula Corporate Park Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013	<ul style="list-style-type: none"> • Issue of Non-Convertible Debentures on Private Placement Basis • Amendment of Articles of Association of the Company • Payment of Commission to Non-Executive Directors of the Company

38 th AGM	13 th August 2022	11.00 a.m.	601, 6 th Floor, Amiti Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla (W), Mumbai 400070	Issue of Non-Convertible Debentures on Private Placement Basis
37 th AGM	30 th November 2021	3.00 p.m.	Piramal Tower, Peninsula Corporate Park Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013	Issue of non-convertible debentures on private placement basis

B. Details of the Extra Ordinary General Meetings ('EOGM') held during the year and Special Resolutions passed there at are given below:

EOGM	Date	Time	Venue	Details of Special Resolutions passed
1/2023- 24	12 th April 2023	3.00 p.m.	Piramal Tower, Peninsula Corporate Park Ganpatrao Kadam Marg, Lower Parel, Mumbai - 400013	Revision in remuneration of Mr. Jairam Sridharan, Managing Director of the Company

C. Postal Ballot

During the financial year ended 31st March, 2024, no special resolution was passed through Postal Ballot. As on date of this report, there are no resolution proposed to be passed through postal ballot.

6. DISCLOSURES

A. Related Party Transactions

- a) All transactions entered into with Related Parties in terms of provisions under the Act and Regulation 23 of the Listing Regulations during the financial year 2023-24 were undertaken in compliance with the aforesaid regulatory provisions;
- b) There were no materially significant transactions with related parties during the financial year which were in conflict with the interest of the Company;
- c) Suitable disclosures as required by the Indian Accounting Standards (IND AS 24) have been made in Note No. 43 of the standalone financial statements, which forms part of this Annual Report;

- d) The 'Policy for Related Party Transactions' is available on the website of the Company at <https://www.piramalfinance.com/stakeholders/policies> ;
- e) The Register of Contracts/statement of related party transactions is placed before the Board/Audit Committee regularly.

B. Details of non-compliance, penalties, strictures imposed by the Stock Exchange(s) or SEBI or any statutory authority on any matter related to capital markets during the last 3 years

The Company received notice from National Stock Exchange of India, levying a fine of Rs. 10,000/- for non-compliance of Regulation 60(1) of the Listing Regulations, for one day delay in the intimation of the record date. The Company has duly paid the fine.

No other penalties or strictures have been imposed on the Company by Stock Exchanges or SEBI or any statutory authority on any matter relating to capital markets during the last 3 years.

C. Details of non-compliance with the requirements of the Companies Act, 2013:

There was no default in compliance with the requirements of the Companies Act, 2013, including with respect to compliance with accounting and secretarial standards.

D. Listing Fees

Listing fees for financial year 2024-25 has been paid to the Stock Exchanges on which the debt securities of the Company are listed.

E. Vigil Mechanism / Whistle Blower Policy for Directors and employees

The Company has established a Vigil Mechanism, which includes a Whistle-Blower Policy, for its directors, employees to provide a framework to facilitate responsible and secure reporting of concerns of unethical behaviour, actual or suspected fraud or violation of the Company's Code of Conduct & Ethics.

The details of establishment of Vigil Mechanism/Whistle-Blower Policy are posted on the website of the Company and can be accessed at <https://www.piramalfinance.com/stakeholders/policies>.

No director/employee has been denied access to the Audit Committee.

F. Compliance with mandatory/non-mandatory requirements

- a. The Company has complied with all the applicable mandatory requirements of the Listing Regulations for the financial year 2023-24.
- b. During the year under review, there is no audit qualification in your Company's financial statements. The Company continues to adopt best practices to ensure regime of financial statements with unmodified audit opinion.

G. Details of total fees paid to Statutory Auditors

M/s. Walker Chandiook & Co LLP, Chartered Accountants (Firm Registration No. 001076N/N500013) was appointed as one of the joint Statutory Auditors for a period of 3 consecutive years i.e. until the conclusion of the 40th Annual General Meeting of the Company, to be held in the year 2024.

M/s. T R Chadha & Co LLP, Chartered Accountants (Firm Registration No. 006711N/N500028) was appointed as the other joint Statutory Auditors, in place of M/s. K.K. Mankeshwar & Co., for a period of 3 consecutive years i.e. until the conclusion of the 41st Annual General Meeting of the Company, to be held in the year 2025.

Total fees for all services paid by the Company and its subsidiaries, on a consolidated basis, to the Statutory Auditors and all entities in the network firm/network entity of which the Statutory Auditor is a part, are as follows:

Payment to auditors*	M/s. Walker Chandiook & Co LLP	M/s. T R Chadha & Co LLP	Total (in Rs.)
-as auditor	25,070,000	25,070,000	50,140,000
-for other services	2,943,000	432,510	3,375,510
- for reimbursement of expenses	297,630	1,208,164	1,886,252
	28,310,630	26,710,674	55,401,762

*Inclusive of 9% GST

H. Disclosures under the Prevention of Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013

The details of number of complaints filed and disposed off during the year and pending as on 31st March 2024 are given in the Board's Report.

7. MEANS OF COMMUNICATION

The Company recognizes the importance of two-way communication with shareholders and of giving a balanced reporting of results and progress and responds to questions and issues raised in a timely and consistent manner. Shareholders seeking information may contact the Company directly throughout the year. They also have an opportunity to ask questions at the Annual General Meeting. Some of the modes of communication are mentioned below:

A. Financial Results:

The Company's quarterly / half-yearly / annual financial results are filed with the Stock Exchanges and are generally published in Business Standard (all editions) (English), within forty-eight hours of the conclusion of the Board Meeting. They are also displayed on the Company's website <https://www.piramalfinance.com/stakeholders/financial-reports>.

B. Website:

The Company's website <https://www.piramalfinance.com/> contains a separate dedicated section for Stakeholders, where all information and relevant policies to be provided under applicable regulatory requirements, are available in a user friendly form.

C. Annual Report:

The Annual Report containing *inter-alia* the Audited Standalone and Consolidated Financial Statements, Board's Report, Auditors' Report, Corporate Governance Report and other important information is circulated to Members and others entitled thereto. The Management Discussion and Analysis Report forms part of the Annual Report. The Annual Report is also available on the website of the Company.

D. Designated exclusive Email ID:

The Company has designated the Email ID corporate.secretarial@piramal.com exclusively for investor servicing.

E. SEBI Complaints Redress System (SCORES):

A centralised web-based complaints redressal system, which serves as a centralised database of all complaints received, enables uploading of Action Taken Reports by the Company, and facilitates online filing of the complaint by the investors and subsequently viewing of actions taken on the complaint and its current status.

F. NSE Electronic Application Processing System ('NEAPS') and BSE Corporate Compliance & Listing Centre ('BSE Listing Centre')

NEAPS and BSE Listing Centre are web-based application systems for enabling corporates to undertake electronic filing of various periodic compliances, inter alia, shareholding pattern, corporate governance report, results, press releases, etc. Various compliances as required / prescribed under the Listing Regulations are filed through these systems.

8. GENERAL INFORMATION FOR SHAREHOLDERS

A. Company Registration Details

The Company is registered in the State of Maharashtra, India. The Corporate Identification Number (CIN) allotted to the Company by the Ministry of Corporate Affairs (MCA) is U65910MH1984PLC032639.

B. Annual General Meeting

Day, Date and Time: Monday, 8th July, 2024, 5:45 p.m.

C. Financial Calendar

The financial year of the Company starts on April 1 and ends on March 31 of next year.

D. Book Closure Period and Dividend Payment Date

During the year under review, the Board had not declared any dividend therefore, there was no requirement of Book Closure.

E. Listing on Stock Exchanges

a. Equity Shares

The equity shares are not listed on any stock exchanges.

b. Debt Securities

Non-Convertible Debentures issued by the Company from time to time are listed on the Wholesale Debt Market Segment (WDM) of National Stock Exchange of India Limited ('NSE') and BSE Limited ('BSE').

c. Commercial Papers

Commercial Papers issued by the Company from time to time are listed on NSE.

F. Debenture Trustees

IDBI Trusteeship Services Limited

Universal Insurance Building, Ground Floor,
Sir PM Road, Fort, Mumbai- 400 001
Tel: +91 22 4080 7015
Fax: 022 – 66311776

Catalyst Trusteeship Limited

901, 9th Floor, Tower-B,
Peninsula Business Park,
Senapati Bapat Marg,
Lower Parel (W), Mumbai- 400013.
Tel: +91 22 49220555
Fax: 022 – 4922 0505

G. Contact Details for Investor Correspondence

Share Transfer Agents

Link Intime India Pvt. Ltd. ('Link Intime') is the Share Transfer Agent of the Company and the contact details are given below:

Link Intime India Pvt. Ltd.

C 101, 247 Park, L. B. S. Marg, Vikhroli (West), Mumbai - 400 083
Tel: +91-22-49186000
Fax: +91-22-4918 6060
E-mail ID: rnt.helpdesk@linkintime.co.in

Contact details of the Company:

601, 6th Floor, Amity Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla(W) Mumbai 400 070

Tel. No.: +91-22-6230 9200

Fax No.: +91-22-6151 3444

E-mail ID: corporate.secretarial@piramal.com

H. Distribution of Shareholding by size and shareholding pattern as on 31st March 2024

The Company is a wholly owned subsidiary of Piramal Enterprises Limited (PEL) which holds 23,36,46,91,751 equity shares of the Company, along with its nominees.

I. Dematerialisation of shares

As on 31st March 2024, 23,36,46,91,751 equity shares (100% of the total number of shares) are in dematerialized form.

J. Outstanding GDRs / ADRs / Warrants or any Convertible instruments conversion date and likely impact on Equity

The Company has not issued any GDRs / ADRs / Warrants or any Convertible instruments during the financial year under review and the Company has no outstanding GDRs / ADRs / Warrants or any Convertible instruments.

K. Commodity Price Risk or Foreign Exchange Risk and Hedging Activities

The Company is exposed to Currency Risk arising from its trade exposures and Capital receipt/payments denominated, in other than the Functional Currency. The Company has a detailed policy which includes setting of the recognition parameters, and the boundaries within which the treasury has to perform the hedging activities. It also lays down the checks and controls to ensure the continuing success of the treasury function.

The Company has defined strategies for addressing the risks for each category of exposures (e.g., for exports, for imports, for loans, etc.). The centralised treasury function aggregates the foreign exchange exposure and takes prudent measures to hedge the exposure based on prevalent macro-economic conditions.

The Company is also exposed to interest rate risks, on foreign currency loans, which are based on floating rate pegged to LIBOR and the centralised treasury function hedges the same basis its view on interest rate movement.

The Forex Risk Management Committee of the Company regularly reviews the forex exposure and hedging strategy for the same.

L. Credit Ratings for Debt Instruments

The Credit Ratings reaffirmed/assigned to the debt instruments of the Company during the financial year 2023-24 are given below:

Instruments	Credit Rating		
	ICRA	CARE	CRISIL
Non-Convertible Debentures / Long Term Bank Facilities / Retail NCD	ICRA AA (Stable)	CARE AA (Stable)	-
Market Linked Debentures	PP-MLD ICRA AA (Stable)	CARE PP-MLD AA (Stable)	
Subordinated Bonds (Tier 11)	ICRA AA (Stable)	CARE AA (Stable)	
Commercial Paper	-	CARE A1+	CRISIL A1+
Fund Based Short Term (Inter Corporate Deposit)	-	CARE A1+	-

Details relating to these Credit Ratings are also available on the website of the Company i.e. <https://www.piramalfinance.com/stakeholders/policies>.

M. Plant Locations

As the Company is engaged in the business of housing finance/ financial services, there is no plant location.

N. Transfer of Unpaid / Unclaimed Dividend and Shares to Investor Education and Protection Fund

Pursuant to the provisions of Sections 124, 125 and other applicable provisions, if any, of the Act, read with the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, (hereinafter referred to as 'IEPF Rules'), the amount of dividend remaining unpaid/unclaimed for a period of seven years from the date of transfer to the unpaid dividend account, is required to be transferred to the Investor Education and Protection Fund ('the IEPF').

During the financial year under review the following unclaimed dividend amounts were transferred to the IEPF account as per details given below:

Financial Year	Total Amount (in Rs.)	Date of Transfer to IEPF
2015-2016 (2 nd Interim Dividend)	23,22,216.00	11.03.2023
2015-2016 (Final Dividend)	10,45,702.00	11.05.2023
2016-2017 (Interim Dividend)	7,32,979.00	18.12.2023

9. SUBSIDIARY COMPANIES

The subsidiaries of the Company function independently, with an adequately empowered Board of Directors.

Policy for Material Subsidiaries

A Policy for determining Material Subsidiaries has been formulated in compliance with the requirements of Regulation 16 of the Listing Regulations. This Policy has been uploaded on the website of the Company and can be accessed at <https://www.piramalfinance.com/stakeholders/policies>.

10. CODE OF CONDUCT

The Board has laid down a Code of Conduct and Ethics for the Board Members and Senior Management Personnel of the Company. All Board Members and Senior Management Personnel have affirmed compliance with the Code of Conduct for financial year 2023-24. Requisite declaration signed by Mr. Jairam Sridharan to this effect is given below:

“I hereby confirm that the Company has obtained from all the Members of the Board and Senior Management Personnel, affirmation that they have complied with the Code of Conduct and Ethics for Directors and Senior Management of the Company in respect of the financial year 2023-24.”

Jairam Sridharan
Managing Director
Mumbai

Copies of the aforementioned Code have been put on the Company’s website and can be accessed at <https://www.piramalfinance.com/stakeholders/policies>

11. CODE FOR PREVENTION OF INSIDER TRADING

The Company has adopted the revised Code of Conduct to regulate, monitor and report trading by designated persons in securities of the Company and code of practices and procedures for fair disclosures of unpublished price sensitive information in terms of SEBI (Prohibition of Insider Trading) Regulations, 2015 as amended from time to time.

12. CERTIFICATE ON CORPORATE GOVERNANCE

The certificate issued by M/s. N. L. Bhatia & Associates, Practising Company Secretaries, confirming compliance with the conditions of Corporate Governance as stipulated under Listing Regulations, is attached to the Board’s Report forming part of the Annual Report.

Walker Chandio & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
E 2001, 20th Floor, Lotus Corporate Park
Ram Mandir Station Road, Goregaon East
Mumbai - 400 063

Independent Auditor's Report

To the Members of Piramal Capital & Housing Finance Limited

Report on the Audit of the Standalone Financial Statements

Opinion

1. We have audited the accompanying standalone financial statements of **Piramal Capital & Housing Finance Limited** ('the Company'), which comprise the Balance Sheet as at 31 March 2024, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Cash Flow and the Statement of Changes in Equity for the year then ended, and notes to the standalone financial statements, including material accounting policy information and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us the aforesaid standalone 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 Indian Accounting Standards ('Ind AS') specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, the relevant circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2024, and its loss (including other comprehensive income), its cash flows and the changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing 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 Standalone Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Act and the rules 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.

Emphasis of Matter – Principal Business Criteria

4. We draw attention to note 53 (b) to the accompanying standalone financial statements, which describes that the Board of Directors has approved conversion of the Company from a Housing Finance Company (HFC) to Non-Banking Financial Company–Investment and Credit Company (NBFC-ICC) in its meeting held on 8 May 2024, consequent to the Company not meeting the regulatory requirement prescribed under paragraph 5.3 of Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('RBI Directions') with respect to the Principal Business Criteria ('PBC') for HFCs. The Company expects to submit the conversion application to the RBI along with necessary documents as required under the said RBI Directions in near future.

Our opinion is not modified in respect of this matter.

Emphasis of Matter – Business Combination – Presentation of specified financial assets

5. We draw attention to Note 42B to the accompanying standalone financial statements which states that the Company has disclosed Rs. 312,188 lakhs as fair value adjustment under 'Other non-financial liabilities' in line with the presentation prescribed in the National Company Law Tribunal ('NCLT') order dated 7 June 2021 in respect of assets and liabilities acquired by the Company through the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ('DHFL'), which is different from the presentation requirements of Ind AS 32, Financial Instruments Presentation, that requires such fair value adjustments to be netted off with the gross book value of corresponding assets.

Our opinion is not modified in respect of this matter.



Key Audit Matters

6. Key audit matters are those matters that, in our professional judgment were of most significance in our audit of the standalone financial statements of the current period. These matters were addressed in the context of our audit of the standalone financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.
7. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matter	How our audit addressed the key audit matter
<p>Expected Credit Loss allowance on financial assets</p> <p>Refer note 2(iv) for material accounting policy information and note 47.4 for financial disclosures in the accompanying financial statements.</p> <p>As at 31 March 2024, the Company has reported gross loan assets of Rs. 5,479,483 lakhs against which an impairment loss allowance of Rs. 636,892 lakhs has been recognised based on the Expected Credit Loss ("ECL") approach as laid down under 'Ind AS 109 – Financial Instruments' (Ind AS 109). The estimation of ECL on financial assets is complex and involves significant management judgement and estimates, including the following:</p> <ul style="list-style-type: none"> • Models used to estimate ECL are inherently judgmental with high estimation uncertainty which involves determining Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD). • Completeness and accuracy of the data from internal and external sources used in the models. • Ind AS 109 requires the Company to measure ECLs on a forward-looking basis reflecting future economic conditions. Significant management judgement is applied in determining the economic scenario used and probability weights applied to them. • Qualitative adjustments are made by the Management to the results obtained from ECL models to address any identified impairment or emerging trends as well as risks not captured by models. These adjustments are inherently subjective and significant management judgement is involved in estimating these amounts. 	<p>Our audit focused on assessing the appropriateness of the models used including management's judgment and estimates used in the expected credit loss assessment through procedures that included, but were not limited to, the following:</p> <ul style="list-style-type: none"> • Considered the Company's accounting policies for expected credit loss of financial assets and assessed compliance of the policies in terms of Ind AS 109. • Understood management's processes, systems and controls implemented in relation to ECL allowance process. Evaluated the design and tested the operating effectiveness of key internal financial controls over such process. • Assessed the governance framework over validation and implementation as per approval from Board of Directors. • Obtained an understanding of the models adopted by the Company including the key inputs and assumptions. Since modelling assumptions and parameters are based on historical as well as external data, we assessed whether the same were relevant and representative of current circumstances. • Assessed the critical assumptions and input data used in the estimation of expected credit loss for specific key credit risk parameters, such as the classification of loan assets into stages as described in the accounting policy, Exposure at default (EAD), probability of default (PD) or loss given default (LGD); • On sample basis tested the completeness and accuracy of the input data used for determining the PD and LGD rates and agreed the data with the underlying books of accounts and records;



<ul style="list-style-type: none"> In respect of purchased or originated credit impaired financial assets, cumulative changes, at the portfolio level, in lifetime expected credit losses since initial recognition are recognised as a loss allowance. Significant management judgement is applied to assess such changes. <p>The disclosures prescribed under Ind AS 107 and RBI directives is also an area of focus for the management and auditors. Considering the significance of ECL to the overall financial statements and the degree of management's estimates and judgments involved in this matter that requires significant auditor attention, we have considered expected credit loss allowance on financial assets to be a key audit matter.</p>	<ul style="list-style-type: none"> Evaluated whether the methodology applied by the Company is compliant with the requirements of the relevant accounting standards and confirmed that the calculations are performed in accordance with the approved methodology, including mathematical accuracy of the workings; Assessed the appropriateness and adequacy of the related presentation and disclosures made in the accompanying financial statements in accordance with the applicable accounting standards and related RBI circulars and guidelines.
<p>Information Technology (IT) systems and controls impacting financial reporting</p> <p>The IT environment of the Company is complex and involves a number of independent and interdependent IT systems used in the operations of the Company for processing and recording a large volume of transactions. As a result, there is a high degree of reliance and dependency on such IT systems for the financial reporting process of the Company.</p> <p>Appropriate IT general controls and IT application controls are required to ensure that such IT systems are able to process the data as required, completely, accurately, and consistently for reliable financial reporting.</p> <p>We have identified certain key IT systems ('in-scope' IT systems) which have an impact on the financial reporting process and the related control testing as a key audit matter because of the high level of automation, significant number of systems being used by the Company for processing financial transactions, the complexity of the IT architecture and its impact on the financial records and financial reporting process of the Company.</p>	<p>Our audit procedures with respect to this matter included, but were not limited to the following:</p> <p>In assessing the controls over the IT systems of the Company, we involved our technology specialists to obtain an understanding of the IT environment, IT infrastructure and IT systems. We evaluated and tested relevant IT general controls and IT application controls of the 'in-scope' IT systems identified as relevant for our audit of the standalone financial statements and financial reporting process of the Company.</p> <p>On such "in-scope" IT systems, we have tested key IT general controls with respect to the following domains:</p> <ol style="list-style-type: none"> User access management which includes user access provisioning, de-provisioning, access review, password management, sensitive access rights and segregation of duties to ensure that privilege access to applications, operating system and databases in the production environment were granted only to authorized personnel.



	<p>b. Program change management which includes controls on moving program changes to production environment as per defined procedures and with relevant segregation of environments.</p> <p>c. Other areas that were assessed under the IT control environment included backup management, incident management, batch processing and interfaces.</p> <p>We also evaluated the design and tested the operating effectiveness of key IT application controls within key business processes, which included testing automated calculations, automated accounting procedures, system interfaces, system reconciliation controls and key system generated reports, as applicable.</p> <p>Where control deficiencies were identified, we tested compensating controls or performed alternative audit procedures, where necessary.</p>
<p>Recoverability of Deferred Tax Assets</p> <p>Refer note 2(xii) for material accounting policy information and note 10 for financial disclosures in the accompanying financial statements.</p> <p>As at 31 March 2024, the Company has recognised deferred tax assets of Rs. 252,711 lakhs on unadjusted tax losses and tax credits.</p> <p>The deferred tax assets have been recognised on the basis of the Company's assessment of availability of sufficient future taxable profits to utilise such unadjusted tax losses and tax credits within the time period allowed under the Income Tax Act, 1961, which is based on forecast of business projections. Such financial projections are inherently subjective and depend on various factors including future market and economic conditions, which involve significant management judgement and estimation. Any change in aforesaid assumptions could have a material impact on the carrying value of the deferred tax assets.</p> <p>Owing to the materiality of the balances, complexities and significant estimates and judgements involved as described above, we have considered recoverability of deferred tax assets to be a key audit matter.</p>	<p>Our audit on recoverability of deferred tax assets included, but was not limited to, the following procedures:</p> <ul style="list-style-type: none"> • Obtained an understanding of the management's process and evaluated the design and tested the operating effectiveness of internal controls with respect to recognition and assessment of recoverability of the deferred tax assets; • Evaluated the appropriateness of the accounting policy adopted by the Company in respect of recognition of deferred tax assets in accordance with Ind AS 12, Income Tax; • Assessed the reasonableness of the period of projections used in the deferred tax asset recoverability assessment in accordance with the time period allowed under the applicable tax laws with respect to utilisation of the said tax losses against future taxable profits; • Obtained the business projections of future taxable profits estimated by the management and critically reviewed the key assumptions used therein, including future growth rates and relevant economic and industry estimates, based on our understanding of the business and market factors;



<p>The above matter is also considered to be fundamental to the understanding of the users of the financial statements.</p>	<ul style="list-style-type: none">• Traced the financial projections to approved business plans and assessed efficacy of management's process for financial projections basis past business performance;• Tested the arithmetical accuracy of the computation of future taxable profits including assessed the impact of estimation uncertainty basis the sensitivity analysis performed by the management on the projections; and• Assessed the appropriateness and adequacy of the disclosures included in the accompanying financial statements in accordance with the applicable accounting standards.
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Information other than the Financial Statements and Auditor's Report thereon

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

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

In connection with our audit of the standalone 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 standalone financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

9. The accompanying standalone financial statements have been approved by the Company's Board of Directors. The Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, the relevant circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and 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.



Walker Chandio & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
E 2001, 20th Floor, Lotus Corporate Park
Ram Mandir Station Road, Goregaon East
Mumbai - 400 063

10. In preparing the financial statements, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.
11. The Board of Directors are also responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Standalone Financial Statements

12. 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 Standards on Auditing 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.
13. As part of an audit in accordance with Standards on Auditing, specified under section 143(10) of the Act 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 with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
 - Conclude on the appropriateness of Board of Directors' 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; and
 - 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.
14. 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.
15. 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.



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

Report on Other Legal and Regulatory Requirements

17. As required by section 197(16) of the Act based on our audit, we report that the Company has paid remuneration to its directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act.
18. As required by the Companies (Auditor's Report) Order, 2020 ('the Order') issued by the Central Government of India in terms of section 143(11) of the Act we give in the Annexure A, a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.
19. Further to our comments in Annexure A, as required by section 143(3) of the Act based on our audit, we report, to the extent applicable, that:
- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the accompanying standalone financial statements;
 - 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 standalone financial statements dealt with by this report are in agreement with the books of account;
 - d) In our opinion, the aforesaid standalone financial statements comply with Ind AS specified under section 133 of the Act read with the (Companies Accounting Standards) Rules 2015, the relevant circulars, guidelines and directions issued by the Reserve bank of India (RBI) from time to time ('RBI guidelines'), except to the extent, as mentioned in note 42B, effect given in accordance with the accounting treatment prescribed in resolution plan approved by the National Company Law Tribunal vide their order dated 7 June 2021 as is more fully described in the said note;
 - e) On the basis of the written representations received from the directors and taken on record by the Board of Directors, none of the directors is disqualified as on 31 March 2024 from being appointed as a director in terms of section 164(2) of the Act;
 - f) The adverse remark relating to the maintenance of accounts and other matters connected therewith are as stated in paragraph 19(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);
 - g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company as on 31 March 2024 and the operating effectiveness of such controls, refer to our separate report in Annexure B wherein we have expressed an unmodified opinion; and
 - h) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
 - i. The Company, as detailed in note 39(a) to the standalone financial statements, has disclosed the impact of pending litigations on its financial position as at 31 March 2024;



- ii. The Company, as detailed in note 48 to the standalone financial statements, has made provision as at 31 March 2024, as required under the applicable law or accounting standards, for material foreseeable losses, if any, on long-term contracts including derivative contracts;
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company during the year ended 31 March 2024;
- iv.
 - a. The management has represented that, to the best of its knowledge and belief, as disclosed in note 56 (vii) to the standalone financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the 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 ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
 - b. The management has represented that, to the best of its knowledge and belief, as disclosed in note 56 (viii) to the standalone financial statements, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the 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 such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.
- v. The Company has not declared or paid any dividend during the year ended 31 March 2024.
- vi. Based on our examination which included test checks, except for instances mentioned below, the Company, in respect of financial year commencing on 1 April 2023, have used accounting software for maintaining its books of account which have a feature of recording audit trail (edit log) facility and the same have been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with, other than the consequential impact of the exception given below:

Nature of exception noted	Details of Exception
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated throughout the year for all relevant transactions recorded in the software.	The audit trail feature was not enabled at the database level for ten accounting software to log any direct data changes, used for maintenance of all accounting records by the Company.
Instances of accounting software maintained by a third party where we are unable to comment on the audit trail feature	<p>The accounting software used for maintenance of customer documentation of the Company is operated by a third-party service provider.</p> <p>1. In the absence of 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report') for the month April 2023 and for the period 1 Nov 2023 to 31 March 2024, we are unable to comment on whether audit trail feature at the database level of the said software was enabled and operated for the said period.</p>



Walker Chandiook & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
E 2001, 20th Floor, Lotus Corporate Park
Ram Mandir Station Road, Goregaon East
Mumbai - 400 063

	<p>2. For the period 1 May 2023 to 31 October 2023 the 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information)' does not provide sufficient audit evidence on audit trail (edit logs) for any direct changes made at the database level. Accordingly, we are unable to comment on whether audit trail feature with respect to the database of the said software was operated throughout the year.</p>
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For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013



Rakesh Rathi
Partner
Membership No.: 045228

UDIN: 24045228BKGPLL3782

Place: Mumbai
Date: 8 May 2024



For **T R Chadha & Co LLP**
Chartered Accountants
Firm's Registration No.: 006711N/N500028



Hitesh Garg
Partner
Membership No.: 502955

UDIN: 24502955BKEHVJ5156

Place: Mumbai
Date: 8 May 2024



Walker Chandiook & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Center
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
20th Floor, E-Wing, Lotus Corporate Park
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Goregaon East, Mumbai - 400 063

Annexure A referred to in paragraph 18 of the Independent Auditor's Report of even date to the members of Piramal Capital & Housing Finance Limited on the standalone financial statements for the year ended 31 March 2024

In terms of the information and explanations sought by us and given by the Company and the books of account and records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- (i) (a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and right-of-use assets.
- (B) The Company has maintained proper records showing full particulars of intangible assets.
- (b) The property, plant and equipment and right-of-use assets, have been physically verified by the management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification programme adopted by the Company, is reasonable having regard to the size of the Company and the nature of its assets.
- (c) The title deeds of all the immovable properties held by the Company (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in Note 12 to the standalone financial statements, are held in the name of the Company.
- (d) The Company has not revalued its property, plant and equipment including right-of-use assets during the year.
- (e) No proceedings have been initiated or are pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 (as amended) and rules made thereunder.
- (ii) (a) The Company does not hold any inventory. Accordingly, reporting under clause 3(ii)(a) of the Order is not applicable to the Company.
- (b) As disclosed in Note 15 to the standalone financial statements, the Company has been sanctioned a working capital limit in excess of Rs. 5 crores by banks and financial institutions based on the security of current assets. The quarterly statements, in respect of the working capital limits have been filed by the Company with such banks and financial institutions and such statements are in agreement with the books of account of the Company for the respective periods, which were subject to audit/review.
- (iii) (a) The Company is a Housing Finance Company and its principal business is to give loans. Accordingly, reporting under clause 3(iii)(a) of the Order is not applicable to the Company.
- (b) In our opinion, and according to the information and explanations given to us, the investments made, guarantees provided, security given and terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided are, prima facie, not prejudicial to the interest of the Company.
- (c) The Company is a Housing Finance Company ('HFC'), registered under provisions of the National Housing Bank Act, 1987 and rules made thereunder and is regulated by various regulations, circulars and norms issued by the Reserve Bank of India including Master Circular – Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances. In respect of loans and advances in the nature of loans granted by the Company, we report that the schedule of repayment of principal and payment of interest has been stipulated and the repayments/receipts of principal and interest are regular except for instances as below:



Walker Chandio & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Center
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
20th Floor, E-Wing, Lotus Corporate Park
Off Western Express Highway, Ram Mandir Station Road,
Goregaon East, Mumbai - 400 063

Annexure A (Continued)

Particulars – Days past due	Total amount due (INR in Lakhs)	No. of Cases
1-29 days	328,229	65,846
30-59 days	98,956	20,858
60-89 days	54,484	13,824
90 or more days	71,713	27,368
Purchased or Originated Credit Impaired	102,135	32,752
Total	655,517	160,648

Above figures are net of Fair Value adjustments on account of business combination (refer note no. 42B to the financial statements). Further, the above table does not include loans which are classified as fair value through profit or loss.

- (d) According to the information and explanations given to us, the total amount which is overdue for 90 days or more in respect of loans and advances in the nature of loans given in the course of the business operations of the Company aggregates to Rs. 71,713 lakhs as at 31 March 2024 in respect of 27,368 number of loans. Further, reasonable steps as per the policies and procedures of the Company have been taken for recovery of such principal and interest amounts overdue.
- (e) The Company is a Housing Finance Company and its principal business is to give loans. Accordingly, reporting under clause 3(iii)(e) of the Order is not applicable to the Company.
- (f) The Company has not granted any loans or advances in the nature of loans, which are repayable on demand or without specifying any terms or period of repayment.
- (iv) The Company is a Housing Finance Company and engaged in the business of financing. Accordingly, the provision of Section 185 is not applicable to the Company. In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sections 186(1) of the Act in respect of loans and investments made. The other provisions of Section 186 are not applicable to the Company.
- (v) In our opinion, and according to the information and explanations given to us, the Company has not accepted any deposits or there are no amounts which have been deemed to be deposits within the meaning of sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended). Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- (vi) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's products/ services / business activities. Accordingly, reporting under clause 3(vi) of the Order is not applicable.
- (vii) (a) In our opinion, and according to the information and explanations given to us, the Company is regular in depositing undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, with the appropriate authorities, though there have been slight delays in a few cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

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



Walker Chandio & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Center
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
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Goregaon East, Mumbai - 400 063

Annexure A (Continued)

Name of the statute	Nature of dues	Gross Amount (Rs. In Lakhs)	Amount paid under Protest (Rs. In Lakhs)	Period to which the amount relates	Forum where dispute is pending	Remarks, if any
The Income Tax Act, 1961	Income tax	24	-	AY 2014-15	Income Tax Appellate Tribunal	
The Income Tax Act, 1961	Income tax	2,723	-	AY 2017-18	Assessing Officer	
The Income Tax Act, 1961	Income tax	6,218	-	AY 2018-19	Assessing Officer	
The Income Tax Act, 1961	TDS	5,534	435	AY 2017-18	Income Tax Appellate Tribunal	
The Income Tax Act, 1961	TDS	511	40	AY 2018-19	Income Tax Appellate Tribunal	
The Income Tax Act, 1961	TDS	510	40	AY 2019-20	Income Tax Appellate Tribunal	
The Income Tax Act, 1961	TDS	1,268	100	AY 2020-21	Income Tax Appellate Tribunal	
The Income Tax Act, 1961	Income tax	1,238		AY 2021-22	Bombay High Court	
The Income Tax Act, 1961	Income tax	5,627		AY 2022-23	Assessing Officer	
Goods and Service Tax Act, 2017	Variance in RCM liability and Input tax credit	22	-	FY 2017-18	Adjudicating officer	
Goods and Service Tax Act, 2017	GST Chandigarh	3,026	-	FY 2017-18	Punjab & Haryana High Court	
Goods and Service Tax Act, 2017	GST – Assam	8	-	FY 2017-18	Adjudicating officer	
Goods and Service Tax Act, 2017	GST Puducherry	17	-	FY 2018-19	Adjudicating officer	
Goods and Service Tax Act, 2017	GST Maharashtra	3,787	-	FY 2013-14 to June 2017	Bombay High Court	
Goods and Service Tax Act, 2017	GST Maharashtra	10	-	July 2017 to March 2018	Adjudicating officer	
Goods and Service Tax Act, 2017	GST - Gujarat	94	-	FY 2017-18 and FY 2018-19	Adjudicating officer	

(viii) According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been previously recorded in the books of accounts.

(ix) (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender.

(b) According to the information and explanations given to us including representation received from the management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any bank or financial institution or government or any government authority.

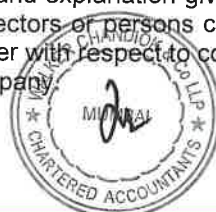


Walker Chandio & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Center
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
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Annexure A (Continued)

- (c) In our opinion and according to the information and explanations given to us, money raised by way of term loans were applied for the purposes for which these were obtained, though idle/surplus funds which were not required for immediate utilisation have been invested in readily realisable liquid investments.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the financial statements of the Company, funds raised by the Company on short term basis have, prima facie, not been utilised for long term purposes.
- (e) According to the information and explanations given to us and on an overall examination of the financial statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.
- (f) According to the information and explanations given to us, the Company has not raised any loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.
- (x) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(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, the Company has not made any preferential allotment or private placement of shares or (fully, partially or optionally) convertible debentures during the year. Accordingly, reporting under clause 3(x)(b) of the Order is not applicable to the Company.
- (xi) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company or no material fraud on the Company has been noticed or reported during the period covered by our audit except 60 cases of loans fraud aggregating to Rs 1,815 lakhs as mentioned in note 62.7 to the accompanying standalone financial statements.
- (b) According to the information and explanations given to us including the representation made to us by the management of the Company, no report under sub-section 12 of section 143 of the Act has been filed by the auditors in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014, with the Central Government for the period covered by our audit.
- (c) According to the information and explanations given to us, the Company has received whistle blower complaints during the year, which have been considered by us while determining the nature, timing and extent of audit procedures.
- (xii) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- (xiii) In our opinion and according to the information and explanations given to us, all transactions entered into by the Company, with the related parties are in compliance with section 188 of the Act. The details of such related party transactions have been disclosed in the standalone financial statements etc., as required under Indian Accounting Standard (Ind AS) 24, Related Party Disclosures specified in Companies (Indian Accounting Standards) Rules 2015 as prescribed under section 133 of the Act.
- (xiv) (a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system which is commensurate with the size and nature of its business as required under the provisions of section 138 of the Act.
- (b) We have considered the reports issued by the Internal Auditors of the Company till date for the period under audit.
- (xv) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and accordingly, reporting under clause 3(xv) of the Order with respect to compliance with the provisions of section 192 of the Act are not applicable to the Company.



Walker Chandiook & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Center
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Mumbai - 400 013

T R Chadha & Co LLP
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Goregaon East, Mumbai - 400 063

Annexure A (Continued)

- (xvi) (a) The Company is a Housing Finance Company having a valid Certificate of Registration under Section 29A of the NHB Act, 1987 and is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 in terms of exemption granted under Master Direction – Exemptions from the provisions of RBI Act, 1934 dated 25 August 2016 (as amended). Accordingly, reporting under clauses 3(xvi)(a) and (b) of the Order are not applicable to the Company. Also refer Note 53 (b) to the standalone financial statements.
- (b) According to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the RBI. Accordingly, reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- (c) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) has only one CIC as part of the Group.
- (xvii) The Company has incurred cash losses amounting to Rs. 85,940 lakhs in the current financial year but had not incurred cash losses in the immediately preceding financial year.
- (xviii) There has been no resignation of the statutory auditors during the year. Accordingly, reporting under clause 3(xviii) of the Order is not applicable to the Company.
- (xix) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information in the standalone financial statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.
- (xx) According to the information and explanations given to us, the Company does not have any unspent amounts towards Corporate Social Responsibility in respect of any ongoing or other than ongoing project as at the end of the financial year. Accordingly, reporting under clause 3(xx) of the Order is not applicable to the Company.
- (xxi) The reporting under clause 3(xxi) of the Order is not applicable in respect of audit of standalone financial statements of the Company. Accordingly, no comment has been included in respect of said clause under this report.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No:001076N/N500013



Rakesh Rathi
Partner
Membership No.: 045228

UDIN: 24045228BKGPLL3782

Place: Mumbai
Date: 8 May 2023



For **T R Chadha & Co LLP**
Chartered Accountants
Firm's Registration No:006711N/N500028



Hitesh Garg
Partner
Membership No.: 502955

UDIN: 24502955BKEHVJ5156

Place: Mumbai
Date: 8 May 2023



Walker Chandiook & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
E 2001, 20th Floor, Lotus Corporate Park
Ram Mandir Station Road, Goregaon East
Mumbai - 400 063

Annexure B

Independent Auditor's Report on the internal financial controls with reference to the standalone financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the standalone financial statements of **Piramal Capital & Housing Finance Limited** ('the Company') as at and for the year ended 31 March 2024, we have audited the internal financial controls with reference to financial statements of the Company as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

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

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Standalone Financial Statements

3. Our responsibility is to express an opinion on the Company's internal financial controls with reference to standalone financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the standalone financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls with reference to financial statements.



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Chartered Accountants
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E 2001, 20th Floor, Lotus Corporate Park
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Mumbai - 400 063

Annexure B (Continued)

Meaning of Internal Financial Controls with Reference to Financial Statements

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

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

Opinion

8. In our opinion, the Company has, in all material respects, adequate internal financial controls with reference to standalone financial statements and such controls were operating effectively as at 31 March 2024, based on the internal financial controls with reference to financial statements criteria established by the Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

For Walker Chandiook & Co LLP
Chartered Accountants
Firm's Registration No:001076N/N500013



Rakesh Rathi
Partner
Membership No.: 045228

UDIN: 24045228BKGPLL3782

Place: Mumbai
Date: 8 May 2024



For T R Chadha & Co LLP
Chartered Accountants
Firm's Registration No:006711N/N500028



Hitesh Garg
Partner
Membership No.: 502955

UDIN: 24502955BKEHVJ5156

Place: Mumbai
Date: 8 May 2024



Piramal Capital & Housing Finance Limited

Standalone Balance Sheet

as at March 31, 2024

(Currency : Rs in lakhs)

	Note	As at March 31, 2024	As at March 31, 2023	
ASSETS				
1 Financial assets:				
(a)	Cash and cash equivalents	3	193,356	191,533
(b)	Bank balances other than (a) above	4	98,144	68,145
(c)	Derivative financial instruments	48	5,398	9,811
(d)	Receivables			
	(i) Other Receivables	5	5,365	1,179
(e)	Loans	6	4,842,591	4,183,582
(f)	Investments	7	864,748	1,317,495
(g)	Other financial assets	8	95,577	83,594
2 Non- financial assets:				
(a)	Current tax assets (net)	9	51,677	72,393
(b)	Deferred tax assets (net)	10	252,711	142,427
(c)	Property, Plant and Equipment	12	38,806	32,307
(d)	Right-of-use assets	12	29,600	23,945
(e)	Intangible assets under development	12	1,007	353
(f)	Other intangible assets	12	18,857	11,648
(g)	Other non-financial assets	11	40,129	36,385
Total Assets			6,537,966	6,174,797
LIABILITIES AND EQUITY				
Liabilities				
1 Financial liabilities:				
(a)	Payables			
	Trade payables			
	(i) Total outstanding dues of micro enterprises and small enterprises	13	2,945	243
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	13	32,339	28,764
(b)	Debt securities	14	2,871,466	2,696,168
(c)	Borrowings (other than debt securities)	15	1,577,208	1,320,709
(d)	Deposits	16	45,000	31,552
(e)	Subordinated debt liabilities	17	12,723	12,688
(f)	Other financial liabilities	18	130,297	166,502
2 Non- financial liabilities:				
(a)	Current tax liabilities (net)	19	7,911	59,208
(b)	Provisions	20	6,118	6,099
(c)	Other non-financial liabilities	21	351,534	362,877
3 Equity				
(a)	Equity share capital	22	2,336,469	2,136,469
(b)	Other equity	23	(836,044)	(646,482)
Total Liabilities and Equity			6,537,966	6,174,797
Material accounting policies	2			

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP

Chartered Accountants

Firm Registration No. 001076N/N500033



For T R Chadha & Co LLP

Chartered Accountants

Firm's Registration No: 006711N/N500028

For and on behalf of the Board of Directors of

Piramal Capital & Housing Finance Limited

Rakesh Rathi

Partner

Membership No: 045228



Hitesh Garg

Partner

Membership No: 502955

Jairam Sridharan

Managing Director

DIN: 05165390

Ajay Piramal

Chairman

DIN: 00028116



Vikash Singh

Chief Financial Officer

Bipin Singh

Company Secretary

Mumbai, May 8, 2024

Piramal Capital & Housing Finance Limited

Standalone Statement of Profit and Loss

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
Revenue from operations			
Interest income	24	586,307	632,243
Rental income		98	118
Fees and commission income	25	56,699	26,817
Other operating income	26	23,252	-
Total Revenue from operations		666,356	659,178
Other income	27	4,884	5,851
Total Income		671,240	665,029
Expenses			
Finance costs	28	360,369	345,333
Fees and commission expense	29	5,136	2,988
Net loss on fair value changes	30	26,248	77,211
Net loss on derecognition of financial instruments under amortised cost category	31	301,619	326,553
Impairment allowances/(reversals) on financial instruments	32	(66,632)	(15,928)
Employee benefits expenses	33	85,907	56,104
Depreciation, amortisation and impairment	12	15,511	9,497
Other expenses	34	132,194	118,202
Total Expenses		860,352	919,960
Profit/(Loss) before exceptional items and tax		(189,112)	(254,931)
Less: Exceptional items			
Impairment of Goodwill	53	-	1,025,681
Regulatory Provision on investments in alternative investment funds	7	165,768	-
Profit/(Loss) before tax		(354,880)	(1,280,612)
Less: Tax Expenses			
Current tax	35	-	-
Reversal of tax Expenses – Earlier years		(52,932)	(332,754)
Deferred tax		(110,813)	(205,375)
Profit/(Loss) for the year		(191,135)	(742,483)
Other comprehensive income			
<i>Items that will not be reclassified to Statement of profit or loss</i>			
Remeasurement of the defined benefit plan		(562)	130
Equity Instruments Measured through OCI		1,247	8,981
Income tax relating to items that will not be reclassified to Statement of profit or loss		(172)	(2,293)
<i>Items that will be reclassified to Statement of profit or loss</i>			
Remeasurement gain/(loss) on hedge accounting		(289)	1,343
Debt Instruments Measured through OCI		1,706	(1,705)
Income tax relating to items that will be reclassified to Statement of profit or loss		(357)	91
Net other comprehensive income		1,573	6,547
Total comprehensive income/(loss) for the year		(189,562)	(735,936)
Earnings per equity share (Basic and Diluted) (Rs.)	36	(0.89)	(3.48)
Material accounting policies	2		

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP

Chartered Accountants

Firm Registration No. 001076N/N500013

For T R Chadha & Co LLP

Chartered Accountants

Firm's Registration No: 006711N/N500028

For and on behalf of the Board of Directors of

Piramal Capital & Housing Finance Limited

Rakesh Rathi

Partner

Membership No: 045228



Hitesh Garg

Partner

Membership No: 502955



Jairam Sridharan

Managing Director

DIN: 05165390

Vikash Singhla
Chief Financial Officer

Ajay Piramal

Chairman

DIN: 00028116

Bipin Singh
Company Secretary

Mumbai, May 8, 2024



Piramal Capital & Housing Finance Limited

Standalone Statement of Cash Flow

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
A. Cash flow from operating activities		
Profit / (loss) before tax	(354,880)	(1,280,612)
Gain on Sale of Investments	83,844	(8,374)
Interest income from fixed deposits	(7,000)	(4,837)
Provision for Doubtful Advances	-	13,399
Goodwill written off	-	1,025,681
(Gain)/Loss on fair valuation	(57,596)	85,585
Regulatory Provision on AIF	165,768	-
Impairment allowances/(reversals) on financial instruments	(66,632)	(15,928)
Interest on lease payment	3,373	1,972
Finance Costs	360,369	345,333
Net loss on derecognition of financial instruments	301,619	326,553
Gain on sale of property, plant and equipment & Other intangible assets	(67)	(262)
Depreciation and amortisation	15,511	9,497
Cash generated from operations before working capital changes	444,309	498,007
Decrease / (Increase) in Loans	(905,067)	159,381
Decrease / (Increase) in Investments	288,835	(134,052)
Decrease / (Increase) in Other receivables	(4,186)	(1,179)
Decrease / (Increase) in Other financial assets	(11,983)	28,941
Decrease / (Increase) in Other non financial assets	(3,744)	(3,529)
Increase / (Decrease) in Trade Payables	6,277	(3,002)
Increase / (Decrease) in Provisions	1,439	647
Increase / (Decrease) in Other financial liabilities	(44,380)	63,685
Increase / (Decrease) in Other non financial liabilities	22,267	6,978
Cash generated from / (used in) operations	(206,233)	615,877
Income taxes paid (net of refund)	22,351	40,787
Net cash generated from / (used in) operating activities (a)	(183,882)	656,664
B. Cash flow from investing activities		
Purchase of property, plant and equipment & Other intangible assets	(25,808)	(14,475)
Sale proceeds from property, plant and equipment & Other intangible assets	3,127	11,540
Investments in Subsidiaries	(14,585)	(9,613)
Purchase of Treasury Investments	(7,661,045)	(5,602,611)
Sale of Treasury Investments	7,625,958	5,622,066
Interest income from fixed deposits	7,000	4,837
Investment in fixed deposits	(122,326)	(104,208)
Redemption from fixed deposits	92,289	90,025
Net cash generated from / (used in) investing activities (b)	(95,390)	(2,439)
C. Cash flow from financing activities		
Payment of Lease Liabilities	(7,940)	(5,972)
Borrowings taken during the year	2,541,500	810,925
Borrowings repaid during the year	(2,452,465)	(1,729,505)
Issue of equity shares	200,000	-
Net cash generated from / (used in) financing activities (c)	281,095	(924,552)
Net Increase/(decrease) in cash and cash equivalents (a+b+c)	1,823	(270,327)



Piramal Capital & Housing Finance Limited

Standalone Statement of Cash Flow

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash and cash equivalents as at beginning of the year	191,533	461,860
Cash and cash equivalents as at end of the year	193,356	191,533
Cash and Cash Equivalents Comprise of:		
Cash on hand		
Balances with banks in current accounts	193,356	191,533
	<u>193,356</u>	<u>191,533</u>

The standalone statement of cash flow has been prepared under the 'Indirect Method' set out in Indian Accounting Standard-7, "Statement of cash flow"

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No. 001076N/N500013

For T R Chadha & Co LLP

Chartered Accountants

Firm's Registration No: 006711N/N500028

For and on behalf of the Board of Directors of
Piramal Capital & Housing Finance Limited



Rakesh Rathi
Partner

Membership No: 045228



Hitesh Garg
Partner

Membership No: 502955



Jairam Sridharan
Managing Director

DIN: 05165390



Ajay Piramal
Chairman

DIN: 00028116

Mumbai, May 8, 2024



Vikash Singha
Chief Financial Officer



Bipin Singh
Company Secretary



Piramal Capital & Housing Finance Limited

Standalone Statement of changes in equity

for the year ended March 31, 2024

(Currency : Rs in lakhs)

A. Equity Share Capital:

Particulars	Amount
Balance as at March 31, 2022	2,136,469
Add: Issue of shares during the year	-
Balance as at March 31, 2023	2,136,469
Add: Issue of shares during the year	200,000
Balance as at March 31, 2024	2,336,469

B. Other Equity:

Particulars	Reserves and Surplus				Retained Earnings	Other Comprehensive Income			Total
	Amalgamation Adjustment Reserve	Statutory Reserve	Capital Reserve	Securities Premium		Debt Instruments Measured through OCI	Equity Instruments Measured through OCI*	Cash flow hedging reserve	
Balance as at March 31, 2022	(398,370)	244,564	17,263	220,885	5,734	-	-	(624)	89,452
Add/(Less) Transfer during the year	-	-	-	-	-	(1,276)	6,720	1,005	6,449
Add/(Less): Profit/(loss) during the year	-	-	-	-	(742,483)	-	-	-	(742,483)
Add/(Less): Other Comprehensive Income (net of tax)	-	-	-	-	100	-	-	-	100
Balance as at March 31, 2023	(398,370)	244,564	17,263	220,885	(736,649)	(1,276)	6,720	381	(646,482)
Add/(Less): Transfer during the year	-	-	-	-	-	1,277	933	(216)	1,994
Add/(Less) Profit/(loss) during the year	-	-	-	-	(191,135)	-	-	-	(191,135)
Add/(Less): Other comprehensive income (net of tax)	-	-	-	-	(421)	-	-	-	(421)
Balance as at March 31, 2024	(398,370)	244,564	17,263	220,885	(928,205)	1	7,653	165	(836,044)

* that will not be reclassified to Statement of profit or loss

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker ChandioK & Co LLP

Chartered Accountants

Firm Registration No. 001076N/N500013



Rakesh Rathi

Partner

Membership No: 045228



For T R Chadha & Co LLP

Chartered Accountants

Firm's Registration No: 006711N/N500028



Hitesh Garg

Partner

Membership No: 502955



For and on behalf of the Board of Directors of

Piramal Capital & Housing Finance Limited



Jairam Sridharan

Managing Director

DIN: 05165390



Ajay Piramal

Chairman

DIN: 00028116



Vikash Singhla

Chief Financial Officer



Bipin Singh

Company Secretary



Mumbai, May 8, 2024

Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements

for the year ended March 31, 2024

(Currency : Rs in lakhs)

1A. GENERAL INFORMATION

Piramal Capital & Housing Finance Limited (the Company) was incorporated in India on April 11, 1984 and has been carrying on, as its main business of providing loans to customers for construction or purchase of residential property, loans against property, loans to real estate developers, loans to SMEs, etc. The company is registered with National Housing Bank (NHB) under Section 29A of the National Housing Bank Act, 1987. The registered office of the Company is in Unit No. 601, 6th Floor, Amity Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla West, Mumbai City, 400070.

The Company is the wholly-owned subsidiary of Piramal Enterprises Limited.

The Company is a public limited company and its debts are listed on the Bombay Stock Exchange (BSE India) and the National Stock Exchange (NSE), India.

The standalone financial statements are authorised by the Board of Directors for issue in accordance with resolutions passed on May 8, 2024.

1B. Basis of Preparation

i) Statement of compliance and basis of preparation and presentation of standalone financial statements

The standalone financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) and the provisions of the Companies Act, 2013 ('the Act'). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter and the guidelines and directives issued by the Reserve Bank of India (RBI) and National Housing Bank ("NHB") to the extent applicable.

The standalone Balance Sheet, the standalone Statement of Profit and Loss and the standalone statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III to the Companies Act, 2013 (the "Act"). The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows". The Balance Sheet, Statement of Profit and Loss, Statement of Cash Flow, Statement of Changes in Equity, summary of the material accounting policies information and other explanatory information are together referred as the financial statements of the Company.

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

All amounts included in the standalone financial statements are reported in lakhs of Indian rupees (Rs. in lakhs) except share and per share data, unless otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentages may not precisely reflect the absolute figures.

ii) Basis of Accounting

The standalone financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period. The standalone financial statements are prepared and presented on going concern basis.

iii) Use of Estimates and Judgements

The preparation of the standalone financial statements in conformity with Indian Accounting Standards ("Ind AS") requires the management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the standalone financial statements and the reported amounts of revenues and expenses during the year. Accounting estimates could change from period to period. Actual results could differ from those estimates. Revisions to accounting estimates are recognised prospectively. The Management believes that the estimates used in preparation of the standalone financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Following areas entail a high degree of estimate and judgement or complexity in determining the carrying amount of certain assets and liabilities.

1. Business Combination - Note 2 (xix) & note 42 B
2. Measurement of defined benefit obligations; key actuarial assumptions – Note 2 (vi) & note 44
3. Fair Valuation of financial assets and liabilities - Note 2 (xviii) & note 45
4. Impairment of financial assets – Note 2 (iv) & note 47.4
5. Impairment of non-financial assets – Note 2 (iii)
6. Impairment of Goodwill – Note 2 (xix) & note 53
7. Income tax - Note 2 (xii), note 10 & note 35
8. Evaluation of business Model - Note 2 (iv)
9. Provision and Liabilities - Note 2 (vii)
10. Useful Life of Property, Plant and Equipment (PPE) and Intangible assets - Note 2 (i)
11. Share Based Payments – Note 2 (vi) & note 44 (iv)
12. Effective Interest Rate (EIR) Method – Note 2 (iv)



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

2. MATERIAL ACCOUNTING POLICIES INFORMATION

i) Property, plant and equipment

All Property, Plant and Equipment are stated at cost of acquisition, less accumulated depreciation and accumulated impairment losses, if any, except for fair valued assets on business combination carried out in earlier years. Direct costs are capitalised until the assets are ready for use and includes freight, duties, taxes and expenses incidental to acquisition and installation.

The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Subsequent expenditures related to an item of Property, Plant and Equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

Losses arising from the retirement of, and gains or losses arising from disposal of Property, Plant and Equipment are recognised in the Statement of Profit and Loss.

Property, plant and equipment is recognised when it is probable that future economic benefits associated with the item is expected to flow to the Company and the cost of the item can be measured reliably. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included under other income/expenses in the Statement of Profit and Loss when the asset is derecognised.

Depreciation is provided on a pro-rata basis on the straight line method ('SLM') over the estimated useful lives of the assets less their residual values specified in Schedule II of the Companies Act, 2013.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Individual Property, Plant and Equipment costing less than Rupees five thousand are depreciated fully in the year of purchase or acquisition.

The estimated useful lives of Property, Plant and Equipment are as stated below:

Building	60 years
Office Equipment	5 years
Furniture and fixtures	10 years
Computers Servers and Network	6 years
Computer - End user device	3 years
Motor Vehicle	8 years (Refer note below)
Leasehold Improvements	Amortised on SLM over lease tenure or 5 years whichever is lower

The Company has determined the remaining useful life of the PPE, acquired on date of acquisition/business combination, as per Companies Act 2013. The value of PPE acquired is depreciated/amortised over such remaining useful life determined on straight line method basis which best reflects the usage of asset to the accounting acquirer.

For vehicles given to employee as a perquisite and forming the part of their employment, amortisation is done basis the employment agreement which may vary between 3 to 5 years.

ii) Intangible Assets

Intangible assets are stated at acquisition cost except for fair valued assets on business combination carried out in earlier year, net of accumulated amortisation and accumulated impairment losses, if any.

Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the disposal proceeds and the carrying amount of the asset and are recognised as income or expense in the Statement of Profit and Loss.

Intangible assets not ready for use on the date of Balance Sheet is disclosed as 'Intangible assets under development'.

Intangible Assets other than Goodwill are amortized on a straight line basis over their finite useful lives over the following period:

Computer Software	6 years
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The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

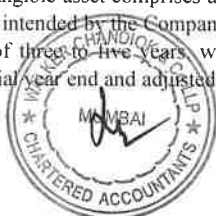
Individual intangible assets costing less than Rupees five thousand are depreciated fully in the year of purchase or acquisition.

Goodwill on acquisition is included in intangible assets. Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Goodwill is carried at cost less accumulated impairment losses.

Self generated software

The Company recognises internally generated intangible assets when it is certain that the future economic benefit attributable to the use of such intangible assets are probable to flow to the Company and the expenditure incurred for development of such intangible assets can be measured reliably. Research costs are treated as revenue expenses and charged off to the Statement of Profit and Loss of respective year. The cost of an internally generated intangible asset comprises all directly attributable costs necessary to create, produce, and prepare the asset to be capable of operating in the manner intended by the Company. The intangible assets including those internally generated are amortised using the straight line method over a period of three to five years, which is the Management's estimate of its useful life. The useful lives of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iii) Impairment of non financial assets

The Company assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. For the purposes of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, the Company estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that previously assessed impairment loss no longer exists or may have decreased, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

iv) Financial instruments

Recognition and initial measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at fair value through Other Comprehensive Income (FVTOCI):

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

By default, all other financial assets are subsequently measured at fair value through profit and loss (FVTPL).

Debt and other instruments

Subsequent measurement of debt and other instruments depends on the Company's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Company classifies its debt and other instruments:

Evaluation of Business Model

Classification and measurement of financial instruments depends on the results of the solely payments of principal and interest on the principal amount outstanding ("SPPI") and the business model test. The Company determines the business model at a level that reflects how the Company's financial instruments are managed together to achieve a business objective.

The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those instruments.

Amortised cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.

Effective interest rate method

Income is recognised on an effective interest rate basis for financial assets other than those financial assets classified as at FVTPL. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

When calculating the effective interest rate for financial instruments other than purchased or originated credit-impaired ('POCI') assets, the Company estimates future cash flows considering all contractual terms of the financial instrument, but not ECL. For purchased or originated credit-impaired financial assets, a credit-adjusted effective interest rate is calculated using estimated future cash flows including ECL.

The calculation of the effective interest rate includes transaction costs and fees that are an integral part of the contract. Transaction costs include incremental costs that are directly attributable to the acquisition of financial asset.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

If expectations regarding the cash flows on the financial asset other than purchase or originated credit impaired are revised for reasons other than credit risk, the adjustment is recorded as a positive or negative adjustment to the carrying amount of the asset in the balance sheet with an increase or reduction in interest income. The adjustment is subsequently amortized through Interest income in the statement of profit and loss. In respect of purchased or originated credit impaired assets, such positive or negative adjustment to the carrying amount of the asset is reflected through change in lifetime ECL since initial recognition. Favourable changes in lifetime ECL are recognised as an impairment gain, even if the favourable changes are more than the amount, if any, previously recognised in profit or loss account as impairment losses.

The Company calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

For financial assets that were credit-impaired on initial recognition, interest income is calculated by applying the credit-adjusted effective interest rate to the amortised cost of the asset. The calculation of interest income does not revert to a gross basis, even if the credit risk of the asset improves.

The Company considers only DSA cost while calculating interest income for retail loans by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. Since the processing fees income collected from the customers approximately equates to the corresponding file cost incurred, the same is not considered for EIR computation.

Financial assets at fair value through profit or loss (FVTPL)

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset. Dividend on financial assets at FVTPL is recognised when the Company's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Changes in the fair value of financial assets at FVTPL are recognised in the statement of profit and loss.

Wholesale loan book acquired through business combination is accounted as FVTPL instruments.

Fair value through Other Comprehensive Income (FVTOCI)

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVTOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the statement of profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to the statement of profit or loss and recognised in other gains/(losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value measurement

Fair value measurements under Ind AS are categorised into fair value hierarchy based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities that the Company can access on measurement date.
- Level 2 inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 where unobservable inputs are used for the valuation of assets or liabilities.

For assets and liabilities that are recognized in the standalone Financial Statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Impairment of financial assets

The Company applies the expected credit loss ("ECL") model for recognising impairment loss on financial assets measured at amortised cost, loan commitments and other contractual rights to receive cash or other financial asset.

Wholesale lending

The expected credit loss is a product of exposure at default, probability of default and loss given default. The Company has devised an internal model to evaluate the probability of default and loss given default based on the parameters set out in Ind AS 109. In line with the same, the financial instruments are classified into Stage 1 – Standard Assets with zero to thirty days past due (DPD), Stage 2 – Significant Credit Deterioration or overdue between 31 to 90 days or standard OTR cases and Stage 3 – Default Assets with overdue for more than 90 days & restructured NPA. For Stage 1 & Stage 2, PD & LGD are arrived at using parametric scorecard in the internal ECL model.

The ECL calculation is also adjusted using forward looking inputs from anticipated change in future macro-economic conditions to comply with Ind AS 109.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Retail lending:

The Company uses ECL allowance for financial assets measured at amortised cost, which are not individually significant, and comprise of a large number of homogeneous loans that have similar characteristics. The expected credit loss is a product of exposure at default, probability of default and loss given default. Due to lack of sufficient 5-year internal data, the Company uses external data from credit bureau agency for potential credit losses. Further, the estimates from the above sources have been adjusted with forward looking inputs from anticipated change in future macro-economic conditions to comply with IndAS 109.

The financial instruments are classified into Stage 1 – Standard Assets with zero to thirty days past due (DPD), Stage 2 – Significant Credit Deterioration or overdue for more than thirty days to 90 days or standard OTR cases and Stage 3 – Default Assets with overdue for more than 90 days.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

Impairment - POCI Financial Assets

POCI financial assets are assets that are credit-impaired on initial recognition. For POCI assets, lifetime ECL are incorporated into the calculation of the effective interest rate on initial recognition. Consequently, POCI assets do not carry an impairment allowance on initial recognition. The amount recognised as a loss allowance subsequent to initial recognition is equal to the changes in lifetime ECL since initial recognition of the asset. A favourable change for such assets create an impairment gain.

Derecognition of financial assets

The Company derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of financial assets in entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable, is recognised in the statement of profit and loss.

Financial assets are written off either partially or in their entirety only when the Company has no reasonable expectation of recovery.

Reclassification of financial assets and liabilities

After initial recognition of financial assets and liabilities, no re-classification is made except for financial assets where there is a change in the business model for managing those assets. The Company's management determines change in the business model as a result of external or internal changes which are significant to the Company's operations. Such changes are evident to external parties. If the Company reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Company does not restate any previously recognized gains or losses (including impairment gains or losses) or interest.

Sale of Financial assets measured at Amortised Cost

Entity reclassifies financial assets if the entity changes its business model for managing those financial assets. Such changes are expected to be very infrequent. Such changes are determined by the entity's senior management as a result of external or internal changes and must be significant to the entity's operations and demonstrable to external parties. Accordingly, a change in an entity's business model will occur only when an entity either begins or ceases to perform an activity that is significant to its operations;

The Company may occasionally sale portfolio classified under amortised pool for liquidity management, recovery management in case of stressed pool or for any specific regulatory compliance which will not lead to change in business model.

Further, if the sales are infrequent or insignificant in value, the sale of amortised cost pool will also not lead to Change in Business Model.

Foreign exchange gains and losses

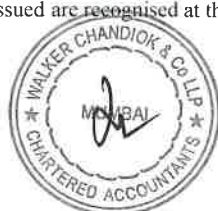
The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. For foreign currency denominated financial assets measured at amortised cost or FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.

Classification as debt or equity

Debt and equity instruments issued by the Company are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity Instrument

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued are recognised at the proceeds received.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest rate method or at FVTPL.

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Company as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in profit and loss.

Derecognition of financial liabilities

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or have expired. An exchange between the Company and the lender of debt and other instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

Derivatives and hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period. Resulting gain/loss due to subsequent remeasurement of derivatives is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset whereas a derivative with a negative fair value is recognised as a financial liability

Embedded derivatives

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss. Embedded derivatives closely related to the host contracts are not separated.

Embedded foreign currency derivatives

Embedded foreign currency derivatives are not separated from the host contract if they are closely related. Such embedded derivatives are closely related to the host contract, if the host contract is not leveraged, does not contain any option feature and requires payments in one of the following currencies:

- the functional currency of any substantial party to that contract,
- the currency in which the price of the related good or service that is acquired or delivered is routinely denominated in commercial transactions around the world,
- a currency that is commonly used in contracts to purchase or sell non-financial items in the economic environment in which the transaction takes place (i.e. relatively liquid and stable currency)

Foreign currency embedded derivatives which do not meet the above criteria are separated and the derivative is accounted for at fair value through profit and loss.

Hedge accounting

The Company designates certain hedging instruments, which include derivatives in respect of foreign currency risk, as either fair value hedges, cash flow hedges, or hedges of net investments in foreign operations. Hedges of foreign exchange risk on firm commitments are accounted for as cash flow hedges. The Company applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Company formally designates and documents the hedge relationship to which the Company wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Company's risk management objective and strategy for undertaking hedge, the hedging / economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the Company would assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in cash flows and are assessed on an on-going basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Hedges that meet the criteria for cash flow hedge accounting are accounted as follows:

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately as finance cost in the statement of profit and loss.

The amount recognised in the cash flow hedge reserve is reclassified from OCI to profit or loss as a reclassification adjustment in the same period as the hedged cash flows affect profit or loss, and in the same line item in the statement of profit or loss.

If the hedging derivative expires or is sold, terminated or exercised, or the hedge no longer meets the criteria for cash flow hedge accounting, or the hedge designation is revoked, then hedge accounting is discontinued prospectively. If the hedged cash flows are no longer expected to occur, then the Company immediately reclassifies the cumulative amount in the hedging reserve from OCI to the statement of profit or loss.

Investment in Subsidiaries and Associates

Investment in subsidiaries and associates are recognized and carried at cost. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount and the difference is transferred to the Statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

v) Assets held for sale

Assets are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell. Losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognised in profit or loss. Once classified as held-for-sale, assets and liabilities are no longer amortised or depreciated.

vi) Employee Benefits

Employee benefits include provident fund, compensated absences and gratuity. In case of Provident fund, contributions are made to the Regional Provident Fund Office.

Defined Contribution Plans

The Company's contribution to the Regional Provident Fund office are considered as defined contribution plans, as the Company does not carry any further obligations apart from the contributions made on a monthly basis and are charged as an expense based on the amount of contribution required to be made.

Defined Benefit Plans

The Company contributes to Defined Benefit Plans comprising of Gratuity and Compensated absences.

Gratuity: The Company provides for gratuity, a defined benefit plan (the "Gratuity Plan") in accordance with the Payment of Gratuity Act, 1972. The Gratuity Plan provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment. Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the balance sheet.

The Company has a policy on compensated absences which are both accumulating and non-accumulating in nature. The expected cost of accumulating compensated absences is determined by actuarial valuation performed by an independent actuary at each reporting period using projected unit credit method on the additional amount expected to be paid / availed as a result of the unused entitlement that has accumulated at the reporting period. Expense on non-accumulating compensated absences is recognized in the period in which the absences occur.

Employee Share-based payments

The Holding company has issued stock options to certain employees of the Company. These transactions are recognised as equity-settled share based payment transactions. The stock compensation expense is determined based on fair value of options and the holding company's estimate of options that will eventually vest and is recognised over the vesting period in the statement of profit and loss and is payable to the Holding Company.

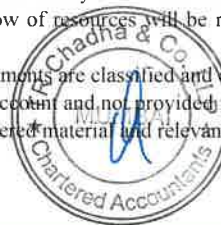
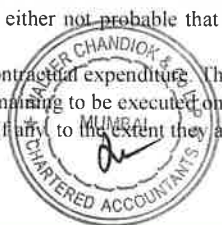
vii) Provisions, Contingent Liabilities and Commitments

Provisions are recognised when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material). The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

- The estimated amount of contracts remaining to be executed on capital account and not provided for; and
- Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

viii) Revenue recognition

Interest income

Interest income from a financial asset (including Lease rental discounting assets) is recognised when it is probable that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Delayed payment interest (penal interest and the like) levied on customers for delay in repayments/ non payment of contractual cashflows is recognised on realisation.

Fees and commission income

Fee based income are recognised when they become measurable and when it is probable to expect their ultimate collection. Loan processing fees income is accounted for on effective interest basis except for processing fees income collected from the customers which approximates to the corresponding file cost incurred. Arranger fees income is accounted for on accrual basis.

Dividend Income

Dividend income from investments is recognised when the Company's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Company and the amount of dividend income can be measured reliably).

The gain / loss on account of redemption of units of mutual funds is recognised in the period in which redemption occurs.

Net gain/(loss) on fair value changes

The Company designates certain financial instruments for subsequent measurement at fair value through profit or loss (FVTPL) or fair value through other comprehensive income (FVOCI) as per the criteria in Ind AS 109. The Company recognises gains/(losses) on fair value change of financial instruments and realised gains/(losses) on derecognition of financial instruments measured at FVTPL and FVOCI on net basis.

Sale of Services

In contracts involving the rendering of services/development contracts, revenue is recognised at the point in time in which services are rendered. In case of fixed price contracts, the customer pays a fixed amount based on the payment schedule. If the services rendered by the Company exceed the payment, a Contract asset (Unbilled Revenue) is recognised. If the payments exceeds the services rendered, a contract liability (Deferred Revenue) is recognised. If the contracts involve time-based billing, revenue is recognised in the amount to which the Company has a right to invoice.

ix) Foreign Currency Transactions

In preparing the standalone financial statement, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

x) Exceptional Items

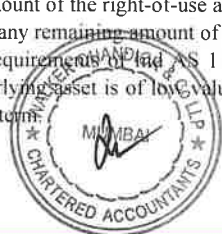
When items of income and expense within profit or loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such items is disclosed separately as exceptional items.

xi) Leases

The Company recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment.

The Company measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using incremental borrowing rate. Interest expense on the lease liability is a component of other borrowing cost. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Company is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The company recognises the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Company recognises any remaining amount of the re-measurement as a statement of profit and loss.

The Company has elected not to apply the requirements of Ind AS 116 Leases to short term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognised as an expense on a straight-line basis over the lease term.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

xii) Taxes on Income

Tax expense for the year, comprising current tax and deferred tax, are included in the determination of the net profit or loss for the year. Current tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the standalone financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting year.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

While determining the tax provisions, the Company assesses whether each uncertain tax position is to be considered separately or together with one or more uncertain tax positions depending upon the nature and circumstances of each uncertain tax position.

xiii) Cash and Cash Equivalents

In the cash flow statement, Cash and cash equivalent comprises cash in hand, demand deposits and time deposits with original maturity of less than three months held with bank and debit balance in cash credit account. Credit balance in cash credit account are shown within borrowings in financial liabilities in the balance sheet.

xiv) Finance Costs

Borrowing costs directly attributable to acquisition or construction of qualifying assets (i.e. those fixed assets which necessarily take a substantial period of time to get ready for their intended use) are capitalised.

Borrowing costs include interest expense calculated using the EIR method. EIR includes interest, amortization of ancillary cost, incurred in connection with the borrowing of funds. Other borrowing costs are recognised as an expense in the period in which they are incurred.

xv) Earnings per share

Basic earnings per share

The basic earnings per share is computed by dividing the net profit attributable to the equity shareholders by weighted average number of equity shares outstanding during the reporting year.

Diluted earnings per share

Number of equity shares used in computing diluted earnings per share comprises the weighted average number of shares considered for deriving basic earnings per share and also weighted average number of equity shares which would have been issued on the conversion of all dilutive potential shares. In computing diluted earnings per share only potential equity shares that are dilutive are included.

xvi) Segment accounting

In accordance with Ind AS 108, Segment Reporting, the Chief Executive Officer and Managing Director is the Company's chief operating decision maker ("CODM"). The Company has identified only one reportable business segment & geographical segment as it deals mainly in lending business within India.

xvii) Securitization and direct assignment (including co-lending)

The Company transfers loans through securitisation and direct assignment (including co-lending) transactions. The transferred loans are derecognised and gains/losses are accounted for, only if the Company transfers substantially all risks and rewards specified in the underlying assigned loan contract.

In accordance with Ind AS 109, in case of assignment transactions with complete transfer of risks and rewards without any retention of residual interest, gain arising on such assignment transactions is recorded upfront in the Statement of Profit and Loss and the corresponding asset is derecognized from the Balance Sheet immediately upon execution of such transaction. Further, the transfer of financial assets qualifies for derecognition in its entirety, the whole of the interest spread at its present value (discounted over the life of the asset) is recognized on the date of derecognition itself as interest only strip receivable (interest strip on assignment) and correspondingly recognized as profit on derecognition of financial asset.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

xviii) Fair Valuation of financial assets and liabilities

Certain financial assets of the Company are measured at fair value for financial reporting purposes. In estimating the fair value of an asset and liability, the Company uses market observable data to the extent it is available. When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques. In such cases, the Company usually engages third party qualified external valuer to establish the appropriate valuation techniques and inputs to the valuation model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in Note 45.

xix) Business Combinations and Goodwill

The acquisition method of accounting is used to account for all business combinations except under common control, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of a business comprises the:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Company; and
- fair value of any asset or liability resulting from a contingent consideration arrangement.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Company recognises any non-controlling interest in the acquired entity on an acquisition-by-acquisition basis at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Acquisition-related costs are expensed as incurred.

The excess of the

- consideration transferred;
- amount of any non-controlling interest in the acquired entity, and
- acquisition-date fair value of any previous equity interest in the acquired entity

over the fair value of the net identifiable assets acquired is recorded as goodwill. After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Any impairment loss for goodwill is recognised in the statement of profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised as capital reserve in other equity.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in profit or loss or other comprehensive income, as appropriate.

xx) Recent pronouncements on Indian Accounting Standards

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
3 Cash and cash equivalents		
Cash on hand*	-	-
Balances with banks in current accounts	193,356	191,533
Total	193,356	191,533

*Amount below 0.50 lakhs has been considered as 0.

4 Bank balances other than (a) above		
Fixed deposits (with original maturity more than 3 months)	1,668	1,259
Earmarked balances with banks*	96,416	66,788
Unclaimed dividend Accounts	60	98
Total	98,144	68,145

(i) Deposits with banks to the extent of Rs. 96,416 lakhs (March 31, 2023 - Rs. 66,788 lakhs) offered as security against the borrowings and guarantees.

(ii) Net of fair valuation loss of Rs. 22,978 lakhs (March 31, 2023 - Rs. 22,978 lakhs) on account of value recognised in books for cash collateral for securitised pool created at the time of amalgamation with erstwhile Dewan Housing Finance Corporation Limited ("eDHFL")

5 Receivables		
Other receivables		
Receivables considered good - Unsecured	5,365	1,179
Total	5,365	1,179



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency - Rs in lakhs)

	As at March 31, 2024			As at March 31, 2023				
	At amortised cost	At FVTPL	At FVTOCI	Total	At amortised cost	At FVTPL	At FVTOCI	Total
6 Loans								
Loans in India - Term Loans								
A (a) Secured by tangible assets	3,973,499	111,016	-	4,084,515	3,783,273	133,868	-	3,917,141
(b) Unsecured	1,394,968	-	-	1,394,968	950,796	-	-	950,796
Gross	5,368,467	111,016	-	5,479,483	4,734,069	133,868	-	4,867,937
Less: Allowance for impairment loss (expected credit loss allowance)	(636,892)	-	-	(636,892)	(684,355)	-	-	(684,355)
Total	4,731,575	111,016	-	4,842,591	4,049,714	133,868	-	4,183,582
B Considered good								
- to Related party	15,000	-	-	15,000	27,100	-	-	27,100
- to Others	4,403,344	111,016	-	4,514,360	3,689,319	133,868	-	3,823,187
Less: Allowance for impairment loss (expected credit loss allowance)	(109,843)	-	-	(109,843)	(122,675)	-	-	(122,675)
Significant increase in Credit Risk	355,342	-	-	355,342	341,858	-	-	341,858
Less: Allowance for impairment loss (expected credit loss allowance)	(82,276)	-	-	(82,276)	(96,273)	-	-	(96,273)
Credit impaired	415,178	-	-	415,178	426,792	-	-	426,792
Less: Allowance for impairment loss (expected credit loss allowance)	(367,196)	-	-	(367,196)	(358,906)	-	-	(358,906)
Purchased or Originated Credit Impaired Assets (POCI)	179,603	-	-	179,603	249,000	-	-	249,000
Less: Allowance for impairment loss (expected credit loss allowance)	(77,577)	-	-	(77,577)	(106,501)	-	-	(106,501)
Total	4,731,575	111,016	-	4,842,591	4,049,714	133,868	-	4,183,582
Loan to Public Sectors				-				-
Loan to Others				4,842,591				4,183,582
Total				4,842,591				4,183,582

Note: During the current and prior reporting periods, there was no change in the business model under which the Company holds financial assets and therefore no reclassifications were made due to change in business model.

During the year, the Company has sold certain loans classified under amortised cost as part of Direct assignment (including co-lending) transaction basis the board approval to meet Principal business criteria and liquidity criteria as per NHB and RBI guidelines. Also, the Company has sold certain stressed portfolio classified under amortised cost for liquidity and recovery management strategy of the Company. Such sale of loans will not lead to change in business model as per the company's board approved policy and management's evaluation of business model.

As per merger scheme of eDHFL (refer note 42B), retail loans are grossed up by Rs. 704,319 lakhs as on March 31, 2024 (March 31, 2023 - Rs. 773,498 lakhs). ECL provisions are grossed up by Rs. 392,131 lakhs as on March 31, 2024 (March 31, 2023 - Rs. 427,700 lakhs) and balance grossup is being reflected under Fair Value Adjustment on Merger under Note 21 for Rs. 312,188 lakhs as on March 31, 2024 (March 31, 2023 Rs. 345,798 lakhs).

Collateral held: The Company holds collateral and other credit enhancements against certain of its credit exposures. The loans are collateralised against equitable mortgage of property, pledge of shares, hypothecation of assets, corporate guarantees, hypothecation over receivables from funded project or other projects of the borrower or escrow account undertaking to create security.

Refer note 49 for details of securitisation transactions.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

7 Investments	As at March 31, 2024					As at March 31, 2023				
	At amortised cost	At FVTPL	At FVTOCI	At Cost	Total	At amortised cost	At FVTPL	At FVTOCI	At Cost	Total
Investments within India										
Equity investment in subsidiaries:										
DHFL Advisory & Investments Private Limited	-	-	-	-	-	-	-	-	-	-
Piramal Payment Services Limited	-	-	-	550	550	-	-	-	550	550
DHFL Holding Limited	-	-	-	6	6	-	-	-	1	1
DHFL Investments Limited	-	-	-	102,064	102,064	-	-	-	102,064	102,064
Piramal Finance Sales and Services Private Limited	-	-	-	30	30	-	-	-	30	30
Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)**	-	-	-	21,292	21,292	-	-	-	6,712	6,712
Equity Instruments (Other than subsidiaries)	-	-	72	-	72	-	-	67	-	67
Preference Shares (in Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)**)	-	-	-	2,300	2,300	-	2,300	-	-	2,300
Preference Shares (Other than subsidiaries)	-	-	18,994	-	18,994	-	-	17,752	-	17,752
Project Receivables	-	101,856	-	-	101,856	-	161,740	-	-	161,740
Alternative Investment Funds@	-	-	-	-	-	-	215,642	-	-	215,642
Venture Capital Fund	-	-	-	-	-	-	1,399	-	-	1,399
Security Receipts	-	415,644	-	-	415,644	-	302,241	-	-	302,241
Optionally Convertible Debentures	-	23,800	-	-	23,800	-	34,000	-	-	34,000
T-Bill	-	-	-	-	-	-	-	9,497	-	9,497
Redeemable Bonds *	-	-	5	-	5	-	-	50,726	-	50,726
Government Securities/Redeemable Bonds#	109,805	-	-	-	109,805	104,031	-	-	-	104,031
Redeemable Non Convertible Debentures	36,246	15,600	-	-	51,846	306,373	18,000	-	-	324,373
Investment in Mutual Funds****	-	4,440	-	-	4,440	-	-	-	-	-
Pass Through certificates	15,152	-	-	-	15,152	20,504	-	-	-	20,504
Gross	161,203	561,340	19,071	126,242	867,856	430,908	735,322	78,042	109,357	1,353,629
Less: Allowance for impairment loss (expected credit loss allowance)	(3,108)	-	-	-	(3,108)	(36,134)	-	-	-	(36,134)
Total	158,095	561,340	19,071	126,242	864,748	394,774	735,322	78,042	109,357	1,317,495

* During the previous year, the Company has changed its Business model for Redeemable Bonds from "Held for collection till maturity" to "held for collection of contractual cash flows and for selling the financial assets" with effect from April 1, 2022 considering change in intention to hold such assets till maturity and liquidate basis market condition. Consequently, the Company has re-classified the same from amortised cost to FVTOCI.

** During the year, the Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited ('PRL')) has changed its terms of Preference shares from "Non Cumulative Redeemable Non-Convertible Preference Shares" to "Compulsory convertible preference shares". Since the conversion criteria has changed to compulsory convertible with Fixed conversion ratio, these investments are reclassified from "At FVTPL" to "At Cost" category considering the said preference shares as equity instrument.

*** (a) During the year, the Company has made an additional investment in equity shares of Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited), its wholly owned subsidiary, of Rs 14,580 lakhs through subscription of right issue.

(b) During the year, the Company has recorded a loss of Rs 758 lakhs due to fair value adjustments pertaining to payment of contingent consideration arising from the acquisition of its wholly-owned subsidiary, Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited), in December 2022 from PRL Developer Private Limited (PDPL). The additional purchase consideration has been paid to PDPL, as outlined in the Share Purchase Agreement, which includes a provision for additional payments to PDPL.

**** As on March 31, 2024, investment in mutual funds amounting to Rs 3,426 Lakhs are lien marked against PTC deals.

@ During the year ended March 31, 2024, the Company has made a regulatory provision of Rs 165,768 lakhs (net of reversal of Rs 20,524 lakhs due to subsequent realisation) in respect of its investments in Alternative Investment Funds (AIFs) pursuant to the RBI circulars dated December 19, 2023 and March 27, 2024 and the same has been disclosed under 'exceptional items'.

Government securities of Rs. 500 lakhs (previous year Nil) is pledge for availing lending/investment under triparty repo dealing and settlement (TREP) facility.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
8 Other financial assets		
Security deposits	11,648	10,369
Interest strip asset on assignment	29,583	30,242
Other receivable*	60,563	49,083
Less: Provision for Other Financial Assets	(6,217)	(6,100)
Total	95,577	83,594
* Majorly includes receivable on account of securitisation transactions.		
9 Current tax assets (Net)		
Advance tax & tax deducted at source (net of Provision of Rs. 55,079 Lakhs , March 31, 2023 Rs. 36,423 Lakhs)	51,677	72,393
Total	51,677	72,393



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023		
10 Deferred tax Assets / liabilities (net)				
Deferred tax assets	282,816	173,965		
Deferred tax liabilities	(30,105)	(31,538)		
Total	252,711	142,427		
	Opening balance as at April 1, 2023	Recognised in profit or loss	Recognised in Other Comprehensive Income	Closing balance as at March 31, 2024
Movement in deferred tax balances:				
Property Plant & Equipment & Intangible Assets	2,959	(1,285)	-	1,674
Expected Credit Loss	80,248	(12,712)	-	67,536
Provisions other than those pertaining to expected credit loss	477	(477)	-	-
Financial Asset at FVTPL	40,766	14,142	-	54,908
Re-measurement of employee benefits	2,096	136	141	2,373
Adjustments pertaining to Income and expense recognition based on expected interest rate	(18,825)	(1,266)	-	(20,091)
Lease Liability / ROU	534	644	-	1,178
Receivable on Assigned loans	(7,612)	229	-	(7,383)
Transaction Cost	1,208	86	-	1,294
Business loss	42,536	64,761	-	107,297
Hedge Effectiveness	(129)	-	73	(56)
Instruments measured through OCI	(1,831)	-	(743)	(2,574)
Security Receipts	-	4,832	-	4,832
Regulatory Provision on investments in AIFs	-	41,724	-	41,724
Total	142,427	110,813	(529)	252,711

Movement in deferred tax balances:

	Opening balance as at April 1, 2022	Recognised in profit or loss	Recognised in Other Comprehensive Income	Closing balance as at March 31, 2023
Movement in deferred tax balances:				
Property Plant & Equipment	(4,188)	10,079	-	5,891
Intangible Assets - Other than Goodwill	(307)	(2,625)	-	(2,932)
Intangible Assets - Goodwill	(258,164)	258,164	-	-
Capital Gain Tax on balance of Unclaimed Goodwill	115,026	(115,026)	-	-
Expected Credit Loss	61,711	18,537	-	80,248
Provisions other than those pertaining to expected credit loss	883	(406)	-	477
Financial Asset at FVTPL	17,828	22,938	-	40,766
Re-measurement of employee benefits	836	1,292	(33)	2,096
Adjustments pertaining to Income and expense recognition based on expected interest rate	(1,278)	(17,547)	-	(18,825)
Lease Liability / ROU	563	(29)	-	534
Receivable on Assigned loans	3,261	(10,873)	-	(7,612)
Transaction Cost	2,874	(1,666)	-	1,208
Business loss	-	42,536	-	42,536
Hedge Effectiveness	209	-	(338)	(129)
Instrument through OCI	-	-	(1,831)	(1,831)
Total	(60,746)	205,375	(2,202)	142,427

As on March 31, 2024, based on the assessment of availability of future taxable profits against which these unadjusted tax losses and tax credits can be utilised within the time period allowed under Income Tax Act, 1961, the Company has recognised Deferred Tax Assets of Rs. 107,297 lakhs on such unadjusted tax losses.

11 Other non-financial assets

	As at March 31, 2024	As at March 31, 2023
Capital advance	1,605	966
Goods and service tax credit receivable	33,196	29,973
Prepaid expenses	2,029	1,641
Advance for expenses	3,160	2,683
Gratuity Funded Assets (refer Note 41)	-	227
Advance processing fees paid	13,538	14,294
Less: Provision for doubtful advances	(13,399)	(13,399)
Total	40,129	36,385



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

12 Property, plant and equipment, Intangible Assets and Intangibles under development & Right to Use Assets

Particulars	Gross Block				Depreciation / Amortisation				Net Block
	Opening As at April 1, 2023	Additions during the year	Deduction/ write offs/ impairment	As at March 31, 2024 (A)	Opening As at April 1, 2023	Charge for the year	Deduction/ write offs/ impairment	As at March 31, 2024 (B)	As at March 31, 2024 (A-B)
Tangible Assets									
Land & Building	25,127	-	3,164	21,963	824	458	136	1,146	20,817
Office Equipment	2,786	6,149	54	8,881	797	1,369	43	2,123	6,758
Computer	5,613	331	281	5,663	2,016	1,738	272	3,482	2,181
Computer Server	371	275	33	613	300	41	27	314	299
Furniture	1,161	3,183	8	4,336	227	732	3	956	3,380
Motor Car	289	55	-	344	139	44	-	183	161
Leasehold Improvements	3,205	4,838	508	7,535	1,943	890	507	2,325	5,210
Total (I)	38,552	14,831	4,048	49,335	6,247	5,271	989	10,529	38,806
Other Intangible Asset									
Computer software	7,974	238	-	8,212	2,538	1,364	-	3,902	4,310
Self generated software	6,242	10,086	-	16,328	30	1,751	-	1,781	14,547
Total (II)	14,216	10,324	-	24,540	2,568	3,115	-	5,683	18,857
Right to Use Assets - Premises	31,967	14,326	4,425	41,868	8,022	7,125	2,879	12,268	29,600
Total (III)	31,967	14,326	4,425	41,868	8,022	7,125	2,879	12,268	29,600
Intangibles under development (IV)	353	10,978	10,324	1,007	-	-	-	-	1,007
Grand Total (I+II+III+IV)	85,088	50,459	18,797	116,750	16,837	15,511	3,868	28,480	88,270

Certain property, plants and equipments are placed as collateral against borrowings, the details related to which have been described in note 14 to 17.

Amount in Intangible assets under development as at March 31, 2024

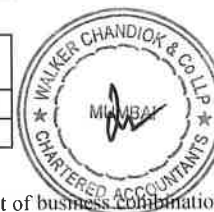
CWIP	Less than 1 year	1 - 2 years	2 - 3 years	3 years and above	Total
Projects in progress	792	215	-	-	1,007
Project temporarily suspended	-	-	-	-	-

Amount in Intangible assets under development to be completed in

CWIP	Less than 1 year	1 - 2 years	2 - 3 years	3 years and above	Total
Projects in progress	1,007	-	-	-	1,007
Project temporarily suspended	-	-	-	-	-

There have been no project overruns exceeding the original planned expenditure

Title Deeds of all the immovable properties are in the name of the Company except certain properties which were transferred on account of business combination and are in the name of erstwhile Dewan Housing Finance Corporation Limited



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

12 Property, plant and equipment, Intangible Assets and Intangibles under development & Right to Use Assets

Particulars	Gross Block				Depreciation / Amortisation			Net Block	
	Opening As at April 1, 2022	Additions during the year	Deduction/ write offs/ impairment	As at March 31, 2023 (A)	Opening As at April 1, 2022	Charge for the year	Deduction/ write offs/ impairment	As at March 31, 2023 (B)	As at March 31, 2023 (A-B)
Tangible Assets									
Land & Building	36,668	-	11,541	25,127	439	723	338	824	24,303
Office Equipment	720	2,127	61	2,786	489	361	53	797	1,989
Computer	1,531	4,089	7	5,613	864	1,158	6	2,016	3,597
Computer Server	371	-	-	371	241	59	-	300	71
Furniture	305	929	73	1,161	130	136	39	227	934
Motor Car	288	50	49	289	104	35	-	139	150
Leasehold Improvements	2,854	1,121	770	3,205	1,952	543	552	1,943	1,262
Total (I)	42,737	8,316	12,500	38,552	4,219	3,016	988	6,247	32,307
Intangible Asset									
Goodwill on amalgamation *	1,025,681	-	1,025,681	-	-	-	-	-	-
Other Intangible Asset									
Computer software	6,961	1,014	1	7,974	1,283	1,255	1	2,538	5,436
Self generated software	-	6,242	-	6,242	-	30	-	30	6,212
Total (II)	6,961	7,256	1	14,216	1,283	1,285	1	2,568	11,648
Right to Use Assets (III)	17,983	17,845	3,861	31,967	5,812	5,196	2,985	8,022	23,945
Intangibles under development (IV)	1,217	6,392	7,256	353	-	-	-	-	353
Grand Total (I+II+III+IV)	1,094,579	39,809	1,049,298	85,088	11,314	9,497	3,974	16,837	68,253

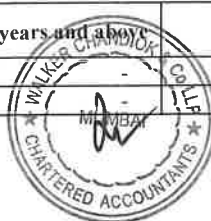
* Refer note 53 on impairment of goodwill

Amount in Intangible assets under development as at March 31, 2023

CWIP	Less than 1 year	1 - 2 years	2 - 3 years	3 years and above	Total
Projects in progress	345	8	-	-	353
Project temporarily suspended	-	-	-	-	-

Amount in Intangible assets under development to be completed in

CWIP	Less than 1 year	1 - 2 years	2 - 3 years	3 years and above	Total
Projects in progress	353	-	-	-	353
Project temporarily suspended	-	-	-	-	-



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
13 Trade payables		
(i) Total outstanding dues of micro enterprises and small enterprises (Refer note 38)	2,945	243
Total	2,945	243
(ii) (a) Total outstanding dues of creditors other than micro enterprises and small enterprises	30,119	28,227
(b) Trade payables to related parties (refer note 43)	2,220	537
Total	32,339	28,764

Note :

Trade payables ageing as at March 31, 2024

Particulars	Unbilled Amount	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
MSME	2,591	311	43	-	-	2,945
Others	25,910	5,887	330	1	211	32,339
Disputed dues -MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
	28,501	6,198	373	1	211	35,284

Trade payables ageing as at March 31, 2023

Particulars	Unbilled Amount	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
MSME	-	236	7	-	-	243
Others	25,677	2,849	27	32	180	28,764
Disputed dues -MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
	25,677	3,085	34	32	180	29,007



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
14 Debt Securities		
Debt securities in India		
Measured at amortised cost		
Redeemable Non Convertible Debentures (secured)	2,579,213	2,552,399
Commercial Paper (unsecured)	292,253	143,769
Total	2,871,466	2,696,168
15 Borrowings (Other than Debt Securities)		
Borrowings in India, unless otherwise specified		
Measured at amortised cost		
Term Loans (secured)		
-From banks	1,112,343	997,124
-From Others	69,913	74,632
- Foreign Currency ECB loans (from outside India)	31,973	62,951
Securitised Borrowings (Secured)	348,940	109,157
Working capital demand loan/short term borrowings (secured)		
-From banks	14,039	-
-From others	-	76,845
Total	1,577,208	1,320,709
16 Deposits		
Deposits in India		
Measured at amortised cost		
Intercompany deposit from related party (Unsecured) (Refer note 43)	45,000	31,552
Total	45,000	31,552
17 Subordinated Liabilities		
Subordinated Liabilities in India		
Measured at amortised cost		
Redeemable Non Convertible Debentures (unsecured)	12,723	12,688
Total	12,723	12,688



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

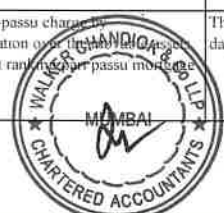
as at March 31, 2024

(Currency - Rs in lakhs)

14 Debt Securities

A. Redeemable Non Convertible Debentures (secured)

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
Nil (Previous Year 1,666) (payable annually) 8 50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 3 equal tranches starting from July 30, 2021	-	16,660	July 31, 2023	July 31, 2021
18,48,28,062 (At the time of Issue - 19,53,25,290) (payable semi annually) 6 75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value 875 (Previous Year Rs 925)	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable at 2 5% semi-annually for first 5 years and at 7 5% semi-annually for the next 5 years from the date of allotment	1,617,246	1,709,660	September 26, 2031	March 28, 2022
Nil(Previous Year 1700)(payable on maturity) 8 25% Secured, Rated, Listed, Redeemable Principal Protected Market Linked Non-Convertible Debentures(NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 24 months from the date of allotment	-	17,000	April 14, 2023	NA
Nil(Previous Year 2,500)(payable annually) 8 75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3 years from the date of allotment	-	25,000	May 12, 2023	NA
Nil(Previous Year 3,250) (payable annually) 8 75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 35 months from the date of allotment	-	32,500	May 31, 2023	NA
Nil(Previous Year 4,95,486) (payable on maturity) 8 35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	4,955	September 23, 2023	NA
Nil(Previous Year 52,480) (payable annually) 8 10% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	525	September 23, 2023	NA
Nil(Previous Year 34,66,413) (payable annually) 8 35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1.000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	34,664	September 23, 2023	NA
Nil(Previous Year 12,300) (payable on maturity) 8 10% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	123	September 23, 2023	NA
Nil(Previous Year 250) (payable annually) 9 75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 1826 days from the date of allotment	-	2,500	November 2, 2023	NA
1800 (Previous Year 1800) (payable semi annually) 10% Secured, Rated, Unlisted, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 5,00,000 (Previous Year - 10,00,000)	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	50% of NCD's are repayable after 53 months from the date of allotment & balance after 65 months from the date of allotment	9,000	18,000	November 8, 2024	November 8, 2023
Nil (Previous Year 50) (payable annually) 8 95% Secured Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2555 days from the date of allotment	-	500	March 8, 2024	NA
250 (payable annually) 8 75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2556 days from the date of allotment	2,500	2,500	May 3, 2024	NA
50,000 (payable quarterly) 8 95% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 2556 days from the date of allotment	50,000	-	May 17, 2024	NA



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

14 Debt Securities (Continued)

A. Redeemable Non Convertible Debentures

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
13,770 (payable annually) 8.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1096 days from the date of allotment	138	138	July 23, 2024	NA
13,42,637 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1096 days from the date of allotment	15,426	15,426	July 23, 2024	NA
60,000 (payable annually & maturity) 8.80% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 536 days from the date of allotment	60,000	-	December 30, 2024	NA
80,000 (payable quarterly & maturity) 8.91% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 457 days (600 crs) & 388 days (200 crs) from the date of allotment.	80,000	-	February 21, 2025	NA
50,000 (payable quarterly & maturity) 9.22% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 379 days from the date of allotment	50,000	-	February 26, 2025	NA
10,000 (payable quarterly & at maturity) 9.08% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 394 days from the date of allotment	10,000	-	April 4, 2025	NA
20,000 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 4 equal instalments starting from 12 June 2025	200,000	200,000	March 12, 2026	June 12, 2025
20,500 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 4 equal instalments starting from 19 June 2025	205,000	205,000	March 19, 2026	June 19, 2025
5,000 (payable monthly) 7.96% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are redeemable at par in three instalments : 8th year-167 crore; 9th year-167crore; 10th year-166 crore	50,000	50,000	September 20, 2027	September 19, 2025
350 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2555 days from the date of allotment	3,500	3,500	October 3, 2025	NA
10,000 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1130 days from the date of allotment	10,000	-	May 25, 2026	NA
1,07,455 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1826 days from the date of allotment	1,075	1,075	July 23, 2026	NA
8,08,680 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1826 days from the date of allotment	8,087	8,087	July 23, 2026	NA
5,000 (payable annually) 9.27% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are redeemable at par in three instalments - 8th year-167 crore; 9th year-167crore; 10th year-166 crore	50,000	50,000	December 19, 2028	December 18, 2026



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

14 Debt Securities (Continued)

A. Redeemable Non Convertible Debentures (Continued)

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
15,000 (payable annually) 9.51% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 3 equal instalment of Rs 50000 lakhs each payable after 8th year, 9th year, 10th year from the date of allotment	150,000	150,000	March 9, 2029	March 11, 2027
500 (payable annually) 9.32% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3650 days from the date of allotment	5,000	5,000	November 1, 2030	NA
250 (payable annually) 9.00% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3650 days from the date of allotment	2,500	2,500	March 28, 2031	NA
200 (payable annually) 8.85% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3650 days from the date of allotment	2,000	2,000	June 27, 2031	NA
1,150 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 3652 days from the date of allotment	12	12	July 23, 2031	NA
15,40,084 (payable annually) 9.00% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1.000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 3652 days from the date of allotment	15,401	15,401	July 23, 2031	NA

The contractual rate of interest for the above loans are in the range of 6.75% to 10% per annum

B Commercial Paper:

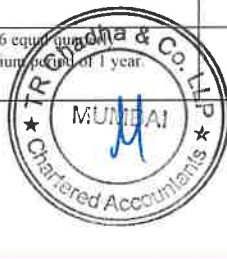
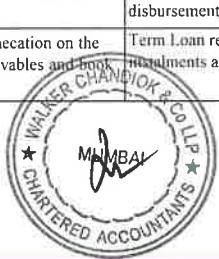
Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date
Commercial Paper	Repayable within 365 days from date of disbursement	297,500	148,500	Various

The effective costs for the above loans are in the range of 8.45% to 9.25 % per annum

15 Borrowings (Other than Debt Securities)

A. 1 Rupee Term Loan from Banks

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in nineteen quarterly instalments commencing after a moratorium period of 3 months from the date of drawdown	-	228	May 28, 2023	August 31, 2018
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of principal in 16 equal quarterly instalment after moratorium period of three year from drawdown date	37,968	54,844	May 17, 2026	June 17, 2019
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of principle in 16 quarterly instalment of Rs 623 lakhs after moratorium period of 3 months from the date of 1st drawdown	-	2,500	September 27, 2023	June 27, 2019
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of principle in 18 quarterly instalment after moratorium period of 6 months from the date of 1st drawdown	-	44,443	January 19, 2024	July 31, 2019
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 18 equal quarterly instalments after the moratorium period of 6 months from the drawdown date	6,598	17,717	December 24, 2024	June 29, 2020
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan to be repaid in 19 equal quarterly instalments starting from 1 quarter from date of first disbursement.	10,535	21,059	March 31, 2025	September 30, 2020
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan repayment in 16 equal quarterly instalments after a moratorium period of 1 year	9,271	19,271	December 26, 2024	March 26, 2021



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

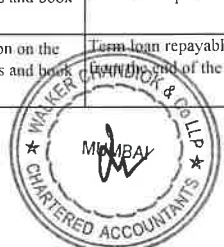
as at March 31, 2024

(Currency : Rs in lakhs)

15 Borrowings (Other than Debt Securities) (Continued)

A.1 Rupee Term Loan from Banks (Continued)

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan repayment in 24 equal quarterly instalments after a moratorium period of 1 year.	24,977	33,317	January 30, 2027	March 29, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of Principle in 12 equal quarter instalment of Rs. 2500 lakhs after moratorium period of the 2 years from the date of drawdown	-	9,978	March 26, 2024	June 30, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments.	29,738	44,738	March 30, 2026	June 30, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan repayment in 24 quarterly instalments post moratorium period of 1 year.	72,250	135,250	April 4, 2027	July 4, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments.	25,000	35,000	September 28, 2026	December 27, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan Repayment in 16 equal quarterly instalments post moratorium period of 1 year.	15,579	28,079	April 2, 2025	July 3, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan Repayment in 16 equal quarterly instalments post moratorium period of 1 year.	2,186	3,436	December 11, 2025	March 11, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 60 months including moratorium period of 1 year and post that payable in 16 equal quarterly instalments.	15,311	24,062	December 28, 2025	March 28, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 28 equal quarterly instalments.	16,964	20,535	December 29, 2028	March 31, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments after the moratorium period of 24 months from the drawdown date	12,490	16,673	March 31, 2027	June 17, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in eighteen quarterly instalments of Rs. 800 lakhs each and last instalment of Rs. 600 lakhs after a holiday period of 3 months from date of drawdown	8,599	11,800	December 24, 2026	June 27, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments.	3,333	6,667	March 30, 2025	June 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments.	11,990	15,999	March 30, 2027	June 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments from date of drawdown	16,667	30,000	May 12, 2025	August 13, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in ten quarterly instalments with moratorium period of 6 months from date of drawdown	7,496	17,499	November 30, 2024	August 31, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 19 quarterly instalments with moratorium period of 3 months from date of drawdown	4,732	6,316	March 30, 2027	September 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 19 quarterly instalments with moratorium period of 3 months from date of drawdown	18,947	25,263	March 30, 2027	September 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 16 quarterly instalments with moratorium period of 6 months from date of drawdown	6,245	8,750	September 30, 2026	December 31, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 20 equal quarterly instalments	3,750	4,750	October 31, 2027	January 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 20 quarterly instalments from the end of the quarter of the first disbursement	7,498	9,498	October 31, 2027	January 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in eight half yearly instalments after a moratorium period of 1 year from date of drawdown	9,370	13,121	August 31, 2026	February 28, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 20 equal quarterly instalments from the end of the quarter of the first disbursement	56,249	71,250	December 19, 2027	March 19, 2023



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

15 Borrowings (Other than Debt Securities) (Continued)

A.1 Rupee Term Loan from Banks (Continued)

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	18 equal quarterly instalments after 6M moratorium	15,021	19,644	June 30, 2027	March 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in quarterly instalments over a period 15 years with NIL moratorium	4,579	4,916	December 30, 2037	March 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	-	25,000	May 25, 2023	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	18 equal quarterly instalments after 6M moratorium	20,766	26,700	September 26, 2027	June 26, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 24 quarterly instalments with moratorium period of 1 year from date of drawdown	16,665	20,000	March 29, 2029	June 30, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	9 equal quarterly install after 9 month moratorium	6,666	10,000	August 4, 2025	August 4, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments after 1 year moratorium	17,250	23,000	May 30, 2026	August 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments after 1 year moratorium	13,125	17,500	June 2, 2026	September 2, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	12 equal quarterly install after 1 year moratorium	13,917	16,700	July 31, 2026	October 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 14 quarterly instalments with moratorium period of 18 months from date of drawdown	42,857	50,000	March 7, 2027	December 7, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	16 equal quarterly instalments after 12 month moratorium	4,375	5,000	September 30, 2027	December 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	-	30,000	January 17, 2024	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 quarterly instalments with moratorium period of 1 year from date of drawdown	25,000	25,000	March 9, 2027	June 9, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 5 equal instalment starting from 6 months from drawdown date	20,000	-	February 25, 2025	February 25, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal instalments from drawdown date	22,500	-	September 29, 2028	December 29, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal instalments from drawdown date	63,749	-	June 27, 2028	September 27, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	20,000	-	January 8, 2025	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal instalments from drawdown date	22,902	-	October 31, 2026	January 31, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 14 equal instalments from drawdown date	9,286	-	June 28, 2027	March 28, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal instalments from drawdown date	30,000	-	March 31, 2029	June 29, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal instalments starting from 15 months from drawdown date	38,000	-	March 30, 2028	June 30, 2025



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

15 Borrowings (Other than Debt Securities) (Continued)

A.1 Rupee Term Loan from Banks (Continued)

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal instalments starting from 15 months from drawdown date	9,500	-	March 30, 2028	June 30, 2025
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments starting from 3 months from drawdown date.	8,333	-	September 28, 2026	December 28, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 16 quarterly instalments starting from 1 year from the drawdown date	186,000	-	November 30, 2028	February 28, 2025
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 18 equal quarterly instalments starting from 9 months from drawdown date	50,000	-	March 12, 2029	December 12, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	25,000	-	June 6, 2024	NA

The contractual rate of interest for the above loans are in the range of 7.81% to 10.50 % per annum

A.2 Rupee Term Loan from Others

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 120 Equated Monthly Instalments	70,230	75,000	March 1, 2033	May 1, 2023

The contractual rate of interest for the above loans is 9.50% per annum

A.3 FCNR Loan

Nature of Securities	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge on the standard assets including receivables present and future	Repayable after 53 months from drawdown date	-	30,816	June 14, 2023	NA
First pari-passu charge on the standard assets including receivables present and future	Repayable after 65 months from drawdown date	31,215	30,816	June 14, 2024	NA

The rate of interest for the above loans is 9.30% per annum

B.1 Securitised Borrowings

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
Specific loan cash flows & underlying that are part of the Assignment pool	Repayable in 356 months from drawdown date	3,357	4,657	July 20, 2049	November 20, 2019
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 188 months from drawdown date	-	2,870	August 31, 2035	October 11, 2019
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 292 months from drawdown date	19,613	25,413	June 13, 2047	April 13, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 290 months from drawdown date	34,984	-	April 18, 2047	June 14, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	36,160	-	January 18, 2048	July 18, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	44,382	-	April 14, 2048	October 13, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 292 months from drawdown date	68,443	-	January 17, 2048	January 17, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	32,784	-	August 17, 2048	February 16, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	26,721	-	September 15, 2048	March 15, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 373 months from drawdown date	16,114	-	November 15, 2054	March 15, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	26,015	-	October 13, 2048	April 12, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 303 months from drawdown date	17,890	-	March 15, 2049	April 15, 2024

The contractual rate of interest for the above loans are in the range of 8.20% to 8.90% per annum



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

C.1 Working Capital Demand Loan from banks/short term borrowings:

Nature of Security	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	14,000	-

The rate of interest for the above loan is 8.90% per annum

15 Borrowings (Other than Debt Securities) (Continued)

C.2 Working Capital Demand Loan from Others:

Nature of Security	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023
Exclusive charge on Government Securities	-	76,734

The contractual rate of interest for the above loans are in the range of 6.90% to 6.95% per annum

16 Deposits

Intercorporate deposit from related party

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
Intercorporate deposit	Repayable after Sixty months from drawdown date	30,000	30,000	June 25, 2025	NA
Intercorporate deposit	Repayable after Twelve months from drawdown date	15,000	-	February 27, 2025	NA

The effective costs for the above loans are in the range of 8.25% to 9.05 % per annum

17 Subordinated Liabilities

Redeemable Non Convertible Debentures

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
1,276 (payable annually) 9.55% Unsecured, Subordinated, Tier II, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value	The NCD's are repayable after 10 years from the date of allotment	12,760	12,760	March 8, 2027	NA

The rate of interest for the above loans is 9.55% per annum

Note:

(a) Property, Plant & Equipment, Investment and other assets are mortgaged / hypothecated to the extent of Rs. 51,88,711 Lakhs (As on March 31, 2023: Rs. 51,85,354 Lakhs) as a security against secured borrowings as at March 31, 2024.

(b) The Company has a covenant in its borrowing documents, which states that it shall comply with RBI Regulations in order to qualify as Non-Banking Finance Company – Housing Finance Company within March 31, 2024 or as extended by RBI. The Company could not fulfill the PBC criteria as on March 31, 2024 (Refer note 53(b)) and is in the process of converting to NBFC.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
18 Other financial liabilities		
Lease liability	34,279	26,066
Payable to employees	9,575	9,413
Unclaimed dividend	60	98
Security and other deposits received	12	5
Amounts payable on Securitised Loans	42,401	63,248
Others*	43,970	67,672
Total	130,297	166,502
* includes liability towards sold portfolio etc.		
<p>During the previous year ended March 31, 2023, the Company had recovered Rs. 30,914 lakhs, against whom Avoidance Applications were filed by the Administrator, by way of settlement agreements entered by the Company with these parties under Section 7 of Insolvency and Bankruptcy Code, 2016 as full and final settlement of financial dues and withdrawal of all pending cases against these parties in connection with the disputes and / or finance documents and / or financial debt, if any, before any forum / court / tribunal / authority and / or otherwise, under any / all applicable laws. Considering the complexity of the matter, amount of Rs. 27,495 lakhs (after adjustment of recovery against Section 66) was not been recognized as income and shown as liability in financial statements for year ended March 31, 2023.</p> <p>During the current financial year, by way of orders dated March 28, 2024, National Company Law Appellate Tribunal (NCLAT), New Delhi, has deleted name of the certain entities from the Avoidance Applications from whom recovery was made during previous year. Based on NCLAT order dated March 28, 2024, an amount of Rs. 22,751 lakhs has been recognised as income as a "Net (gain)/loss on fair value changes".</p>		
19 Current tax liabilities		
Net provision for tax (net of advance tax of Rs. 121,147 Lakhs, March 31, 2023 Rs. 162,576 Lakhs)	7,911	59,208
Total	7,911	59,208
20 Provisions		
Provision for Employee Benefits		
Gratuity (Refer note 44 (i)(b))	327	-
Compensated absence (Refer note 44 (ii))	2,271	602
Others	9	4
Allowance for impairment on commitments (refer note 47.4(b))	3,511	5,493
Total	6,118	6,099
21 Other non-financial liabilities		
Statutory dues payable	12,662	3,036
Fair Valuation Adjustment on Merger (Refer note 42B)	312,188	345,798
Advance received	26,684	14,043
Total	351,534	362,877



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

22 Equity Share Capital

Authorized share capital:

25,840,390,024 (March 31, 2023: 25,840,390,024) equity shares of Rs. 10 each

Total

2,500,000 (March 31, 2023: 2,500,000) Non-Convertible Redeemable Cumulative Preference Shares of Rs. 1,000 each

Total

Issued, subscribed and fully paid up equity share capital:

Opening balance

Add: Issue of shares during the year

Total

As at
March 31, 2024

As at
March 31, 2023

2,584,039 2,584,039

2,584,039 **2,584,039**

25,000 25,000

25,000 **25,000**

2,136,469 2,136,469

200,000 -

2,336,469 **2,136,469**

Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2024		March 31, 2023	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the year	21,364,691,751	2,136,469	21,364,691,751	2,136,469
Add: Issue of shares during the year	2,000,000,000	200,000	-	-
Outstanding at the end of the year	23,364,691,751	2,336,469	21,364,691,751	2,136,469

Details of shares held by Promoter

Particulars	March 31, 2024		March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
Piramal Enterprises Limited	23,364,691,751	100%	21,364,691,751	100%

Details of shareholder holding more than 5% shares in the Company

Particulars	March 31, 2024		March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
Piramal Enterprises Limited	23,364,691,751	100%	21,364,691,751	100%

Aggregate number of shares issued for consideration other than cash during the period of five years immediately preceding the balance sheet date:

Particulars	Financial year	No. of shares
Equity shares of Rs. 10 each allotted as fully paid-up pursuant to business combination	2021-22	21,364,691,751

The Company has only one class of equity shares having a face value of Rs. 10 per share. Each holder of equity share is entitled to one vote per share. The Company declares and pays dividend in Indian Rupees.

There were no shares allotted as fully paid-up by way of bonus shares. There were no shares reserved for issue under options and contracts/commitments for the sale of shares/disinvestment. There were no shares forfeited during the year.

In the event of liquidation of the Company, the holders of equity shares will be entitled to remaining assets of the Company. The distribution will be in proportion to the number of equity shares held by the shareholders.

23 Other equity

Capital Reserve (refer note 23.1)	17,263	17,263
Securities Premium (refer note 23.2)	220,885	220,885
Cash flow hedging reserve (refer note 23.3)	165	381
Statutory reserve fund (refer note 23.4)	244,564	244,564
Amalgamation Adjustment Reserve (refer note 23.5)	(398,370)	(398,370)
Debt Instruments Measure through OCI (refer note 23.6)	1	(1,276)
Equity Instruments Measure through OCI (refer note 23.7)	7,653	6,720
Retained earnings (refer note 23.8)	(928,205)	(736,649)
Total	(836,044)	(646,482)

23.1 Capital reserve

Opening balance

Add: Additions/deletions during the year

Closing Balance

Capital reserve has been created on account of business combination of earlier years.

17,263 17,263

- -

17,263 **17,263**



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
23.2 Securities Premium		
Opening balance	220,885	220,885
Add: Additions/deletions during the year	-	-
Closing Balance	220,885	220,885

Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013

23.3 Cash flow hedging reserve		
Opening Balance	381	(624)
Addition during the year (Refer note 48)	(216)	1,005
Closing Balance	165	381

The Company uses hedging instruments as part of its management of foreign currency risk and interest rate risk associated with variable interest rate borrowings, investment in floating rate bonds. For hedging foreign currency risk, the Company uses foreign currency forward contracts, which are designated as cash flow hedges. For hedging interest rate risk, the Company uses interest rate swaps which is also designated as cash flow hedges. To the extent these hedges are effective; the changes in fair value of the hedging instrument is recognised in the cash flow hedging reserve. Amount recognised in the cash flow hedging reserve is reclassified to profit or loss when the hedged item affects Statement of profit or loss (e.g. interest payments).

23.4 Statutory reserve fund		
Reserve fund U/s 29C of the NHB Act, 1987		
Opening Balance	244,564	244,564
Addition during the year	-	-
Closing Balance	244,564	244,564

Reserve Fund is required to be maintained u/s 29C of the NHB Act, 1987 for Housing Finance Companies. During the year ended March 31, 2024, the Company has transferred an amount of Rs. NIL during the year (March 31, 2023 Rs. NIL being 20% of profit after tax). Statutory Reserve can be utilised only for the purposes as may be specified by the NHB from time to time and every such utilisation is required to be reported to the NHB within twenty-one days from the date of such utilisation.

23.5 Amalgamation Adjustment Reserve		
Opening Balance	(398,370)	(398,370)
Addition during the year	-	-
Closing Balance	(398,370)	(398,370)

Amalgamation adjustment reserve has been created on account of business combination done during the year 2021-22.

23.6 Debt Instruments Measure through OCI		
Opening Balance	(1,276)	-
Addition during the year	1,277	(1,276)
Closing Balance	1	(1,276)

The Company recognises changes in the fair value of debt instruments held with a dual business objective of collect and sell in other comprehensive income. These changes are accumulated in the FVTOCI debt investments reserve. The Company transfers amounts from this reserve to Statement of profit or loss when the debt instrument is sold. Any impairment loss on such instruments is reclassified immediately to the Statement of Profit and Loss.

23.7 Equity Instruments Measure through OCI		
Opening Balance	6,720	-
Addition during the year	933	6,720
Closing Balance	7,653	6,720

The Company has elected to recognise changes in the fair value of certain investments in equity securities in other comprehensive income. These changes are accumulated in the FVTOCI equity investments reserve. The Company transfers amounts from this reserve to retained earnings when the relevant equity securities are derecognised.

23.8 Retained earnings		
Opening Balance	(736,649)	5,734
Net profit/(loss) for the year	(191,135)	(742,483)
Other comprehensive income arising from remeasurement of defined benefit obligation net of income tax	(421)	100
Closing Balance	(928,205)	(736,649)

Retained earnings are the profits that the Company has earned till date, less any transfers to statutory reserve and dividends paid to investors. The amount that can be distributed by the Company as dividends to its equity shareholders is determined based on the financial statements of the Company and also considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
24 Interest income		
Interest income on financial assets measured at amortised cost:		
- on investments	24,679	69,421
- on loans and advances	545,012	506,397
Interest income- on investments measured at FVTPL	5,262	40,860
Interest income- on investments measured at FVTOCI	4,354	10,728
Interest income on Fixed deposits	7,000	4,837
Total	586,307	632,243
25 Fees and commission income		
Processing / arranger fees	31,013	16,101
Other fee and charges	25,686	10,716
Total	56,699	26,817
26 Other operating income		
Recovery from written off accounts	23,252	-
Total	23,252	-
27 Other income		
Other non-operating income	2,234	1,853
Net Gain on sale of property, plant and equipments & Other intangible assets	67	262
Interest on income tax refund	2,583	3,736
Total	4,884	5,851
28 Finance costs		
Interest expense on financial liabilities measured at amortised cost:		
Interest on deposits	7,278	12,808
Interest on borrowings	122,167	108,223
Interest on debt securities	229,670	223,055
Interest on subordinated liabilities	1,254	1,247
Total	360,369	345,333
29 Fees and commission expense		
Other borrowing cost*	5,136	2,988
Total	5,136	2,988
* includes interest cost on lease liability.		
30 Net (Gain)/loss on fair value changes		
(a) (Gain)/Loss on investments measured at fair value		
Realised	(16,135)	205,386
Unrealised	99,979	-
(b) (Gain)/Loss on loans and advances measured at fair value		
Realised (Refer note 18)	(57,688)	(125,222)
Unrealised	92	(2,953)
Total	26,248	77,211



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
31 Net loss on derecognition of financial instruments- under amortised cost category		
Loss on derecognition of financial assets*	320,526	360,022
Gain on derecognition of financial assets	(18,907)	(533)
Gain on derecognition of financial Liabilities**	-	(32,936)
Total	301,619	326,553
<p>*This includes, amounts prudentially written off (technical write off) as per the Board approved policy of the Company. During the year ending March 31, 2024, the Company has prudentially written off certain loans from wholesale business amounting to Rs 52,536 Lakhs (March 31, 2023 - Rs. 94,365 Lakhs) and from retail business amounting to Rs 34,387 Lakhs (March 31, 2023 - Rs. 6,754 lakhs).</p> <p>** During the year March 31, 2023, includes, gain on derecognition of financial Liabilities on buyback of 6.75% 10,497,228 Non-convertible debentures having face value of Rs. 950 with buyback prices of Rs 823.28 per debentures (including Accrued Interest of Rs. 14.76) Due to such buyback, the Company has recognised Rs. 12,936 lakhs as gain on de-recognition of financial liability.</p>		
32 Impairment allowances/(reversals) on financial instruments Measured at Amortised Cost		
Loans	(31,692)	59,910
Investments	(33,075)	(71,919)
Commitments	(1,982)	(4,619)
Others	117	700
Total	(66,632)	(15,928)
33 Employee benefits expenses		
Salaries and wages	70,750	48,759
Contribution to provident and other funds (refer note 44)	3,563	2,492
Provision for leave encashment (refer note 44)	842	1,346
Staff welfare expenses	4,812	2,730
Provision for gratuity (refer note 44)	447	777
Share based payment expenses (refer note 44)	5,493	-
Total	85,907	56,104
34 Other expenses		
Corporate social responsibility expenses (refer note 54)	6,750	5,467
Rent (refer note 37)	2,063	193
Rates and taxes, excluding taxes on income	2,630	1,116
Travelling and conveyance	3,248	1,595
Legal and professional fees	87,559	74,113
Royalty	5,237	5,341
Electricity expense	1,332	990
Repairs and maintenance	3,283	2,428
Business promotion and advertisement expenses	9,046	4,331
Postage and communication	2,026	1,619
Printing and stationery	787	633
Provision for non-financial assets	-	13,399
Membership & subscription charges	5,816	3,845
Other expenses	1,863	2,548
Payments to auditors		
- as auditor	501	550
- for other services	34	2
- for reimbursement of expenses	19	32
Total	132,194	118,202



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

35 Income Taxes

	Year ended March 31, 2024	Year ended March 31, 2023
a. Recognised in the statement of profit and loss		
Current Tax		
In respect of the current year	-	-
In respect of the previous years (Refer foot note (ii))	(52,932)	(332,754)
Deferred Tax		
In respect of the current year	(110,813)	(205,375)
Total	(163,745)	(538,129)

b. The income tax expense for the year can be reconciled to the accounting profit as follows:

	Year ended March 31, 2024	Year ended March 31, 2023	Effective tax rate reconciliation	
			Year ended March 31, 2024	Year ended March 31, 2023
Profit before tax from continuing operations	(354,880)	(1,280,612)	-	-
Income tax expense	(89,323)	(322,330)	25.17%	25.17%
<u>Tax effect:</u>				
Effect of expenses that are not deductible in determining taxable profit				
-Donation	1,700	1,376	-0.48%	-0.11%
Additional Deferred tax assets on Business Losses	(22,559)	-	6.36%	0.00%
Reversal of Deferred tax asset on account of impairment of Goodwill	-	115,026	0.00%	-8.98%
Others	(631)	553	0.18%	-0.04%
Total	(110,813)	(205,375)	31.23%	16.04%
Tax reversal for earlier years	(52,932)	(332,754)		
Income tax expense recognised in the statement of profit and loss	(163,745)	(538,129)		

Effective Tax Rate

31.23% 16.04%

Note:

- The tax rate used for the reconciliations above is the corporate tax rate of 25.17% as per new tax regime.
- During the previous year, the Company had received an Assessment Order under section 143(3) of the Income Tax Act, 1961 from Income Tax Department for the financial year ended March 31, 2021 wherein Company's submissions relating to the above said matters were accepted by the Assessing Officer. Further, for financial year ended March 31, 2020, the assessment is time barred as per Section 153 of the Income Tax Act 1961. Accordingly, the Company has reversed the provision of Rs. 332,754 lakhs (Out of the total contingent tax liabilities provided earlier of Rs. 343,700 lakhs) and disclosed the same as "Reversal of tax expenses – Earlier years" in these financial statements.

During the current year, the Company has reversed excess provision for tax of Rs. 40,525 lakhs for assessment year 2022-23 post receipt of assessment order. Further, the Company has recognised tax refund for eDHFL for assessment year 2020-21 from income tax department of Rs. 12,407 lakhs as "Reversal of tax expenses – Earlier years."



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

36 Earnings per share (EPS)

Basic and diluted EPS is computed in accordance with Ind AS 33 'Earnings Per Share' specified under section 133 of the Companies Act, 2013.

The computation of earnings per share is set out below:

Description	For the year ended March 31, 2024	For the year ended March 31, 2023
Net profit/(loss) attributable to equity shareholders	(191,135)	(742,483)
Weighted average number of equity shares outstanding during the year for calculation of EPS	21,397,478,636	21,364,691,751
Basic and Diluted EPS of face value of Rs. 10	(0.89)	(3.48)

The basic and diluted EPS is same as there are no potential dilutive equity shares.

37 Lease disclosure as lessee

Ind AS 116 introduced a single, on balance sheet accounting model for lessees. As a result, the Company, as a lessee, has recognised the right-of-use assets representing its right to use the underlying assets and lease liabilities representing its obligations to make lease payments.

At transition, for leases classified as operating leases under Ind AS 17, lease liabilities were measured at the present value of the outstanding lease payments, discounted at the Company's incremental borrowing rate as at April 01, 2019. The respective right-of-use asset was recognised at an amount equal to the lease liability, adjusted by the amount of any prepaid/advance lease payments or accrued lease payments relating to that lease recognised in the balance sheet immediately before the date of initial application.

The Company's significant operating lease arrangements are mainly in respect of office/branch premises. These lease arrangements are for a period exceeding three to nine years and are in most cases renewable by mutual consent, on mutually agreeable terms. Details for the operating lease as lessee are as under:

Right-of-use assets

Right-of-use assets related to lease properties

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	23,945	12,171
Amortisation on ROU during the year	(7,125)	(5,196)
Addition to right-of-use assets	14,326	17,845
Derecognition of right-of-use assets (net)	(1,546)	(875)
Closing Balance	29,600	23,945

Lease liability

Lease liability movement

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	26,066	13,097
Add: Addition during the year	14,330	17,845
Add: Interest on lease liability	3,370	1,971
Less: Deletion during the year	(1,547)	(875)
Less: Lease rental payments	(7,940)	(5,972)
Closing Balance	34,279	26,066

Amount recognised in statement of profit and loss - Lease under Ind AS - 116

Particulars	As at March 31, 2024	As at March 31, 2023
Interest on lease liabilities	3,373	1,972
Income from sub-leasing right-of-use assets presented in 'Other Revenue'	98	118
Expenses Related to short-term lease	2,063	193
(Gain)/loss on pre-mature lease closure	201	-
Expenses related to leases of low-value assets, excluding short-term lease of low-value assets	-	-
Amortisation on ROU during the year	7,125	5,196

Amount recognised in the statement of cash flow

Particulars	As at March 31, 2024	As at March 31, 2023
Total Cashflow for lease	7,940	5,972

Contractual maturities of lease liabilities on an undiscounted basis

Particulars	As at March 31, 2024	As at March 31, 2023
Less than 1 year	8,834	6,817
1-3 years	18,393	11,572
3-5 years	8,995	8,278
More than 5 years	8,674	7,133



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

38 Disclosure under Micro, Small and Medium Enterprises Development Act, 2006

Under the Micro, Small and Medium Enterprises Development Act, 2006, ('MSMED') which came into force from 2 October 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available with company including confirmations sought from suppliers on registration with specified authority under MSMED, the amount of principal and interest outstanding during the year is given below.

Particulars	As at March 31, 2024	As at March 31, 2023
Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	2,945	243
Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end	1	1
Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	3,019	5,984
Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-
Further interest remaining due and payable for earlier years	-	-

39(a) Contingent liabilities

Particulars	As at March 31, 2024	As at March 31, 2023
Claim against the Company not acknowledged as debt		
Dues towards Income Tax for AY 2014-2015	23	23
Dues towards Income Tax for AY 2017-2018	5,534	5,534
Dues towards Income Tax for AY 2018-2019	511	511
Dues towards Income Tax for AY 2019-2020	510	510
Dues towards Income Tax for AY 2020-2021	1,268	1,268
Guarantees provided by bank on behalf of Company	11,725	11,700
Claims against the Company not acknowledged as debts	810	959

The Company is of the view that the above demands may not devolve on the Company and hence no provision has been made.

The Company has a process whereby periodically all long term contracts are assessed for material foreseeable losses. At year end the Company has reviewed and ensured that adequate provision as required under any law / accounting standards for material foreseeable losses on such long term contracts has been made in the books of account.

The Company has also reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed the contingent liabilities where applicable, in its financial statements. The Company does not expect the outcome of these proceedings to have a materially adverse effect on its financial statements.

39(b) Capital commitment

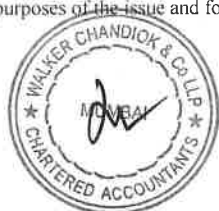
Particulars	As at March 31, 2024	As at March 31, 2023
Undisbursed loan commitments	346,988	328,730
Other Capital Commitments	3,915	2,060
Total	350,903	330,790

40 Segment reporting

The chief operational decision maker monitors its principle business segment i.e. 'financing segment' for the purpose of making decision about resource allocation and performance assessment. The Company is operating in a single reportable and geographical segment in accordance with Ind AS 108 - Operating Segments as notified u/s 133 of the Companies Act, 2013 and accordingly there are no separate reportable segments. Further, no clients individually accounted for more than 10% of the revenue in financial year ended March 31, 2024.

41 Significant transactions during the year

During the year ending March 31, 2024, the Company issued 2,000,000,000 equity shares through a rights issue at a face value of Rs. 10 each, aggregating to Rs. 200,000 lakhs to its holding company (i.e. Piramal Enterprises Limited). The allotment was made on March 26, 2024 and the paid up Equity share capital increased from Rs. 21,36,469 lakhs to Rs. 23,36,469 lakhs post rights issue. These proceeds are being directed towards the designated purposes of the issue and for general corporate utilization.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

42 A Interests in other entities

a Interest in Subsidiaries

The Company's subsidiaries at March 31, 2024 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Company, and the proportion of ownership interests held equals the voting rights held by the group. The country of incorporation or registration is also their principal place of business:

Sr. No.	Name of the Company	Principal place of business/Country of incorporation	Ownership interest held by the group		Ownership interest held by non-controlling interests		Ownership interest held by non-controlling interests		Principal Activity
			% voting power held as at March 31, 2024	% voting power held as at March 31, 2023	% voting power held as at March 31, 2024	% voting power held as at March 31, 2023	% voting power held as at March 31, 2024	% voting power held as at March 31, 2023	
1	DHFL Investments Limited	India	100%	100%	-	-	-	-	Financial Services
2	DHFL Advisory & Investments Private Limited	India	100%	100%	-	-	-	-	Financial Services
3	DHFL Holdings Limited	India	100%	100%	-	-	-	-	Financial Services
4	Piramal Payment Services Limited @	India	100%	100%	-	-	-	-	Financial Services
5	Piramal Finance Sales and Services Private Limited *	India	100%	100%	-	-	-	-	Manpower services
6	Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) **	India	100%	100%	-	-	-	-	Leasing of Properties

@ with effect from April 29, 2022

* with effect from September 28, 2022

** with effect from December 12, 2022

b Interest in Joint Ventures

Sr. no.	Name of the Company	Principal place of business/Country of incorporation	Ownership interest held by the group
1	Pramerica Life Insurance Limited	India	50%

c Interest in Associates

Sr. no.	Name of the Company	Principal place of business/Country of incorporation	Ownership interest held by the group
1	DHFL Ventures Trustee Company Private Limited	India	45%



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

42 B Amalgamation of Dewan Housing Finance Corporation Limited with erstwhile Piramal Capital & Housing Finance Limited

During financial year 2021-22, pursuant to the Resolution plan in respect of the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ("DHFL"), as approved by the Mumbai bench of the Hon'ble National Company Law Tribunal, the Company merged into DHFL and concluded acquisition on September 30, 2021 (Implementation Date). The aforementioned business combination was accounted as a reverse acquisition for financial reporting purposes in accordance with Ind AS 103. In accordance with the aforesaid resolution plan, the Company had recognized Group A assets (loans) at gross book value with provision for impairment being presented as a reduction from such gross book values as appearing in the financial statements of DHFL immediately prior to the implementation date. Difference between such carrying value (gross values as reduced by provision for impairment) and fair value on the acquisition date is separately presented as a liability under fair value adjustment which currently aggregates to Rs. 312,188 lakhs, which is different from the presentation requirements of Ind AS 32, Financial Instruments Presentation, that requires such adjustment to be netted off with the book value of corresponding assets.

At the time of aforesaid merger, based on the expert opinion, net deferred tax assets potentially amounting to Rs. 620,900 lakhs relating to the fair value adjustments considered in aforementioned business combination had not been recognized due to uncertainty associated with allowability of such adjustments under the applicable tax laws.

Based on the tax position taken by the Company and assessment order received for assessment year 2022-23 from the income tax authorities and further based on the assessment of availability of future taxable profits against which these unadjusted tax losses and credits can be utilised within the time period allowed under Income Tax Act, 1961, the Company has recognised deferred tax assets amounting to Rs. 64,761 lakhs in the current year. (Refer note 10)

The Company holds 100% of equity share capital of DHFL Investments Limited (DIL). The wholly owned subsidiary of the Company, DIL holds 50% of equity share capital of Pramerica Life Insurance Company Limited (PLIL). Pursuant to the approval of the Resolution Plan by the Hon'ble NCLT, WGC and a limited liability partnership by the name of TDH Realty LLP, have pursued litigations in relation to the Resolution Plan, purportedly as the ultimate beneficiary of the CCDs. However, the litigation initiated by TDH Realty LLP before the NCLAT was disposed of as withdrawn by an order dated 27 September 2023, pursuant to settlement between the parties. Based on the approval of the Resolution Plan by Hon'ble NCLT, the Company has considered DIL as a subsidiary given its ability to exercise control over DIL with effect from the implementation date as per the Resolution Plan. Based on the evaluation of rights available under the shareholders agreement, PLIL has been considered as a joint venture and has been accounted based on equity method of accounting in the consolidated financial statements. Accordingly, the consolidated statement of profit and loss includes the Company's share of profit / (loss) of PLIL with effect from the implementation date.

According to the Resolution Plan, while the fraudulent loan accounts are valued at Re. 1, the distribution of proceeds from recovery of fraudulent loans should go to the Successful Resolution Applicant (SRA). There is a litigation with respect to distribution of such recoveries pending before the appropriate forum. According to the Company, the DHFL acquisition remains unaffected by the above said order. Further there will be no adverse impact on the standalone financial statements for the year ended March 31, 2023 and 2024 even in the eventuality of the matter being decided against the Company.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency: Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures.

List of Related Parties

A. Holding company

Piramal Enterprises Limited ("PEL")

B. Subsidiaries

DHFL Advisory & Investments Private Limited

DHFL Holdings Limited

DHFL Investments Limited ("DIL")

Piramal Payment Services Limited (w.e.f. April 29, 2022)

Piramal Finance Sales & Services Private Limited (w.e.f. September 28, 2022)

Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) (w.e.f. December 12, 2022)

C. Fellow subsidiaries having transaction during the year

Piramal Fund Management Private Limited

Piramal Securities Limited

Piramal Finance Sales & Services Private Limited (till September 27, 2022)

D. Other related parties having transaction during the year

Aasan Corporate Solutions Private Limited

Analog Legalhub Technology Private Limited

BrickeX Advisors Private Limited (merged with Piramal Corporate Services Private Limited since March 9, 2023)

India Resurgence ARC Private Limited

Piramal Corporate Services Private Limited

Piramal Alternatives Private Limited

Piramal Foundation for Educational Leadership

Piramal Corporate Tower Private Limited (formerly known as Piramal Consumer Products Private Limited)

Piramal Foundation

Piramal Pharma Limited

Kaivalya Education Foundation

Piramal Trusteeship Services Private Limited

Social Worth Technologies Private Limited

Pramerica Life Insurance Limited (Joint Venture of DIL)

Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) (till December 11, 2022)

PRL Developers Private Limited

E. Key Management Personnel

Mr. Ajay G. Piramal - Chairman and Executive Director

Dr. (Mrs.) Swati A. Piramal - Vice Chairman and Executive Director

Mr. Anand Piramal - Executive Director

Jairam Sridharan - Chief Executive Officer and Managing Director

Vikash Singhla - Chief Financial Officer

Bipin Singh - Company Secretary

F. Non-Executive/Independent Directors

Suhail Nathani

Puneet Dalmia

Gautam Doshi

Kunal Bahl (Appointed w.e.f. March 20, 2024)



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

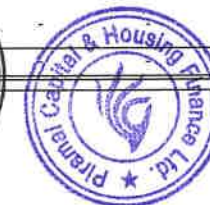
For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

G. Details of transactions with related parties

Details of Transactions	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Rent expenses														
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	623	850	-	-	-	-	623	850
- Piramal Corporate Tower Private Limited	-	-	-	-	-	-	218	-	-	-	-	-	218	-
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	2,389	398	-	-	-	280	-	-	-	-	2,389	678
TOTAL	-	-	2,389	398	-	-	841	1,130	-	-	-	-	3,230	1,528
Royalty Expenses														
- Piramal Corporate Services Private Limited	-	-	-	-	-	-	5,237	5,341	-	-	-	-	5,237	5,341
TOTAL	-	-	-	-	-	-	5,237	5,341	-	-	-	-	5,237	5,341
Premium expenses														
- Pramerica Life Insurance Limited	-	-	-	-	-	-	253	136	-	-	-	-	253	136
TOTAL	-	-	-	-	-	-	253	136	-	-	-	-	253	136
Service Fees Income (including reimbursement)														
- Piramal Enterprises Limited	347	-	-	-	-	-	-	-	-	-	-	-	347	-
TOTAL	347	-	-	-	-	-	-	-	-	-	-	-	347	-
Donation expense (including reimbursement)														
- Piramal Foundation for Educational Leadership	-	-	-	-	-	-	1,634	490	-	-	-	-	1,634	490
- Piramal Foundation	-	-	-	-	-	-	1,852	2,838	-	-	-	-	1,852	2,838
- Kaivalya Education Foundation	-	-	-	-	-	-	532	573	-	-	-	-	532	573
TOTAL	-	-	-	-	-	-	4,018	3,901	-	-	-	-	4,018	3,901
Fees (expense)														
- Piramal Trusteeship Services Private Limited	-	-	-	-	-	-	9	10	-	-	-	-	9	10
- Piramal Fund Management Private Limited	-	-	-	-	-	453	-	-	-	-	-	-	49	453
- Analog Legalhub Technology Private Limited	-	-	-	-	-	-	49	-	-	-	-	-	49	-
- Social Worth Technologies Private Limited	-	-	-	-	-	-	531	4,618	-	-	-	-	531	4,618
- Piramal Finance Sales & Services Private Limited	-	-	33,278	16,591	-	10,233	-	-	-	-	-	-	33,278	26,824
TOTAL	-	-	33,278	16,591	-	10,686	589	4,628	-	-	-	-	33,867	31,905



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Reimbursement of expenses paid														
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	31	43	-	-	-	-	31	43
- Piramal Corporate Tower Private Limited	-	-	-	-	-	-	14	-	-	-	-	-	14	-
- Piramal Enterprises Limited	4	100	-	-	-	-	-	-	-	-	-	-	4	100
- Piramal Trusteeship Services Private Limited	-	-	-	-	-	-	-	5	-	-	-	-	-	5
- Social Worth Technologies Private Limited	-	-	-	-	-	-	-	87	-	-	-	-	-	87
- Piramal Payment Services Limited	-	-	-	12	-	-	-	-	-	-	-	-	-	12
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	111	111	-	-	-	81	-	-	-	-	111	192
TOTAL	4	100	111	123	-	-	45	216	-	-	-	-	160	439
Reimbursement of expenses received														
- Piramal Corporate Services Private Limited	-	-	-	-	-	-	4	-	-	-	-	-	4	-
- Piramal Alternatives Private Limited	-	-	-	-	5	-	-	-	-	-	-	-	5	-
TOTAL	-	-	-	-	5	-	4	-	-	-	-	-	9	-
Sale/Transfer of Assets/Fixed Assets														
- Piramal Pharma Limited	-	-	-	-	-	-	10	-	-	-	-	-	10	-
TOTAL	-	-	-	-	-	-	10	-	-	-	-	-	10	-
Reimbursement of Employee Cost received														
- Piramal Finance Sales & Services Private Limited	-	-	193	-	-	-	-	-	-	-	-	-	193	-
TOTAL	-	-	193	-	-	-	-	-	-	-	-	-	193	-
Reimbursement of ESOP expenses														
- Piramal Enterprises Limited	5,493	7	-	-	-	-	-	-	-	-	-	-	5,493	7
TOTAL	5,493	7	-	-	-	-	-	-	-	-	-	-	5,493	7
Sitting Fees paid to Non-Executive/Independent Directors														
- Gautam Doshi	-	-	-	-	-	-	-	-	-	-	13	11	13	11
- Puneet Dalmia	-	-	-	-	-	-	-	-	-	-	5	3	5	3
- Kunal Bahl	-	-	-	-	-	-	-	-	-	-	1	-	1	-
- Suhail Nathani	-	-	-	-	-	-	-	-	-	-	15	15	15	15
TOTAL	-	-	-	-	-	-	-	-	-	-	34	29	34	29



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

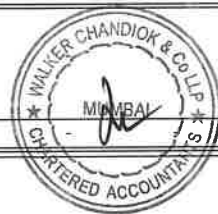
For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Interest expense														
- Piramal Enterprises Limited	7,278	12,808	-	-	-	-	-	-	-	-	-	-	7,278	12,808
- Pramerica Life Insurance Limited	-	-	-	-	-	-	180	189	-	-	-	-	180	189
TOTAL	7,278	12,808	-	-	-	-	180	189	-	-	-	-	7,458	12,997
Interest Income														
- Piramal Enterprises Limited	-	4,983	-	-	-	-	-	-	-	-	-	-	-	4,983
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	2,515	816	-	-	-	-	-	-	-	-	2,515	816
TOTAL	-	4,983	2,515	816	-	-	-	-	-	-	-	-	2,515	5,799
Insurance Commission Income														
- Pramerica Life Insurance Limited	-	-	-	-	-	-	10,232	946	-	-	-	-	10,232	946
TOTAL	-	-	-	-	-	-	10,232	946	-	-	-	-	10,232	946
Assignment Service Income														
- Piramal Enterprises Limited	1,288	201	-	-	-	-	-	-	-	-	-	-	1,288	201
TOTAL	1,288	201	-	-	-	-	-	-	-	-	-	-	1,288	201
Lease Rent Income														
- Piramal Enterprises Limited	86	86	-	-	-	-	-	-	-	-	-	-	86	86
- Piramal Securities Limited	-	-	-	-	-	7	-	-	-	-	-	-	-	7
- Pramerica Life Insurance Limited	-	-	-	-	-	-	13	11	-	-	-	-	13	11
TOTAL	86	86	-	-	-	7	13	11	-	-	-	-	99	104
ICD Taken														
- Piramal Enterprises Limited	400,000	-	-	-	-	-	-	-	-	-	-	-	400,000	-
TOTAL	400,000	-	-	-	-	-	-	-	-	-	-	-	400,000	-
ICD repaid														
- Piramal Enterprises Limited	385,000	236,600	-	-	-	-	-	-	-	-	-	-	385,000	236,600
TOTAL	385,000	236,600	-	-	-	-	-	-	-	-	-	-	385,000	236,600
ICD Given														
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	-	48,500	-	-	-	-	-	-	-	-	-	48,500
TOTAL	-	-	-	48,500	-	-	-	-	-	-	-	-	-	48,500



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Repayment of ICD Given														
- Piramal Enterprises Limited	-	70,075	-	-	-	-	-	-	-	-	-	-	-	70,075
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	12,100	21,400	-	-	-	-	-	-	-	-	12,100	21,400
TOTAL	-	70,075	12,100	21,400	-	-	-	-	-	-	-	-	12,100	91,475
Partial redemption of NCD														
- Pramerica Life Insurance Limited	-	-	-	-	-	-	146	146	-	-	-	-	146	146
TOTAL	-	-	-	-	-	-	146	146	-	-	-	-	146	146
Net Advance repaid (Including advance adjusted against provision)														
- Brickex Advisors Private Limited	-	-	-	-	-	-	-	91	-	-	-	-	-	91
TOTAL	-	-	-	-	-	-	-	91	-	-	-	-	-	91
Loan portfolio transferred to														
- Piramal Enterprises Limited	302,840	184,173	-	-	-	-	-	-	-	-	-	-	302,840	184,173
- India Resurgence ARC Private Limited	-	-	-	-	-	-	-	71,000	-	-	-	-	-	71,000
TOTAL	302,840	184,173	-	-	-	-	-	71,000	-	-	-	-	302,840	255,173
FLDG Recovery														
- Social Worth Technologies Private Limited	-	-	-	-	-	-	1,078	964	-	-	-	-	1,078	964
TOTAL	-	-	-	-	-	-	1,078	964	-	-	-	-	1,078	964
Redemption of Security Receipt														
- India Resurgence ARC Private Limited	-	-	-	-	-	-	-	54,677	-	-	-	-	-	54,677
TOTAL	-	-	-	-	-	-	-	54,677	-	-	-	-	-	54,677



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Security Deposit Refunded														
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	-	141	-	-	-	-	-	141
TOTAL	-	-	-	-	-	-	-	141	-	-	-	-	-	141
Security deposit placed														
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	-	722	-	-	-	475	-	-	-	-	-	1,197
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	12	73	-	-	-	-	12	73
TOTAL	-	-	-	722	-	-	12	548	-	-	-	-	12	1,270
Investment in shares														
- Piramal Payment Services Limited	-	-	-	550	-	-	-	-	-	-	-	-	-	550
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	14,580	-	-	-	-	-	-	-	-	-	14,580	-
- Social Worth Technologies Private Limited	-	-	-	-	-	-	-	5,095	-	-	-	-	-	5,095
- DHFL Holding Limited	-	-	5	-	-	-	-	-	-	-	-	-	5	-
- DHFL Investments Limited	-	-	-	21	-	-	-	-	-	-	-	-	-	21
TOTAL	-	-	14,585	571	-	-	-	5,095	-	-	-	-	14,585	5,666
Issue of Shares														
- Piramal Enterprises Limited	200,000	-	-	-	-	-	-	-	-	-	-	-	200,000	-
TOTAL	200,000	-	-	-	-	-	-	-	-	-	-	-	200,000	-
Acquisition of shares of Subsidiaries from														
- Piramal Enterprises Limited	-	30	-	-	-	-	-	-	-	-	-	-	-	30
- PRL Developers Private Limited (Refer note 7)	-	-	-	-	-	-	758	9,000	-	-	-	-	758	9,000
TOTAL	-	30	-	-	-	-	758	9,000	-	-	-	-	758	9,030



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

H. Compensation paid to Directors, Key Managerial Personnel and It's relatives

The compensation of directors and other members of key managerial personnel and its relatives during the year was as follows:

	March 31, 2024	March 31, 2023
1. Short term employee benefits	607	443
2. Post employee benefits	21	-
3. Other long-term benefits	-	-
4. Termination benefit, and	-	-
5. Share based payment	2,002	-
TOTAL	2,630	443

Expenses towards gratuity, pension, leave encashment and leave travel allowance provisions are determined actuarially on overall Company basis at the end of each year and, accordingly, have not been considered in the above information.

*4,81,968 ESOPs (March 31, 2023 - 4,429 ESOPs) have been granted by the Holding Company to Key managerial personnel during the year 2023-24, out of which no options have been exercised till March 31, 2024).

I. Details of balances with related parties

	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Net Payable (includes provision for expenses)														
- Piramal Enterprises Limited	13,729	7,196	-	-	-	-	-	-	-	-	-	-	13,729	7,196
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	-	7	-	-	-	-	-	7
- Analog Legallhub Technology Private Limited	-	-	-	-	-	-	44	-	-	-	-	-	44	-
- Social Worth Technologies Private Limited	-	-	-	-	-	-	164	532	-	-	-	-	164	532
- Piramal Corporate Services Private Limited	-	-	-	-	-	-	-	483	-	-	-	-	-	483
- Piramal Foundation for Educational Leadership	-	-	-	-	-	-	2	-	-	-	-	-	2	-
- Piramal Corporate Tower Private Limited	-	-	-	-	-	-	82	-	-	-	-	-	82	-
- Piramal Finance Sales & Services Private Limited	-	-	798	816	-	-	-	-	-	-	-	-	798	816
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	11	13	-	-	-	-	-	-	-	-	11	13
TOTAL	13,729	7,196	809	829	-	-	292	1,022	-	-	-	-	14,830	9,047
ICD Payable														
- Piramal Enterprises Limited	45,000	31,552	-	-	-	-	-	-	-	-	-	-	45,000	31,552
TOTAL	45,000	31,552	-	-	-	-	-	-	-	-	-	-	45,000	31,552
Security Receipts Outstanding														
- India Resurgence ARC Private Limited	-	-	-	-	-	-	-	5,673	-	-	-	-	-	5,673
TOTAL	-	-	-	-	-	-	-	5,673	-	-	-	-	-	5,673



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

I. Details of balances with related parties. (Continued)

	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Net Receivables														
- Piramal Payment Services Limited	-	-	-	13	-	-	-	-	-	-	-	-	-	13
- Piramal Corporate Services Private Limited	-	-	-	-	-	-	108	-	-	-	-	-	108	-
- Piramal Alternatives Private Limited	-	-	-	-	6	-	-	-	-	-	-	-	6	-
- Piramal Trusteeship Services Private Limited	-	-	1	-	-	-	-	-	-	-	-	-	1	-
- Pramerica Life Insurance Limited	-	-	-	-	-	-	3,623	558	-	-	-	-	3,623	558
TOTAL	-	-	1	13	6	-	3,731	558	-	-	-	-	3,738	571
NCD Outstanding (including interest accrued)														
- Pramerica Life Insurance Limited	-	-	-	-	-	-	2,554	2,698	-	-	-	-	2,554	2,698
TOTAL	-	-	-	-	-	-	2,554	2,698	-	-	-	-	2,554	2,698
ICD Receivable														
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	15,000	27,100	-	-	-	-	-	-	-	-	15,000	27,100
TOTAL	-	-	15,000	27,100	-	-	-	-	-	-	-	-	15,000	27,100
Security Deposits														
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	-	339	-	-	-	-	-	339
- Piramal Corporate Tower Private Limited	-	-	-	-	-	-	352	-	-	-	-	-	352	-
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	1,307	1,307	-	-	-	-	-	-	-	-	1,307	1,307
TOTAL	-	-	1,307	1,307	-	-	352	339	-	-	-	-	1,659	1,646
Investments														
- DHFL Advisory & Investments Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- DHFL Holding Limited	-	-	6	1	-	-	-	-	-	-	-	-	6	1
- DHFL Investments Limited	-	-	102,064	102,064	-	-	-	-	-	-	-	-	102,064	102,064
- Social Worth Technologies Private Limited*	-	-	-	-	-	-	19,066	17,819	-	-	-	-	19,066	17,819
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	23,592	9,012	-	-	-	-	-	-	-	-	23,592	9,012
- Piramal Payment Services Limited	-	-	550	550	-	-	-	-	-	-	-	-	550	550
- Piramal Finance Sales & Services Private Limited	-	-	30	30	-	-	-	-	-	-	-	-	30	30
TOTAL	-	-	126,242	111,657	-	-	19,066	17,819	-	-	-	-	145,308	129,476

* Social Worth Technologies Private Limited has been marked fixed deposit in favour of the Company amounting to Rs. 1,050 lakhs as FLDG cover against future delinquencies



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 & as per Scale Based Regulations ("SBR") on Related Party Disclosures. (Continued)

J. Details of maximum outstanding balances with related parties

	Holding Company		Subsidiaries		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
ICD Given														
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	27,100	48,500	-	-	-	-	-	-	-	-	27,100	48,500
- Piramal Enterprises Limited	-	70,075	-	-	-	-	-	-	-	-	-	-	-	70,075
TOTAL	-	70,075	27,100	48,500	-	-	-	-	-	-	-	-	27,100	118,575
ICD Taken														
- Piramal Enterprises Limited	400,000	266,600	-	-	-	-	-	-	-	-	-	-	400,000	266,600
TOTAL		266,600	-	-	-	-	-	-	-	-	-	-	400,000	266,600
NCD Outstanding														
- Pramerica Life Insurance Limited	-	-	-	-	-	-	2,698	2,843	-	-	-	-	2,698	2,843
TOTAL	-	-	-	-	-	-	2,698	2,843	-	-	-	-	2,698	2,843
Security Deposit														
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	1,307	1,307	-	-	-	-	-	-	-	-	1,307	1,307
- Piramal Corporate Tower Private Limited	-	-	-	-	-	-	352	-	-	-	-	-	352	-
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	-	352	407	-	-	-	-	352	407
TOTAL	-	-	1,307	1,307	-	-	704	407	-	-	-	-	2,011	1,714
Investments														
- DHFL Advisory & Investments Private Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-
- DHFL Holding Limited	-	-	6	1	-	-	-	-	-	-	-	-	6	1
- DHFL Investments Limited	-	-	102,064	102,064	-	-	-	-	-	-	-	-	102,064	102,064
- Social Worth Technologies Private Limited	-	-	-	-	-	-	19,066	17,345	-	-	-	-	19,066	17,345
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	23,592	9,012	-	-	-	-	-	-	-	-	23,592	9,012
- Piramal Payment Services Limited	-	-	550	550	-	-	-	-	-	-	-	-	550	550
- Piramal Finance Sales & Services Private Limited	-	-	30	30	-	-	-	-	-	-	-	-	30	30
TOTAL	-	-	126,242	111,657	-	-	19,066	17,345	-	-	-	-	145,308	129,002

(All the transactions are at Arm's Length and there are no other cash transactions with Holding Company)



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits:

(i) (a) Charge to the Standalone Statement of Profit and Loss based on Defined Contribution Plans

	March 31, 2024	March 31, 2023
Employer's contribution to Regional Provident Fund Office	3,359	2335
Contribution to Pension Fund	204	153
Employer's contribution to Employees' State Insurance	-	-

(i) (b) Disclosures for defined benefit plans based on actuarial valuation reports as on March 31, 2024

The Company has scheme for gratuity as part of post retirement plan. The Company has a defined benefit gratuity plan in India which is funded. The Company's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund.

The fund is managed by Employees Group Gratuity Trusts which is governed by the Board of Trustees. The Board of Trustees are responsible for the administration of the plan assets and for the definition of the investment strategy.

A. Change in Projected Benefit Obligation

	Gratuity (Funded) Year Ended March 31, 2024	Gratuity (Funded) Year Ended March 31, 2023
Present Value of Benefit Obligation as at beginning of the year	3,466	3,810
Interest Cost	250	255
Current Service Cost	445	516
Past Service Cost	18	-
Liability transferred in	-	-
Liability Transferred Out/ Divestments	-	-
Benefits paid by Employer	(454)	(671)
Benefit Paid From the Fund	-	(252)
Actuarial (Gains)/Losses on Obligations - Due to change in demographic assumptions	43	(448)
Actuarial (Gains)/Losses on Obligations - Due to change in financial assumptions	7	36
Actuarial (Gains)/Losses on Obligations - Due to experience	599	219
Present Value of Defined Benefit Obligation as at the end of the year	4,374	3,466

B. Fair value of plan assets

Fair Value of Plan Assets as at beginning of the year	3,693	3,756
Interest income	266	252
Contributions by the Employer	-	-
Assets transferred in/ Acquisition	-	-
Benefit Paid from the Fund	-	(252)
Return on Plan Assets, Excluding Interest Income	87	(63)
Fair value of plan assets as at the end of the year	4,046	3,693

C. Amount recognised in the Balance Sheet

Present Value of Benefit Obligation at the end of the year	(4,374)	(3,466)
Fair Value of Plan Assets at the end of the year	4,046	3,693
Funded Status (surplus/ (deficit))	(327)	227
Net (Liability)/Asset Recognized in the Balance Sheet	(327)	227

D. Net interest cost for current year

Present Value of Benefit Obligation at the Beginning of the year	3,466	3,810
(Fair Value of Plan Assets at the Beginning of the year)	(3,693)	(3,756)
Net Liability/(Asset) at the Beginning	(227)	53
Interest Cost	250	255
(Interest Income)	(266)	(252)
Net Interest Cost/(Income) for current year	(16)	4



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

	Gratuity (Funded) Year Ended March 31, 2024	Gratuity (Funded) Year Ended March 31, 2023
E. Expenses recognised in Statement of Profit and Loss		
Current Service Cost	445	516
Interest Cost	(16)	4
Past Service Cost	18	-
Total Expenses / (Income) recognised in the Statement of Profit and Loss	447	520
F. Expenses Recognized in the Other Comprehensive Income (OCI) for current year		
Actuarial (Gains)/Losses on Obligations	649	(192)
Return on Plan Assets, Excluding Interest Income	(87)	63
Net (Income)/Expense For the year recognized in OCI	562	(130)
G. Principal actuarial assumptions used:		
Rate of discounting	7.14%	7.20%
Rate of salary increase	10.00%	10.00%
Rate of employee turnover	CMML : 15%	30%
	Partner Function : 20%	
	Retail Finance Group : 30%	
	Wholesale Group : 23%	
Mortality rate during employment	Indian Assured Lives Mortality 2012-14 (Urban) As at March 31, 2024	Indian Assured Lives Mortality 2012-14 (Urban) As at March 31, 2023
H. Balance Sheet Reconciliation		
Opening Net Liability	(227)	53
Expenses Recognized in Statement of Profit or Loss	447	520
Expenses Recognized in OCI	562	(130)
Net Liability/(Asset) Transfer In	-	-
Net (Liability)/Asset Transfer Out	-	-
Benefit Paid (Employer's Contribution)	(454)	(671)
Net Liability/(Asset) Recognized in the Balance Sheet	327	(227)
I. Category of Assets		
Insurance fund	4,046	3,693
Total	4,046	3,693
J. Other Details		
No of Active Members	5,873	4,819
Per Month Salary For Active Members	2,363	1,865
Weighted Average Duration of the Projected Average Expected Future Service	4 2	3 2
Defined Benefit Obligation (DBO) - Total	4,374	3,466
Defined Benefit Obligation (DBO) - Due but Not Paid	18	-
Prescribed Contribution For Next Year (12 Months)	921	218
K. Net Interest Cost for Next Year		
	Estimated for the year ended March 31, 2024	Estimated for the year ended March 31, 2023
Present Value of Benefit Obligation at the End of the year (Fair Value of Plan Assets at the End of the year)	4,374 (4,046)	3,466 (3,693)
Net Liability/(Asset) at the End of the year	328	(227)
Interest Cost	311	250
(Interest Income)	(288)	(266)
Net Interest Cost / (Income) for Next Year	23	(16)



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

L. Expenses Recognized in the Statement of Profit or Loss for Next Year

	Estimated for the year ended March 31, 2024	Estimated for the year ended March 31, 2023
Current Service Cost	594	445
Net Interest Cost	23	(16)
(Expected Contributions by the Employees)	-	-
Expenses Recognized for Next Year	617	429

M. Maturity Analysis of the Benefit Payments: From the Employer

Projected Benefits Payable in Future Years From the Date of Reporting	As at March 31, 2024	As at March 31, 2023
1st Following Year	1,043	1,012
2nd Following Year	808	717
3rd Following Year	740	569
4th Following Year	646	449
5th Following Year	532	373
Sum of Years 6 To 10	1,261	844

N. Sensitivity Analysis

Projected Benefits Payable in Future Years From the Date of Report	As at March 31, 2024	As at March 31, 2023
Projected Benefit Obligation on Current Assumptions	4,374	3,466
Delta Effect of +1% Change in Rate of Discounting	(134)	(77)
Delta Effect of -1% Change in Rate of Discounting	105	82
Delta Effect of +1% Change in Rate of Salary Increase	101	78
Delta Effect of -1% Change in Rate of Salary Increase	(132)	(75)
Delta Effect of +1% Change in Rate of Employee Turnover	(56)	(19)
Delta Effect of -1% Change in Rate of Employee Turnover	20	20

The sensitivity analysis has been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual change in the Defined Benefit Obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years.

Notes:

Gratuity is payable as per company' scheme as detailed in the report.

Actuarial gains/losses are recognized in the period of occurrence under Other Comprehensive Income (OCI). All above reported figures of OCI are gross of taxation.

Salary escalation and attrition rate are in line with the industry practice considering promotion and demand and supply of the employees.

Cash flow projection is done considering future salary, attrition and death in respective year for members as mentioned above.

Maturity Analysis of Benefit Payments is undiscounted cashflows considering future salary, attrition & death in respective year for members as mentioned above.

Average Expected Future Service represents Estimated Term of Post - Employment Benefit Obligation.

Weighted Average Duration of the Defined Benefit Obligation is the weighted average of cash flow timing, where weights are derived from the present value of each cash flow to the total present value.

Any benefit payment and contribution to plan assets is considered to occur end of the year to depict liability and fund movement in the disclosures.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

Qualitative Disclosures

- Characteristics of defined benefit plan

The entity has a defined benefit gratuity plan in India (funded). The entity's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund. The fund is managed by a trust which is governed by the Board of Trustees. The Board of Trustees are responsible for the administration of the plan assets and for the definition of the investment strategy.

- These plans typically expose the Company to actuarial risks such as: interest rate risk, salary risk, investment risk, asset liability matching risk, mortality risk and concentration risk.

Interest rate risk

A fall in the discount rate which is linked to the G.Sec. rate will increase the present value of the liability requiring higher provision. A fall in the discount rate generally increases the mark to market value of the assets depending on the duration of asset.

Salary Risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Investment Risk

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below this rate, it will create a plan deficit. Currently, for the plan in India, it has a relatively balanced mix of investments in government securities, and other debt instruments.

Asset Liability Matching Risk

The plan faces the ALM risk as to the matching cash flow. Company has to manage pay-out based on pay as you go basis from own funds. Since the plan is invested in lines of Rule 101 of Income Tax Rules, 1962, this generally reduces ALM risk.

Mortality risk

Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

Concentration Risk:

Plan is having a concentration risk as all the assets are invested with the insurance company

- Characteristics of defined benefit plans

There is a change in the benefit scheme during the year. Change in liability (if any) due to this scheme change is recognised as past service cost. The change in the benefit scheme is change in retirement age from 58 years to 60 years

- A separate trust fund is created to manage the Gratuity plan and the contributions towards the trust fund is done as guided by rule 103 of Income Tax Rules, 1962.

(ii) Compensated Absences

Particulars	Compensated absence (Funded) Year Ended March 31, 2024	Compensated absence (Funded) Year Ended March 31, 2023
	Expense recognised in the Statement of Profit and Loss	842
Discount rate (p.a.)	7.14% p.a.	7.20% p.a.
Salary escalation rate (p.a.)	10% p.a.	10% p.a.
Amount recognised in the Balance Sheet		
Present Value of Benefit Obligation at the end of the year	2,863	2,378
Fair Value of Plan Assets at the end of the year	593	1,776
Funded Status (surplus/ (deficit))	(2,270)	(602)
Net (Liability)/Asset Recognized in the Balance Sheet	(2,270)	(602)

(iii) Long term service employee benefits

During the year, the Company has recognised long term service reward aggregating to Rs 9 lakhs (March 31, 2023 - Rs 4 lakhs) which is unfunded.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

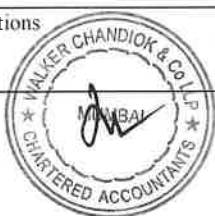
(iv) Share Based payment

The Holding Company (i.e. Piramal Enterprises Limited "PEL") has issued stock options to certain employees of the Company. These transactions are recognized as equity-settled share based payment transactions. The Scheme allows the Grant of Stock Options to employees of the Company that meet the eligibility criteria. Each option comprises one underlying Equity Share. The stock compensation expense is determined based on fair value of options and the holding company's estimate of options that will eventually vest and is recognised over the vesting period in the statement of profit and loss with corresponding increase in liability payable to holding company as the cost is recovered by the holding company in entirety

Employee Stock Option Scheme and related scheme wise details are as follows

Particulars	For 1/3 vesting start - March 31, 2024	For 1/4 vesting start - May 1, 2024	For 1/3 vesting start - August 1, 2025
Date of Grant	March 31, 2023	March 31, 2023	March 31, 2023
Number of options granted	238,898	309,663	21,971
Number of options exercisable as on March 31, 2023	-	-	-
Number of options exercisable as on March 31, 2024	79,633	-	-
Exercise price per option	2	2	2
Vesting Commencement date	31-Mar-24	01-May-24	01-Aug-25
Vesting period	28 Months	38 Months	52 Months
Date of vesting	1/3 on March 31, 2024 1/3 on August 1, 2024 1/3 on August 1, 2025	1/4 on May 1, 2024 1/4 on June 1, 2024 1/4 on June 1, 2025 1/4 on June 1, 2026	1/3 on August 1, 2025 1/3 on August 1, 2026 1/3 on August 1, 2027
Method of Settlement	Equity settled	Equity settled	Equity settled
Modification to share based payment plans	NA	NA	NA
Basis of determination of volatility	The historical volatility of PEL stock price returns for a time frame corresponding to the remaining contractual life has been relied upon as a proxy for the expected volatility.		
Vesting Conditions	Employee to remain in service and achievement of applicable performance on the date of vesting		

Particulars	For 1/4 vesting start - May 1, 2024	For 1/3 vesting start - July 17, 2024
Date of Grant	April 13, 2023	July 17, 2023
Number of options granted	476,406	321,384
Number of options exercisable as on March 31, 2024	-	-
Exercise price per option	2	2
Vesting Commencement date	May 01, 2024	July 17, 2024
Vesting period	38 Months	36 Months
Date of vesting	1/4 on May 1, 2024 1/4 on June 1, 2024 1/4 on June 1, 2025 1/4 on June 1, 2026	1/3 vesting on July 17, 2024 1/3 vesting on July 17, 2025 1/3 vesting on July 17, 2026
Method of Settlement	Equity settled	Equity settled
Modification to share based payment plans	NA	NA
Basis of determination of volatility	The historical volatility of PEL stock price returns for a time frame corresponding to the remaining contractual life has been relied upon as a proxy for the expected volatility.	
Vesting Conditions	Employee to remain in service and achievement of applicable performance on the date of vesting	



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

Summary of stock options

Particulars	Number of options	Weighted- Average Exercise Price	Weighted- Average Remaining Contractual Life (Years)
Balance as on April 1, 2022	-	-	-
Granted during the year	570,532	2	4 - 5 years
Exercised during the year	-	-	-
Forfeited/Lapsed during the year	-	-	-
Balance as on March 31, 2023	570,532	2	4 - 5 years
Granted during the year	797,790	2	8 years
Exercised during the year	-	-	-
Forfeited/Lapsed during the year	(34,153)	-	-
Balance as on March 31, 2024	1,334,169	2	4 - 7.5 years

The fair values of options granted during the year are as follows:

Grant date	No. of Years vesting	Fair value per option
July 17, 2023	3 years	Rs. 895.00 - Rs. 916.10
April 13, 2023	3.14 years	Rs. 640.40 - Rs. 653.90
March 31, 2023	3.28 years	Rs. 624.83 - Rs. 639.48

The fair value has been calculated using the Black Scholes Options Pricing Model and the significant assumptions made in this regard are as follows:

	Grant dated July 17, 2023	Grant dated April 13, 2023	Grant dated March 31, 2023
Risk free interest rate	6.81% - 6.84%	6.79% - 6.87%	6.91% - 6.94%
Expected life	3.50 - 5.50 years	3.55 - 5.64 years	3.0 - 4.67 years
Expected volatility	52.14% - 55.12%	53.77% - 56.24%	55.10% - 58.73%
Expected dividend yield	1.74% - 2.07%	1.58% - 1.91%	1.71% - 1.91%
Exercise Price (Rs.)	2	2	2
Stock Price (Rs.)	987	701	678

Balance Sheet Reconciliation

	As at March 31, 2024	As at March 31, 2023
Opening liability	7	-
Expenses Recognized in Statement of Profit or Loss	5,493	7
Payment against liability	(2,519)	-
Closing liability	<u>2,981</u>	<u>7</u>

The ESOP expenses is recognised over the vesting period in the statement of profit and loss with corresponding increase in liability payable to holding company as the cost is recovered by the holding company in entirety.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

45 Fair Value Disclosures

a) <u>Categories of Financial Instruments:</u>	March 31, 2024			March 31, 2023		
	FVTPL	FVOCI	Amortised Cost*	FVTPL	FVOCI	Amortised Cost*
Financial Assets						
Investments	561,340	19,071	161,203	735,322	78,042	430,908
Loans	111,016	-	5,368,467	133,868	-	4,734,069
Derivative financial instruments	-	5,398	-	-	9,811	-
Cash and Bank Balances #	-	-	291,500	-	-	259,678
Other Receivables	-	-	5,365	-	-	1,179
Other Financial Assets #	-	-	101,794	-	-	89,694
	672,356	24,469	5,928,329	869,190	87,853	5,515,528
Financial liabilities						
Borrowings	-	-	4,506,397	-	-	4,061,117
Trade Payables #	-	-	35,284	-	-	29,007
Other Financial Liabilities #	-	-	130,297	-	-	166,502
	-	-	4,671,978	-	-	4,256,626

b) Fair Value Hierarchy and Method of Valuation

Financial Instruments	Notes	Carrying Value	March 31, 2024			Total
			Level 1	Level 2	Level 3	
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	15,600	-	-	15,600	15,600
Optionally Convertible Debentures	i.	23,800	-	-	23,800	23,800
Investments in Mutual Funds	ii.	4,440	4,440	-	-	4,440
Project Receivables	i.	101,856	-	-	101,856	101,856
Security Receipts	i.	415,644	-	-	415,644	415,644
Loans	i.	111,016	-	-	111,016	111,016
Measured at FVTOCI						
Investments						
Preference Shares (Others than subsidiaries)	i.	18,994	-	-	18,994	18,994
Equity Instruments (Others than subsidiaries)	i.	72	-	-	72	72
Redeemable Bonds	i.	5	-	-	5	5
Derivative financial instruments	i.	5,398	-	5,398	-	5,398
Measured at Amortised Cost*						
Investments						
Government Securities/Redeemable Bonds	iii.	109,805	111,280	-	-	111,280
Redeemable Non Convertible Debentures	iii.	34,413	-	-	34,464	34,464
Pass Through certificates	iii.	15,152	-	-	15,152	15,152
Loans	iii.	5,368,467	-	-	4,608,201	4,608,201
Financial Liabilities						
Measured at Amortised Cost						
Borrowings	iii.	4,506,397	-	-	4,466,079	4,466,079



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

45 Fair Value Disclosures (Continued)

Financial Instruments	Notes	Carrying Value	March 31, 2023			Total
			Level 1	Level 2	Level 3	
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	18,000	-	-	18,000	18,000
Optionally Convertible Debentures	i.	34,000	-	-	34,000	34,000
Project Receivables	i.	161,740	-	-	161,740	161,740
Security Receipts	i.	302,241	-	-	302,241	302,241
Alternative Investment Funds	i.	215,642	-	-	215,642	215,642
Others	i.	3,699	-	-	3,699	3,699
Loans	i.	133,868	-	-	133,868	133,868
Measured at FVOCI						
Investments						
Preference Shares (Others than subsidiaries)	i.	17,752	-	-	17,752	17,752
Equity Instruments (Others than subsidiaries)	i.	67	-	-	67	67
Redeemable Bonds	i.	50,726	-	-	50,726	50,726
T-Bill	i.	9,497	9,497	-	-	9,497
Derivative financial instruments		9,811	-	9,811	-	9,811
Measured at Amortised Cost*						
Investments						
Government Securities/Redeemable Bonds	iii.	104,031	104,381	-	-	104,381
Redeemable Non Convertible Debentures	iii.	306,373	-	-	291,984	291,984
Pass Through certificates	iii.	20,504	-	-	20,504	20,504
Loans	iii.	4,734,069	-	-	4,689,543	4,689,543
Financial Liabilities						
Measured at Amortised Cost						
Borrowings	iii.	4,061,117	-	-	3,989,424	3,989,424

Notes:

- Discounted cash flow method has been used to determine the fair value. The yield used for discounting has been determined based on trades, market polls, levels for similar issuer with same maturity, spread over matrices, etc.
- Net Asset Value (NAV) as at the reporting period have been used to determine the Fair Value of the mutual fund investments.
- Discounted cash flow method has been used to determine the fair value. The discounting factor used has been arrived at after adjusting the rate of interest for the financial assets and financial liabilities by the difference in the G-SEC rates from date of initial recognition to the reporting dates.

* The fair value of investments, loans & other financial assets at amortised cost is gross of ECL provision amounting to Rs. 1,92,118 lakhs (March 31, 2023 – Rs 7,26,604 akhs) excluding stage 3 and POCI loans which are presented net of ECL provision.

The Company has not disclosed the fair value of cash and bank balances, other financial assets, trade payables and other financial liabilities, because their carrying amounts are a reasonable approximation of fair value.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

45 Fair Value Disclosures (Continued)

c) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in level 3 items for the year ended March 31, 2024 and March 31, 2023

Particulars	Derivative Financial Instruments	Other Investments	Debentures	Loans	Total
As at March 31, 2022	2,749	453,205	59,052	282,873	797,879
Transfer in/ (Out)	-	119,213	-	-	119,213
Acquisitions/Disposal during the year (Net)	-	239,298	(700)	(173,866)	64,731
(Losses)/Gain recognised in profit or loss/Other Comprehensive Income	7,062	(59,849)	(6,352)	24,861	(34,277)
As at March 31, 2023	9,811	751,867	52,000	133,868	947,546
Transfer in/ (Out)	-	-	-	-	-
Acquisitions/Disposal during the year (Net)	(4,779)	29,547	-	(49,782)	(25,014)
Regulatory Provision on AIF	-	(165,768)	-	-	(165,768)
(Losses)/Gain recognised in profit or loss/Other Comprehensive Income	366	(79,075)	(12,600)	26,930	(64,379)
As at March 31, 2024	5,398	536,571	39,400	111,016	692,385

d) Sensitivity for FVTPL Instruments

Impact on the Company's profit before tax if discount rates had been as given in the table below:

Method	Nature of Instrument	Significant unobservable inputs	Increase / Decrease in the unobservable input	Sensitivity Yield Increase	Impact Yield Decrease
Discounted Cash Flow Model as at March 31, 2024	NCD	Discount rate	0.7%	-	-
	Investment	Sale Price	5.0%	9,802	(13,795)
	Term Loan	Discount rate	0.7%	-	-
Discounted Cash Flow Model as at March 31, 2023	Term Loan	Sale Price	5.0%	8,510	(9,440)
	NCD	Discount rate	0.7%	-	-
	Investment	Sale Price	5.0%	1,666	(1,508)
	Term Loan	Discount rate	0.7%	76	(75)
	Term Loan	Sale Price	5.0%	1,096	(897)

45A Changes in liabilities arising from financing activities

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

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

(b) Changes in liability arising from financing activities (Ind AS 7 'Statement of Cash Flows')

Particulars	As at April 1, 2023	Cash flows	Exchange Difference	Other	As at March 31, 2024
Debt securities	2,696,168	175,298	-	-	2,871,466
Borrowings (other than debt securities)	1,320,709	255,882	528	89	1,577,208
Deposits	31,552	13,448	-	-	45,000
Subordinated debt liabilities	12,688	35	-	-	12,723
	4,061,117	444,663	528	89	4,506,397

Particulars	As at April 1, 2022	Cash flows	Exchange Difference	Other	As at March 31, 2023
Debt securities	2,906,731	(210,563)	-	-	2,696,168
Borrowings (other than debt securities)	1,455,590	(140,600)	4,871	848	1,320,709
Deposits	266,600	(235,048)	-	-	31,552
Subordinated debt liabilities	12,660	28	-	-	12,688
	4,641,581	(586,183)	4,871	848	4,061,117



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

46 Capital Management

The Company manages its capital to ensure that it will be able to continue as going concern while maximizing the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Company consists of net debt (borrowings as detailed in notes 14 to 17 offset by cash and cash equivalents and earmarked balances with banks (excluding lien marked)) and total equity of the Company.

The Company being a Non-Deposit taking Housing Finance Company has to maintain a Capital Adequacy Ratio of 15% (Refer note 56 (xi)). The Company determines the amount of capital required on the basis of annual as well as long term operating plans and other strategic investment plans. The funding requirements are met through equity or non convertible debt securities or other long-term /short-term borrowings. The Company monitors the capital structure on the basis of total debt to equity ratio and maturity profile of the overall debt portfolio of the Company. The Company has complied with all regulatory requirements related to capital and capital adequacy ratios as prescribed by NHB.

The capital components of the Company are as given below:

	March 31, 2024	March 31, 2023
Total Equity	1,500,425	1,489,987
Borrowings	4,506,397	4,061,117
Total Debt	4,506,397	4,061,117
Cash and Cash equivalents	(193,356)	(191,533)
Bank balances other than above (excluding lien marked)	(1,668)	(1,259)
Net Debt	4,311,373	3,868,325
Debt equity ratio	3.00	2.73
Net Debt equity ratio	2.87	2.60

47 Risk management

Risk Management is an integral part of the Company's business strategy. The Risk Management oversight structure includes Committees of the Board and Management Committees. Company's risk philosophy is to develop and maintain a healthy portfolio which is within its risk appetite and the regulatory framework. While the Company is exposed to various types of risks, the most important among them are liquidity risk, interest rate risk, credit risk, regulatory risk, foreign exchange risk and fraud and operational risk. The measurement, monitoring and management of risks remain a key focus area for the Company.

The Risk Management Committee of the Board provides direction to and monitors the quality of the internal audit function and also monitors compliance with NHB and other regulators.

The Company's risk management strategy is based on a clear understanding of various risks, disciplined risk assessment and measurement procedures and continuous monitoring. The policies and procedures established for this purpose are continuously benchmarked with market best practices.

The Risk Management Committee of the Board ("RMC") reviews compliance with risk policies, monitors risk tolerance limits, reviews and analyses risk exposure and provides oversight of risk across the organization. The RMC nurtures a healthy and independent risk management function to inculcate a strong risk management culture in the Company and broadly perceives the risk arising from (i) liquidity risk, (ii) interest rate risk, (iii) credit risk and (iv) regulatory risk (v) fraud risk and operational risk and (vi) , foreign exchange risk.

47.1 Liquidity Risk

Liquidity Risk refers to insufficiency of funds to meet the financial obligations. Liquidity Risk Management implies maintenance of sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit lines to meet obligations when due.

The Company has an Asset Liability Management Policy in place, which is in line with NHB/RBI guidelines for Housing Finance Companies. The ALCO is responsible for the management of the companies funding and liquidity requirements. The company manages liquidity risk by maintaining unutilised banking facilities, credit lines and by continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.

The Company has the following undrawn credit lines available as at the end of the reporting period.

	March 31, 2024	March 31, 2023
- Expiring within one year (including bank overdraft)	1,000	2,500
- Expiring beyond one year	-	-
Undrawn credit lines	1,000	2,500



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.1 Liquidity Risk (Continued)

The following tables details the Company's remaining contractual maturity for its financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the rate applicable as of March 31, 2024 and March 31, 2023 respectively has been considered. The contractual maturity is based on the earliest date on which the Company may be required to pay.

Maturities of Financial Liabilities	March 31, 2024			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Borrowings	1,477,709	1,838,915	1,190,097	1,404,751
Trade Payables	35,284	-	-	-
Other Financial Liabilities*	70,992	14,043	6,868	38,394
	1,583,985	1,852,958	1,196,965	1,443,145

Maturities of Financial Liabilities	March 31, 2023			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Borrowings	1,190,394	1,615,184	1,048,875	1,353,190
Trade Payables	29,007	-	-	-
Other Financial Liabilities*	140,431	-	-	26,071
	1,359,832	1,615,184	1,048,875	1,379,261

*This includes lease liability

The following table details the Company's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

Maturities of Financial Assets	March 31, 2024			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Investments	95,176	158,612	166,763	588,982
Loans	1,651,896	2,176,413	1,199,696	1,796,126
Other Financial Assets	90,146	-	-	11,648
Receivables	5,365	-	-	-
	1,842,583	2,335,025	1,366,459	2,396,756

Maturities of Financial Assets	March 31, 2023			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Investments	310,495	231,969	355,172	596,613
Loans	1,554,579	1,625,331	1,021,807	1,239,896
Other Financial Assets	73,602	-	-	9,993
Receivables	1,179	-	-	-
	1,939,854	1,857,300	1,376,979	1,846,502



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.2 Interest Rate Risk

Retail lending:

The Company is exposed to minimal interest rate risk as it has most of assets and liabilities are based on floating interest rates. The Company has an approved Asset and Liability Management Policy which empowers the ALCO assess the interest rate risk run by it and provide appropriate guidelines to the Treasury to manage the risk.

Wholesale lending:

The Company is exposed to interest rate risk as it has assets and liabilities based on both fixed and floating interest rates. The Company has an approved Asset and Liability Management Policy which empowers the Asset and Liability Management Committee (ALCO) to assess the interest rate risk run by it and provide appropriate guidelines to the Treasury to manage the risk. The ALCO reviews the interest rate risk on periodic basis and decides on the asset profile and the appropriate funding mix. The ALCO reviews the interest rate gap statement and the interest rate sensitivity analysis.

Borrowings:

The exposure of the Company's borrowings to the interest rate risk at the end of the year for variable rate borrowing is Rs. 1,778,609 lakhs (March 31, 2023 - Rs. 1,165,014 lakhs) and fixed rate borrowings are Rs. 2,727,788 lakhs (March 31, 2023 - Rs. 2,896,102 lakhs)

The sensitivity analysis below have been determined based on the exposure to interest rates for assets and liabilities at the end of the reporting period. For floating rate assets and liabilities, the analysis is prepared assuming the amount of the liability outstanding at the end of the reporting period was outstanding for the whole year and the rates are reset as per the applicable reset dates. The basis risk between various benchmarks used to reset the floating rate assets and liabilities has been considered to be insignificant.

Impact on the Company's profit before tax if interest rates had been 100 basis points higher / lower is given below:

Sensitivity Analysis on Floating Rate Instruments	For the Year Ended			
	March 31, 2024		March 31, 2023	
	Higher	Lower	Higher	Lower
Sensitivity Analysis on Floating Rate Borrowings	(17,511)	17,511	(11,707)	11,707
Sensitivity Analysis on Floating Rate Assets	31,482	(31,482)	27,768	(27,768)

47.3 The table below shows contractual maturity profile of carrying value of assets and liabilities:

Particulars	As at March 31, 2024		Total
	Within 12 months	After 12 months	
ASSETS			
Financial assets:			
Cash and cash equivalents	193,356	-	193,356
Bank balances other than (a) above	1,728	96,416	98,144
Derivative financial instruments	5,112	286	5,398
Receivables	5,365	-	5,365
Loans	1,149,324	3,693,267	4,842,591
Investments	79,542	785,206	864,748
Other financial assets	90,146	5,431	95,577
Non- financial assets:			
Current tax assets (net)	51,677	-	51,677
Deferred tax assets (net)	-	252,711	252,711
Property, Plant and Equipment	-	38,806	38,806
Right-of-use assets	-	29,600	29,600
Intangible assets under development	-	1,007	1,007
Other intangible assets	-	18,857	18,857
Other non-financial assets	5,328	34,801	40,129
Total Assets	1,581,578	4,956,388	6,537,966



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

Particulars	As at March 31, 2024		Total
	Within 12 months	After 12 months	
LIABILITIES			
Financial liabilities:			
Trade payables	35,284	-	35,284
Debt securities	649,292	2,222,174	2,871,466
Borrowings (other than debt securities)	482,741	1,094,467	1,577,208
Deposits	15,000	30,000	45,000
Subordinated debt liabilities	-	12,723	12,723
Other financial liabilities	70,992	59,305	130,297
Non- financial liabilities:			
Current tax liabilities (net)	7,911	-	7,911
Provisions	5,855	263	6,118
Other non- financial liabilities	39,346	312,188	351,534
Total liabilities	1,306,421	3,731,120	5,037,541

Particulars	As at March 31, 2023		Total
	Within 12 months	After 12 months	
ASSETS			
Financial assets:			
Cash and cash equivalents	191,533	-	191,533
Bank balances other than (a) above	1,357	66,788	68,145
Derivative financial instruments	-	9,811	9,811
Receivables	1,179	-	1,179
Loans	1,245,229	2,938,353	4,183,582
Investments	284,055	1,033,440	1,317,495
Other financial assets	73,602	9,993	83,594
Non- financial assets:			
Current tax assets (net)	72,393	-	72,393
Deferred tax assets (net)	-	142,427	142,427
Property, Plant and Equipment	-	32,307	32,307
Right-of-use assets	-	23,945	23,945
Intangible assets under development	-	353	353
Other intangible assets	-	11,648	11,648
Other non-financial assets	5,446	30,939	36,385
Total Assets	1,874,793	4,300,004	6,174,797

LIABILITIES			
Financial liabilities:			
Trade payables	29,007	-	29,007
Debt securities	377,755	2,318,413	2,696,168
Borrowings (other than debt securities)	520,948	799,761	1,320,709
Deposits	-	31,552	31,552
Subordinated debt liabilities	-	12,688	12,688
Other financial liabilities	148,286	18,216	166,502
Non- financial liabilities:			
Current tax liabilities (net)	59,208	-	59,208
Provisions	6,099	-	6,099
Other non- financial liabilities	17,079	345,798	362,877
Total liabilities	1,158,382	3,526,428	4,684,810



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.4 Credit Risk

The Company is exposed to Credit Risk through its lending activity. Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has adopted a policy of dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults.

Retail lending:

For retail lending the credit policy has been reviewed and approved by Risk Team. The Credit Risk management structure includes credit policies and procedures. The Credit Policy defines customer segments, income assessment criteria, underwriting standards, target market definition, appraisal and approval processes, product limits, Delegation of Authority metrics (DoA) and cover risk assessment for product offerings etc. to ensure consistency of credit buying patterns.

Wholesale lending:

The Company's Risk management team has developed proprietary internal rating models to evaluate risk return trade-off for the loans and investments made by the Company. The output of traditional credit rating model is an estimate of probability of default. These models are different from the traditional credit rating models as they integrate both probability of default and loss given default into a single model.

Credit Risk Management

For retail lending business, credit risk management is achieved by considering various factors like:

- Assessment of borrower's capability to pay – detailed assessment of borrower's capability to pay is conducted. The approach to the assessment is uniform across the entire Company and is spelt out in the Credit Policy.
- Security cover – this is an assessment of the value of security under stress scenario which is further adjusted for factors like liquidity, enforceability, transparency in valuation, etc of the collateral.
- Geographic region – the Company monitors loan performances in a particular region to assess if there is any stress due to natural calamities, etc impacting the performance of loans in a particular geographic region

For wholesale lending business, credit risk management is achieved by considering various factors like :

- Promoter strength – This is an assessment of the promoter from financial, management and performance perspective
- Industry & micro-market risk – This is an assessment of the riskiness of the industry and/or micro-market to which the borrower/project belongs
- Project risk – This is an assessment of the standalone project from which interest servicing and principal repayment is expected to be done.
- Structure risk – This is an assessment of the loan structure which is characterized by its repayment tenor, moratorium, covenants, etc.
- Security cover – This is an assessment of the value of the security under stress scenario which is further adjusted for factors like liquidity, enforceability, transparency in valuation etc. of the collateral.
- Exit – This is an assessment of the liquidity of the loan or investment

Each of the above components of the risk analysis are assigned a specific weight which differ based on type of loan. The weights are then used with the scores of individual components for conversion to a risk rating.

Based on the above assessment the risk team categorises the deals in to the below Risk Grades

The table below provides a profile of the timing of the nominal amounts of the Company's hedging instruments (based on residual tenor) along with the rate as applicable by risk category:

Dark Green	Extremely good loan
Green	Good loan
Yellow	Moderate loan
Amber	Weak loan
Red	Extremely weak loan

Further, a periodic review of the performance of the portfolio is also carried out by the Risk Group. The Risk Group adjusts the stress case considered during the initial approval based on actual performance of the deal, developments in the sector, regulatory changes etc. The deal level output is combined to form a portfolio snapshot. The trends from portfolio are used to provide strategic inputs to the management.

The credit risk on liquid funds and other financial instruments is limited because the counterparties are banks with high credit-ratings assigned by credit-rating agencies or mutual funds.

Provision for Expected Credit Loss

The Company has assessed the credit risk associated with its financial assets for provision of Expected Credit Loss (ECL) at the reporting dates. For different product categories (Real Estate, Senior debt, Lease Rental Discounting, Loan Against Shares, Mezzanine etc), the Company has developed scorecard that makes use of various reasonable supportive forward looking parameters which are both qualitative as well as quantitative in nature. These scorecards helps in determining the change in credit risk and the probability of default. These parameters have been detailed out in Note No. iv of Material Accounting Policies information. Based on the result yielded by the above assessment the Financial assets are classified into (1) Standard (Performing) Asset, (2) Significant Credit Deteriorated (Under-Performing) Asset (3) Default (Non-Performing) Asset (Credit Impaired).

For the purpose of expected credit loss analysis the Company defines default as any asset with more than 90 days overdue. This is also as per the rebuttable presumption provided by the standard.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.4 Credit Risk (Continued)

The Company provides for expected credit loss based on the following:

Category - Description	Stage	Basis for Recognition of Expected Credit Loss
Assets for which credit risk has not significantly increased from initial recognition	Stage 1	12 month ECL
Assets for which credit risk has increased significantly but not credit impaired	Stage 2	Life time ECL
Assets for which credit risk has increased significantly and credit impaired	Stage 3	Loss Given Default (LGD)

For the year ended March 31, 2024 and March 31, 2023 the Company has developed a PD Matrix after considering some parameters as stated below :

For provisioning on the wholesale financial assets, the key parameters for various scorecards are highlighted as follows -Real Estate products (Construction Finance, Structured Debt, LRD) - (1) Developer Grade (2) Past Overdue History (3) Tenant profile (4) Status from monthly Asset Monitoring report (5) Stage of the project (6) Geography etc. Some of the Parameters for Non Real Estate products (Senior lending, mezzanine, project finance etc) - (1) Sponsor strength (2) Overdues (3) Average debt service coverage ratio (4) Regulatory Risk (5) Stability of EBITDA (6) Quality of underlying assets etc. Based on these parameters the Company has computed the PD. The Company has also built in model scorecards to determine the internal LGD. However, due to lack of default history to statistically substantiate the internal LGD, the Company has made use of a combination of both internal as well as external LGD. The Company also maintains Expected Credit Loss for undisbursed limits.

The Company uses ECL allowance for retail financial assets measured at amortised cost, which are not individually significant, and comprise of a large number of homogeneous loans that have similar characteristics. The expected credit loss is a product of exposure at default, probability of default and loss given default. Due to lack of sufficient internal data, the Company uses external data from credit bureau agency (TransUnion upto Dec-22) for potential credit losses. Further, the estimates from the above sources have been adjusted with forward looking inputs from anticipated change in future macro-economic conditions to comply with IndAS 109.

Expected Credit Loss as at the Reporting year:

Particulars	Asset Group	Gross Carrying Value	As at March 31, 2024	
			Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition*	Investments	49,565	1,273	48,292
	Loans	4,106,157	109,842	3,996,315
Assets for which credit risk has increased significantly but not credit impaired	Investments	-	-	-
	Loans	355,342	82,276	273,066
Assets for which credit risk has increased significantly and credit impaired	Investments	1,833	1,833	-
	Loans	415,178	367,196	47,982
Purchased or Originated credit impaired (POCI)	Loans	179,603	77,577	102,026
Total		5,107,678	639,997	4,467,681

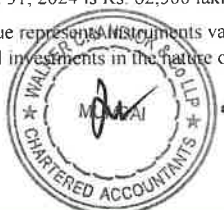
Particulars	Asset Group	Gross Carrying Value	As at March 31, 2023	
			Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition*	Investments	225,775	9,725	216,050
	Loans	3,370,621	122,674	3,247,947
Assets for which credit risk has increased significantly but not credit impaired	Investments	71,034	9,904	61,130
	Loans	341,858	96,273	245,585
Assets for which credit risk has increased significantly and credit impaired	Investments	30,068	16,505	13,563
	Loans	426,792	358,906	67,886
Purchased or Originated credit impaired (POCI)	Loans	249,000	106,501	142,499
Total		4,715,148	720,488	3,994,660

* Excluding Fair Valuation Adjustment on Merger of Rs. 312,188 Lakhs (March 31, 2023 - Rs. 345,798 Lakhs) as same amount of liability is disclosed in Other Non-Financial Liabilities.

During previous year, pursuant to review by the Risk Management Committee (RMC) of geopolitical situation and macro-economic uncertainties, the management had identified certain assets wherein there could have been an impact of such uncertainties and had created an additional provision of Rs. 55,977 lakhs, of which Rs. 50,563 lakhs was continuing as on March 31, 2023. This provision now stand at Rs. 19,400 lakhs as on March 31, 2024.

During the year ended March 31, 2024, to accommodate any possible market impact of the management's decision to reduce the legacy wholesale portfolio in the near future basis available market opportunities, the Company has created additional provision of Rs. 42,900 lakhs by way of management overlay on such legacy wholesale portfolio. These have been duly approved by RMC and the Board of Directors. Total management overlay as on March 31, 2024 is Rs. 62,300 lakhs.

Gross Carrying Value represents Investments valued at amortised cost. Investments covered investments in the nature of loan portfolio.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.4 Credit Risk (Continued)

Reconciliation of Loss Allowance

For the year ended March 31, 2024

a) Investments and Loans

	12 months ECL - Stage 1	Lifetime ECL not credit impaired - Stage 2	ECL credit impaired - Stage 3	POCI
Balance at the beginning of the year	132,401	106,177	375,411	106,501
Transferred to 12-month ECL (Stage 1)	6,881	(4,144)	(2,737)	-
Transferred to Lifetime ECL not credit impaired (Stage 2)	(12,108)	12,595	(487)	-
Transferred to Lifetime ECL credit impaired (Stage 3)	(7,742)	(3,317)	11,059	-
Bad debts written off	(12,500)	(38,325)	(43,273)	-
On Account of Rate (Reduction)/Increase	(15,902)	23,089	31,706	-
ECL on new loan disbursements	35,760	6,268	14,014	-
On Account of Repayments	(15,674)	(20,067)	(16,663)	(28,924)
Balance at the end of the year	111,116	82,276	369,030	77,577

For the year ended March 31, 2023

Investments and Loans

	12 months ECL - Stage 1	Lifetime ECL not credit impaired - Stage 2	ECL credit impaired - Stage 3	POCI
Balance at the beginning of the year	108,810	121,869	372,585	259,176
Transferred to 12-month ECL (Stage 1)	933	(409)	(526)	-
Transferred to Lifetime ECL not credit impaired (Stage 2)	(11,944)	12,109	(165)	-
Transferred to Lifetime ECL credit impaired (Stage 3)	(6,594)	(1,137)	7,732	-
Bad debts written off	(1,857)	(114,220)	(31,897)	-
On Account of Rate (Reduction)/Increase	38,587	74,406	46,416	-
ECL on new loan disbursements	37,273	13,339	6,181	-
On Account of Repayments	(32,808)	220	(24,914)	(152,675)
Balance at the end of the year	132,401	106,177	375,411	106,501

b) Expected Credit Loss on undrawn loan commitments and letter of comfort:

Particulars	As at March 31, 2024	As at March 31, 2023
ECL on undrawn loan commitments (refer note 20)	3,511	5,493

No letter of comfort is outstanding at the year end. The Company has not issued any letter of comfort during the year

c) Description of Collateral held as security and other credit enhancements

The Group has set benchmarks on appropriate level of security cover for various types of deals. The Group periodically monitors the quality as well as the value of the security to meet the prescribed limits. The collateral held by the Group varies on case to case basis and includes:

- First / Subservient charge on the Land and / or Building of the project or other projects, properties and vehicles
- First / Subservient charge on the fixed and current assets of the borrower
- Hypothecation over receivables from funded project or other projects of the borrower
- Pledge on Shares of the borrower or their related parties
- Guarantees of Promoters / Promoter Undertakings
- Post dated / Undated cheques

As at the reporting date, the value of the collateral held as security for the credit impaired financial assets is higher than the exposure at default for these assets.

d) The credit impaired assets as at the reporting dates were secured by charge on land, building, properties, vehicals and project receivables amounting to:

Particulars	As at March 31, 2024	As at March 31, 2023
Secured portfolio	72,408	117,514



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.5 Regulatory Risk:

The Company requires certain statutory and regulatory approvals for conducting business and failure to obtain retain or renew these approvals in a timely manner, may adversely affect operations. Any change in laws or regulations made by the government or a regulatory body that governs the business of the Company may increase the costs of operating the business, reduce the attractiveness of investment and / or change the competitive landscape.

47.6 Fraud risk and operational risk:

Operational risk refers to the potential loss or disruption resulting from inadequate or failed internal processes, people, systems, or external events. It encompasses risks related to human error, technology failures, legal and compliance issues, and business continuity disruptions that can impact the operations of a finance company.

Operational Risk Management policy provides the structure and techniques that will facilitate consistent functioning of Operational Risk Management (ORM) framework. This Policy is focused on Operational Risk arising on account of People, Process, Systems, and external events. Company has Operational Risk Management Committee (ORMC) consisting of senior executives which monitors the ORM framework.

Fraud Risk Management policy focuses on prevention, detection, investigation of fraud and actions that Company should take in the event of fraud. Company has formulated Fraud Risk Management Committee (FRMC) consisting of senior executives. Company has also established a channel for employees to report frauds and related concern in timely manner.

The Company's risk management framework considers strategic, operations, financial reporting and external laws and regulations related risks

The Company has an elaborate system of internal audit and concurrent audit commensurate with the size, scale and complexity of its operations and covers funding operations, financial reporting, fraud control and compliance with laws and regulations.

Further, Concurrent audit helps prevent and address document related anomalies and deficiencies which strengthening quality assurance during onboarding and processing of transactions.

Internal Auditors monitors and evaluates the efficacy and adequacy of internal control systems in the Company, its compliance with laws and regulations, efficacy of its operating systems, adherence to the accounting procedures and policies at all offices of the Company and report directly to Audit Committee and Risk Management Committee of the company.

47.7 Foreign exchange risk:

The Company is exposed to foreign exchange risk arising from foreign currency transactions, primarily with respect to the USD. Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities denominated in a currency that is not the company's functional currency i.e. INR. The Company has taken foreign currency floating rate borrowing which is linked to LIBOR. The risk is measured through a forecast of highly probable foreign currency cash flows. The risk is hedged with the objective of minimising the volatility of the INR cash flows of highly probable forecast transactions.

The Company has entered into cross-currency interest rate swap (CCIRS) for the entire loan liability to manage the foreign exchange risk along with interest rate risk arising from changes in LIBOR on such borrowings. As per the Company's policy, the critical terms of hedging instrument must align with the hedged items. Refer note 48 for accounting for the cash flow hedge and impact of hedge accounting on the statement of profit and loss.

There is no foreign currency asset/liability outstanding as on March 31, 2024 excluding ECB of USD 37.5 million which are fully hedged as disclosed above.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

48 Accounting for cash flow hedge

The Company had taken foreign currency floating rate borrowings which are linked to LIBOR. For managing the foreign currency risk and interest rate risk arising from changes in LIBOR on such borrowings, the Company had entered into cross-currency interest rate swap (CCIRS) for the entire loan liability. The Company had designated the CCIRS (hedging instrument) and the borrowing (hedged item) into a hedging relationship and applies hedge accounting.

Under the terms of the CCIRS, the Company pays interest at the fixed rate to the swap counterparty and receives the floating interest payments based on LIBOR. Further, the principal amount of the foreign currency borrowing is hedged by a forward rate. As the critical terms of the hedged item and the hedging instrument (notional, interest periods, underlying and fixed rates) are matched and the interest cash flows are off-setting, an economic relationship exists between the two. This ensures that the hedging instrument and hedged item have values that generally move in the opposite direction.

As at March 31, 2023, The Company has invested in floating rate government securities/bonds which are linked to treasury bill rate. For managing the interest rate risk arising from changes in treasury bill rate on such investments, the Company has entered into an interest rate swaps (IRS) for the investments. The Company has designated the IRS (hedging instrument) and the investment (hedged item) into a hedging relationship and applied hedge accounting.

Under the terms of the IRS, the Company receives interest at fixed rate and pays interest at the floating rate based on daily compounded overnight FBIL MIBOR. As the critical terms of the hedged item and the hedging instrument (notional, interest periods, underlying fixed rates) are not exactly matched, the Company uses the hypothetical derivative method to assess effectiveness. The interest cash flows of the hypothetical derivative and interest rate swap are off-setting, an economic relationship exists between the two. This ensures that the hedging instrument (interest rate swap) and hedged item (hypothetical derivative) have values that generally move in the opposite direction.

Hedge Effectiveness Testing is assessed at designation date of the hedging relationship, and on an ongoing basis. The ongoing assessment is performed at a minimum at each reporting date or upon a significant change in circumstances affecting the hedge effectiveness requirements, whichever comes first.

Following table provides quantitative information regarding the hedging instruments:

Type of risk/ hedge position	Nominal value (Liabilities)	Carrying amount of hedging instruments (included under "Other financial assets")	Maturity date	Hedge ratio	Average contracted fixed interest rate	Changes in fair value of hedging instrument used as a basis for recognising hedge ineffectiveness	Changes in value of hedged item used as a basis for recognising hedge ineffectiveness
As on March 31, 2024:							
Cash Flow Hedge Foreign currency and Interest rate risk	26,132	5,112	June'2024	1:1	9.30%	356	(356)
Cash Flow Hedge - Interest rate risk	17,500	286	September'2032	1:1	6.67%	57	(59)
		5,398					
As on March 31, 2023:							
Cash Flow Hedge Foreign currency and Interest rate risk	52,264	9,512	June'2024	1:1	9.30%	6,764	5,719
Cash Flow Hedge - Interest rate risk	12,500	299	September'2032	1:1	6.76%	414	(429)
		9,811					

Following table provides the effects of hedge accounting on financial performance:

Type of hedge	Changes in the value of hedging instruments recognised in Other comprehensive income	Hedge ineffectiveness recognised in profit or loss	Amount reclassified from cash flow hedge reserve to profit or loss	Line-item affected in statement of profit or loss because of reclassification
For the year ended March 31, 2024				
Cash flow hedge				
Interest Rate risk and Foreign Exchange Risk	328	13.30	(89)	Finance Cost/Other income (528) Foreign Exchange (gain)/loss
For the year ended March 31, 2023				
Cash flow hedge				
Interest Rate risk and Foreign Exchange Risk	7,063		(848)	Finance Cost/Other income 4,871) Foreign Exchange (gain)/loss



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

48 Accounting for cash flow hedge (Continued)

The table below provides a profile of the timing of the nominal amounts of the Company's hedging instruments (based on residual tenor) along with the rate as applicable by risk category:

	As at March 31, 2024			
	Total	Less than 1 year	1-5 years	Over 5 years
Foreign currency risk:				
Net exposure (in INR)	26,132	26,132	-	-
INR:USD forward contract rate	69.69	69.69	-	-
Interest rate risk:				
Net exposure (in INR)	(14)	(14)	-	-
Average fixed interest rate	9.30%	9.30%	-	-
Interest rate risk:				
Net exposure (in INR)	165	(9)	120	54
Average fixed interest rate	6.67%	6.67%	6.67%	6.67%

	As at March 31, 2023			
	Total	Less than 1 year	1-5 years	Over 5 years
Foreign currency risk:				
Net exposure (in INR)	52,264	26,132	26,132	-
INR:USD forward contract rate	69.69	69.69	69.69	-
Interest rate risk:				
Net exposure (in INR)	(400)	(242)	(158)	-
Average fixed interest rate	9.30%	9.30%	9.30%	-
Interest rate risk:				
Net exposure (in INR)	317	3	278	36
Average fixed interest rate	6.76%	6.76%	6.76%	6.76%

The following table provides a reconciliation by risk category of the components of equity and analysis of Other Comprehensive Income items resulting from hedge accounting:

Particulars	Movement in	Movement in
	Cash flow hedge reserve for the years ended March 31, 2024	Cash flow hedge reserve for the years ended March 31, 2023
Opening balance	381	(624)
Effective portion of		
a) Interest rate and foreign currency risk	328	7,063
Tax on movements on reserves during the year	(82)	(1,778)
Net amount reclassified to profit or loss:		
a) Interest rate risk	89	848
b) Foreign currency risk	528	4,871
Tax on movements on reserves during the year	(155)	(1,439)
Closing balance	165	381



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

49 Transfer of Financial Assets

Transferred financial assets that are not derecognised in their entirety

The following tables provide a summary of financial assets that have been transferred in such a way that part or all of the transferred financial assets do not qualify for derecognition, together with the associated liabilities:

Securitisations/ Assignments	Year ended March 31, 2024	Year ended March 31, 2023
Carrying amount of transferred assets measured at amortised cost	339,941	109,436
Carrying amount of associated liabilities measured at amortised cost	348,940	109,157
Fair value of assets	339,941	109,436
Fair value of associated liabilities	348,940	109,157
Net position at Fair value	(8,999)	279

Transferred Financial Assets that are derecognised in their entirety

The Company has assigned loans by way of direct assignment (including co-lending). As per the terms of deals, since substantial risk and rewards related to these assets were transferred to the buyer, the assets have been de-recognised from the Company's Balance Sheet. The table below summarised the carrying amount of the derecognised financial assets.

Particulars	Year ended March 31, 2024	Year ended March 31, 2023
Direct Assignment (excluding 100% direct assignment (including co-lending))		
Carrying amount of transferred assets measured at amortised cost	917,718	1,123,757
Carrying amount of exposures retained by the Company at amortized cost	106,407	141,598

50 Foreign Currency Expenditure (on accrual basis)

Particulars	March 31, 2024	March 31, 2023
Business Promotion	-	1
Professional Fees	120	388
Legal Fees	3	148
Membership & Subscription	170	23
Other expenses	2	-

51

(a) Disclosure for Insurance commission income as required under Insurance regulatory and development Authority (IRDA)

Particulars	March 31, 2024	March 31, 2023
Cholamandalam MS General Insurance Company Limited	847	143
Pramerica Life Insurance Limited*	10,232	946
HDFC Ergo General Insurance Company Limited	595	-
Care Health Insurance Limited	75	-
TATA AIG General Insurance Company Limited	799	-
Go Digit General Insurance Limited	94	-
Total	12,642	1,089

(* including Reward Commission Rs. 8,298 lakhs, March 31, 2023 - NIL)

(b) Disclosure in respect of income from insurance companies where Company has Corporate agency agreement:

Particulars	March 31, 2024	March 31, 2023
Commission income*	12,642	1,089

(* including Reward Commission Rs. 8,298 lakhs, March 31, 2023 - NIL)

52 Disaggregate Revenue Information

Particulars	March 31, 2024	March 31, 2023
Type of services		
Rental income	98	118
Fees and commission income		
Processing / arranger fees	31,013	16,101
Other fee and charges	25,686	10,716
	56,797	26,935
Timing of revenue recognition		
Services transferred at a point in time	56,699	26,817
Services transferred over time	98	118
	56,797	26,935



Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

53 Impairment of Goodwill

(a) For the purpose of impairment testing, goodwill acquired in a business combination is allocated to the cash generating units (CGU) or groups of CGUs, which are benefited from the synergies of the acquisition. Goodwill is reviewed for any impairment at the operating segment level, which is represented through groups of CGUs.

In previous year, due to the change in business strategy in line with management’s decision to reduce wholesale lending business and increase the focus to increase retail housing business, the Company has revised the business projections considered for the annual impairment testing, as required under the principles of Ind AS 36, Impairment of Assets, of related goodwill amounting to Rs. 1,025,681 lakhs recognized on merger of wholesale lending business of Piramal Finance Limited and Piramal Capital Limited with the Company in the year 2018.

As of March 31, 2023, the estimated cash flows for a period of 5 years for the Company were developed using internal forecasts, and a pre-tax discount rate of 12.5% respectively. The cash flows beyond 5 years have been extrapolated assuming 2% growth rates, depending on the cash generating unit and the country of operations.

Basis such impairment testing performed, the aforesaid goodwill has been fully impaired in the year ending March 31, 2023. Owing to the significance of amount and non-recurring nature of impairment of goodwill, the Company has classified and presented it as an exceptional item in line with Ind AS 1, Presentation of Financial Statements. Further, the deferred tax liability of Rs. 143,138 lakhs pertaining to goodwill has also been reversed during the year ended March 31, 2023.

Principal Business Criteria

(b) As per para 4.1.17 of Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (‘RBI Directions’), Piramal Capital & Housing Finance Limited (The Company) was required to comply with Principal Business Criteria (‘PBC’) for Housing Finance Companies (HFCs). However, the Company could not fulfill the PBC criteria as on March 31, 2024.

As per above referred RBI Directions, para 5.3, HFCs that are unable to fulfil the PBC criteria as on March 31, 2024 shall be required to approach the Reserve Bank of India (RBI) for conversion of their Certificate of Registration from HFC to NBFC – Investment and Credit Companies (‘NBFC-ICC’). In line with the above, the Board of Directors has approved the conversion of its Certificate of Registration from HFC to NBFC-ICC in its meeting dated May 8, 2024 and the Company will submit the application to the RBI along with necessary documents as required under the said RBI Directions.

The Company has been advised by the National Housing Bank (‘NHB’), to continue compliance with the Master Directions and other circulars issued by RBI as applicable to HFCs and submit all required returns to the National Housing Bank (NHB), till the receipt of new Certification of Registration as NBFC-ICC.

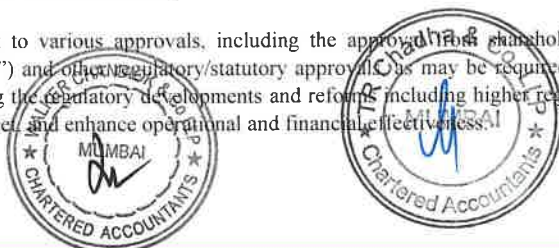
54 Corporate Social Responsibility Expenditure

Particulars	March 31, 2024	March 31, 2023
Amount required to be spent by the company during the year	934	3,444
Amount spent during the year from Company’s bank A/c	6,750	5,467
Closing Balance in Separate CSR Unspent Bank A/c	-	-
Shortfall at the end of the year,	-	-
Total of previous years shortfall,	-	-
Reason for shortfall,	-	-
Nature of CSR activities	Promoting healthcare and education	Promoting healthcare and education
Details of related party transactions, e.g., contribution to a trust controlled by the company in relation to CSR expenditure as per relevant Accounting Standard,	4,016	3,901
Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately	-	-

55 Events after reporting period

Scheme of Arrangement: The Board of Directors of the Company, in its meeting dated May 8, 2024, has approved a Composite Scheme of Arrangement (‘Scheme’) under sections 230 to 232 read with section 66 and section 52 and other applicable provisions of the Companies Act, 2013 for amalgamation of Piramal Enterprises Limited (‘PEL’) with the Company as a reverse merger. This amalgamation is set to take effect from appointed date i.e. April 1, 2024, by way of reverse merger by absorption pursuant to a scheme of arrangement under the provisions of Sections 230 – 232 read with section 66 and section 52 and other relevant provisions of the Companies Act, 2013 (including the rules thereunder).

The proposed scheme is subject to various approvals, including the approval of shareholders, lenders, regulators, the National Company Law Tribunal (‘NCLT’) and other regulatory/statutory approvals as may be required. The proposed amalgamation aims to simplify group structure including the regulatory developments and reforms including higher regulatory standards for NBFCs, optimize capital, strengthen the balance sheet, and enhance operational and financial effectiveness.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

56 Additional Regulatory Information

- i) The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person that are:
 - (a) repayable on demand; or
 - (b) without specifying any terms or period of repayment.
- ii) The Company has not been declared a wilful Defaulter by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.
- iii) The Company has not done any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 except:

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding	Relationship with the struck off company, if any, to be disclosed
GK Marketing Services Private Limited	DSA commission	Nil	DSA (Vendor)

- iv) The Company does not have any charges to be registered with ROC beyond the statutory period. There was no satisfaction of charge pending as on March 31, 2024 except loans where loan repaid during the year for Rs 55,500 lakhs due to non-receipt of No Due Certificate from Union Bank of India, Credit Suisse and Rasoi NCD. With respect to the assets acquired under business combination, the Company is in the process of satisfying the charges on those assets which is procedural.
- v) The Company does not have any Benami property, where any proceeding has been initiated or pending against the Company for holding any Benami property.
- vi) The Company have not traded or invested in Crypto currency or Virtual Currency during the year.
- vii) During the year the Company have not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) 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
 - (b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- viii) During the year the Company have 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 Intermediary shall:
 - (a) 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
 - (b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- ix) The Company have not had any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- x) The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies Act (Restriction on number of Layers) Rule, 2017.

xi) Analytical Ratios

Particulars	Numerator	Denominator	March 31, 2024	March 31, 2023	% Variance	Reason for variance (if above 25%)
(a) Capital to risk-weighted assets ratio (CRAR)	Tier I Capital + Tier II Capital	Risk Weighted Assets On Balance sheet and off Balance sheet items	21.64%	26.80%	-19.25%	-
(b) Tier I CRAR	Tier I Capital	Risk Weighted Assets On Balance sheet and off Balance sheet items	21.04%	25.90%	-18.76%	-
(c) Tier II CRAR	Tier II Capital	Risk Weighted Assets On Balance sheet and off Balance sheet items	0.60%	0.90%	-33.33%	Due to increase in total risk weighted assets
(d) Liquidity Coverage Ratio	High Quality Liquid Assets	Net Cash Out flows	84.24%	119.14%	-29.29%	Due to increase in net cash outflows

- xii) Quarterly Asset cover statements submitted to Debenture and Security Trustee's are in agreement with the books of accounts.



Piramal Capital & Housing Finance Limited

Notes to the standalone financial statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in Lakhs)

57 Non-Banking Financial Company - HFC disclosures

57.1 Gold Loan Disclosure

Loans granted against collateral of gold jewellery is NIL as on March 31, 2024 (March 31, 2023: 0.005%)

57.2 Disclosure on Liquidity Coverage Ratio

Disclosure on Liquidity Coverage Ratio (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated October 19, 2023 (as updated). Apart from various process related aspects of the Liquidity risk management framework, the regulations require NBFCs/HFCs to maintain a mandated Liquidity Coverage Ratio (LCR). The objective of the LCR is to promote short-term resilience in the liquidity risk profile of NBFCs/HFCs. It does this by ensuring that the Company has adequate stock of unencumbered high-quality liquid assets (HQLA) that can be converted easily and immediately into cash to meet its liquidity needs for a 30 calendar day liquidity stress scenario.

The Company had LCR of 84% as of March 31, 2024, 96% as of December 31, 2023, 123% as of September 30, 2023 and 94% as of June 30, 2023 which is higher than LCR mandated by RBI. The Company regularly reviews the maturity position of assets and liabilities and liquidity buffers, and ensures maintenance of sufficient quantum of High Quality Liquid Assets.

Sr. No.	Particulars	Quarter ended March 31, 2024		Quarter ended December 31, 2023		Quarter ended September 30, 2023		Quarter ended June 30, 2023	
		Total Unweighted Value (average)	Total Weighted Value (average)	Total Unweighted Value (average)	Total Weighted Value (average)	Total Unweighted Value (average)	Total Weighted Value (average)	Total Unweighted Value (average)	Total Weighted Value (average)
	High Quality Liquid Assets								
1	Total High Quality Liquid Assets (HQLA)	2,27,457	2,24,594	1,55,230	1,48,697	1,73,945	1,66,745	2,11,071	2,04,512
	Cash Outflows								
2	Deposits (for deposit taking companies)	NA	NA	NA	NA	NA	NA	NA	NA
3	Unsecured wholesale funding	93,342	1,07,343	86,462	99,431	49,864	57,344	33,242	38,228
4	Secured wholesale funding	1,02,361	1,17,715	52,425	60,289	94,394	1,08,553	80,803	92,923
5	Additional requirements, of which	76,303	87,749	76,600	88,090	82,261	94,600	1,05,934	1,21,824
(i)	Outflows related to derivative exposures and other collateral requirements								
(ii)	Outflows related to loss of funding on debt products	76,303	87,749	76,600	88,090	82,261	94,600	1,05,934	1,21,824
(iii)	Credit and liquidity facilities								
6	Other contractual funding obligations	17,934	20,625	17,934	20,625	17,934	20,625	17,934	20,625
7	Other contingent funding obligations	61,291	70,485	50,795	58,414	31,522	36,251	37,560	43,195
8	Total Cash Outflows	3,51,231	4,03,917	2,84,216	3,26,849	2,75,975	3,17,373	2,75,473	3,16,795
	Cash Inflows								
9	Secured lending	64,223	48,167	84,161	63,121	48,457	36,342	59,312	44,484
10	Inflows from fully performing exposures	34,184	25,638	30,799	23,099	27,714	20,786	27,686	20,765
11	Other cash inflows	84,660	63,495	1,15,359	86,519	1,66,785	1,25,089	45,008	33,756
12	Total Cash Inflows	1,83,067	1,37,300	2,30,319	1,72,739	2,42,956	1,82,217	1,32,006	99,005
			Total Adjusted Value		Total Adjusted Value		Total Adjusted Value		Total Adjusted Value
13	TOTAL HQLA		2,24,594		1,48,697		1,66,745		2,04,512
14	TOTAL NET CASH OUTFLOWS		2,66,615		1,54,109		1,35,154		2,17,790
15	LIQUIDITY COVERAGE RATIO (%)		84%		96%		123%		94%



Piramal Capital & Housing Finance Limited

Notes to the standalone financial statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in Lakhs)

57 Non-Banking Financial Company - HFC disclosures

57.2 Disclosure on Liquidity Coverage Ratio (Continued)

Sr. No.	Particulars	Quarter ended March 31, 2023		Quarter ended December 31, 2022		Quarter ended September 30, 2022		Quarter ended June 30, 2022	
		Total Unweighted Value (average)	Total Weighted Value (average)	Total Unweighted Value (average)	Total Weighted Value (average)	Total Unweighted Value (average)	Total Weighted Value (average)	Total Unweighted Value (average)	Total Weighted Value (average)
	High Quality Liquid Assets								
1	Total High Quality Liquid Assets (HQLA)	1,76,319	1,76,319	2,65,104	2,65,104	2,79,582	2,79,582	2,80,002	2,80,002
	Cash Outflows								
2	Deposits (for deposit taking companies)	NA	NA	NA	NA	NA	NA	NA	NA
3	Unsecured wholesale funding	12,663	14,562	2,784	3,201	7,783	8,950	18,539	21,320
4	Secured wholesale funding	1,03,880	1,19,461	47,503	54,628	95,732	1,10,091	61,757	71,020
5	Additional requirements, of which	1,19,400	1,37,310	1,19,400	1,37,310	1,19,400	1,37,310	1,34,999	1,55,249
(i)	Outflows related to derivative exposures and other collateral requirements	1,19,400	1,37,310	1,19,400	1,37,310	1,19,400	1,37,310	1,34,999	1,55,249
(ii)	Outflows related to loss of funding on debt products	-	-	-	-	-	-	-	-
(iii)	Credit and liquidity facilities	-	-	-	-	-	-	-	-
6	Other contractual funding obligations	14,000	16,100	14,000	16,100	14,000	16,100	14,000	16,100
7	Other contingent funding obligations	30,680	35,282	27,532	31,662	26,666	30,666	25,833	29,708
8	Total Cash Outflows	2,80,623	3,22,715	2,11,219	2,42,901	2,63,581	3,03,117	2,55,128	2,93,397
	Cash Inflows								
9	Secured lending	1,09,619	82,214	62,613	46,960	76,097	57,073	63,366	47,525
10	Inflows from fully performing exposures	24,152	18,114	22,410	16,807	23,226	17,419	23,226	17,419
11	Other cash inflows	99,188	74,391	1,16,168	87,126	2,83,120	2,12,340	3,33,913	2,50,435
12	Total Cash Inflows	2,32,959	1,74,719	2,01,191	1,50,893	3,82,443	2,86,832	4,20,505	3,15,379
			Total Adjusted Value		Total Adjusted Value		Total Adjusted Value		Total Adjusted Value
13	TOTAL HQLA		1,76,319		2,65,104		2,79,582		2,80,002
14	TOTAL NET CASH OUTFLOWS		1,47,997		92,008		75,779		73,349
15	LIQUIDITY COVERAGE RATIO (%)		119%		288%		369%		382%

Qualitative disclosures

The Company has implemented the guidelines on Liquidity Risk Management Framework prescribed by the Reserve Bank of India requiring maintenance of

- Liquidity Coverage Ratio (LCR), which aim to ensure that an NBFC maintains an adequate level of unencumbered HQLAs that can used to meet its liquidity needs for the 30 days under a significantly severe liquidity stress scenario
- LCR = Stock of High-Quality Liquid Assets (HQLAs)/Total Net Cash Outflows over the next 30 calendar days
- HQLAs as per the guidelines comprises of Cash, Investment in Central and State Government Securities, and highly-rated Corporate Bonds and Commercial papers, including those of Public Sector Enterprises, as adjusted after assigning the haircuts as prescribed by RBI. Cash would mean cash on hand and demand deposits with Scheduled Commercial Banks
- The Liquidity Risk Management framework of the Company is governed by its Asset Liability Management Policy approved by the Board of Directors. The Asset Liability Management Committee (ALCO) oversee the implementation of liquidity risk management framework of the Company and ensure adherence to the risk tolerance / limits set by the Board of Directors.
- As prescribed by the RBI Guidelines, Total net cash outflows are arrived after taking into consideration total expected cash outflows minus total expected cash inflows for the 30 days
- Total net cash outflows over the next 30 days = Stressed Outflows - [Min (stressed inflows, 75% of stressed outflows)]
- Total expected cash outflows (stressed outflows) are calculated by multiplying the outstanding balances of various categories or types of liabilities by 115% (15% being the rate at which they are expected to run off further or be drawn down)
- Total expected cash inflows (stressed inflows) are calculated by multiplying the outstanding balances of various categories of contractual receivables by 75% (25% being the rate at which they are expected to under-flow)

Note:

In order to calculate the daily LCR, the management has made certain assumptions to arrive at the same. Statutory auditors have relied on these assumptions while testing the arithmetical accuracy of the LCR computations.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

(Currency : Rs in lakhs)

57 Non-Banking Financial Company - HFC disclosures

57.3 Disclosure under Master Direction Reserve Bank of India (Securitisation of Standard Assets) Directions, 2021 dated September 24, 2021.

Sl. No.	Particulars	As at March 31, 2024	
		Pass through certificate	Direct assignment
1	No of SPEs holding assets for securitisation transactions originated by the originator (only the SPVs relating to outstanding securitization exposures to be reported here)	28	186
2	Total amount of securitised assets as per books of the SPEs	4,86,004	13,51,342
3	Total amount of exposures retained by the originator to comply with MRR as on the date of balance sheet	88,322	97,189
	a) Off-balance sheet exposures	-	-
	• First loss	-	-
	• Others	-	-
	b) On-balance sheet exposures	88,322	97,189
	• First loss	14,499	-
	• Others	73,823	97,189
4	Amount of exposures to securitisation transactions other than MRR	Nil	Nil
	a) Off-balance sheet exposures	-	-
	i) Exposure to own securitisations	-	-
	• First loss	-	-
	• Others	-	-
	ii) Exposure to third party securitisations	-	-
	• First loss	-	-
	• Others	-	-
	b) On-balance sheet exposures	-	-
	i) Exposure to own securitisations	-	-
	• First loss	-	-
	• Others	-	-
	ii) Exposure to third party securitisations	-	-
	• First loss	-	-
	• Others	-	-
5	Sale consideration received for the securitised assets and gain/loss on sale on account of securitisation		
	a) Sale Consideration Received	3,26,353	4,349
	b) Gain / Loss on sale of account of Securitisation	-	7,676
6	Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.		
i	Securitisation Asset Servicing Fee	-	1,038
7	Performance of facility provided Please provide separately for each facility viz Credit enhancement, liquidity support, servicing agent etc Mention percent in bracket as of total value of facility provided.		
	(a) Amount paid	-	-
	(b) Repayment received	-	-
	(c) Outstanding amount	73,169	6,009
8	Average default rate of portfolios observed in the past Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans etc		
	Mar-2020	16.17%	11.12%
	Mar-2021	24.10%	21.20%
	Mar-2022	29.03%	25.31%
	Mar-2023	36.75%	35.68%
	Mar-2024	17.02%	36.13%
9	Amount and number of additional/top up loan given on same underlying asset Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans etc	NIL	NIL
10	Investor complaints (a) Directly/Indirectly received and; (b) Complaints outstanding		
	(a) Directly/Indirectly received	156	991
	(b) Complaints outstanding	1	6



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

57 Non-Banking Financial Company - HFC disclosures

57.3 Disclosure under Master Direction Reserve Bank of India (Securitisation of Standard Assets) Directions, 2021 dated September 24, 2021 (Continued)

Sl. No.	Particulars	As at March 31, 2023	
		Pass through certificate	Direct assignment
1	No of SPEs holding assets for securitisation transactions originated by the originator (only the SPVs relating to outstanding securitization exposures to be reported here)	21	160
2	Total amount of securitised assets as per books of the SPEs	2,33,985	12,92,050
3	Total amount of exposures retained by the originator to comply with MRR as on the date of balance sheet	63,083	1,48,733
	a) Off-balance sheet exposures	-	-
	• First loss	-	-
	• Others	-	-
	b) On-balance sheet exposures	63,083	1,48,733
	• First loss	18,038	-
	• Others	45,045	1,48,733
4	Amount of exposures to securitisation transactions other than MRR	-	-
	a) Off-balance sheet exposures	-	-
	i) Exposure to own securitisations	-	-
	• First loss	-	-
	• Others	-	-
	ii) Exposure to third party securitisations	-	-
	• First loss	-	-
	• Others	-	-
	b) On-balance sheet exposures	-	-
	i) Exposure to own securitisations	-	-
	• First loss	-	-
	• Others	-	-
	ii) Exposure to third party securitisations	-	-
	• First loss	-	-
	• Others	-	-
5	Sale consideration received for the securitised assets and gain/loss on sale on account of securitisation	-	-
	a) Sale Consideration Received	25,413	1,84,173
	b) Gain / Loss on sale of account of Securitisation	-	533
6	Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc		
	i) Securitisation Asset Servicing Fee	19	714
7	Performance of facility provided. Please provide separately for each facility viz Credit enhancement, liquidity support, servicing agent etc. Mention percent in bracket as of total value of facility provided		
	(a) Amount paid	-	-
	(b) Repayment received	-	-
	(c) Outstanding amount	42,579	7,598
8	Average default rate of portfolios observed in the past. Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans etc		
	Mar-2019	3.31%	2.43%
	Mar-2020	16.17%	11.12%
	Mar-2021	24.10%	21.20%
	Mar-2022	29.03%	25.31%
	Mar-2023	36.75%	35.68%
9	Amount and number of additional/top up loan given on same underlying asset. Please provide breakup separately for each asset class i.e. RMBS, Vehicle Loans etc	-	-
10	Investor complaints (a) Directly/Indirectly received and; (b) Complaints outstanding		
	(a) Directly/Indirectly received	68	1706
	(b) Complaints outstanding	-	100



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)
For the year ended March 31, 2024

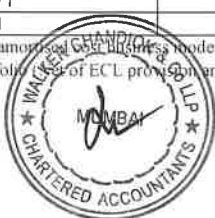
(Currency - Rs in lakhs)

58 Disclosure on Prudential Floor for ECL (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated October 19, 2023 (as updated)

As at March 31, 2024						
Asset Classification as per RBI norms	Asset Classification as per IND AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under IND AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard Assets	Stage 1	42,84,770	99,018	41,85,752	23,297	75,721
	Stage 2	3,54,750	81,684	2,73,066	2,846	78,838
Sub-total		46,39,520	1,80,702	44,58,818	26,143	1,54,559
Non-performing assets (NPA)						
Substandard	Stage 3	80,698	57,228	23,470	12,105	45,123
Doubtful - up to 1 year	Stage 3	27,433	8,036	19,397	9,621	(1,585)
1 to 3 years	Stage 3	6,328	1,303	5,025	2,764	(1,461)
More than 3 years	Stage 3	107	24	83	107	(83)
		1,14,566				
Loss	Stage 3	143	136	7	143	(7)
Subtotal for NPA		1,14,709	66,727	47,982	24,740	41,989
Other items such as guarantees, loan commitments, etc which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	3,46,988	3,511	3,43,477	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Total Assets (Performing assets – Non-performing assets)	Stage 1	46,31,759	1,02,529	45,29,230	23,297	75,721
	Stage 2	3,54,750	81,684	2,73,066	2,846	78,838
	Stage 3	1,14,709	66,727	47,982	24,740	41,989
	Total	51,01,218	2,50,940	48,50,279	50,883	1,96,548
POCI**		1,02,026	-	1,02,026	1,675	(1,675)
Security Receipts	Stage 1	4,15,644	-	4,15,644	4,156	(4,156)
Grand Total (Non POCI + POCI)	Total	56,18,888	2,50,940	53,67,948	56,714	1,90,717

As at March 31, 2023						
Asset Classification as per RBI norms	Asset Classification as per IND AS 109	Gross Carrying Amount as per Ind AS	Loss Allowances (Provisions) as required under IND AS 109	Net Carrying Amount	Provisions required as per IRACP norms	Difference between Ind AS 109 provisions and IRACP norms
Performing assets						
Standard Assets	Stage 1	37,43,760	1,14,454	36,29,306	18,574	95,880
	Stage 2	4,12,124	1,05,408	3,06,716	5,644	99,764
Sub-total		41,55,884	2,19,862	39,36,022	24,218	1,95,644
Non-performing assets (NPA)						
Substandard	Stage 3	1,33,747	64,375	69,372	20,062	44,313
Doubtful - up to 1 year	Stage 3	8,835	2,203	6,632	2,255	(52)
1 to 3 years	Stage 3	10,018	4,580	5,438	4,074	506
More than 3 years	Stage 3	3	2	1	3	(1)
		18,856	6,785	12,071	6,332	453
Loss	Stage 3	1,788	1,783	5	1,783	-
Subtotal for NPA		1,54,391	72,943	81,448	28,177	44,766
Other items such as guarantees, loan commitments, etc which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms	Stage 1	3,28,730	5,493	3,23,237	-	5,493
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Total Non POCI	Stage 1	40,72,490	1,19,947	39,52,543	18,574	1,01,373
	Stage 2	4,12,124	1,05,408	3,06,716	5,644	99,764
	Stage 3	1,54,391	72,943	81,448	28,177	44,766
	Total	46,39,005	2,98,298	43,40,707	52,395	2,45,903
POCI**		1,42,500	-	1,42,500	2,513	(2,513)
Security Receipts	Stage 1	3,02,241	-	3,02,241	3,022	(3,022)
Grand Total (Non POCI + POCI)	Total	50,83,746	2,98,298	47,85,448	57,930	2,40,368

Note: The Company has framed Policy for sales out of amortised Cost Business model portfolios
** POCI - Purchase or originated Credit Impaired Portfolio (Net of ECL provision and Fair value)



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

59 Detail of the resolution plan implemented under the Resolution Framework for COVID-19-related Stress as per RBI Circular dated August 6, 2020 (Resolution Framework - 1.0) and May 5, 2021 (Resolution Framework - 2.0) as at March 31, 2024 are given below

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year i.e. September 30, 2023 (A)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year (^)	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year i.e. March 2024
Personal Loans	8,429	-	-	2,657	5,881
Corporate persons*	3,181	-	-	460	2,864
Of which MSMEs	3,164	-	-	451	2,854
Others	6,147	-	-	1,810	4,578
Total	17,757	-	-	4,927	13,323

* As defined in section 3(7) of the Insolvency and Bankruptcy Code, 2016

^ Represents actual repayment from customers excluding repayments received from other parties on account of transfer/sale/ settlement of loans.

The above disclosure reflects Company's share of loans in case of securitised and assigned pool

The numbers in the above table represents gross values of loans excluding fair value adjustments on loans acquired/purchased

Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year i.e. September 30, 2022 (A)	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year i.e. March 31, 2023**
Personal Loans	33,955	460	-	6,522	11,506
Corporate persons*	1,85,186	-	84,731	4,136	24,837
Of which MSMEs	6,827	-	-	1,142	3,941
Others	22,521	81	-	3,589	8,480
Total	2,41,662	541	84,731	14,247	44,823

* As defined in section 3(7) of the Insolvency and Bankruptcy Code, 2016

^ Represents actual repayment from customers excluding repayments received from other parties on account of transfer/sale/ settlement of loans.

** Reduced mainly on account of sale of loans

The above disclosure reflects Company's share of loans in case of securitised and assigned pool

The numbers in the above table represents gross values of loans excluding fair value adjustments on loans acquired/purchased

59(i) Details of resolution plan implemented as per RBI circular on Micro, Small and Medium Enterprises (MSME) sector – Restructuring of Advances dated 6 August 2020 as at 31 March 2024 are given below:

Type of borrower	No. of accounts restructured and outstanding as on 31 March 2024	Amount outstanding as on 31 March 2024 (₹ in crore)	No. of accounts restructured and outstanding as on 31 March 2023	Amount outstanding as on 31 March 2023 (₹ in crore)
MSMEs	-	-	-	-

59(ii) Details of resolution plan implemented as per RBI circular on Resolution Framework 2.0 – Resolution of COVID-19 related stress of Micro, Small and Medium Enterprises (MSMEs) dated 5 May 2021 as at 31 March 2023 are given below:

Type of borrower	No. of accounts restructured and outstanding as on 31 March 2024	Amount outstanding as on 31 March 2024 (₹ in crore)	No. of accounts restructured and outstanding as on 31 March 2023	Amount outstanding as on 31 March 2023 (₹ in crore)
MSMEs	-	-	-	-



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)
for the year ended March 31, 2024

(Currency : Rs. in lakhs)

60 Public disclosure on liquidity risk management framework(Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated October 19, 2023 (as updated)

1 Funding Concentration based on significant counterparty (both deposits and borrowings)

31 March 2024				
Sr. No.	Number of Significant Counterparties	Amount	% of Total deposits	% of Total Liabilities
1	21	32,19,338	NA	63.91%

31 March 2023				
Sr. No.	Number of Significant Counterparties	Amount	% of Total deposits	% of Total Liabilities
1	16	27,41,828	NA	58.53%

Note: significant counterparties includes Catalyst Trusteeship Ltd which is holding PCHFL NCDs on behalf of erstwhile creditors of DHFL in its role as global escrow agent as defined in the Global Settlement Trust Deed for the CIRP of DHFL.

2 Top 20 large deposits (amount in ₹ lakhs and % of total deposits) Not Applicable

3 Top 10 borrowings (amount in ₹ lakhs and % of total borrowings)

As at 31 March 2024	
Amount	% of Total Borrowings
25,17,544	55.87%

As at 31 March 2023	
Amount	% of Total Borrowings
23,35,032	57.50%

4 Funding Concentration based on significant instrument/product

As at 31 March 2024			
Sr. No.	Name of the instrument/product	Amount	% of Total Liabilities
1	Redeemable Non Convertible Debentures	25,91,936	51.45%
2	Term loan (secured) from banks	11,82,256	23.47%
3	Commercial paper	2,92,253	5.80%
4	Securitized Borrowings	3,48,940	6.93%

As at 31 March 2023			
Sr. No.	Name of the instrument/product	Amount	% of Total Liabilities
1	Redeemable Non Convertible Debentures	25,65,087	54.75%
2	Term loan (secured) from banks	10,71,756	22.88%
3	Commercial paper	1,43,769	3.07%
4	Securitized Borrowings	1,09,157	2.33%
5	CROMS Borrowings (Clearing Corporation of India)	76,845	1.64%
6	Term loan - FCNR Loans	62,951	1.34%

5 Stock Ratios:

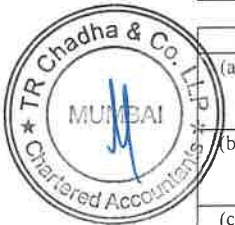
Sr. No.	Particulars	March 31, 2024
(a)	(i) Commercial papers as a % of total public funds	6.49%
	(ii) Commercial papers as a % of total liabilities	5.80%
	(iii) Commercial papers as a % of total assets	4.47%
(b)	(i) Non-convertible debentures (original maturity of less than one year) as a % of total public funds	-
	(ii) Non-convertible debentures (original maturity of less than one year) as a % of total liabilities	-
	(iii) Non-convertible debentures (original maturity of less than one year) as a % of total assets	-
(c)	(i) Other short-term liabilities, if any as a % of total public funds	22.47%
	(ii) Other short-term liabilities, if any as a % of total liabilities	20.10%
	(iii) Other short-term liabilities, if any as a % of total assets	15.49%

Sr. No.	Particulars	March 31, 2023
(a)	(i) Commercial papers as a % of total public funds	3.54%
	(ii) Commercial papers as a % of total liabilities	3.07%
	(iii) Commercial papers as a % of total assets	2.33%
(b)	(i) Non-convertible debentures (original maturity of less than one year) as a % of total public funds	-
	(ii) Non-convertible debentures (original maturity of less than one year) as a % of total liabilities	-
	(iii) Non-convertible debentures (original maturity of less than one year) as a % of total assets	-
(c)	(i) Other short-term liabilities, if any as a % of total public funds	24.98%
	(ii) Other short-term liabilities, if any as a % of total liabilities	21.66%
	(iii) Other short-term liabilities, if any as a % of total assets	16.43%

6 Institutional set-up for liquidity risk management

The ALCO is responsible for the management of the companies funding and liquidity requirements, within the board approved framework and extant regulations.

The Company manages liquidity risk by maintaining an appropriate mix of unutilised banking facilities, credit lines as necessary and by continuously monitoring expected and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs. in lakhs)

61 Non-Banking Financial Company - HFC disclosures

- (i) Disclosures as required in terms of Annex III of Master Direction – “Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021” (as updated)

Particulars Liabilities side :	Amount outstanding as at March 31, 2024	Amount overdue as at March 31, 2024
1 Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a) Debentures : Secured	25,79,213	-
: Unsecured	12,723	-
(other than falling within the meaning of public deposits)		
(b) Deferred credits	-	-
(c) Term loans	12,14,229	-
(d) Inter-corporate loans and borrowing	45,000	-
(e) Commercial paper	2,92,253	-
(f) Public deposits*	-	-
(g) Securitised borrowings	3,48,940	-
(h) Working Capital Demand Loan	14,039	-
2 Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid) :		
(a) In the form of unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	-	-

Particulars Liabilities side :	Amount outstanding as at March 31, 2023	Amount overdue as at March 31, 2023
1 Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:		
(a) Debentures : Secured *	25,52,399	-
: Unsecured	12,688	-
(other than falling within the meaning of public deposits)		
(b) Deferred credits	-	-
(c) Term loans	11,34,707	-
(d) Inter-corporate loans and borrowing	31,552	-
(e) Commercial paper	1,43,769	-
(f) Public deposits	-	-
(g) Other loans	1,86,002	-
* Including Credit substitute & excluding Project Receivables		
2 Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid) :		
(a) In the form of unsecured debentures	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-
(c) Other public deposits	-	-



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs. in lakhs)

61 Non-Banking Financial Company - HFC disclosures

- (i) Disclosures as required in terms of Annex III of Master Direction – “Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021” (as updated)

Assets side :	Amount outstanding as at	Amount outstanding as at
	March 31, 2024	March 31, 2023
3 Break-up of loans and advances including bills receivables [other than those included in (4) below]		
(Amount gross of provision)		
(a) Secured *	37,57,695	38,03,882
(b) Unsecured	10,93,115	6,48,896
4 Break up of leased assets and stock on hire and other assets counting towards asset financing activities		
(i) Lease assets including lease rentals under sundry debtors:	-	-
(a) Financial lease	-	-
(b) Operating lease	-	-
(ii) Stock on hire including hire charges under sundry debtors:	-	-
(a) Assets on hire	-	-
(b) Repossessed assets	-	-
(iii) Other loans counting towards Asset Financing activities	-	-
(a) Loans where assets have been repossessed	-	-
(b) Loans other than (a) above	-	-

*including Credit substitute and excluding Project Receivables



Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs. in lakhs)

61 Non-Banking Financial Company - HFC disclosures (Continued)

Assets Side :	Amount outstanding as at March 31, 2024	Amount outstanding as at March 31, 2023
5 Break-up of investments :		
Current investments :		
1 Quoted :		
(i) Shares : (a) Equity	-	-
(b) Preference	-	-
(ii) Debentures and bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government securities	-	9,497
(v) Others (please specify)	-	-
2 Unquoted :		
(i) Shares : (a) Equity	-	-
(b) Preference	-	-
(ii) Debentures and bonds	-	-
(iii) Units of mutual funds	1,014	-
(iv) Government securities	-	-
(v) Others (please specify)	-	-
Long term investments :		
1 Quoted :		
(i) Shares : (a) Equity	-	-
(b) Preference	-	-
(ii) Debentures and bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government securities	1,09,805	1,04,031
(v) Others -Redeemable Bonds	-	-
2 Unquoted :		
(i) Shares : (a) Equity	1,24,014	1,09,424
(b) Preference	21,294	20,052
(ii) Debentures and bonds	-	-
(iii) Units of mutual funds	3,426	-
(iv) Government Securities	-	-
(v) Others	-	-
-Redeemable Bonds	5	50,726
-Project Receivables	1,01,856	1,61,740
-Pass Through certificates	15,152	20,504
-Security Receipts	4,15,644	3,02,241
-Venture Capital Fund	-	1,399
Alternative Investment Funds*	-	2,15,642

* Refer note 7 of the Standalone Financial Statement.

6 Borrower group-wise classification of assets financed as in (3) and (4) above :			
(amount net of provisions)			
Category (Amount net of provision)	As at 31 March 2024		
	Secured	Unsecured	Total
1 Related Parties			
(a) Subsidiaries	-	15,000	15,000
(b) Companies in the same group	-	-	-
(c) Other related parties	-	-	-
2 Other than related parties	35,81,388	10,06,994	45,88,382
Total	35,81,388	10,21,994	46,03,382

Category (Amount net of provision)			
Category (Amount net of provision)	As at 31 March 2023		
	Secured	Unsecured	Total
1 Related Parties			
(a) Subsidiaries	-	27,100	27,100
(b) Companies in the same group	-	-	-
(c) Other related parties	-	-	-
2 Other than related parties	34,35,943	5,90,447	40,26,390
Total	34,35,943	6,17,547	40,53,490



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs. in lakhs)

61 Non-Banking Financial Company - HFC disclosures (Continued)

7 Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted)		
Category	As at 31 March 2024	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provision)
1. Related Parties		
(a) Subsidiaries	1,06,924	1,26,242
(b) Companies in the same group	-	-
(c) Other related parties	19,066	19,066
2. Other than related parties	8,12,718	6,46,902
Total	9,38,708	7,92,210

7 Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted)		
Category	As at 31 March 2023	
	Market Value / Break up or fair value or NAV	Book Value (Net of Provision)
1. Related Parties		
(a) Subsidiaries	93,805	1,11,657
(b) Companies in the same group	-	-
(c) Other related parties	17,819	17,819
2. Other than related parties	8,64,658	8,65,780
Total	9,76,282	9,95,256

8 Other information		
Particulars	Amount as at March 31, 2024	Amount as at March 31, 2023
(i) Gross non-performing assets		
(a) Related parties	-	-
(b) Other than related parties	1,14,709	1,54,431
(ii) Net non-performing assets		
(a) Related parties	-	-
(b) Other than related parties	47,981	81,488
(iii) Assets acquired in satisfaction of debt	-	-



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

62 Non-Banking Financial Company - HFC disclosures (Continued)

62.1 Minimum disclosures

The following additional disclosures have been given in terms of Annex IV of Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('the Directions') issued by the National Housing Bank (as updated)

62.2 Summary of material accounting policies

The accounting policies regarding key areas of operations are disclosed as note 2 of the standalone financial statements.

62.3 Disclosures:

62.3.1 Disclosure in terms of RBI Master Directions-Principal Business Criteria-Housing Finance Company-Para 4.1.17 of NBFC-HFC (Reserve Bank) Directions, 2021.

Period	Percentage of total assets (net of intangible assets) towards housing finance*#	Percentage of total assets(net of intangible assets) towards housing finance for individuals*#
March 31, 2024	41.24%	32.68%
March 31, 2023	40.58%	25.90%

* Total assets is total of assets side of Balance sheet net of intangible assets and fair value adjustment on merger with DHFL.

Includes composite funding for land acquisition where housing construction undertaking is obtained from the borrower

Refer to note 53(b) of Standalone Financial Statement

62.3.2 Capital

Particulars	March 31, 2024	March 31, 2023
(i) CRAR (%)	21.64%	26.80%
(ii) CRAR – Tier I Capital (%)	21.04%	25.90%
(iii) CRAR – Tier II Capital (%)	0.60%	0.90%
(iv) Amount of subordinated debt raised as Tier- II Capital	-	-
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

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

Particulars	March 31, 2024	March 31, 2023
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	2,44,564	2,44,564
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	-	-
c) Total	2,44,564	2,44,564
Addition / Appropriation / Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	-	-
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	-	-
Less:		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	2,44,564	2,44,564
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	-	-
c) Total	2,44,564	2,44,564



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency: Rs in lakhs)

62 Non-Banking Financial Company - HFC disclosures (Continued)

62.3 Disclosures (continued)

62.3.4 Investments:

Particulars	March 31, 2024	March 31, 2023
1. Value of Investments		
(i) Gross value of Investments		
(a) In India	7,92,210	9,95,256
(b) Outside India	-	-
(ii) Provisions for Depreciation		
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of Investments		
(a) In India	7,92,210	9,95,256
(b) Outside India	-	-
2. Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-back of excess provisions during the year	-	-
(iv) Closing balance	-	-

Note: The Company has certain investments in NCDs which are in nature of loans for the purpose of regulatory disclosures.

62.3.5 Derivatives

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

Particulars	March 31, 2024	March 31, 2023
(i) The notional principal of swap agreements	43,632	64,764
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	5,398	9,811
(iii) Collateral required by the HFC upon entering into swaps	NA	NA
(iv) Concentration of credit risk arising from the swaps \$	NA	NA
(v) The fair value of the swap book	5,398	9,811

62.3.5.2 Exchange Traded Interest Rate (IR) Derivative

The Company has not taken any exchange traded interest rate (IR) derivatives during the year ended March 31, 2024 (As at March 31, 2023 - Nil)

62.3.5.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure

Financial Risk Management

The Company has to manage various risks associated with the lending business. These risks include liquidity risk, exchange risk, interest rate risk and counterparty risk. The Financial Risk Management and ALM Policy as approved by the Board sets limits for exposures on currency and other parameters. The Company manages its interest rate and currency risk in accordance with the guidelines prescribed therein. Liquidity risk and Interest rate risks arising out of maturity mismatch of assets and liabilities are managed through regular monitoring of maturity profiles. As a part of Asset Liability Management, the Company has also entered into derivative instruments for hedging. The currency risk on borrowings is actively managed mainly through a combination of currency swaps and forward contracts.

Refer note 2(iv) for hedge accounting policy, note 48 for financial risk management and note 48 for accounting for cash flow hedge.

B. Quantitative Disclosure

Particulars	March 31, 2024	
	Currency derivative*	Interest rate derivative
(i) Derivatives (Notional Principal Amount)	26,132	17,500
(ii) Marked to Market Positions		
(a) Assets (+)	5,112	286
(b) Liability (-)		
(iii) Credit Exposure	7,725	811
(iv) Unhedged Exposures		

*Currency Derivatives includes Cross Currency Interest rate swaps only

Particulars	March 31, 2023	
	Currency derivative*	Interest rate derivative
(i) Derivatives (Notional Principal Amount)	52,264	12,500
(ii) Marked to Market Positions	-	-
(a) Assets (+)	9,512	299
(b) Liability (-)	-	-
(iii) Credit Exposure	14,739	674
(iv) Unhedged Exposures	-	-

*Currency Derivatives includes Cross Currency Interest rate swaps only



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

(Currency - Rs in lakhs)

62 Non-Banking Financial Company - HFC disclosures (Continued)

62.3 Disclosures (continued)

62.3.6 Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

As at March 31, 2024

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month to 2 months	Over 2 to 3 months	Over 3 to 6 months	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	15,000	30,000	-	-	45,000
Borrowings from Banks	18,904	746	7,174	19,813	72,989	96,602	2,34,540	5,48,761	2,34,529	3,11,177	15,45,235
Market Borrowings	-	-	-	2,11,778	1,12,972	61,352	2,63,190	8,22,147	6,99,605	7,13,147	28,84,191
Foreign Currency Liabilities	-	-	-	-	31,973	-	-	-	-	-	31,973
Assets											
Advances*	16,758	10,805	12,812	91,477	58,959	2,49,161	4,06,441	15,52,792	9,25,781	15,17,606	48,42,592
Investments	1,840	993	2,242	3,808	10,442	25,302	34,915	1,34,899	1,42,088	5,08,218	8,64,747
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

*Advances post adjustment of sanctioned but undisbursed amount of ₹ 3,46,988 Lakhs

As at March 31, 2023

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month to 2 months	Over 2 to 3 months	Over 3 to 6 months	Over 6 months to 1 year	Over 1 to 3 years	Over 3 to 5 years	Over 5 years	Total
Liabilities											
Deposits	-	-	-	-	-	-	-	31,552	-	-	31,552
Banks	19,399	760	15,202	37,419	36,879	89,628	2,13,341	5,04,119	1,56,393	1,07,773	11,80,913
Market Borrowings	76,845	16,866	-	83,670	58,088	1,12,007	1,07,123	6,32,065	6,45,557	10,53,480	27,85,701
Foreign Currency Liabilities	-	-	-	-	31,476	-	-	31,475	-	-	62,951
Assets											
Advances*	60,335	36,498	90,032	1,11,448	1,39,267	4,64,815	6,71,564	11,28,658	6,84,112	7,96,853	41,83,582
Investments	34,493	2,083	6,080	7,158	16,594	64,055	1,53,591	1,70,274	3,25,903	5,37,264	13,17,495
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

*Advances include sanctioned but undisbursed amount of ₹ 328,730 Lakhs

Note:

- a) In computing the above information, certain estimates and assumptions have been made by the management which has been relied by the statutory auditors
b) Investment includes credit substitutes of ₹75,646 Lakhs (previous year ₹ 3,58,373 Lakhs)



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)
for the year ended March 31, 2024

(Currency: Rs in lakhs)

62 Non-Banking Financial Company - HFC disclosures (Continued)

62.3 Disclosures (continued)

62.3.7 Exposure

62.3.7.1 Exposure to Real Estate sector

Category	March 31, 2024	March 31, 2023
a) Direct exposure		
(i) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits **	26,71,022	20,71,951
(ii) Commercial real estate -		
Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.) Exposure would also include non-fund based (NFB) limits;	9,61,443	16,31,746
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
i) Residential	-	-
ii) Commercial Real Estate*	4,15,644	3,02,241
b) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-

* Includes Investment in security receipts whose underlying represents mix of Residential, Commercial Real Estate and other collaterals

- Apart from above the Company have investment in project receivable of ₹101.856 (Previous Year - ₹ 161,740)

** Above exposure excluding Sanction undisbursed

62.3.7.2 Exposure to Capital Market

Particulars	March 31, 2024	March 31, 2023
(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;	72	-
(ii) advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds;	-	-
(iii) advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security;	7,236	64,840
(iv) advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances;	-	-
(v) secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers;	-	-
(vi) loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources;	-	-
(vii) bridge loans to companies against expected equity flows / issues;	-	-
(viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix) Financing to stockbrokers for margin trading	-	-
(x) All exposures to Alternative Investment Funds:		
(i) Category I		
(x) All exposures to Alternative Investment Funds *	1,65,768	2,15,642
(ii) Category II		
(x) All exposures to Alternative Investment Funds:		
(iii) Category III	-	-
(xi) All Exposures to Venture Capital Funds (VCFs)	-	1,399
Total exposure to capital market	1,73,076	2,81,881

*Refer note 7 of the Standalone Financial Statement

62.3.7.3 Details of financing of parent Company products

The Company has not financed parent Company products during the year ended March 31, 2024 (As at March 31, 2023 - Nil)

62.3.7.4 Details of Single Borrower Limit (SBL) / Group Borrower Limit (GBL) exceeded by the HFC

The Company has a board approved policy for adopting look through approach for monitoring SBL/GBL limits Pursuant to the said policy, during the year, there were no instances of breach of exposure limit of Single Borrower ('SBL') / Group Borrower Limit (GBL) as described in the directions

62.3.7.5 Unsecured advances

Refer note 6 for details related to unsecured loans. The Company has not issued any advances against the right, licence and authority as collateral



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)
for the year ended March 31, 2024

(Currency Rs in lakhs)

62.3.7.6 Exposure to group companies engaged in real estate business (refer to para 21 of these directions)

Particulars	March 31, 2024	% of owned fund
Exposure to any single entity in a group engaged in real estate business	39,899	3.80%
Exposure to all entities in a group engaged in real estate business	40,251	3.84%

Particulars	March 31, 2023	% of owned fund
Exposure to any single entity in a group engaged in real estate business	37,419	3.12%
Exposure to all entities in a group engaged in real estate business	37,758	3.14%

62.4 Miscellaneous

62.4.1 Registration obtained from other financial sector regulators

Name of Regulator	Registration No.
Insurance Regulatory And Development Authority Of India	CA0052

62.4.2 Disclosure of Penalties imposed by the Reserve Bank and other regulators - Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated October 19, 2023 (as updated)

No penalty has been imposed by NHB and other regulators during the year ended March 31, 2024. Further, the Company has Non Compliance with Principal Business Criteria-Housing Finance Company-Para 4.1.17 of NBFC-HFC (Reserve Bank) Directions, 2021.

During the current year, The National Stock Exchange of India Limited, vide their letter dated June 30, 2023 levied a penalty of ₹ 0.118 lakhs (which included GST of ₹ 0.018 lakhs) in relation to delay in compliance with Regulation 60 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015. The Company has paid the penalty amount on July 3, 2023. Apart from this, no other penalty has been levied on the Company by SEBI/ ROC/ Stock Exchanges during FY 23-24 (Previous year - Rs. Nil)

62.4.3 Related Party Transactions-Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated October 19, 2023 (as updated)

Details of all material transactions with related parties are disclosed in note 43. Also Company has placed policy on dealing with related party transaction at its website under Stakeholder-Policies section.

62.4.4 Group Structure

Please refer Annexure 1 for group structure of Piramal Enterprises Limited (Parent Company).

62.4.5 Rating assigned by Credit Rating Agencies and migration of rating during the year

Credit rating issued to Piramal Capital & Housing Finance Limited

Instrument	Rating agency	Ratings assigned during FY 2023-24	Ratings assigned during FY 2022-23
Non-Convertible debentures	ICRA Limited CARE Ratings Limited	ICRA AA(Stable) CARE AA(Stable)	ICRA AA(Stable) CARE AA(Stable)
Commercial papers	CRISIL Limited CARE Ratings Limited	CRISIL A1+ CARE A1+	CRISIL A1+ CARE A1+
Long term bank facilities	ICRA Limited CARE Ratings Limited	ICRA AA(Stable) CARE AA(Stable)	ICRA AA(Stable) CARE AA(Stable)
Subordinated Bond (Tier II)	ICRA Limited CARE Ratings Limited	ICRA AA (Stable) CARE AA(Stable)	ICRA AA (Stable) CARE AA(Stable)
Inter Corporate Deposits	CARE Ratings Limited	CARE A1+	CARE A1+
Market Linked Debenture	ICRA Limited CARE Ratings Limited	PP-MLD ICRA AA (Stable) CARE PP-MLD AA (Stable)	PP-MLD ICRA AA (Stable) CARE PP-MLD AA (Stable)
Retail Non-Convertible debentures	ICRA Limited CARE Ratings Limited	ICRA AA(Stable) CARE AA(Stable)	ICRA AA(Stable) CARE AA(Stable)

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

There are no prior period items that have impact on the current year's profit and loss.

62.4.7 Revenue recognition

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties.

62.4.8 Consolidated Financial Statements (CFS)

The Company has applied Indian accounting standard for consolidation of financial statement of its subsidiaries, joint venture and associate



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency - Rs in lakhs)

Group Structure of Piramal Enterprises Limited (Parent Company)

Annexure I

Refer note 62.4.4

List of related parties

A. Subsidiaries -

The Company's subsidiaries at 31 March 2024 are set out below

Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Company, and the proportion of ownership interests held equals the voting rights held by the Company

The country of incorporation or registration is also their principal place of business

The Subsidiary companies including step down subsidiaries

Sr. No.	Name of the Company	Principal place of business / Country of incorporation	Ownership interest held by the Company	Ownership interest held by non-controlling interests	Principal Activity
			% voting power held as at March 31, 2024	% voting power held as at March 31, 2024	
1	Piramal International (upto 29 September 2023) *	Mauritius	100.00%	0.00%	Others
2	Piramal Dutch IM Holdco B V (upto 8 September 2023)*	Netherlands	100.00%	0.00%	Others
3	Piramal Capital and Housing Finance Limited	India	100.00%	0.00%	Financial Services
4	DHFL Investments Limited #	India	100.00%	0.00%	Financial Services
5	DHFL Advisory & Investments Private Limited #	India	100.00%	0.00%	Financial Services
6	DHFL Holdings Limited #	India	100.00%	0.00%	Financial Services
7	Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) (w e f 29 April 2022) #	India	100.00%	0.00%	Leasing of Properties
8	Piramal Fund Management Private Limited	India	100.00%	0.00%	Financial Services
9	Piramal Alternatives Private Limited	India	100.00%	0.00%	Financial Services
10	Piramal Investment Advisory Services Private Limited	India	100.00%	0.00%	Financial Services
11	Piramal Investment Opportunities Fund	India	100.00%	0.00%	Financial Services
12	INDIAREIT Investment Management Co. SS	Mauritius	100.00%	0.00%	Financial Services
13	Piramal Asset Management Private Limited SS (upto 5 June 2023)*	Singapore	100.00%	0.00%	Financial Services
14	Piramal Securities Limited	India	100.00%	0.00%	Financial Services
15	Piramal Systems & Technologies Private Limited	India	100.00%	0.00%	Others
16	Piramal Technologies S.A. @	Switzerland	100.00%	0.00%	Others
17	PEL Finhold Private Limited	India	100.00%	0.00%	Others
18	Piramal Corporate Tower Private Limited	India	100.00%	0.00%	Others
19	Piramal Finance Sales & Services Private Limited #	India	100.00%	0.00%	Financial Services
20	Piramal Payment Services Limited (w e f 29 April 2022) #	India	100.00%	0.00%	Manpower Services
21	Piramal Alternatives Trust	India	100.00%	0.00%	Financial Services
22	Piramal Alternatives India Access Fund (w e f 11 September 2023)	India	100.00%	0.00%	Financial Services
23	Viridis Infrastructure Investment Managers Private Limited	India	100.00%	0.00%	Others

Others denotes investment in subsidiaries / other business activities

* Liquidated

@ held through Piramal Systems & Technologies Private Limited

SS held through Piramal Fund Management Private Limited

held through Piramal Capital & Housing Finance Limited

* held through Piramal Alternatives Private Limited & Piramal Alternatives trust

The Company's subsidiaries at 31 March 2023 are set out below

Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the Company, and the proportion of ownership interests held equals the voting rights held by the Company

The country of incorporation or registration is also their principal place of business

The Subsidiary companies including step down subsidiaries

Sr. No.	Name of the Company	Principal place of business / Country of incorporation	Ownership interest held by the Company	Ownership interest held by non-controlling interests	Principal Activity
			% voting power held as at March 31, 2023	% voting power held as at March 31, 2023	
1	Piramal International (upto 29 September 2023) *	Mauritius	100.00%	0.00%	Others
2	Piramal Holdings (Suisse) SA (up to 9 December 2022)	Switzerland	100.00%	0.00%	Others
3	Piramal Dutch IM Holdco B V	Netherlands	100.00%	0.00%	Others
4	Piramal Capital and Housing Finance Limited	India	100.00%	0.00%	Financial Services
5	DHFL Investments Limited (w e f September 30, 2021) #	India	100.00%	0.00%	Financial Services
6	DHFL Advisory & Investments Private Limited (w e f September 30, 2021) #	India	100.00%	0.00%	Financial Services
7	DHFL Holdings Limited (w e f September 30, 2021) #	India	100.00%	0.00%	Financial Services
8	PRL Agastya Private Limited (w e f 29 April 2022) #	India	100.00%	0.00%	Leasing of Properties
9	Piramal Fund Management Private Limited	India	100.00%	0.00%	Financial Services
10	Piramal Alternatives Private Limited	India	100.00%	0.00%	Financial Services
11	Piramal Investment Advisory Services Private Limited	India	100.00%	0.00%	Financial Services
12	Piramal Investment Opportunities Fund	India	100.00%	0.00%	Financial Services
13	INDIAREIT Investment Management Co. SS	Mauritius	100.00%	0.00%	Financial Services
14	Piramal Asset Management Private Limited SS	Singapore	100.00%	0.00%	Financial Services
15	Piramal Securities Limited	India	100.00%	0.00%	Financial Services
16	Piramal Systems & Technologies Private Limited	India	100.00%	0.00%	Others
17	Piramal Technologies SA @	Switzerland	100.00%	0.00%	Others
18	PEL Finhold Private Limited	India	100.00%	0.00%	Others
19	Piramal Corporate Tower Private Limited	India	100.00%	0.00%	Others
20	Piramal Finance Sales & Services Private Limited #	India	100.00%	0.00%	Financial Services
21	Piramal Payment Services Limited (w e f 29 April 2022) #	India	100.00%	0.00%	Manpower Services
22	Piramal Alternatives Trust	India	100.00%	0.00%	Financial Services
23	Viridis Power Investment Managers Private Limited *	India	100.00%	0.00%	Others
24	Viridis Infrastructure Investment Managers Private Limited	India	100.00%	0.00%	Others

Others denotes investment in subsidiaries / other business activities

* Liquidated

@ held through Piramal Systems & Technologies Private Limited

S merged into Piramal Dutch IM Holdco B V

SS held through Piramal Fund Management Private Limited

held through Piramal Capital & Housing Finance Limited



B. Promoter group Entities and other related parties *

Gopikrishna Piramal Memorial Hospital
Piramal Corporate Services Limited
PRL Developers Private Limited
Piramal Trusteeship Services Private Limited
Glider Buildcon Realtors Private Limited
Piramal Pharma Limited #
PEL Pharma Inc #
Piramal Dutch Holdings N V #
Piramal Critical Care Limited #
Piramal Foundation #
Piramal Foundation for Education Leadership #
Piramal Critical Care UK Limited #
Piramal Healthcare Inc #
Piramal Swasthya Management #
The Ajay G Piramal Foundation @
Piramal Phytocare Limited Senior Employees Option Trust @
The Sri Krishna Trust through its Trustees Mr Ajay Piramal and Dr (Mrs) Swati A Piramal @
Aasan Corporate Solutions Private Limited
Piramal Welfare Trust through its Trustee Piramal Corporate Services Limited @
PRL Realtors LLP @
Anand Piramal Trust @
Nandini Piramal Trust @
V3 Designs LLP @

@ There are no transactions during the current & previous year

* where there are transactions during the current or previous year

Considered as related party under scale based regulations

Employee Benefit Trusts

Staff Provident Fund of Piramal Healthcare Limited
Piramal Pharma Limited Employees PF Trust

C. Associates and Joint Ventures

Name of the Entity	Principal Place of business	% voting power held as at March 31, 2024	% voting power held as at March 31, 2023	Relationship as at 31 March 2024	Relationship as at 31 March 2023
Shrilekha Business Consultancy Private Limited (upto 9 November 2022)	India	0 00%	74 95%	N A	Joint Venture
Shriram Capital Limited (mainly through Shrilekha Business Consultancy Private Limited) (upto 9 November 2022)	India	0 00%	20 00%	N A	Associate
India Resurgence ARC Private Limited	India	50 00%	50 00%	Joint Venture	Joint Venture
India Resurgence Asset Management Business Private Limited	India	50 00%	50 00%	Joint Venture	Joint Venture
India Resurgence Fund - Scheme - 2	India	50 00%	50 00%	Joint Venture	Joint Venture
India Resurgence Fund - Scheme - 4 (w e f 29 December 2023)	India	50 00%	50 00%	Joint Venture	Joint Venture
Shriram GI Holdings Private Limited (w e f 9 November 2022)	India	20 00%	20 00%	Associate	Associate
Shriram LI Holdings Private Limited (w e f 9 November 2022)	India	20 00%	20 00%	Associate	Associate
Shriram Investment Holdings Limited (w e f 9 November 2022 upto 26 March 2024)	India	0 00%	20 00%	NA	Associate
Asset Resurgence Mauritius Manager	Mauritius	50 00%	50 00%	Joint Venture	Joint Venture
Piramal Structured Credit Opportunities Fund	India	25 00%	25 00%	Joint Venture	Joint Venture
DHFL Venture Trustee Company Private Limited	India	45 00%	45 00%	Associate	Associate
Pramerica Life Insurance Limited	India	50 00%	50 00%	Joint Venture	Joint Venture

D. Other Intermediaries:

Shriram City Union Finance Limited (upto 9 November 2022)

E. Key Management Personnel

Mr Ajay G Piramal - Chairman and Executive Director
Dr (Mrs) Swati A Piramal - Vice Chairman and Executive Director
Mr Anand Piramal - Non -Executive Director
Ms Nandini Piramal - Non -Executive Director (upto 31 August 2022)
Mr Khushru Jijina - Executive Director (up to 31 August 2022)
Ms Upma Goel - Chief Financial Officer (w e f 18 August 2022)
Mr Vivek Valsaraj - Chief Financial Officer (upto 18 August 2022)
Mr Bipin Singh - Company Secretary

G. Non Executive/Independent Directors

Mr N Vaghul (upto 9 November 2022)
Mr Puneet Dalma
Mr Vijay Shah
Mr S Ramadorai (upto 31 March 2024)
Mr Kunal Bahl
Mr Suhail Nathani
Ms Anjali Bansal
Ms Anita George
Mrs Shikha Sharma
Mr Rajiv Mehrishi (w e f 26 May 2022)
Mr Gautam Doshi (w e f 31 October 2022)

Name of the related party and nature of the related party relationship where control exists have been disclosed irrespective of whether or not there have been transactions between the related parties. In other cases, disclosure has been made only when there have been transactions with those parties. Related parties as defined under para 9 of Ind AS 24 'Related Party Disclosures' have been identified based on representations made by key managerial personnel and information available with the Company.



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

62 Non-Banking Financial Company - HFC disclosures (Continued)

62.5 Additional Disclosures

62.5.1 Provisions and contingencies

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	For the year March 31, 2024	For the year March 31, 2023
1. Provisions for depreciation on Investment	2,65,746	-
2. Provision made towards Income tax	(1,63,745)	(5,38,129)
3. Provision towards NPA	(6,200)	8,333
4a. Provision/(Reversal) for Standard Assets on CRE-RH	(48,736)	35,846
4b. Provision/(Reversal) for Standard Assets on other CRE	(53,560)	26,630
4c. Provision/(Reversal) for Standard Assets on others (Housing Loan, LAP, LRD etc.)	57,360	(47,157)
4d. Release of Provision created on POCI Loans due to recovery	(15,496)	(39,580)
5. Other Provision and Contingencies / (Reversal) - leave encashment and gratuity	1,289	2,123

Break up of Loan & Advances and Provisions thereon	March 31, 2024		March 31, 2023	
	Housing#	Non-Housing	Housing#	Non-Housing
Standard Assets				
a) Total Outstanding Amount	24,61,202	22,74,901	22,97,867	20,00,522
b) Provisions made	1,17,845	62,857	1,18,787	1,01,074
Sub-Standard Assets				
a) Total Outstanding Amount	21,724	58,974	76,344	57,402
b) Provisions made	7,139	50,089	34,258	30,117
Doubtful Assets – Category-I				
a) Total Outstanding Amount	21,190	6,243	6,317	2,517
b) Provisions made	6,534	1,502	1,572	631
Doubtful Assets – Category-II				
a) Total Outstanding Amount	4,837	1,491	2,417	7,601
b) Provisions made	990	313	493	4,087
Doubtful Assets – Category-III				
a) Total Outstanding Amount	104	3	-	3
b) Provisions made	21	3	-	2
Loss Assets				
a) Total Outstanding Amount	77	66	1,681	107
b) Provisions made	70	66	1,681	102
Total				
a) Total Outstanding Amount	25,09,134	23,41,678	23,84,626	20,68,152
b) Provisions made	1,32,599	1,14,830	1,56,791	1,36,013

Includes composite funding for land acquisition and construction

-The above breakup of loans and advances does not include loan commitments

62.5.2 Draw Down from Reserves

The Company has not draw down from reserve during the year ended March 31, 2024 (As at March 31, 2023 - Nil)

62.5.3 Concentration of Advances, Exposures and NPAs

62.5.3.1 Concentration of loans and advances

Particulars	March 31, 2024	March 31, 2023
Total Loans & Advances to twenty largest borrowers	6,09,398	9,69,731
Percentage of Loans & Advances to twenty largest borrowers to total advances of the HFC	12.56%	21.78%

62.5.3.2 Concentration of all exposure (including off-balance sheet exposure)

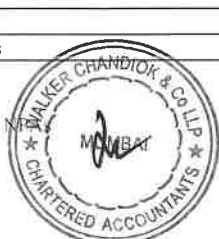
Particulars	March 31, 2024	March 31, 2023
Total Exposure to twenty largest borrowers/customers	6,87,912	10,10,092
Percentage of Exposures to twenty largest borrowers/customers to total exposures of the HFC	13.23%	21.12%

62.5.3.3 Concentration of NPAs

Particulars	March 31, 2024	March 31, 2023
Total Exposure to top ten NPA accounts	54,743	1,02,732

62.5.3.4 Sector-wise NPAs

Refer Note 64.3 for detailed sector wise NPAs



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

62.5 Additional Disclosures (continued)

62.5.4 Movement of NPAs

Particulars	March 31, 2024	March 31, 2023
(I) Net NPAs to Net Advances (%)	1.00%	1.86%
(II) Movement of NPAs (Gross)		
a) Opening balance	1,54,431	1,20,621
b) Additions during the year	1,61,784	2,35,795
c) Reductions during the year	2,01,507	2,01,985
d) Closing balance	1,14,709	1,54,431
(III) Movement of Net NPAs		
a) Opening balance	81,488	56,012
b) Additions during the year	45,072	96,406
c) Reductions during the year	78,579	70,930
d) Closing balance	47,981	81,488
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	72,943	64,609
b) Provisions made during the year	1,16,712	1,39,389
c) Write-off/write-back of excess provisions	1,22,928	1,31,055
d) Closing balance	66,727	72,943

62.5.5 Overseas assets

The Company does not have any overseas assets.

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

The Company does not have any sponsored SPVs which needs to be consolidated as per Accounting norms.

62.6 Disclosure of complaints

Refer Note 64.4 for detailed disclosure of complaints

62.7 Disclosure of Frauds

There were 60 cases of frauds loans amounting to Rs 1815 lakhs reported during the year. (Previous year 12 cases amounting to Rs 186 lakhs) None of these individual cases were material



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

Non-Banking Financial Company - HFC disclosures (Continued)

- 63 Details of loans not in default and stressed loans transferred during the year ended March 31, 2024 under the RBI Master Direction RBI/DOR/2021-22/86 DOR STR REC 51/21.04.048/2021-22 dated September 24, 2021 on Transfer of Loan Exposures are given below:

i. Details of standard loans transferred during the year through direct assignment (including Co-lending)

	(Rs. in lakhs)
No of Accounts	64,852
Aggregate principal outstanding of loans*	7,99,588
Aggregate consideration paid	8,09,799
Weighted average maturity (months)	149
Weighted average holding period (months)	17
Retention of beneficial economic interest**	5% to 20%
Coverage of tangible security coverage***	100%
Rating-wise distribution of rated loans	See Note 1 below
Number of instances where the transferor has agreed to replace the transferred loans	Nil
Number of transferred loans replaced	Nil

Note: 1

Rating	Rating Agency	Amount transferred
[ICRA]AAA(SO)	ICRA	1,93,392
CARE AAA (SO)	CARE	98,815
Unrated		5,07,381
Grand Total		7,99,588

*Represents book value of fair valued loans on the date of transfer in the books of the Company

**Represents share of Company only in case of nine pools where economic interest was retained during the year ended 31st March 2024

***Represents tangible security coverage of only secured loans transferred

ii. Details of loans (not in default) acquired through assignment during the year ended March 31, 2024

Amount of loans acquired through assignment (Rs. in lakhs)	93,357
Retention of beneficial economic interest	10%
Weighted average residual maturity (in months)	69
Weighted average holding period (in months)	8
Coverage of tangible security	refer note below**
Rating-wise distribution of rated loans	NIL

**For Secured loans 100% cover, for other Unsecured Loans - NIL

iii. Details of stressed loans transferred during the year

Particulars	To ARCs****		To other transferees
	NPA	SMA	
No. of Accounts	4,014	15	-
Aggregate principal outstanding of loans transferred*	999,711*	2,76,320	-
Weighted average residual tenor of the loans transferred (in months)	9	18	-
Net book value of loans transferred (at the time of transfer)	19,117	2,77,608	-
Aggregate consideration	111,405**	2,00,488	-
Additional consideration realized in respect of accounts transferred in earlier years	Nil	Nil	-
Excess provision reversed***	Nil	Nil	-

*Represents book value of fair valued loans on the date of transfer in the books of the Company

**Includes amount of Rs. 7,351 lakhs payable to third parties

***Excludes loans accounted under fair valuation gain / impairment gain on Purchased Originated Credit Impaired (POCI) loans accounted at pool level

****Loan under NPA and SMA are sold together as a pool of assets

iv. Details of ratings on Security Receipts outstanding as on March 31, 2024 are given below:

Rating	Rating Agency	Recovery Rating	Gross Value of Outstanding SRs
RR1	India Ratings & Research Private Limited	100% - 150%	3,27,850
RR2	India Ratings & Research Private Limited	75%-100%	4,406
RR1	Intomerc Valuation and Rating Pvt Ltd	100% - 150%	39,822
RR2	Intomerc Valuation and Rating Pvt Ltd	75%-100%	14,425
RR1	Intomerc Valuation and Rating Pvt Ltd	>150%	495
NA*	NA*	NA*	50,687
Grand Total			4,37,685

* Pursuant to the Reserve Bank of India circular RBI/2021-22/154 DOR SIG FIN REC 84/26 03 001/2021-22 dated February 10, 2022, the security receipts issued to the Company by the Asset Reconstruction Company (ARC) towards consideration for transfer of stressed loans have not been rated by the ARC since the prescribed time period of six months has not elapsed from the date of acquisition of loans by the ARC



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

Non-Banking Financial Company - HFC disclosures (Continued)

63 Details of loans not in default and stressed loans transferred during the year ended March 31, 2023 under the RBI Master Direction RBI/DOR/2021-22/86 DOR STR REC 51.21 04 048/2021-22 dated September 24, 2021 on Transfer of Loan Exposures are given below:

i. Details of standard loans transferred during the year through direct assignment

	(Rs. in lakhs)
No of Accounts	16,886
Aggregate principal outstanding of loans*	2,42,212
Aggregate consideration paid	2,51,286
Weighted average maturity	113 Months
Weighted average holding period	17 Months
Retention of beneficial economic interest	-
Coverage of tangible security coverage**	100%
Rating-wise distribution of rated loans	Refer Note Below
Number of instances where the transferor has agreed to replace the transferred loans	-
Number of transferred loans replaced	-

Note:

(Rs. in lakhs)

Rating	Rating Agency	Amount transferred
[ICRA]AAA(SO)	ICRA	25,413
Unrated		2,16,799
Grand Total		2,42,212

*Represents book value of loans on the date of transfer in the books of the Company

**Represents tangible security coverage of only secured loans transferred

ii. Details of loans (not in default) acquired through assignment during the year ended March 31, 2023

Amount of loans acquired through assignment (Rs in lakhs)	Rs 11,289
Retention of beneficial economic interest	10%
Weighted average residual maturity	114 months
Weighted average holding period	13 months
Coverage of tangible security	refer note below**
Rating-wise distribution of rated loans	Unrated

**For HL/LAP 100% cover, for other Unsecured Loans - NIL

iii. Details of stressed loans transferred during the year

(Rs. in lakhs)

Particulars	To ARCs	To permitted transferees	To other transferees
No. of Accounts	20,602	43	-
Aggregate principal outstanding of loans transferred*	5,03,541	44,664	-
Weighted average residual tenor of the loans transferred (in months)	80	38	-
Net book value of loans transferred (at the time of transfer)	4,20,713	44,664	-
Aggregate consideration ***	4,12,660	54,500	-
Additional consideration realized in respect of accounts transferred in earlier years	NA	NA	-
Excess provision reversed	3,525	Nil**	-

*Represents book value of loans on the date of transfer in the books of the Company

**Accounted under fair valuation gain / impairment gain on Purchased Originated Credit Impaired (POCI) loans accounted at pool level

***Includes amount of Rs. 7,802 lakhs paid to Committee of Creditors of erstwhile Dewan Housing Finance Corporation Limited

iv) Detail of ratings on Security Receipts outstanding as on 31 March 2023 are given below:

Rating	Rating Agency	Recovery Rating	(Rs. in lakhs) Gross Value of Outstanding SRs
India Ratings and Research Private Limited	RR1	100%-150%	5,673
India Ratings and Research Private Limited	RR2	75% - 100%	5,751
Informeries Valuation and Rating Pvt Ltd	RR3	50%-75%	14,400
Informeries Valuation and Rating Pvt Ltd	RR2	75% - 100%	17,024
Unrated*	Unrated		2,66,899
Grand Total			3,09,747

* Pursuant to the Reserve Bank of India circular RBI/2021-22/154 DOR SIG FIN REC 84/26 03 001/2021-22 dated February 10, 22, the security receipts issued to the Company by the Asset Reconstruction Company (ARC) towards consideration for transfer of stressed loans have not been rated by the ARC since the prescribed time period of six months has not elapsed from the date of acquisition of loans by the ARC



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

(Currency : Rs in lakhs)

Disclosures required by the Reserve Bank of India (Continued)

64 Scale Based Regulation

Disclosures in terms of RBI/DoR/2023-24/106 DoR.FIN.REC.No.45/03.10.119/2023-24 - Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated October 19, 2023 (as updated)

64.1 Exposure to real estate sector

The Company's exposure to real estate sector is provided in Note 62.3.7.1

64.2 Exposure to capital market

The Company's exposure to capital market is provided in Note 62.3.7.2

64.3 Sectoral exposure

A. Sectors	As at 31 March 2024			As at 31 March 2023		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
I. Bank Credit (II + III)	51,97,847	1,14,726	2.21%	46,35,127	1,54,430	3.33%
II. Food Credit						
III. Non-food Credit	51,97,847	1,14,726	2.21%	46,35,127	1,54,430	3.33%
1. Agriculture and Allied Activities						
2. Industry (Micro and Small, Medium and Large)	16,378	454	2.78%	1,44,203	7,524	5.22%
2.1 Micro and Small	1,557	-	-	1,971	-	-
2.2 Medium	2,321	349	15.04%	6,886	73.00	1.06%
2.3 Large	12,500	105	0.84%	1,35,346	7,451	5.50%
3. Services	11,28,468	57,311	5.08%	18,98,251	99,196	5.23%
3.1 Transport Operators	-	-	-	-	-	-
3.2 Computer Software	-	-	-	2,431	-	-
3.3 Tourism, Hotels and Restaurants	8,898	-	-	7,200	-	-
3.4 Shipping	-	-	-	8,393	-	-
3.5 Aviation	-	-	-	-	-	-
3.6 Professional Services	-	-	-	-	-	-
3.7 Trade	-	-	-	-	-	-
3.7.1. Wholesale Trade (other than food procurement)	-	-	-	3,904	-	-
3.7.2. Retail Trade	-	-	-	-	-	-
3.8 Commercial Real Estate	10,65,169	55,710	5.23%	17,65,212	96,796	5.48%
3.9 Non-Banking Financial Companies (NBFCs) ¹ of which,	-	-	-	17,513	-	-
3.9.1 Housing Finance Companies (HFCs)	-	-	-	-	-	-
3.9.2 Public Financial Institutions (PFIs)	-	-	-	-	-	-
3.10 Other Services ²	54,401	1,601	2.94%	93,598	2,400	2.56%
4. Personal Loans	40,53,144	56,961	1.41%	25,92,674	47,711	1.84%
4.1 Consumer Durables	2,018	129	6.37%	17,408	1,287	7.39%
4.2 Housing (Including Priority Sector Housing)	21,72,753	31,961	1.47%	15,88,510	32,091	2.02%
4.3 Advances against Fixed Deposits (Including FCNR (B), NRNR Deposits etc.)	-	-	-	-	-	-
4.4 Advances to Individuals against share, bonds, etc	-	-	-	-	-	-
4.5 Credit Card Outstanding	-	-	-	-	-	-
4.6 Education	-	-	-	-	-	-
4.7 Vehicle Loans	1,90,792	3,491	1.83%	60,984	1,252	2.05%
4.8 Loans against gold jewellery	-	-	-	188	16	8.69%
4.9 Other Personal Loans	16,87,581	21,380	1.27%	9,25,584	13,065	1.41%



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)
for the year ended March 31, 2024

(Currency : Rs in lakhs)

Disclosures required by the Reserve Bank of India (Continued)

64.3	A. Sector	As on 31 March 2024			As on 31 March 2023		
		Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
	B. Industry	-	-	-	-	-	-
	2.1. Mining and Quarrying (incl. Coal)	-	-	-	-	-	-
	2.2. Food Processing	-	-	-	-	-	-
	2.2.1 Sugar	-	-	-	-	-	-
	2.2.2 Edible Oils and Vanaspati	-	-	-	-	-	-
	2.2.3 Tea	-	-	-	-	-	-
	2.2.4 Others	-	-	-	-	-	-
	2.3. Beverage and Tobacco	-	-	-	-	-	-
	2.4. Textiles	-	-	-	-	-	-
	2.4.1 Cotton Textiles	-	-	-	-	-	-
	2.4.2 Jute Textiles	-	-	-	-	-	-
	2.4.3 Man-Made Textiles	-	-	-	-	-	-
	2.4.4 Other Textiles	-	-	-	-	-	-
	2.5. Leather and Leather Products	-	-	-	-	-	-
	2.6. Wood and Wood Products	-	-	-	-	-	-
	2.7. Paper and Paper Products	-	-	-	-	-	-
	2.8. Petroleum, Coal Products and Nuclear Fuels	-	-	-	-	-	-
	2.9. Chemicals and Chemical Products	-	-	-	-	-	-
	2.9.1 Fertiliser	-	-	-	-	-	-
	2.9.2 Drugs and Pharmaceuticals	-	-	-	-	-	-
	2.9.3 Petro Chemicals	-	-	-	-	-	-
	2.9.4 Others	-	-	-	-	-	-
	2.10. Rubber, Plastic and their Products	-	-	-	-	-	-
	2.11. Glass and Glassware	-	-	-	-	-	-
	2.12. Cement and Cement Products	-	-	-	9,533	-	-
	2.13. Basic Metal and Metal Product	-	-	-	-	-	-
	2.13.1 Iron and Steel	-	-	-	-	-	-
	2.13.2 Other Metal and Metal Product	-	-	-	-	-	-
	2.14. All Engineering	-	-	-	-	-	-
	2.14.1 Electronics	-	-	-	-	-	-
	2.14.2 Others	-	-	-	-	-	-
	2.15. Vehicles, Vehicle Parts and Transport Equipment	-	-	-	7,354	7,354	100.00%
	2.16. Gems and Jewellery	-	-	-	-	-	-
	2.17. Construction	-	-	-	-	-	-
	2.18. Infrastructure	-	-	-	-	-	-
	2.18.1 Power	3,802	-	-	59,077	-	-
	2.18.2 Telecommunications	-	-	-	-	-	-
	2.18.3 Roads	-	-	-	-	-	-
	2.18.4 Airports	-	-	-	-	-	-
	2.18.5 Ports	-	-	-	-	-	-
	2.18.6 Railways (other than Indian Railways)	-	-	-	-	-	-
	2.18.7 Other Infrastructure	-	-	-	-	-	-
	2.19. Other Industries	12,576	454	3.61%	68,239	170	0.25%
	Industries (2.1 to 2.19)	16,378	454	2.78%	1,44,203	7,524	5.23%



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

(Currency : Rs in lakhs)

Disclosures required by the Reserve Bank of India (Continued)

64.4 Disclosure of complaints

Sr. No	Particulars	March 31, 2024	March 31, 2023
	Complaints received by the NBFC from its customers		
1	Number of complaints pending at beginning of the year	103	64
2	Number of complaints received during the year	6,827	5,458
3	Number of complaints disposed during the year	6,849	5,355
3.1	Of which, number of complaints rejected by the NBFC	-	-
4	Number of complaints pending at the end of the year	81	103

Maintainable complaints received by the NBFC from Office of Ombudsman			
Sr. No	Particulars	March 31, 2024	March 31, 2023
5	Number of maintainable complaints received by the NBFC from Office of Ombudsman	-	-
5.1	Of 5, number of complaints resolved in favour of the NBFC by Office of Ombudsman	-	-
5.2	Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
5.3	Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
6	Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

Top five grounds of complaints received by the NBFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
	1	2	3	4	5
March 31, 2024					
Ground - 1 (Mobile/Portal issue)	-	1,856	4916%	27	1
Ground - 2 (Credit Bureau related)	54	1,163	78%	8	1
Ground - 3 (Disbursement Related)	5	779	304%	9	-
Ground - 4 (Collection related)	2	505	197%	6	-
Ground - 5 (ROI changes related)	1	219	38%	4	-
Others	41	2,305	-46%	27	-
Total	103	6,827	25%	81	2
March 31, 2023					
Ground - 1 (PMAY related)	32	732	-75%	4	-
Ground - 2 (Credit Bureau related)	2	654	436%	54	1
Ground - 3 (Property documents)	-	396	-66%	8	1
Ground - 4 (Refund related)	5	343	-64%	1	-
Ground - 5 (Foreclosure letter)	-	185	126%	-	-
Others	25	3,148	-4%	36	2
Total	64	5,458	-38%	103	4

64.5 Details of Intra-group exposures

Particulars	As at 31 March 2024		As at 31 March 2023	
	Exposure on Group entities	Exposure by Group entities	Exposure on Group entities	Exposure by Group entities
(i) Total amount of intra-group exposures	41,690	62,384	1,64,997	42,765
(ii) Total amount of top 20 intra-group exposures	41,690	62,384	1,64,997	42,765
(iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers	0.80%	1.20%	3.71%	1.05%



Piramal Capital and Housing Finance Limited

Notes to the Standalone Financial Statements (Continued) for the year ended March 31, 2024

(Currency : Rs in lakhs)

Disclosures required by the Reserve Bank of India (Continued)

64.6 Unhedged foreign currency exposure

Particulars	Unhedged foreign currency exposure		Hedged foreign currency through forward or derivative	
	As at 31 March 2024	As at 31 March 2023	As at 31 March 2024	As at 31 March 2023
ECBs	-	-	31,973	62,951
Total	-	-	31,973	62,951

64.7 Related Party Disclosure

Details of related parties are disclosed in note 43.

64.8 Breach of Covenant

The Company has a Covenant in its borrowing documents which states that it shall comply with RBI regulations in order to qualify as Non-Banking Finance Company-Housing Finance company within March 31, 2024 or as extended by RBI. The Company could not fulfill the PBC Criteria as on March 31, 2024 and is in the process of converting to NBFC (Refer Note 53b).

64.9 Divergence in Asset Classification and Provisioning

Sr. No.	Particulars	March 31, 2024	March 31, 2023
1	Gross NPAs as reported by the NBFC/HFC	-	-
2	Gross NPAs as assessed by the Reserve Bank of India/NHB	-	-
3	Divergence in Gross NPAs (2-1)	-	-
4	Net NPAs as reported by the NBFC/HFC	-	-
5	Net NPAs as assessed by Reserve Bank of India/ NHB	-	-
6	Divergence in Net NPAs (5-4)	-	-
7	Provisions for NPAs as reported by the NBFC/HFC	-	-
8	Provisions for NPAs as assessed by Reserve Bank of India/NHB	-	-
9	Divergence in provisioning (8-7)	-	-
10	Reported Profit before tax and impairment loss on financial instruments for the year	-	-
11	Reported Net Profit after Tax (PAT) for the year	-	-
12	Adjusted (notional) Net Profit after Tax (PAT) for the year after considering the divergence in provisioning	-	-

March 31, 2024 is the close of the reference period in respect of which divergences were assessed.

64.10 Items of income and expenditure of exceptional nature.

During the year the Company has Regulatory Provision on investments in alternative investment funds of ₹ 165,768 lakhs as per note 7. (During the previous year, the Company had impaired Goodwill of ₹1,025,681 lakhs)

64.11 Loans and contracts awarded to Directors, Senior Officers and relatives of Directors

The company has not given any loans and awarded any contracts to directors, senior officers and relatives of directors during the year (Previous Year Nil)

64.12 Disclosure related to Listing requirement

As per Scale based regulations the Company is required to be listed by 30th September 2025

64.13 Disclosure of gold auction

There are no gold auction during the year as on 31st March 2024 (As at 31st March 2023 - Nil).

64.14 Off balance sheet exposures

Details of off balance sheet exposures are part of Note 39a and 39b for FY 23-24

64.15 Structure products

The Company has not issued any structured product during the previous year 31 March 2024.

64.16 Disclosure on credit Default swaps

Particulars	As at 31 March 2024	As at 31 March 2023
1 No. of transactions during the year	-	-
2 Amount of protection bought during the year	-	-
3 No. of transactions where credit event payment was received		
-pertaining to current year's transactions	-	-
-pertaining to previous year(s)' transactions	-	-
4 Outstanding transactions as on March 31, 2024		
-No. of Transactions	-	-
-Amount of protection	-	-
5 Net income / profit (expenditure / loss) in respect of-€DS		
-premium paid	-	-
-Credit event payments received (net of value of deliverable obligation)	-	-



Piramal Capital & Housing Finance Limited

Notes to the standalone financial statements (Continued)
For the year ended March 31, 2024

(Currency - Rs in Lakhs)

65 As required by the RBI circular no. DNBS.CO.PD.No. 367/03.10.01/2013-14 dated 23 January 2014, the details of accounts restructured during the year ended March 31 2024 are given below:

Sr. No.	Type of restructuring	Restructuring Account as on April 1, 2023			Fresh restructuring during the year			Upgradations to restructured standard category during the year			Restructured standard advances which cease to attract higher provisioning and / or additional risk weight at the end of the FY and hence need not be shown as restructured standard advances at the beginning of the next FY			Downgradations of Restructured accounts during the FY			Write-offs of Restructured accounts during the FY			Restructured accounts as on March 31, 2024			
		Asset Classification	No of borrowers	Amount outstanding	Provision thereon	No of borrowers	Amount outstanding as at March 31, 2024	Provision thereon	No of borrowers	Amount outstanding as at March 31, 2024	Provision thereon	No of borrowers	Amount outstanding as at March 31, 2024	Provision thereon	No of borrowers	Amount outstanding as at March 31, 2024	Provision thereon	No of borrowers	Amount outstanding	Provision thereon	No of borrowers	Amount outstanding	Provision thereon
1	Under CDR Mechanism																						
	standard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Substandard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Doubtful	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Under SME Debt Restructuring Mechanism																						
	standard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Substandard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Doubtful	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	Others																						
	Standard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Substandard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Doubtful	-	-	-	-	3.00	37.931	36,225	-	-	-	-	-	-	-	-	-	-	-	-	3	37,931	36,225
	Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	3.00	37.931	36,225	-	-	-	-	-	-	-	-	-	-	-	-	3	37,931	36,225
3	Grand Total																						
	Standard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Substandard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Doubtful	-	-	-	-	3.00	37.931	36,225	-	-	-	-	-	-	-	-	-	-	-	-	3	37,931	36,225
	Loss	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	3.00	37.931	36,225	-	-	-	-	-	-	-	-	-	-	-	-	3	37,931	36,225



Piramal Capital & Housing Finance Limited

Notes to the standalone financial statements (Continued)
For the year ended March 31, 2024
(Currency Rs in Lakhs)

65 As required by the RBI circular no. DNBS.CO.PD.No. 367/03.10.01/2013-14 dated 23 January 2014, the details of accounts restructured during the year ended 31 March 2023 are given below:

Sr. No.	Type of restructuring	Restructuring Account as on 1 April 2022			Fresh restructuring during the year			Upgradations to restructured standard category during the year			Restructured standard advances which cease to attract higher provisioning and / or additional risk weight at the end of the FY and hence need not be shown as restructured standard advances at the beginning of the next FY			Downgradations of Restructured accounts during the FY			Write-offs of Restructured accounts during the FY			Restructured accounts as on 31 March 2023			
		Asset Classification	No of borrowers	Amount outstanding	Provision thereon	No of borrowers	Amount outstanding as at 31 March 2022	Provision thereon	No of borrowers	Amount outstanding as at 31 March 2022	Provision thereon	No of borrowers	Amount outstanding as at 31 March 2022	Provision thereon	No of borrowers	Amount outstanding as at 31 March 2022	Provision thereon	No of borrowers	Amount outstanding	Provision thereon	No of borrowers	Amount outstanding	Provision thereon
1	Under CDR Mechanism																						
	standard																						
	Substandard																						
	Doubtful																						
	Loss																						
	Total																						
2	Under SME Debt Restructuring Mechanism																						
	standard																						
	Substandard																						
	Doubtful																						
	Loss																						
	Total																						
2	Others																						
	Standard																						
	Substandard																						
	Doubtful																						
	Loss																						
	Total																						
3	Grand Total																						
	Standard																						
	Substandard																						
	Doubtful																						
	Loss																						
	Total																						



Piramal Capital & Housing Finance Limited

Notes to the Standalone Financial Statements (Continued)

For the year ended March 31, 2024

(Currency : Rs in lakhs)

66 Previous years figures have been regrouped or reclassified wherever necessary to conform to current year's presentation which are not considered to be material to the Financial Statements

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No. 001076N/N500013



Rakesh Rathi

Partner

Membership No: 045228



Mumbai, May 8, 2024

For T R Chadha & Co LLP

Chartered Accountants

Firm's Registration No: 006711N/N500028



Hitesh Garg

Partner

Membership No: 502955



For and on behalf of the Board of Directors of
Piramal Capital & Housing Finance Limited



Jairam Sridharan

Managing Director

DIN: 05165390



Ajay Piramal

Chairman

DIN: 00028116



Vikash Singhla

Chief Financial Officer



Bipin Singh

Company Secretary



Walker ChandioK & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
E 2001, 20th Floor, Lotus Corporate Park
Ram Mandir Station Road, Goregaon East
Mumbai - 400 063

Independent Auditor's Report

To the Members of Piramal Capital & Housing Finance Limited

Report on the Audit of the Consolidated Financial Statements

Opinion

1. We have audited the accompanying consolidated financial statements of **Piramal Capital & Housing Finance Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associate and joint venture, as listed in Annexure 1, which comprise the Consolidated Balance Sheet as at 31 March 2024, the Consolidated Statement of Profit and Loss (including Other Comprehensive Income), the Consolidated Cash Flow Statement and the Consolidated Statement of Changes in Equity for the year then ended, and notes to the consolidated financial statements, including a material accounting policy information and other explanatory information.
2. In our opinion and to the best of our information and according to the explanations given to us and based on the consideration of the reports of the other auditors on separate financial statements and on the other financial information of the subsidiaries, associate and joint venture, the aforesaid consolidated 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 Indian Accounting Standards ('Ind AS') specified under section 133 of the Act, read with the Companies (Indian Accounting Standards) Rules, 2015, the relevant circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India of the consolidated state of affairs of the Group, its associate and joint venture, as at 31 March 2024, and their consolidated loss (including other comprehensive income), consolidated cash flows and the consolidated changes in equity for the year ended on that date.

Basis for Opinion

3. We conducted our audit in accordance with the Standards on Auditing 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 Consolidated Financial Statements section of our report. We are independent of the Group, its associate and joint venture in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ('ICAI') together with the ethical requirements that are relevant to our audit of the consolidated 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 together with the audit evidence obtained by the other auditors in terms of their reports referred to in paragraph 17 of the Other Matters section below, is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – Principal Business Criteria

4. We draw attention to note 53 (b) to the accompanying consolidated financial statements, which describes that the Board of Directors of Holding Company has approved conversion of the Holding Company from a Housing Finance Company (HFC) to Non-Banking Financial Company–Investment and Credit Company (NBFC-ICC) in its meeting held on 8 May 2024, consequent to the Holding Company not meeting the regulatory requirement prescribed under paragraph 5.3 of Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('RBI Directions') with respect to the Principal Business Criteria ('PBC') for HFCs. The Company expects to submit the conversion application to the RBI along with necessary documents as required under the said RBI Directions in near future.

Our opinion is not modified in respect of this matter.



Emphasis of Matter – Business Combination – Presentation of specified financial assets

5. We draw attention to Note 42B to the accompanying consolidated financial statement which states that the Holding Company has disclosed Rs. 312,188 lakhs as fair value adjustment under 'Other non-financial liabilities' in line with the presentation prescribed in the National Company Law Tribunal ('NCLT') order dated 7 June 2021 in respect of assets and liabilities acquired by the Company through the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ('DHFL'), which is different from the presentation requirements of Ind AS 32, Financial Instruments Presentation, that requires such fair value adjustments to be netted off with the gross book value of corresponding assets.

Our opinion is not modified in respect of this matter.

Key Audit Matters

6. Key audit matters are those matters that, in our professional judgment and based on the consideration of the reports of the other auditors on separate financial statements of the subsidiaries, associate and joint venture, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.
7. We have determined the matters described below to be the key audit matters to be communicated in our report.

Key audit matter	How our audit addressed the key audit matter
<p>Expected Credit Loss allowance on financial assets</p> <p>Refer note 2(iv) for material accounting policy information and note 47.4 for financial disclosures in the accompanying financial statements</p> <p>As at 31 March 2024, the Company has reported gross loan assets of Rs. 5,464,483 lakhs against which an impairment loss allowance of Rs. 636,892 lakhs has been recognised based on the Expected Credit Loss ("ECL") approach as laid down under 'Ind AS 109 – Financial Instruments' (Ind AS 109).</p> <p>The estimation of ECL on financial assets is complex and involves significant management judgement and estimates, including the following:</p> <ul style="list-style-type: none"> Models used to estimate ECL are inherently judgmental with high estimation uncertainty which involves determining Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD). Completeness and accuracy of the data from internal and external sources used in the models. 	<p>Our audit focused on assessing the appropriateness of the models used including management's judgment and estimates used in the expected credit loss assessment through procedures that included, but were not limited to, the following:</p> <ul style="list-style-type: none"> Considered the Company's accounting policies for expected credit loss of financial assets and assessed compliance of the policies in terms of Ind AS 109. Understood management's processes, systems and controls implemented in relation to ECL allowance process. Evaluated the design and tested the operating effectiveness of key internal financial controls over such process. Assessed the governance framework over validation and implementation as per approval from Board of Directors. Obtained an understanding of the models adopted by the Company including the key inputs and assumptions. Since modelling assumptions and parameters are based on historical as well as external data, we assessed whether the same were relevant and representative of current circumstances.



<ul style="list-style-type: none"> • Ind AS 109 requires the Company to measure ECLs on a forward-looking basis reflecting future economic conditions. Significant management judgement is applied in determining the economic scenario used and probability weights applied to them. • Qualitative adjustments are made by the Management to the results obtained from ECL models to address any identified impairment or emerging trends as well as risks not captured by models. These adjustments are inherently subjective and significant management judgement is involved in estimating these amounts. • In respect of purchased or originated credit impaired financial assets, cumulative changes, at the portfolio level, in lifetime expected credit losses since initial recognition are recognised as a loss allowance. Significant management judgement is applied to assess such changes. <p>The disclosures prescribed under Ind AS 107 and RBI directives is also an area of focus for the management and auditors. Considering the significance of ECL to the overall financial statements and the degree of management's estimates and judgments involved in this matter that requires significant auditor attention, we have considered expected credit loss allowance on financial assets to be a key audit matter.</p>	<ul style="list-style-type: none"> • Assessed the critical assumptions and input data used in the estimation of expected credit loss for specific key credit risk parameters, such as the classification of loan assets into stages as described in the accounting policy, Exposure at default (EAD), probability of default (PD) or loss given default (LGD); • On sample basis tested the completeness and accuracy of the input data used for determining the PD and LGD rates and agreed the data with the underlying books of accounts and records; • Evaluated whether the methodology applied by the Company is compliant with the requirements of the relevant accounting standards and confirmed that the calculations are performed in accordance with the approved methodology, including mathematical accuracy of the workings. • Assessed the appropriateness and adequacy of the related presentation and disclosures made in the accompanying financial statements in accordance with the applicable accounting standards and related RBI circulars and guidelines.
<p>Information Technology (IT) systems and controls impacting financial reporting</p> <p>The IT environment of the Company is complex and involves a number of independent and interdependent IT systems used in the operations of the Company for processing and recording a large volume of transactions. As a result, there is a high degree of reliance and dependency on such IT systems for the financial reporting process of the Company.</p> <p>Appropriate IT general controls and IT application controls are required to ensure that such IT systems are able to process the data as required, completely, accurately, and consistently for reliable financial reporting.</p>	<p>Our audit procedures with respect to this matter included, but were not limited to the following:</p> <p>In assessing the controls over the IT systems of the Company, we involved our technology specialists to obtain an understanding of the IT environment, IT infrastructure and IT systems. We evaluated and tested relevant IT general controls and IT application controls of the 'in-scope' IT systems identified as relevant for our audit of the standalone financial statements and financial reporting process of the Company.</p> <p>On such 'in-scope' IT systems, we have tested key IT general controls with respect to the following domains:</p>



<p>We have identified certain key IT systems ('in-scope' IT systems) which have an impact on the financial reporting process and the related control testing as a key audit matter because of the high level of automation, significant number of systems being used by the Company for processing financial transactions, the complexity of the IT architecture and its impact on the financial records and financial reporting process of the Company.</p>	<p>a. User access management which includes user access provisioning, de-provisioning, access review, password management, sensitive access rights and segregation of duties to ensure that privilege access to applications, operating system and databases in the production environment were granted only to authorized personnel.</p> <p>b. Program change management which includes controls on moving program changes to production environment as per defined procedures and with relevant segregation of environments.</p> <p>c. Other areas that were assessed under the IT control environment included backup management, incident management, batch processing and interfaces.</p> <p>We also evaluated the design and tested the operating effectiveness of key IT application controls within key business processes, which included testing automated calculations, automated accounting procedures, system interfaces, system reconciliation controls and key system generated reports, as applicable.</p> <p>Where control deficiencies were identified, we tested compensating controls or performed alternative audit procedures, where necessary.</p>
<p>Recoverability of Deferred Tax Assets</p> <p>Refer note 2 (xii) for material accounting policy information and note 11 for financial disclosures in the accompanying financial statements.</p> <p>As at 31 March 2024, the Group has recognised deferred tax assets of Rs. 253,829 lakhs on unadjusted tax losses and tax credits.</p> <p>The deferred tax assets have been recognised on the basis of the Group's assessment of availability of sufficient future taxable profits to utilise such unadjusted tax losses and tax credits within the time period allowed under the Income Tax Act, 1961, which is based on forecast of business projections. Such financial projections are inherently subjective and depend on various factors including future market and economic conditions, which involve significant management judgement and estimation. Any</p>	<p>Our audit on recoverability of deferred tax assets included, but was not limited to, the following procedures:</p> <ul style="list-style-type: none"> • Obtained an understanding of the management's process and evaluated the design and tested the operating effectiveness of internal controls with respect to recognition and assessment of recoverability of the deferred tax assets; • Evaluated the appropriateness of the accounting policy adopted by the Company in respect of recognition of deferred tax assets in accordance with Ind AS 12, Income Tax; • Assessed the reasonableness of the period of projections used in the deferred tax asset recoverability assessment in accordance with the time period allowed under the applicable tax laws with respect to utilisation of the said tax losses against future taxable profits;



<p>change in aforesaid assumptions could have a material impact on the carrying value of the deferred tax assets.</p> <p>Owing to the materiality of the balances, complexities and significant estimates and judgements involved as described above, we have considered recoverability of deferred tax assets to be a key audit matter.</p> <p>The above matter is also considered to be fundamental to the understanding of the users of the financial statements.</p>	<ul style="list-style-type: none"> • Obtained the business projections of future taxable profits estimated by the management and critically reviewed the key assumptions used therein, including future growth rates and relevant economic and industry estimates, based on our understanding of the business and market factors; • Traced the financial projections to approved business plans and assessed efficacy of management's process for financial projections basis past business performance; • Tested the arithmetical accuracy of the computation of future taxable profits including assessed the impact of estimation uncertainty basis the sensitivity analysis performed by the management on the projections; and • Assessed the appropriateness and adequacy of the disclosures included in the accompanying financial statements in accordance with the applicable accounting standards.
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Information other than the Consolidated Financial Statements and Auditor's Report thereon

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

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

In connection with our audit of the consolidated 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 consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

When we read the Annual Report, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance.

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

9. The accompanying consolidated financial statements have been approved by the Holding Company's Board of Directors. The Holding Company's Board of Directors are responsible for the matters stated in section 134(5) of the Act with respect to the preparation and presentation of these consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other comprehensive income, consolidated changes in equity and consolidated cash flows of the Group including its associate and joint venture in accordance with the Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, the relevant circulars, guidelines and directions issued by the Reserve Bank of India (RBI) from time to time ('RBI Guidelines') and other accounting principles generally accepted in India. The respective Board of Directors of the companies included in the Group and its associate and joint venture are responsible for maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities, selection and application of appropriate



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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, which have been used for the purpose of preparation of the consolidated financial statements by the Board of Directors of the Holding Company, as aforesaid.

10. In preparing the consolidated financial statements, the respective Board of Directors of the companies included in the Group and of its associate and joint venture are responsible for assessing the ability of the Group and of its associate and joint venture to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.
11. Those respective Board of Directors are also responsible for overseeing the financial reporting process of the companies included in the Group and of its associate and joint venture.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

12. Our objectives are to obtain reasonable assurance about whether the consolidated 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 Standards on Auditing 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 consolidated financial statements.
13. As part of an audit in accordance with Standards on Auditing specified under section 143(10) of the Act, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:
 - Identify and assess the risks of material misstatement of the consolidated 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 Holding Company has adequate internal financial controls with reference to financial statements in place and the operating effectiveness of such controls;
 - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
 - Conclude on the appropriateness of Board of Directors' 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 ability of the Group and its associate and joint venture 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 Group and its associate and joint venture 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; and



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- Obtain sufficient appropriate audit evidence regarding the financial information/ financial statements of the entities or business activities within the Group, and its associate and joint venture, to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of financial statements of such entities included in the financial statements, of which we are the independent auditors. For the other entities included in the financial statements, which have been audited by the other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.
14. 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.
15. 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.
16. From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Other Matters

17. We did not audit the financial statements of six subsidiaries, whose financial statements reflects total assets of Rs. 179,477 lakhs as at 31 March 2024, total revenues of Rs. 41,526 lakhs and net cash inflows amounting to Rs. 1,143 lakhs for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net loss (including other comprehensive income) of Rs. 7,183 lakhs for the year ended 31 March 2024, as considered in the consolidated financial statements, in respect of one joint venture, whose financial statements have not been audited by us. These financial statements have been audited by other auditors whose reports have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of these subsidiaries and joint venture, and our report in terms of sub-section (3) of section 143 of the Act in so far as it relates to the aforesaid subsidiaries and joint venture, is based solely on the reports of the other auditors.

Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matters with respect to our reliance on the work done by and the reports of the other auditors.

18. The consolidated financial statements also include the Group's share of net loss (including other comprehensive income) of Rs. 0 lakh for the year ended 31 March 2024, as considered in the consolidated financial statements, in respect of one associate, whose financial statements have not been audited by us. These financial statements are unaudited and have been furnished to us by the management and our opinion on the consolidated financial statements, in so far as it relates to the amounts and disclosures included in respect of the aforesaid associate is based solely on such unaudited financial information. In our opinion and according to the information and explanations given to us by the management, these financial information are not material to the Group.

Our opinion above on the consolidated financial statements, and our report on other legal and regulatory requirements below, are not modified in respect of the above matter with respect to our reliance on the financial information certified by the management.

19. The following other matter paragraph is given by the joint auditors of Pramerica Life Insurance Limited ('PLIL') vide their report dated 30 April 2024 on the financial statements, the Joint Venture of subsidiary company of the Holding Company, which is reproduced by us as under:



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"The actuarial valuation of liabilities for life policies in force is the responsibility of the Company's appointed actuary ("the Appointed Actuary"). The actuarial valuation of liabilities for policies in force as at 31 March 2024 has been duly certified by the Appointed Actuary. The Appointed Actuary has also certified that the assumptions for such valuation are in accordance with the guidelines and norms issued by the Insurance Regulatory and Development Authority of India (IRDAI) and the Institute of Actuaries of India in concurrence with IRDAI. We have relied upon the Appointed Actuary's certificate in this regard.

The valuation of liability of embedded derivatives in insurance contracts as at 31 March 2024 has been duly certified by the Appointed Actuary. We have relied upon the Appointed Actuary's certificate in this regard."

Our opinion is not modified in respect of these matters.

Report on Other Legal and Regulatory Requirements

20. As required by section 197(16) of the Act based on our audit and on the consideration of the reports of the other auditors, referred to in paragraph 17, on separate financial statements of the subsidiaries and joint venture, we report that the Holding Company, its subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act have paid remuneration to their respective directors during the year in accordance with the provisions of and limits laid down under section 197 read with Schedule V to the Act. Further as per information and explanation given to us by the management of the holding company no remuneration has been paid to the directors of the associate company.
21. As required by clause (xxi) of paragraph 3 of Companies (Auditor's Report) Order, 2020 ("the Order") issued by the Central Government of India in terms of section 143(11) of the Act based on the consideration of the Order reports issued till date by us and by the respective other auditors as mentioned in paragraph 17 above, of companies included in the consolidated financial statements and covered under the Act we report that there are no qualifications or adverse remarks reported in the respective Order reports of such companies. Further, following company included in the consolidated financial statements for the year ended 31 March 2024 and covered under that Act that is not audited by other auditor and the report under section 143(11) of the Act has not yet been issued, as per information and explanation given to us by the management in this respect

Name	CIN	Subsidiary/ Joint Venture	Associate/ Subsidiary
DHFL Venture Trustee Company Private Limited	U65991MH2005PTC153886	Associate of Company	Subsidiary

22. As required by section 143(3) of the Act, based on our audit and on the consideration of the reports of the other auditors on separate financial statements and other financial information of the subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act and with respect to an associate referred to in para 18 solely based on the consideration of the financial information certified by the Holding Company's management, we report, to the extent applicable, that:

- We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit of the aforesaid consolidated financial statements;
- In our opinion, proper books of account as required by law relating to preparation of the aforesaid consolidated financial statements have been kept so far as it appears from our examination of those books and the reports of the other auditors except for the matters stated in paragraph 22(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);
- The consolidated financial statements dealt with by this report are in agreement with the relevant books of account maintained for the purpose of preparation of the consolidated financial statements;



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- d) In our opinion, the aforesaid consolidated financial statements comply with Ind AS specified under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, the relevant circulars, guidelines and directions issued by the Reserve bank of India (RBI) from time to time ('RBI guidelines'), except to the extent, as mentioned in note 42B, effect given in accordance with the accounting treatment prescribed in resolution plan approved by the National Company Law Tribunal vide their order dated 7 June 2021 as is more fully described in the said note;
- e) On the basis of the written representations received from the directors of the Holding Company and taken on record by the Board of Directors of the Holding Company, and the reports of the statutory auditors of its subsidiaries and joint venture, covered under the Act, none of the directors of the Group companies and joint venture company, are disqualified as on 31 March 2024 from being appointed as a director in terms of section 164(2) of the Act.
- f) The adverse remark relating to the maintenance of accounts and other matters connected therewith with respect to the consolidated financial statements are as stated in paragraph 22(b) above on reporting under section 143(3)(b) of the Act and paragraph 22(h)(vi) below on reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 (as amended);
- g) With respect to the adequacy of the internal financial controls with reference to financial statements of the Holding Company, and its subsidiaries, associate and joint venture covered under the Act, and the operating effectiveness of such controls, refer to our separate report in 'Annexure B' wherein we have expressed an unmodified opinion; and
- h) With respect to the other matters to be included in the Auditor's Report in accordance with rule 11 of the Companies (Audit and Auditors) Rules, 2014 (as amended), in our opinion and to the best of our information and according to the explanations given to us:
- i. The consolidated financial statements disclose the impact of pending litigations on the consolidated financial position of the Group, its associate and joint venture as detailed in Note 40(a) to the consolidated financial statements;
- ii. Provision has been made in these consolidated financial statements, as required under the applicable law or Ind AS, for material foreseeable losses, on long-term contracts including derivative contracts, as detailed in note 48 to the consolidated financial statements;
- iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Holding Company, and its subsidiaries, associate and joint venture during the year ended 31 March 2024;
- iv.
- a. The respective managements of the Holding Company and its subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries and joint venture respectively that, to the best of their knowledge and belief as disclosed in note 56 (vii) to the consolidated financial statements, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Holding Company or its subsidiaries, associate and joint venture to or in any person(s) or entity(ies), including foreign entities ('the 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 Holding Company, or any such subsidiaries, associate and joint venture ('the Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;



- b. The respective managements of the Holding Company and its subsidiaries and joint venture incorporated in India whose financial statements have been audited under the Act have represented to us and the other auditors of such subsidiaries and joint venture respectively that, to the best of their knowledge and belief, as disclosed in the note 56 (viii) to the accompanying consolidated financial statements, no funds have been received by the Holding Company or its subsidiaries, associate and joint venture from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Holding Company, or any such subsidiaries, associate and joint venture 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 such audit procedures performed by us and that performed by the auditors of the subsidiaries and joint venture, as considered reasonable and appropriate in the circumstances, nothing has come to our or other auditors' notice that has caused us or the other auditors to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.
- v. The Holding Company, its subsidiaries, associate and joint venture have not declared or paid any dividend during the year ended 31 March 2024;
- vi. Based on our examination which included test checks and that performed by the respective auditors of the subsidiaries and joint venture of the Holding Company which are companies incorporated in India and audited under the Act, except for the instances mentioned below, the Holding Company, its subsidiaries and Joint venture, in respect of financial year commencing on 1 April 2023, have used accounting software for maintaining their books of account which have a feature of recording audit trail (edit log) facility and the same has been operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we and respective auditors of the above referred subsidiaries and joint venture did not come across any instance of audit trail feature being tampered with, other than the consequential impact of the exception given below.

Nature of exception noted	Details of Exception
Instances of accounting software for maintaining books of account for which the feature of recording audit trail (edit log) facility was not operated throughout the year for all relevant transactions recorded in the software.	The audit trail feature was not enabled at the database level for ten accounting software to log any direct data changes, used for maintenance of all accounting records by the Holding Company.
Instances of accounting software maintained by a third party where we are unable to comment on the audit trail feature	<p>The accounting software used for maintenance of customer documentation of the Holding Company is operated by a third-party service provider.</p> <p>1. In the absence of 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report') for the month April 2023 and for the period 1 Nov 2023 to 31 March 2024, we are unable to comment on whether audit trail feature at the database level of the said software was enabled and operated for the said period.</p>



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	<p>2. For the period 1 May 2023 to 31 October 2023 the 'Independent Service Auditor's Assurance Report on the Description of Controls, their Design and Operating Effectiveness' ('Type 2 report' issued in accordance with ISAE 3000 (Revised), Assurance Engagements Other than Audits or Reviews of Historical Financial Information)' does not provide sufficient audit evidence on audit trail (edit logs) for any direct changes made at the database level. Accordingly, we are unable to comment on whether audit trail feature with respect to the database of the said software was operated throughout the year.</p>
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For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No.: 001076N/N500013



Rakesh Rathi
Partner
Membership No.: 045228

UDIN: 24045228BKGPLN6150

Place: Mumbai
Date: 8 May 2024



For **T R Chadha & Co LLP**
Chartered Accountants
Firm's Registration No.: 006711N/N500028



Hitesh Garg
Partner
Membership No.: 502955

UDIN: 24502955BKEHVK7064

Place: Mumbai
Date: 8 May 2024



Walker Chandiook & Co LLP
Chartered Accountants
16th Floor, Tower III, One International Centre
S B Marg, Prabhadevi (W)
Mumbai - 400 013

T R Chadha & Co LLP
Chartered Accountants
E 2001, 20th Floor, Lotus Corporate Park
Ram Mandir Station Road, Goregaon East
Mumbai - 400 063

Annexure 1

List of entities included in the Consolidated Financial Statements

- a. Subsidiary Companies
 - i. DHFL Investments Limited
 - ii. DHFL Holdings Limited
 - iii. DHFL Advisory & Investments Private Limited
 - iv. Piramal Payments Services Limited (w.e.f 29 April 2022)
 - v. Piramal Finance Sales & Services Private Limited (w.e.f 28 September 2022)
 - vi. PRL Agastya Offices Private Limited (formerly PRL Agastya Private Limited) (w.e.f. 12 December 2022)

- b. Associate
 - i. DHFL Venture Trustee Company Limited

- c. Joint Venture
 - i. Pramerica Life Insurance Limited



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Annexure A

Independent Auditor's Report on the internal financial controls with reference to financial statements under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ('the Act')

1. In conjunction with our audit of the consolidated financial statements of **Piramal Capital & Housing Finance Limited** ('the Holding Company') and its subsidiaries (the Holding Company and its subsidiaries together referred to as 'the Group'), its associate and joint venture as at and for the year ended 31 March 2024, we have audited the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies, its associate company and joint venture company, which are companies covered under the Act, as at that date.

Responsibilities of Management and Those Charged with Governance for Internal Financial Controls

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

Auditor's Responsibility for the Audit of the Internal Financial Controls with Reference to Financial Statements

3. Our responsibility is to express an opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies, its associate company and joint venture company, as aforesaid, based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the ICAI prescribed under Section 143(10) of the Act, to the extent applicable to an audit of internal financial controls with reference to financial statements, and the Guidance Note issued by the ICAI. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls with reference to financial statements were established and maintained and if such controls operated effectively in all material respects.
4. Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls with reference to financial statements and their operating effectiveness. Our audit of internal financial controls with reference to financial statements includes obtaining an understanding of such internal financial controls, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.
5. We believe that the audit evidence we have obtained and the audit evidence obtained by the other auditors in terms of their reports referred to in the Other Matters paragraph below, is sufficient and appropriate to provide a basis for our audit opinion on the internal financial controls with reference to financial statements of the Holding Company, its subsidiary companies, its associate company and joint venture company as aforesaid.



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Annexure A (Continued)

Meaning of Internal Financial Controls with Reference to Financial Statements

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

Inherent Limitations of Internal Financial Controls with Reference to Financial Statements

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

Opinion

8. In our opinion and based on the consideration of the reports of the other auditors on internal financial controls with reference to financial statements of the subsidiary companies and joint venture company and with respect to an associate referred to in para 10 solely based on the consideration of the internal financial controls with reference to financial statements financial information certified by the Holding Company's management, the Holding Company, its subsidiary companies, its associate company and joint venture company, which are companies covered under the Act, have in all material respects, adequate internal financial controls with reference to financial statements and such controls were operating effectively as at 31 March 2024, based on the internal financial controls with reference to financial statements criteria established by the Holding Company considering the essential components of internal control stated in the Guidance Note issued by the ICAI.

Other Matters

9. We did not audit the internal financial controls with reference to financial statements insofar as it relates to six subsidiary companies, which are companies covered under the Act, whose financial statements reflect total assets of Rs. 179,477 lakhs and net assets of Rs. 95,784 lakhs as at 31 March 2024, total revenues of Rs. 41,526 lakhs and net cash inflows amounting to Rs. 1,143 lakhs for the year ended on that date, as considered in the consolidated financial statements. The consolidated financial statements also include the Group's share of net loss (including other comprehensive income) of Rs. 7,183 lakhs for the year ended 31 March 2024, in respect of one joint venture company, which is company covered under the Act, whose internal financial controls with reference to financial statements have not been audited by us. The internal financial controls with reference to financial statements in so far as it relates to such subsidiary companies and joint venture company have been audited by other auditors whose reports have been furnished to us by the management and our report on the adequacy and operating effectiveness of the internal financial controls with reference to financial statements for the Holding Company, its subsidiary companies and joint venture companies, as aforesaid, under Section 143(3)(i) of the Act in so far as it relates to such subsidiary companies and joint venture companies is based solely on the reports of the auditors of such companies. Our opinion is not modified in respect of this matter with respect to our reliance on the work done by and on the reports of the other auditors.



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Annexure A (Continued)

10. We did not audit the internal financial controls with reference to financial statements in so far as it relates to one associate company, which is covered under the Act, in respect of which, the Group's share of net loss (including other comprehensive income) of Rs. 0 lakh for the year ended 31 March 2024 has been considered in the consolidated financial statements. The internal financial controls with reference to financial statements of this associate company, which is covered under the Act, are unaudited and our opinion under Section 143(3)(i) of the Act on adequacy and operating effectiveness of the internal financial controls with reference to financial statements insofar as it relates to the aforesaid associate is solely based on the corresponding internal financial controls with reference to financial statements report certified by the management of such company. In our opinion and according to the information and explanations given to us by the management, these financial information are not material to the Group. Our opinion is not modified in respect of the above matter with respect to our reliance on the internal financial controls with reference to financial statements report certified by the management.

For **Walker Chandiook & Co LLP**
Chartered Accountants
Firm's Registration No:001076N/N500013



Rakesh Rathi
Partner
Membership No:045228

UDIN: 24045228BKGPLN6150

Place: Mumbai
Date: 8 May 2024



For **T R Chadha & Co LLP**
Chartered Accountants
Firm's Registration No:006711N/N500028



Hitesh Garg
Partner
Membership No:502955

UDIN: 24502955BKEHVK7064

Place: Mumbai
Date: 8 May 2024



Piramal Capital & Housing Finance Limited

Consolidated Balance Sheet

as at March 31, 2024

(Currency : Rs in lakhs)

	Note	As at March 31, 2024	As at March 31, 2023	
ASSETS				
1 Financial assets:				
(a)	Cash and cash equivalents	3	195,706	192,802
(b)	Bank balances other than (a) above	4	99,252	69,191
(c)	Derivative financial instruments	48	5,398	9,811
(d)	Receivables			
	(i) Trade Receivables	5	234	451
	(ii) Other Receivables	6	5,358	1,179
(e)	Loans	7	4,827,591	4,156,482
(f)	Investments	8	830,728	1,296,565
(g)	Other financial assets	9	94,381	82,641
2 Non- financial assets:				
(a)	Current tax assets (net)	10	54,048	73,841
(b)	Deferred tax assets (net)	11	253,829	143,138
(c)	Property, Plant and Equipment	13	38,820	32,312
(d)	Right-of-use assets	13	22,889	19,988
(e)	Investment property	13	96,038	97,495
(f)	Intangible assets under development	13	1,007	353
(g)	Goodwill	13	200	200
(h)	Other intangible assets	13	18,857	11,648
(i)	Other non-financial assets	12	41,481	38,552
Total Assets			6,585,817	6,226,649
LIABILITIES AND EQUITY				
Liabilities				
1 Financial liabilities:				
(a)	Payables			
	Trade payables			
	(i) Total outstanding dues of micro enterprises and small enterprises	14	2,980	277
	(ii) Total outstanding dues of creditors other than micro enterprises and small enterprises	14	32,621	29,057
(b)	Debt securities	15	2,871,466	2,696,168
(c)	Borrowings (other than debt securities)	16	1,638,832	1,382,848
(d)	Deposits	17	45,000	31,552
(e)	Subordinated debt liabilities	18	12,723	12,688
(f)	Other financial liabilities	19	125,965	166,613
2 Non- financial liabilities:				
(a)	Current tax liabilities (net)	20	7,911	59,208
(b)	Provisions	21	6,271	6,345
(c)	Other non- financial liabilities	22	352,578	363,789
3 Equity				
(a)	Equity share capital	23	2,336,469	2,136,469
(b)	Other equity	24	(846,999)	(658,365)
Total Liabilities and Equity			6,585,817	6,226,649

Material accounting policies 2

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandiook & Co LLP

Chartered Accountants

Firm Registration No: 001076N/N500013

Firm's Registration No: 006711N/N500028

Rakesh Rathi

Partner

Membership No: 045228



For T R Chadha & Co LLP

Chartered Accountants

Hitesh Garg

Partner

Membership No: 502955

For and on behalf of the Board of Directors of

Piramal Capital & Housing Finance Limited

Jairam Sridharan

Managing Director

DIN: 05165390

Ajay Piramal

Chairman

DIN: 00028116

Mumbai, May 8, 2024



Vikash Singh

Chief Financial Officer

Bipin Singh

Company Secretary

Piramal Capital & Housing Finance Limited

Consolidated Statement of Profit and Loss

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	Note	For the year ended March 31, 2024	For the year ended March 31, 2023
Revenue from operations			
Interest income	25	583,863	631,419
Rental income		6,510	2,395
Fees and commission income	26	56,699	26,817
Other operating income	27	23,252	-
Total Revenue from operations		670,324	660,631
Other income	28	6,602	6,284
Total Income		676,926	666,915
Expenses			
Finance costs	29	365,944	346,997
Fees and commission expenses	30	4,598	2,877
Net loss on fair value changes	31	26,237	77,117
Net loss on derecognition of financial instruments under amortised cost category	32	301,619	326,553
Impairment allowances/(reversals) on financial instruments	33	(66,632)	(15,928)
Employee benefits expenses	34	114,640	71,171
Depreciation, amortisation and impairment	13	15,242	9,725
Other expenses	35	103,890	104,170
Total Expenses		865,538	922,682
Profit/(loss) before share of net profit/(loss) of joint ventures, exceptional items and tax		(188,612)	(255,767)
Share of net profit/(loss) of joint ventures	42 A (i)	(7,183)	2,096
Profit/(Loss) after share of net profit/(loss) of associates and joint ventures before exceptional items and tax		(195,795)	(253,671)
Less: Exceptional items			
Impairment of Goodwill	53	-	1,025,681
Regulatory Provision on investments in alternative investment funds	8	165,768	-
Profit/(Loss) after share of net profit/(loss) of associates and joint ventures and before tax		(361,563)	(1,279,352)
Less: Tax expenses			
Current tax	36	213	91
Reversal of tax Expenses – Earlier years		(53,027)	(332,754)
Deferred tax		(111,221)	(206,553)
Profit/(Loss) for the year		(197,528)	(740,136)
Other comprehensive income			
<i>Items that will not be reclassified to Statement of profit or loss</i>			
Remeasurement of the defined benefit plan		(558)	151
Equity Instruments Measured through OCI		1,247	8,981
Income tax relating to items that will not be reclassified to Statement of profit or loss		(173)	(2,298)
<i>Items that will be reclassified to Statement of profit or loss</i>			
Share of other comprehensive income of joint ventures accounted for using the equity method		7,320	(7,089)
Remeasurement gain/(loss) on hedge accounting		(289)	1,343
Debt Instruments Measured through OCI		1,706	(1,705)
Income tax relating to items that will be reclassified to Statement of profit or loss		(357)	91
Net other comprehensive income		8,896	(526)
Total comprehensive income/(loss) for the year		(188,632)	(740,662)
Earnings per equity share (Basic and Diluted) (Rs.)	37	(0.92)	(3.46)
Material accounting policies	2		

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached

For Walker Chandiook & Co LLP

Chartered Accountants

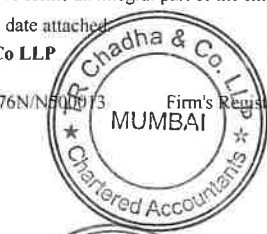
Firm Registration No. 001076N/N500028



Rakesh Rathi

Partner

Membership No: 045228



For T R Chadha & Co LLP

Chartered Accountants

Firm's Registration No: 006711N/N500028



Hitesh Garg

Partner

Membership No: 502955

For and on behalf of the Board of Directors of

Piramal Capital & Housing Finance Limited



Jairam Sridharan

Managing Director

DIN: 05165390



Ajay Piramal

Chairman

DIN: 00028116





Vikash Singha

Chief Financial Officer



Bipin Singh

Company Secretary

Mumbai, May 8, 2024

Piramal Capital & Housing Finance Limited

Consolidated Statement of Cash Flow

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
A. Cash flow from operating activities		
Profit/(Loss) before tax	(361,563)	(1,279,352)
Gain on Sale of Investments	83,833	(8,374)
Share of net profit/(loss) of joint ventures	7,183	(2,096)
Interest income from fixed deposits	(7,071)	(4,829)
Provision for Doubtful Advance	-	13,399
Goodwill written off	-	1,025,681
(Gain)/Loss on fair valuation	(57,596)	85,585
Lease rent payment	-	(969)
Regulatory Provision on AIF	165,768	-
Impairment allowances/(reversals) on financial instruments	(66,632)	(15,928)
Interest cost on lease payment	2,510	1,972
Finance Costs	365,944	348,559
Net loss on derecognition of financial instruments	301,619	326,553
Bad debts written off	-	2
Gain on sale of property, plant and equipment & Other intangible assets and investment property	(825)	(262)
Depreciation and amortisation	15,242	10,011
Cash generated from operations before working capital changes	448,412	499,952
Decrease / (Increase) in Trade Receivables	217	1,489
Decrease / (Increase) in Loans	(917,167)	186,482
Decrease / (Increase) in Investments	288,826	(143,666)
Decrease / (Increase) in Other receivables	(4,179)	(1,179)
Decrease / (Increase) in Other financial assets	(11,740)	29,858
Decrease / (Increase) in Other non financial assets	(2,929)	(2,883)
(Decrease) / Increase in Trade Payables	6,267	(3,924)
(Decrease) / Increase in Provisions	1,352	797
(Decrease) / Increase in Other financial liabilities	(45,489)	58,361
(Decrease) / Increase in Other non financial liabilities	22,346	6,723
Cash generated from / (used in) operations	(214,084)	632,010
Income taxes paid (net of refund)	21,310	40,303
Net cash generated from / (used in) operating activities (a)	(192,774)	672,313
B. Cash flow from investing activities		
Purchase of property, plant and equipment & Other intangible assets	(25,299)	(14,475)
Sale proceeds from property, plant and equipment & Other intangible assets	3,127	11,541
Purchase of Treasury Investments	(7,663,495)	(5,602,611)
Sale of Treasury Investments	7,627,059	5,622,067
Payment of consideration for business combination	-	(200)
Interest income from fixed deposits	7,071	4,873
Investment in fixed deposits	(122,326)	(104,208)
Redemption from fixed deposits	92,289	90,170
Net cash generated from / (used in) investing activities (b)	(81,574)	7,157
C. Cash flow from financing activities		
Payment of Lease Liabilities	(5,689)	(2,015)
Borrowings taken during the year	2,541,500	782,806
Borrowings repaid during the year	(2,458,556)	(1,729,453)
Issue of equity shares	200,000	-
Net cash generated from / (used in) financing activities (c)	277,255	(948,662)
Net increase/ (decrease) in cash and cash equivalents (a+b+c)	2,905	(269,192)



Piramal Capital & Housing Finance Limited

Consolidated Statement of Cash Flow

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Cash and cash equivalents as at beginning of the year	192,802	461,925
Add: Cash and cash equivalent transferred due to acquisition during the year	-	69
Cash and cash equivalents as at end of the year	195,706	192,802
Cash and Cash Equivalents Comprise of:		
Cash on hand	-	-
Balances with banks in current accounts	195,706	192,802
	195,706	192,802

The consolidated statement of cash flow has been prepared under the 'Indirect Method' set out in Indian Accounting Standard-7, "Statement of cash flow".

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP
Chartered Accountants
Firm Registration No. 001076N/N500013


Rakesh Rathi
Partner
Membership No: 045228




For T R Chadha & Co LLP
Chartered Accountants
Firm's Registration No: 006711N/N500028


Hitesh Garg
Partner
Membership No: 502955

**For and on behalf of the Board of Directors of
Piramal Capital & Housing Finance Limited**


Jairam Sridharan
Managing Director
DIN: 05165390


Ajay Piramal
Chairman
DIN: 00028116

Mumbai, May 8, 2024


Vikash Singha
Chief Financial Officer


Bipin Singh
Company Secretary



Piramal Capital & Housing Finance Limited

Consolidated Statement of changes in equity

for the year ended March 31, 2024

(Currency : Rs in lakhs)

A. Equity Share Capital:

Particulars	Amount
Balance as at March 31, 2022	2,136,469
Add: Issue of shares during the year	-
Balance as at March 31, 2023	2,136,469
Add: Issue of shares during the year	200,000
Balance as at March 31, 2024	2,336,469

B. Other Equity:

Particulars	Reserves and Surplus				Retained Earnings	Other Comprehensive Income			Total
	Amalgamation Adjustment Reserve	Statutory Reserve	Capital Reserve	Securities Premium		Debt Instruments Measured through OCI	Equity Instruments Measured through OCI*	Cash flow hedging reserve	
Balance as at March 31, 2022	(490,288)	244,563	17,263	220,885	90,501	-	-	(624)	82,298
Add/(Less): Transfer during the year	-	-	2	-	-	(1,276)	6,720	1,005	6,451
Add/(Less): Profit/(Loss) during the year	-	-	-	-	(740,136)	-	-	-	(740,136)
Add/(Less): Other comprehensive income (net of	-	-	-	-	(6,980)	-	-	-	(6,980)
Balance as at March 31, 2023	(490,288)	244,563	17,265	220,885	(656,615)	(1,276)	6,720	381	(658,365)
Add/(Less): Transfer during the year	-	-	-	-	-	1,277	933	(216)	1,994
Add/(Less): Profit/(Loss) during the year	-	-	-	-	(197,528)	-	-	-	(197,528)
Add/(Less): Other comprehensive income (net of	-	-	-	-	6,900	-	-	-	6,900
Balance as at March 31, 2024	(490,288)	244,563	17,265	220,885	(847,243)	1	7,653	165	(846,999)

* that will not be reclassified to Statement of profit or loss

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandiook & Co LLP
Chartered Accountants
Firm Registration No. 001076N/N500013

For T R Chadha & Co LLP
Chartered Accountants
Firm's Registration No. 006711N/N500028

**For and on behalf of the Board of Directors of
Piramal Capital & Housing Finance Limited**

Rakesh Rathi

Rakesh Rathi
Partner
Membership No: 045228

Hitesh Garg

Hitesh Garg
Partner
Membership No: 502955

Jairam Sridharan

Jairam Sridharan
Managing Director
DIN: 05165390

Ajay Piramal

Ajay Piramal
Chairman
DIN: 00028116



Vikash Singhla
Vikash Singhla
Chief Financial Officer

Bipin Singh
Bipin Singh
Company Secretary

Mumbai, May 8, 2024

Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements

for the year ended March 31, 2024

(Currency : Rs in lakhs)

1A. GENERAL INFORMATION

Piramal Capital & Housing Finance Limited (the Holding Company) was incorporated in India on April 11, 1984. The holding Company and its subsidiaries (together referred to as "the Group") and its associate and joint venture has been carrying on, as its main business of providing loans to customers for construction or purchase of residential property, loans against property, loans to real estate developers, loans to SMEs, etc. and other activities. The Holding Company is registered with National Housing Bank (NHB) under Section 29A of the National Housing Bank Act, 1987. The registered office of the Holding Company is in Unit No.601, 6th Floor, Amity Building, Agastya Corporate Park, Kamani Junction, Opp. Fire Station, LBS Marg, Kurla West, Mumbai City, 400070.

The Holding Company is the wholly-owned subsidiary of Piramal Enterprises Limited.

The Holding Company is a public limited Company and its debts are listed on the Bombay Stock Exchange (BSE India) and the National Stock Exchange (NSE), India.

The consolidated financial statements are authorised by the Board of Directors for issue in accordance with resolutions passed on May 8, 2024.

1B. Basis of Preparation

i) Statement of compliance and basis of preparation and presentation of consolidated financial statements

The consolidated financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) and the provisions of the Companies Act, 2013 ('the Act'). The Ind AS are prescribed under Section 133 of the Act read with Rule 3 of the Companies (Indian Accounting Standards) Rules, 2015 and relevant amendment rules issued thereafter and the guidelines and directives issued by the Reserve Bank of India (RBI) and National Housing Bank ("NHB") to the extent applicable.

The Balance Sheet, the Statement of Profit and Loss and the Statement of Changes in Equity are prepared and presented in the format prescribed in the Division III of Schedule III to the Companies Act, 2013 (the "Act"). The Statement of Cash Flows has been prepared and presented as per the requirements of Ind AS 7 "Statement of Cash Flows". The Balance Sheet, Statement of Profit and Loss, Statement of Cash Flow, Statement of Changes in Equity, summary of the material accounting policies information and other explanatory information are together referred as the financial statements of the Group.

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

All amounts included in the financial statements are reported in lakhs of Indian rupees (Rs. in lakhs) except share and per share data, unless otherwise stated. Due to rounding off, the numbers presented throughout the document may not add up precisely to the totals and percentages may not precisely reflect the absolute figures.

ii) Basis of Accounting

The consolidated financial statements have been prepared on the historical cost basis except for certain financial instruments that are measured at fair values at the end of each reporting period. The consolidated financial statements are prepared and presented on going concern basis.

iii) Use of Estimates and Judgements

The preparation of the financial statements in conformity with Indian Accounting Standards ("Ind AS") requires the management to make estimates, judgements and assumptions. These estimates, judgements and assumptions affect the application of accounting policies and the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the year. Accounting estimates could change from period to period. Actual results could differ from those estimates. Revisions to accounting estimates are recognised prospectively. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ due to these estimates and the differences between the actual results and the estimates are recognised in the periods in which the results are known / materialise.

Following areas entail a high degree of estimate and judgement or complexity in determining the carrying amount of certain assets and liabilities.

1. Business Combination - Note 2 (xix) & note 42B
2. Measurement of defined benefit obligations; key actuarial assumptions – Note 2 (vi) & note 44
3. Fair Valuation of financial assets and liabilities - Note 2 (xviii) & note 45
4. Impairment of financial assets – Note 2 (iv) & note 47.4
5. Impairment of non-financial assets – Note 2 (iii)
6. Impairment of Goodwill – Note 2 (xix) & note 53
7. Income tax - Note 2 (xii), note 11 & note 36
8. Evaluation of business Model - Note 2 (iv)
9. Provision and Liabilities - Note 2 (vii)
10. Useful Life of Property, Plant and Equipment (PPE) and Intangible assets - Note 2 (i)
11. Share Based Payments – Note 2 (vi) & note 44 (iv)
12. Effective Interest Rate (EIR) Method – Note 2 (iv)



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Principles of consolidation and equity accounting

(a) Subsidiaries:

Subsidiaries are entities (including Structured entities) over which the group has control. Control is achieved when the Group has power over the investee, is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to use its power to affect its returns. Subsidiaries are fully consolidated from the date on which control is transferred to the group. They are deconsolidated from the date that control ceases.

The acquisition method of accounting is used to account for business combinations by the group.

The group combines the financial statements of the parent and its subsidiaries line by line adding together like items of assets, liabilities, equity, income and expenses. Intercompany transactions, balances and unrealised gains on transactions between group companies are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the group.

Non-controlling interests in the results and equity of subsidiaries are shown separately in the consolidated statement of profit and loss, consolidated statement of changes in equity and balance sheet respectively.

(b) Associates:

An associate is an entity over which the Group has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies. Investments in associates are accounted for using the equity method of accounting (see below), after initially being recognised at cost. Wherever necessary, adjustments are made to financial statements of associates to bring their accounting policies in line with those used by the other members of group.

(c) Joint Arrangements:

Under Ind AS 111 Joint Arrangements, investments in joint arrangements are classified as either joint operations or joint ventures. The classification depends on the contractual rights and obligations of each investor, rather than the legal structure of the joint arrangement.

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets and obligations for the liabilities relating to the arrangement.

A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the joint arrangement.

Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

The Group recognises its direct right to the assets, liabilities, revenues and expenses of joint operations and its share of any jointly held or incurred assets, liabilities, revenues and expenses. These have been incorporated in the financial statements under the appropriate headings.

Interests in joint ventures are accounted for using the equity method (see below), after initially being recognised at cost in the consolidated balance sheet.

(d) Equity method:

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of post acquisition profits or losses of the investee in profit and loss, and the group's share of other comprehensive income of the investee in other comprehensive income. Dividends received or receivable from associates or joint ventures are recognised as a reduction in the carrying amount of the investment.

Unrealised gains on transactions between the group and its associates and joint ventures are eliminated to the extent of the group's interest in these entities.

Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

The carrying amount of equity accounted investments are tested for impairment.

(e) Changes in ownership interests

The group treats transactions with non-controlling interests that do not result in loss of control as transactions with equity owners of the group.

A change in the ownership interest results in an adjustment between the carrying amounts of the controlling and non-controlling interests to reflect their relative interests in the subsidiary. Any difference between the amount of the adjustment to non-controlling interests and any consideration paid or received is recognised within equity.

(f) List of entities included in the consolidated financial statements:

a. Subsidiary Company

- i. DHFL Investments Limited
- ii. DHFL Holdings Limited
- iii. DHFL Advisory & Investments Private Limited
- iv. Piramal Payments Services Limited (w.e.f. 29 April 2022)
- v. Piramal Finance Sales and Services Private Limited (w.e.f. 28 September 2022)
- vi. Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) (w.e.f. 12 December 2022)

b. Associate

- i. DHFL Venture Trustee Company Limited

c. Joint Venture

- i. Pramerica Life Insurance Limited



Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

2. MATERIAL ACCOUNTING POLICIES INFORMATION

i) Property, plant and equipment

All Property, Plant and Equipment are stated at cost of acquisition, less accumulated depreciation and accumulated impairment losses, if any, except for fair valued assets on business combination carried out in earlier years. Direct costs are capitalised until the assets are ready for use and includes freight, duties, taxes and expenses incidental to acquisition and installation.

The carrying amount of any component accounted for as a separate asset is derecognised when replaced. All other repairs and maintenance are charged to profit or loss during the reporting period in which they are incurred.

Subsequent expenditures related to an item of Property, Plant and Equipment are added to its book value only if they increase the future benefits from the existing asset beyond its previously assessed standard of performance.

Losses arising from the retirement of, and gains or losses arising from disposal of Property, Plant and Equipment are recognised in the Statement of Profit and Loss.

Property, plant and equipment is recognised when it is probable that future economic benefits associated with the item is expected to flow to the Company and the cost of the item can be measured reliably. An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included under other income/expenses in the Statement of Profit and Loss when the asset is derecognised.

Depreciation is provided on a pro-rata basis on the straight line method ('SLM') over the estimated useful lives of the assets less their residual values specified in Schedule II of the Companies Act, 2013.

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Individual Property, Plant and Equipment costing less than Rupees five thousand are depreciated fully in the year of purchase or acquisition.

The estimated useful lives of Property, Plant and Equipment are as stated below:

Building	60 years
Office Equipment	5 years
Furniture and fixtures	10 years
Computers Servers and Network	6 years
Computer - End user device	3 years
Motor Vehicle	8 years (Refer note below)
Leasehold Improvements	Amortised on SLM over lease tenure or 5 years whichever is lower

The Group has determined the remaining useful life of the PPE acquired on date of acquisition, as per Companies Act 2013. The value of PPE acquired is depreciated/amortised over such remaining useful life determined on straight line method basis which best reflects the usage of asset to the accounting acquirer.

For vehicles given to employee as a perquisite and forming the part of their employment, amortisation is done basis the employment agreement which may vary between 3 to 5 years.

Investment properties are properties held to earn rentals and/or for capital appreciation (including property under construction for such purposes). Investment properties are measured initially at cost, including transaction costs. Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any.

Cost includes cost of land (including development rights and land under agreements to purchase), internal development costs, external development charges, construction costs, overheads and development/ construction materials.

The Company depreciates building component of investment property over 60 years from the date of original purchase.

Though the Company measures investment property using cost based measurement, the fair value of investment property is disclosed in the notes (refer note 13). Fair values are determined based on an annual evaluation performed by an accredited external independent valuer applying a valuation model recommended by the International Valuation Standards Committee.

Investment properties are derecognised either when they have been disposed of or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognised in statement of profit and loss in the period of derecognition.

ii) Intangible Assets

Intangible assets are stated at acquisition cost except for fair valued assets on business combination, net of accumulated amortisation and accumulated impairment losses, if any.

Gains or losses arising from the retirement or disposal of an intangible asset are determined as the difference between the disposal proceeds and the carrying amount of the asset and are recognised as income or expense in the Statement of Profit and Loss.

Intangible assets not ready for use on the date of Balance Sheet is disclosed as 'Intangible assets under development'.

Intangible Assets other than Goodwill are amortized on a straight line basis over their finite useful lives over the following period:

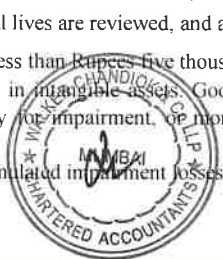
Computer Software	6 years
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The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at the end of each reporting period.

Individual intangible assets costing less than Rupees five thousand are depreciated fully in the year of purchase or acquisition.

Goodwill on acquisition is included in intangible assets. Goodwill and intangible assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Goodwill is carried at cost less accumulated impairment losses.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

Self generated software

The Company recognises internally generated intangible assets when it is certain that the future economic benefit attributable to the use of such intangible assets are probable to flow to the Company and the expenditure incurred for development of such intangible assets can be measured reliably. The cost of an internally generated intangible asset comprises all directly attributable costs necessary to create, produce, and prepare the asset to be capable of operating in the manner intended by the Company. The intangible assets including those internally generated are amortised using the straight line method over a period of three to six years, which is the Management's estimate of its useful life. The useful lives of intangible assets are reviewed at each financial year end and adjusted prospectively, if appropriate.

iii) Impairment of non financial assets

The Group assesses at each Balance Sheet date whether there is any indication that an asset may be impaired. For the purposes of assessing impairment, the smallest identifiable group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows from other assets or groups of assets, is considered as a cash generating unit. If any such indication exists, the Group estimates the recoverable amount of the asset. If such recoverable amount of the asset or the recoverable amount of the cash generating unit to which the asset belongs is less than its carrying amount, the carrying amount is reduced to its recoverable amount. The reduction is treated as an impairment loss and is recognised in the Statement of Profit and Loss. If at the Balance Sheet date there is an indication that previously assessed impairment loss no longer exists or may have decreased, the recoverable amount is reassessed and the asset is reflected at the recoverable amount.

iv) Financial instruments

Recognition, initial measurement and classification

Financial assets and financial liabilities are recognised when the Group becomes a party to the contractual provisions of the instruments. Financial assets and financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets and financial liabilities (other than financial assets and financial liabilities at fair value through profit or loss) are added to or deducted from the fair value of the financial assets or financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets or financial liabilities at fair value through profit or loss are recognised immediately in profit or loss.

Financial assets

Financial assets that meet the following conditions are subsequently measured at amortised cost:

- the asset is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and
- the contractual terms of the instrument give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets that meet the following conditions are subsequently measured at fair value through Other Comprehensive Income (FVTOCI):

- the financial asset is held within a business model whose objective is achieved by both collecting contractual cash flows and selling the financial assets; and
- the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

By default, all other financial assets are subsequently measured at fair value through profit and loss (FVTPL).

Debt and other instruments

Subsequent measurement of debt and other instruments depends on the Group's business model for managing the asset and the cash flow characteristics of the asset. There are three measurement categories into which the Group classifies its debt and other instruments:

Evaluation of Business Model

Classification and measurement of financial instruments depends on the results of the solely payments of principal and interest on the principal amount outstanding ("SPPI") and the business model test. The Company determines the business model at a level that reflects how the Company's financial instruments are managed together to achieve a business objective.

The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those instruments.

Amortised cost

Assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt investment that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in finance income using the effective interest rate method.



Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Effective interest rate method

Income is recognised on an effective interest rate basis for financial assets other than those financial assets classified as at FVTPL. The 'effective interest rate' is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument to:

- the gross carrying amount of the financial asset; or
- the amortised cost of the financial liability.

When calculating the effective interest rate for financial instruments other than purchased or originated credit-impaired ('POCI') assets, the Group estimates future cash flows considering all contractual terms of the financial instrument, but not ECL. For purchased or originated credit-impaired financial assets, a credit-adjusted effective interest rate is calculated using estimated future cash flows including ECL.

The calculation of the effective interest rate includes transaction costs and fees that are an integral part of the contract. Transaction costs include incremental costs that are directly attributable to the acquisition of financial asset.

If expectations regarding the cash flows on the financial asset other than purchase or originated credit impaired are revised for reasons other than credit risk, the adjustment is recorded as a positive or negative adjustment to the carrying amount of the asset in the balance sheet with an increase or reduction in interest income. The adjustment is subsequently amortized through Interest income in the statement of profit and loss. In respect of purchased or originated credit impaired assets, such positive or negative adjustment to the carrying amount of the asset is reflected through change in lifetime ECL since initial recognition. Favourable changes in lifetime ECL are recognised as an impairment gain, even if the favourable changes are more than the amount, if any, previously recognised in profit or loss account as impairment losses.

The Group calculates interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets.

For financial assets that were credit-impaired on initial recognition, interest income is calculated by applying the credit-adjusted effective interest rate to the amortised cost of the asset. The calculation of interest income does not revert to a gross basis, even if the credit risk of the asset improves.

The Group considers only DSA cost while calculating interest income for retail loans by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. Since the processing fees income collected from the customers approximately equates to the corresponding file cost incurred, the same is not considered for EIR computation.

Financial assets at fair value through profit or loss (FVTPL)

Financial assets at FVTPL are measured at fair value at the end of each reporting period, with any gains or losses arising on remeasurement recognised in profit or loss. The net gain or loss recognised in profit or loss incorporates any dividend or interest earned on the financial asset. Dividend on financial assets at FVTPL is recognised when the Group's right to receive the dividends is established, it is probable that the economic benefits associated with the dividend will flow to the entity, the dividend does not represent a recovery of part of cost of the investment and the amount of dividend can be measured reliably.

Changes in the fair value of financial assets at FVTPL are recognised in the statement of profit and loss.

Wholesale loan book acquired through business combination is accounted as FVTPL instruments.

Fair value through Other Comprehensive Income (FVTOCI):

Assets that are held for collection of contractual cash flows and for selling the financial assets, where the assets' cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income (FVTOCI). Movements in the carrying amount are taken through OCI, except for the recognition of impairment gains or losses, interest revenue and foreign exchange gains and losses which are recognised in the statement of profit and loss. When the financial asset is derecognised, the cumulative gain or loss previously recognised in OCI is reclassified from equity to the statement of profit or loss and recognised in other gains/(losses). Interest income from these financial assets is included in other income using the effective interest rate method.

Fair value measurement

Fair value measurements under Ind AS are categorised into fair value hierarchy based on the degree to which the inputs to the fair value measurements are observable and the significance of the inputs to the fair value measurement in its entirety, which are described as follows:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access on measurement date.
- Level 2 inputs, other than quoted prices included within level 1, that are observable for the asset or liability, either directly or indirectly; and
- Level 3 where unobservable inputs are used for the valuation of assets or liabilities.

For assets and liabilities that are recognized in the Financial Statements on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by reassessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

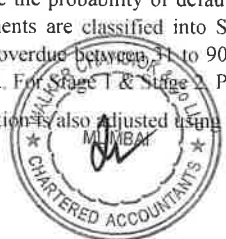
Impairment of financial assets

The Group applies the expected credit loss ("ECL") model for recognising impairment loss on financial assets measured at amortised cost, loan commitments, trade receivables and other contractual rights to receive cash or other financial asset.

Wholesale lending:

The expected credit loss is a product of exposure at default, probability of default and loss given default. The Company has devised an internal model to evaluate the probability of default and loss given default based on the parameters set out in Ind AS 109. In line with the same, the financial instruments are classified into Stage 1 – Standard Assets, which are up to thirty days past due (DPD), Stage 2 – Significant Credit Deterioration or overdue between 31 to 90 days or standard credit cases and Stage 3 – Default Assets with overdue for more than 90 days & restructured NPA. For Stage 1 & Stage 2, PD & LGD are arrived at using parameter scorecard in the internal ECL model.

The ECL calculation is also adjusted using forward looking inputs from anticipated change in future macro-economic conditions to comply with Ind AS 109.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Retail lending:

The Company uses ECL allowance for financial assets measured at amortised cost, which are not individually significant, and comprise of a large number of homogeneous loans that have similar characteristics. The expected credit loss is a product of exposure at default, probability of default and loss given default. Due to lack of sufficient 5-year internal data, the Company uses external data from credit bureau agency for potential credit losses. Further, the estimates from the above sources have been adjusted with forward looking inputs from anticipated change in future macro-economic conditions to comply with IndAS 109.

The financial instruments are classified into Stage 1 – Standard Assets with zero to thirty days past due (DPD), Stage 2 – Significant Credit Deterioration or overdue for more than thirty days to 90 days or standard OTR cases and Stage 3 – Default Assets with overdue for more than 90 days.

For recognition of impairment loss on other financial assets and risk exposure, the Company determines that whether there has been a significant increase in the credit risk since initial recognition. If credit risk has not increased significantly, 12-month ECL is used to provide for impairment loss. However, if credit risk has increased significantly, lifetime ECL is used. If, in a subsequent period, credit quality of the instrument improves such that there is no longer a significant increase in credit risk since initial recognition, then the entity reverts to recognising impairment loss allowance based on 12-month ECL.

Lifetime ECL are the expected credit losses resulting from all possible default events over the expected life of a financial instrument. The 12-month ECL is a portion of the lifetime ECL which results from default events that are possible within 12 months after the reporting date.

Impairment - POCI Financial Assets

POCI financial assets are assets that are credit-impaired on initial recognition. For POCI assets, lifetime ECL are incorporated into the calculation of the effective interest rate on initial recognition. Consequently, POCI assets do not carry an impairment allowance on initial recognition. The amount recognised as a loss allowance subsequent to initial recognition is equal to the changes in lifetime ECL since initial recognition of the asset. A favourable change for such assets create an impairment gain.

Derecognition of financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

On derecognition of financial assets in entirety, the difference between the asset's carrying amount and the sum of the consideration received and receivable, is recognised in the statement of profit and loss.

Financial assets are written off either partially or in their entirety only when the Company has no reasonable expectation of recovery.

Reclassification of financial assets and liabilities

After initial recognition of financial assets and liabilities, no re-classification is made except for financial assets where there is a change in the business model for managing those assets. The Group's management determines change in the business model as a result of external or internal changes which are significant to the Group's operations. Such changes are evident to external parties. If the Group reclassifies financial assets, it applies the reclassification prospectively from the reclassification date which is the first day of the immediately next reporting period following the change in business model. The Group does not restate any previously recognized gains or losses (including impairment gains or losses) or interest.

Sale of Financial assets measured at Amortised Cost

Entity reclassifies financial assets if the entity changes its business model for managing those financial assets. Such changes are expected to be very infrequent. Such changes are determined by the entity's senior management as a result of external or internal changes and must be significant to the entity's operations and demonstrable to external parties. Accordingly, a change in an entity's business model will occur only when an entity either begins or ceases to perform an activity that is significant to its operations;

The Group may occasionally sale portfolio classified under amortised pool for liquidity management, recovery management in case of stressed pool or for any specific regulatory compliance which will not lead to change in business model.

Further, if the sales are infrequent or insignificant in value, the sale of amortised cost pool will also not lead to Change in Business Model.

Foreign exchange gains and losses

The fair value of financial assets denominated in a foreign currency is determined in that foreign currency and translated at the spot rate at the end of each reporting period. For foreign currency denominated financial assets measured at amortised cost or FVTPL, the exchange differences are recognised in profit or loss except for those which are designated as hedging instruments in a hedging relationship.

Classification as debt or equity

Debt and equity instruments issued by the Group are classified as either financial liabilities or as equity in accordance with the substance of the contractual arrangements and the definitions of a financial liability and an equity instrument.

Equity Instrument

An equity instrument is any contract that evidences a residual interest in the assets of an entity after deducting all of its liabilities. Equity instruments issued are recognised at the proceeds received.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Financial liabilities

All financial liabilities are subsequently measured at amortised cost using the effective interest rate method or at FVTPL.

Financial liabilities are classified as at FVTPL when the financial liability is either contingent consideration recognised by the Group as an acquirer in a business combination to which Ind AS 103 applies or is held for trading or it is designated as at FVTPL.

Financial liabilities that are not held-for-trading and are not designated as at FVTPL are measured at amortised cost at the end of subsequent accounting periods. The carrying amounts of financial liabilities that are subsequently measured at amortised cost are determined based on the effective interest method.

The effective interest method is a method of calculating the amortised cost of a financial liability and of allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments (including all fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) through the expected life of the financial liability, or (where appropriate) a shorter period, to the amortised cost of a financial liability.

Foreign exchange gains and losses

For financial liabilities that are denominated in a foreign currency and are measured at amortised cost at the end of each reporting period, the foreign exchange gains and losses are determined based on the amortised cost of the instruments and are recognised in profit and loss.

Derecognition of financial liabilities

The Group derecognises financial liabilities when, and only when, the Group's obligations are discharged, cancelled or have expired. An exchange between the Group and the lender of debt and other instruments with substantially different terms is accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability.

Derivatives and hedging activities

Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently re-measured to their fair value at the end of each reporting period. Resulting gain/loss due to subsequent remeasurement of derivatives is recognised in the statement of profit and loss immediately unless the derivative is designated and is effective as a hedging instrument, in which event the timing of the recognition in the statement of profit and loss depends on the nature of the hedge relationship.

A derivative with a positive fair value is recognised as a financial asset whereas a derivative with a negative fair value is recognised as a financial liability.

Embedded derivatives

Derivatives embedded in a host contract that is an asset within the scope of Ind AS 109 are not separated. Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Derivatives embedded in all other host contract are separated only if the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the host and are measured at fair value through profit or loss. Embedded derivatives closely related to the host contracts are not separated.

Embedded foreign currency derivatives

Embedded foreign currency derivatives are not separated from the host contract if they are closely related. Such embedded derivatives are closely related to the host contract, if the host contract is not leveraged, does not contain any option feature and requires payments in one of the following currencies:

- the functional currency of any substantial party to that contract,
- the currency in which the price of the related good or service that is acquired or delivered is routinely denominated in commercial transactions around the world,
- a currency that is commonly used in contracts to purchase or sell non-financial items in the economic environment in which the transaction takes place (i.e. relatively liquid and stable currency)

Foreign currency embedded derivatives which do not meet the above criteria are separated and the derivative is accounted for at fair value through profit and loss.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

iv) Financial instruments (Continued)

Hedge accounting

The Group designates certain hedging instruments, which include derivatives in respect of foreign currency risk, as either fair value hedges, cash flow hedges, or hedges of net investments in foreign operations. Hedges of foreign exchange risk on firm commitments are accounted for as cash flow hedges. The Group applies hedge accounting for transactions that meet specified criteria.

At the inception of a hedge relationship, the Group formally designates and documents the hedge relationship to which the Group wishes to apply hedge accounting and the risk management objective and strategy for undertaking the hedge. The documentation includes the Group's risk management objective and strategy for undertaking hedge, the hedging / economic relationship, the hedged item or transaction, the nature of the risk being hedged, hedge ratio and how the Group would assess the effectiveness of changes in the hedging instrument's fair value in offsetting the exposure to changes in the hedged item's cash flows attributable to the hedged risk. Such hedges are expected to be highly effective in achieving offsetting changes in cash flows and are assessed on an on-going basis to determine that they actually have been highly effective throughout the financial reporting periods for which they were designated.

Hedges that meet the criteria for cash flow hedge accounting are accounted as follows:

A cash flow hedge is a hedge of the exposure to variability in cash flows that is attributable to a particular risk associated with a recognised asset or liability (such as all or some future interest payments on variable rate debt) or a highly probable forecast transaction and could affect profit or loss.

For designated and qualifying cash flow hedges, the effective portion of the cumulative gain or loss on the hedging instrument is initially recognised directly in OCI within equity (cash flow hedge reserve). The ineffective portion of the gain or loss on the hedging instrument is recognised immediately as finance cost in the statement of profit and loss.

The amount recognised in the cash flow hedge reserve is reclassified from OCI to profit or loss as a reclassification adjustment in the same period as the hedged cash flows affect profit or loss, and in the same line item in the statement of profit or loss.

If the hedging derivative expires or is sold, terminated or exercised, or the hedge no longer meets the criteria for cash flow hedge accounting, or the hedge designation is revoked, then hedge accounting is discontinued prospectively. If the hedged cash flows are no longer expected to occur, then the Group immediately reclassifies the cumulative amount in the hedging reserve from OCI to the statement of profit or loss.

Investment in Subsidiaries and Associates

Investment in subsidiaries and associates are recognized and carried at cost. Where the carrying amount of an investment is greater than its estimated recoverable amount, it is written down immediately to its recoverable amount and the difference is transferred to the Statement of Profit and Loss. On disposal of investment, the difference between the net disposal proceeds and the carrying amount is charged or credited to the Statement of Profit and Loss.

v) Assets held for sale

Assets are classified as held for sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use. Such assets are generally measured at the lower of their carrying amount and fair value less costs to sell. Losses on initial classification as held for sale and subsequent gains and losses on re-measurement are recognised in profit or loss.

Once classified as held-for-sale, assets and liabilities are no longer amortised or depreciated.

vi) Employee Benefits

Employee benefits include provident fund, compensated absences and gratuity. In case of Provident fund, contributions are made to the Regional Provident Fund Office.

Defined Contribution Plans

The Group's contribution to the Regional Provident Fund office are considered as defined contribution plans, as the Group does not carry any further obligations apart from the contributions made on a monthly basis and are charged as an expense based on the amount of contribution required to be made.

Defined Benefit Plans

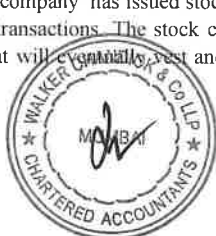
The Group contributes to Defined Benefit Plans comprising of Gratuity and Compensated absences.

Gratuity: The Group provides for gratuity, a defined benefit plan (the "Gratuity Plan") in accordance with the Payment of Gratuity Act, 1972. The Gratuity Plan provides a lump sum payment to vested employees at retirement, death, incapacitation or termination of employment, of an amount based on the respective employee's salary and the tenure of employment. Remeasurement gains and losses arising from experience adjustments and changes in actuarial assumptions are recognised in the period in which they occur, directly in other comprehensive income. They are included in retained earnings in the statement of changes in equity and in the balance sheet.

The Group has a policy on compensated absences which are both accumulating and non-accumulating in nature. The expected cost of accumulating compensated absences is determined by actuarial valuation performed by an independent actuary at each reporting period using projected unit credit method on the additional amount expected to be paid / availed as a result of the unused entitlement that has accumulated at the reporting period. Expense on non-accumulating compensated absences is recognized in the period in which the absences occur.

Employee Share-based payments

The Ultimate Holding company has issued stock options to certain employees of the Group. These transactions are recognised as equity-settled share based payment transactions. The stock compensation expense is determined based on fair value of options and the holding company estimate of options that will eventually vest and is recognised over the vesting period in the statement of profit and loss and is payable to the Holding Company.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

vii) Provisions, Contingent Liabilities and Commitments

Provisions are recognised when there is a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and there is a reliable estimate of the amount of the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (when the effect of the time value of money is material). The discount rate used to determine the present value is a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability. The increase in the provision due to the passage of time is recognised as interest expense.

Contingent liabilities are disclosed when there is a possible obligation arising from past events, the existence of which will be confirmed only by the occurrence or non occurrence of one or more uncertain future events not wholly within the control of the Company or a present obligation that arises from past events where it is either not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount cannot be made.

Commitments are future liabilities for contractual expenditure. The commitments are classified and disclosed as follows:

- i. The estimated amount of contracts remaining to be executed on capital account and not provided for; and
- ii. Other non-cancellable commitments, if any, to the extent they are considered material and relevant in the opinion of the Management.

viii) Revenue recognition

Interest income

Interest income from a financial asset (including Lease rental discounting assets) is recognised when it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to that asset's net carrying amount on initial recognition.

Delayed payment interest (penal interest and the like) levied on customers for delay in repayments/ non payment of contractual cashflows is recognised on realisation.

Fees and commission income

Fee based income are recognised when they become measurable and when it is probable to expect their ultimate collection. Loan processing fees income is accounted for on effective interest basis except for processing fees income collected from the customers which approximates to the corresponding file cost incurred. Arranger fees income is accounted for on accrual basis.

Dividend Income

Dividend income from investments is recognised when the Group's right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of dividend income can be measured reliably).

The gain / loss on account of redemption of units of mutual funds is recognised in the period in which redemption occurs.

Net gain/(loss) on fair value changes

The Company designates certain financial instruments for subsequent measurement at fair value through profit or loss (FVTPL) or fair value through other comprehensive income (FVOCI) as per the criteria in Ind AS 109. The Company recognises gains/(losses) on fair value change of financial instruments and realised gains/(losses) on derecognition of financial instruments measured at FVTPL and FVOCI on net basis.

Sale of Services

In contracts involving the rendering of services/development contracts, revenue is recognised at the point in time in which services are rendered. In case of fixed price contracts, the customer pays a fixed amount based on the payment schedule. If the services rendered by the Company exceed the payment, a Contract asset (Unbilled Revenue) is recognised. If the payments exceeds the services rendered, a contract liability (Deferred Revenue) is recognised. If the contracts involve time-based billing, revenue is recognised in the amount to which the Company has a right to invoice.

ix) Foreign Currency Transactions

In preparing the financial statement, transactions in currencies other than the entity's functional currency (foreign currencies) are recognised at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated at the rates prevailing at the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost in a foreign currency are not retranslated.

Exchange differences on monetary items are recognised in profit or loss in the period in which they arise.

x) Exceptional Items

When items of income and expense within profit or loss from ordinary activities are of such size, nature or incidence that their disclosure is relevant to explain the performance of the enterprise for the period, the nature and amount of such items is disclosed separately as exceptional



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

xi) Leases

The Group recognises right-of-use asset representing its right to use the underlying asset for the lease term at the lease commencement date. The cost of the right-of-use asset measured at inception shall comprise of the amount of the initial measurement of the lease liability adjusted for any lease payments made at or before the commencement date less any lease incentives received, plus any initial direct costs incurred and an estimate of costs to be incurred by the lessee in dismantling and removing the underlying asset or restoring the underlying asset or site on which it is located. The right-of-use assets is subsequently measured at cost less any accumulated depreciation, accumulated impairment losses, if any and adjusted for any remeasurement of the lease liability. The right-of-use assets is depreciated using the straight-line method from the commencement date over the shorter of lease term or useful life of right-of-use asset. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment.

The Group measures the lease liability at the present value of the lease payments that are not paid at the commencement date of the lease. The lease payments are discounted using incremental borrowing rate. Interest expense on the lease liability is a component of other borrowing cost. The lease payments shall include fixed payments, variable lease payments, residual value guarantees, exercise price of a purchase option where the Group is reasonably certain to exercise that option and payments of penalties for terminating the lease, if the lease term reflects the lessee exercising an option to terminate the lease. The lease liability is subsequently remeasured by increasing the carrying amount to reflect interest on the lease liability, reducing the carrying amount to reflect the lease payments made and remeasuring the carrying amount to reflect any reassessment or lease modifications or to reflect revised in-substance fixed lease payments. The Group recognises the amount of the re-measurement of lease liability due to modification as an adjustment to the right-of-use asset and statement of profit and loss depending upon the nature of modification. Where the carrying amount of the right-of-use asset is reduced to zero and there is a further reduction in the measurement of the lease liability, the Group recognises any remaining amount of the re-measurement in statement of profit and loss.

The Group has elected not to apply the requirements of Ind AS 116 Leases to short-term leases of all assets that have a lease term of 12 months or less and leases for which the underlying asset is of low value. The lease payments associated with these leases are recognized as an expense on a straight-line basis over the lease term.

xii) Taxes on Income

Tax expense for the year, comprising current tax and deferred tax, are included in the determination of the net profit or loss for the year. Current tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are generally recognised for all taxable temporary differences. Deferred tax assets are generally recognised for all deductible temporary differences to the extent that it is probable that taxable profits will be available against which those deductible temporary differences can be utilised. Such deferred tax assets and liabilities are not recognised if the temporary difference arises from the initial recognition (other than in a business combination) of assets and liabilities in a transaction that affects neither the taxable profit nor the accounting profit.

The carrying amount of deferred tax assets is reviewed at the end of each reporting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered.

Deferred tax liabilities and assets are measured at the tax rates that are expected to apply in the period in which the liability is settled or the asset realised, based on tax rates (and tax laws) that have been enacted or substantively enacted by the end of the reporting year.

Current and deferred tax are recognised in profit or loss, except when they relate to items that are recognised in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognised in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

Deferred tax assets and deferred tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

While determining the tax provisions, the Company assesses whether each uncertain tax position is to be considered separately or together with one or more uncertain tax positions depending upon the nature and circumstances of each uncertain tax position.

xiii) Cash and Cash Equivalents

In the cash flow statement, Cash and cash equivalent comprises cash in hand, demand deposits and time deposits with original maturity of less than three months held with bank and debit balance in cash credit account. Credit balance in cash credit account are shown within borrowings in financial liabilities in the balance sheet.

xiv) Finance Costs

Borrowing costs directly attributable to acquisition or construction of qualifying assets (i.e. those fixed assets which necessarily take a substantial period of time to get ready for their intended use) are capitalised.

Borrowing costs include interest expense calculated using the EIR method. EIR includes interest, amortization of ancillary cost, incurred in connection with the borrowing of funds. Other borrowing costs are recognised as an expense in the period in which they are incurred.

xv) Earnings per share

Basic earnings per share

The basic earnings per share is computed by dividing the net profit attributable to the equity shareholders by weighted average number of equity shares outstanding during the reporting year.

Diluted earnings per share

Number of equity shares used in computing diluted earnings per share comprises the weighted average number of shares considered for computing basic earnings per share and also weighted average number of equity shares which would have been issued on the conversion of all dilutive potential shares. In computing diluted earnings per share only potential equity shares that are dilutive are included.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

xvi) Segment accounting

In accordance with Ind AS 108, Segment Reporting, the Chief Executive Officer and Managing Director is the Group's chief operating decision maker ("CODM"). The Group has identified only one reportable business segment & geographical segment as it deals mainly in lending business within India.

xvii) Securitization and direct assignment (including co-lending)

The Group transfers loans through securitisation and direct assignment (including co-lending) transactions. The transferred loans are de-recognised and gains/losses are accounted for, only if the Group transfers substantially all risks and rewards specified in the underlying assigned loan contract.

In accordance with Ind AS 109, in case of assignment transactions with complete transfer of risks and rewards without any retention of residual interest, gain arising on such assignment transactions is recorded upfront in the Statement of Profit and Loss and the corresponding asset is derecognized from the Balance Sheet immediately upon execution of such transaction. Further, the transfer of financial assets qualifies for derecognition in its entirety, the whole of the interest spread at its present value (discounted over the life of the asset) is recognized on the date of derecognition itself as interest only strip receivable (interest strip on assignment) and correspondingly recognized as profit on derecognition of financial asset.

xviii) Fair Valuation of financial assets and liabilities

Certain financial assets of the Company are measured at fair value for financial reporting purposes. In estimating the fair value of an asset and liability, the Company uses market observable data to the extent it is available. When the fair value of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques. In such cases, the Company usually engages third party qualified external valuer to establish the appropriate valuation techniques and inputs to the valuation model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments. Information about the valuation techniques and inputs used in determining the fair value of various assets and liabilities are disclosed in Note 45.

xix) Business Combinations and Goodwill

The acquisition method of accounting is used to account for all business combinations except under common control, regardless of whether equity instruments or other assets are acquired. The consideration transferred for the acquisition of a business comprises the:

- fair values of the assets transferred;
- liabilities incurred to the former owners of the acquired business;
- equity interests issued by the Group; and
- fair value of any asset or liability resulting from a contingent consideration arrangement.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date. The Group recognises any non-controlling interest in the acquired entity on an acquisition-by-acquisition basis at the non-controlling interest's proportionate share of the acquired entity's net identifiable assets.

Acquisition-related costs are expensed as incurred.

The excess of the

- consideration transferred;
- amount of any non-controlling interest in the acquired entity, and
- acquisition-date fair value of any previous equity interest in the acquired entity

over the fair value of the net identifiable assets acquired is recorded as goodwill. After initial recognition, goodwill is measured at cost less any accumulated impairment losses. Any impairment loss for goodwill is recognised in the statement of profit or loss. An impairment loss recognised for goodwill is not reversed in subsequent periods.

If those amounts are less than the fair value of the net identifiable assets of the business acquired, the difference is recognised as capital reserve in other equity.

Where settlement of any part of cash consideration is deferred, the amounts payable in the future are discounted to their present value as at the date of exchange. The discount rate used is the entity's incremental borrowing rate, being the rate at which a similar borrowing could be obtained from an independent financier under comparable terms and conditions.

Contingent consideration is classified either as equity or a financial liability. Amounts classified as a financial liability are subsequently remeasured to fair value with changes in fair value recognised in profit or loss.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date. Any gains or losses arising from such remeasurement are recognised in profit or loss or other comprehensive income, as appropriate.

xx) Recent pronouncements on Indian Accounting Standards

Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to the existing standards under Companies (Indian Accounting Standards) Rules as issued from time to time. For the year ended March 31, 2024, MCA has not notified any new standards or amendments to the existing standards applicable to the Company.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
3 Cash and cash equivalents		
Cash on hand*	-	-
Balances with banks in current accounts	195,706	192,802
Total	195,706	192,802

*Amount below 0.50 lakhs has been considered as 0.

4 Bank balances other than (a) above		
Fixed deposits (with original maturity more than 3 months)	1,668	1,259
Earmarked balances with banks*	97,524	67,834
Unclaimed dividend Accounts	60	98
Total	99,252	69,191

*(i) Deposits with banks to the extent of Rs. 97,462 lakhs (March 31, 2023 - Rs. 67,834 lakhs) held as security against the borrowings, guarantees and Government agencies.

(ii) Net of fair valuation loss of Rs. 22,978 lakhs (March 31, 2023 - Rs. 22,978 lakhs) on account of value recognised in books for cash collateral for securitised pool created at the time of amalgamation with erstwhile Dewan Housing Finance Corporation Limited ("eDHFL")

5 Trade Receivables		
Unsecured, considered good	234	381
Credit impaired	270	270
Receivables from related parties	-	70
Less: Allowance for impairment loss (expected credit loss allowance)	(270)	(270)
Total	234	451

Ageing Schedule

Outstanding for following periods from due date of payment

Trade Receivables as at March 31, 2024	Less than 6 months	6 months -1 year	1 year - 2 years	2 years - 3 years	3 years and above	Total
Undisputed Trade Receivables - considered good	90	92	52	-	-	234
Disputed Trade Receivables - credit impaired	-	-	7	72	191	270
Total	90	92	59	72	191	504

Outstanding for following periods from due date of payment

Trade Receivables as at March 31, 2023	Less than 6 months	6 months -1 year	1 year - 2 years	2 years - 3 years	3 years and above	Total
Undisputed Trade Receivables - considered good	380	71	-	-	-	451
Disputed Trade Receivables - credit impaired	-	7	72	191	-	270
Total	380	78	72	191	-	721

	As at March 31, 2024	As at March 31, 2023
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6 Other Receivables		
Receivables considered good - Unsecured	5,358	1,179
Total	5,358	1,179



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024				As at March 31, 2023					
	At amortised cost	At FVTPL	At FVOCI	At Cost	Total	At amortised cost	At FVTPL	At FVOCI	At Cost	Total
8 Investments										
Investments within India										
Equity Investment in Joint Venture and Associate:										
DHFL Venture Trustee Company Private Limited	-	-	-	4	4	-	-	-	4	4
Pramerica Life Insurance Limited	-	-	-	90,858	90,858	-	-	-	90,722	90,722
Equity Instruments (Others than subsidiaries)	-	-	72	-	72	-	-	67	-	67
Preference Shares (Others than subsidiaries)	-	-	18,994	-	18,994	-	-	17,752	-	17,752
Project Receivables	-	101,856	-	-	101,856	-	161,740	-	-	161,740
Alternative Investment Funds@	-	-	-	-	-	-	215,642	-	-	215,642
Venture Capital Fund	-	-	-	-	-	-	1,399	-	-	1,399
Security Receipts	-	415,644	-	-	415,644	-	302,241	-	-	302,241
Optionally Convertible Debentures	-	23,800	-	-	23,800	-	34,000	-	-	34,000
T-Bill	-	-	-	-	-	-	-	9,497	-	9,497
Redeemable Bonds	-	-	5	-	5	-	-	50,726	-	50,726
Government Securities/Redeemable Bonds#	109,805	-	-	-	109,805	104,031	-	-	-	104,031
Redeemable Non Convertible Debentures	36,246	15,600	-	-	51,846	306,373	18,000	-	-	324,373
Investment in Mutual Funds**	-	5,800	-	-	5,800	-	-	-	-	-
Pass Through certificates	15,152	-	-	-	15,152	20,504	-	-	-	20,504
Gross	161,203	562,700	19,071	90,862	833,836	430,908	733,022	78,042	90,726	1,332,699
Less: Allowance for impairment loss (expected credit loss allowance)	(3,108)	-	-	-	(3,108)	(36,134)	-	-	-	(36,134)
Total	158,095	562,700	19,071	90,862	830,728	394,774	733,022	78,042	90,726	1,296,565

* During the previous year, the Group has changed its Business model for Redeemable Bonds from "Held for collection till maturity" to "held for collection of contractual cash flows and for selling the financial assets" with effect from April 1, 2022 considering change in intention to hold such assets till maturity and liquidate basis market condition. Consequently, the Group has re-classified the same from amortised cost to FVTOCI.

** As on March 31, 2024, investment in mutual funds amounting to Rs. 3,426 Lakhs are lien marked against PTC deals.

@ During the year ended March 31, 2024, the Holding Company has made a regulatory provision of Rs. 1,55,108 lakhs (net of reversal of Rs. 20,524 lakhs due to subsequent realisation) in respect of its investments in Alternative Investment Funds (AIF's) purchased in the RBI circulars dated December 19, 2023 and March 7, 2024 and the same has been disclosed under 'exceptional items'.

Government securities of Rs. 500 lakhs (previous year) is pledged for availing lending/investment under MAFIPAL for debt servicing and settlement (TREP's) facilities.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
9 Other financial assets		
Interest receivable*	18	16
Security deposits	10,448	9,400
Interest strip asset on assignment	29,583	30,242
Other receivable**	60,549	49,083
Less: Provision for Other Financial Assets	(6,217)	(6,100)
Total	94,381	82,641
* Lien against Bank and Government Agencies		
** Majorly includes receivable on account of securitisation transactions		
10 Current tax assets (Net)		
Advance tax & tax deducted at source (net of Provision of Rs. 38,051 Lakhs (March 31, 2023 Rs. 37,932 Lakhs)	54,048	73,841
Total	54,048	73,841



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
11 Deferred tax liabilities/assets (net)		
Deferred tax assets	284,818	175,352
Deferred tax liabilities	(30,989)	(32,214)
Total	253,829	143,138

	Opening balance as at April 1, 2023	Adjustment on account of business combination	Recognised in profit or loss	Recognised in Other Comprehensive Income	Closing balance as at March 31, 2024
Movement in deferred tax balances:					
Property Plant & Equipment & Intangible Assets	4,492	-	(883)	-	3,609
Expected Credit Loss	80,247	-	(12,712)	-	67,535
Provisions other than those pertaining to expected credit loss	477	-	(477)	-	-
Financial Asset at FVTPL	40,766	-	14,140	-	54,906
Re-measurement of employee benefits	2,161	-	194	140	2,495
Adjustments pertaining to Income and expense recognition based on expected interest rate	(18,825)	-	(1,266)	-	(20,091)
Lease Liability / ROU	534	-	592	-	1,126
Receivable on Assigned loans	(7,612)	-	229	-	(7,383)
Transaction Cost	1,208	-	86	-	1,294
Business loss	42,536	-	64,761	-	107,297
Hedge Effectiveness	(128)	-	-	73	(55)
Instruments measured through OCI	(1,832)	-	-	(743)	(2,575)
Diminution of investment in DA IPL	(885)	-	-	-	(885)
Security Receipts	-	-	4,832	-	4,832
Regulatory Provision on investments in AIFs	-	-	41,724	-	41,724
	143,138	-	111,221	(530)	253,829

	Opening balance as at April 1, 2022	Adjustment on account of business combination	Recognised in profit or loss	Recognised in Other Comprehensive Income	Closing balance as at March 31, 2023
Movement in deferred tax balances:					
Property Plant & Equipment	(4,188)	399	11,221	(7)	7,424
Intangible Assets - Other than Goodwill	(307)	-	(2,625)	-	(2,932)
Intangible Assets - Goodwill	(258,164)	-	258,164	-	-
Capital Gain Tax on balance of Unclaimed Goodwill	115,026	-	(115,026)	-	-
Expected Credit Loss	61,710	-	18,537	-	80,247
Provisions other than those pertaining to expected credit loss	884	-	(406)	-	477
Financial Asset at FVTPL	17,828	-	22,938	-	40,766
Re-measurement of employee benefits	836	26	1,329	(31)	2,161
Adjustments pertaining to Income and expense	(1,278)	-	(17,547)	-	(18,825)
Lease Liability / ROU	563	-	(29)	-	534
Receivable on Assigned loans	3,261	-	(10,873)	-	(7,612)
Transaction Cost	2,874	-	(1,666)	-	1,208
Business loss	-	-	42,536	-	42,536
Hedge Effectiveness	210	-	-	(338)	(128)
Instruments measured through OCI	-	-	-	(1,832)	(1,832)
Diminution of investment in DA IPL	(885)	-	-	-	(885)
	(61,631)	425	206,553	(2,207)	143,138

As on March 31, 2024, based on the assessment of availability of future taxable profits against which these unadjusted tax losses and tax credits can be utilised within the time period allowed under Income Tax Act, 1961, the Company has recognised Deferred Tax Assets of Rs. 107,297 lakhs on such unadjusted tax losses.

12 Other non-financial assets

Capital advance	1,605	966
Goods and service tax credit receivable	33,196	30,010
Prepaid expenses	2,170	1,733
Advance for expenses	3,298	3,847
Others	1,073	874
Gratuity Funded Assets (refer Note 10)	-	227
Advance processing fees paid	13,538	14,294
Less: Provision for doubtful advances	(13,399)	(13,399)
Total	41,481	38,552



13 Property, plant and equipment, Intangible Assets and Intangibles under development

Particulars	Gross Block				Depreciation / Amortisation			Net Block	
	Opening As at April 1, 2022	Acquisition through business combination (net) (Refer Note 42C)	Additions during the year	Deduction/ write offs/ impairment	As at March 31, 2023 (A)	Charge for the year	Deduction/ write offs/ impairment	As at March 31, 2023 (B)	As at March 31, 2023 (A-B)
Tangible Assets									
Land & Building	36,668	-	-	11,541	25,127	439	723	338	24,302
Office Equipment	720	121	2,127	61	2,907	489	363	53	1,992
Computer	1,532	28	4,089	7	5,641	864	1,158	6	3,598
Computer Server	371	-	-	-	371	241	59	-	71
Furniture	305	1	929	73	1,162	130	136	39	934
Motor Car	288	20	50	49	309	104	36	-	159
Leasehold Improvements	2,854	-	1,121	770	3,205	1,952	543	552	1,263
Plant and machinery	-	5	-	-	5	-	-	-	3
Total (I)	42,738	174	8,316	12,500	38,727	4,219	3,019	988	6,416
Intangible Asset									
Goodwill on amalgamation/Consolidation * (II)	1,025,681	-	200	1,025,681	200	-	-	-	200
Other Intangible Asset									
Computer software	6,962	5	1,014	1	7,980	1,283	1,255	1	5,436
Self generated software	-	-	6,242	-	6,242	-	30	-	6,212
Total (III)	6,962	5	7,256	1	14,222	1,283	1,285	1	11,648
Right to Use Assets (IV)	17,983	-	13,064	3,861	27,186	5,812	4,864	3,478	19,988
Intangibles under development (V)	1,217	-	6,392	7,256	353	-	-	-	353
Grand Total (I+II+III+IV+V)	1,094,580	179	35,228	1,049,299	80,488	11,314	9,169	4,467	64,501

* Refer note 53 on impairment of goodwill

Amount in Intangible assets under development as at March 31, 2023

CWIP	Amount in Intangible assets under development to be completed in				Total
	Less than 1 year	1 year - 2 years	2 years -3 years	3 years and above	
Projects in progress	345	8	-	-	353
Project temporarily suspended	-	-	-	-	-

Amount in Intangible assets under development to be completed in

CWIP	Amount in Intangible assets under development to be completed in				Total
	Less than 1 year	1 year - 2 years	2 years -3 years	3 years and above	
Projects in progress	353	-	-	-	353
Project temporarily suspended	-	-	-	-	-



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

13 Investment property & Investment property under construction

(i) Particulars	Gross Block				As at March 31, 2024 (A)	Opening As at April 1, 2023	Depreciation / Amortisation			Net Block	
	Opening As at April 1, 2023	Acquisition	Additions during the year	Deduction/ write offs			Acquisition	Charge for the year	Deduction/ write offs	As at March 31, 2024 (B)	As at March 31, 2024 (A-B)
Tangible Assets											
Building	81,838	-	-	-	81,838	6,397	-	1,381	-	7,778	74,060
Land	17,927	-	-	-	17,927	-	-	-	-	-	17,927
Furniture and fixtures	741	-	18	-	759	311	-	75	-	386	373
Plant and machinery	3,416	-	2	-	3,418	1,218	-	236	-	1,454	1,964
Total (I)	103,922	-	20	-	103,942	7,926	-	1,692	-	9,618	94,324
Investment property under construction											
Investment property under construction	1,499	-	215	-	1,714	-	-	-	-	-	1,714
Total (II)	1,499	-	215	-	1,714	-	-	-	-	-	1,714
Grand Total (I+II)	105,421	-	235	-	105,656	7,926	-	1,692	-	9,618	96,038

Amount in Investment property under constructions at March 31, 2024

Investment property under construction	Less than 1 year	1 year - 2 years	2 years -3 years	3 years and above	Total
Projects in progress	214	1,433	2	65	1,714
Project temporarily suspended	-	-	-	-	-

Amount in Investment property under construction to be completed in

Investment property under construction	Less than 1 year	1 year - 2 years	2 years -3 years	3 years and above	Total
Projects in progress	-	-	-	1,714	1,714
Project temporarily suspended	-	-	-	-	-

Note: The Company has created charge on certain assets in favour of Lenders (Refer Note 16)

Particulars	Gross Block				As at March 31, 2023 (A)	Opening As at April 1, 2022	Depreciation / Amortisation			Net Block	
	Opening As at April 1, 2022	Acquisition	Additions during the year	Deduction/ write offs			Acquisition	Charge for the year	Deduction/ write offs	As at March 31, 2023 (B)	As at March 31, 2023 (A-B)
Tangible Assets											
Building	-	81,838	-	-	81,838	-	5,945	453	-	6,397	75,440
Land	-	17,927	-	-	17,927	-	-	-	-	-	17,927
Furniture and fixtures	-	741	-	-	741	-	286	25	-	311	430
Plant and machinery	-	3,416	-	-	3,416	-	1,139	79	-	1,218	2,198
Total (I)	-	103,922	-	-	103,922	-	7,370	556	-	7,926	95,996
Investment property under construction											
Investment property under construction	-	1,499	-	-	1,499	-	-	-	-	-	1,499
Total (II)	-	1,499	-	-	1,499	-	-	-	-	-	1,499
Grand Total (I+II)	-	105,421	-	-	105,421	-	7,370	556	-	7,926	97,495

Amount in Investment property under constructions at March 31, 2023

Investment property under construction	Less than 1 year	1 year - 2 years	2 years -3 years	3 years and above	Total
Projects in progress	1,433	2	-	65	1,499
Project temporarily suspended	-	-	-	-	-

Amount in Investment property under construction to be completed in

Investment property under construction	Less than 1 year	1 year - 2 years	2 years -3 years	3 years and above	Total
Projects in progress	-	-	-	1,499	1,499
Project temporarily suspended	-	-	-	-	-

(ii) Amount Recognised in statement of profit and loss for investment properties:

	For the year ended March 31, 2024	For the year ended March 31, 2023
Rental income derived from investment properties	6,412	2,277
Direct operating expenses (including repairs and maintenance) generating rental income	1,978	1,730
Profit arising from investment properties before depreciation and indirect expenses	4,435	546
Less Depreciation	(1,548)	(514)
Profit from leasing of investment properties	2,887	32



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

13 Investment property & Investment property under construction (Continue)

The Group's investment property and investment property under construction consists of commercial property situated at Kurla, Mumbai. As on March 31, 2024 the fair value of investment property is Rs. 99,860 lakhs (March 31, 2023 Rs 98,051 lakhs). The valuation is performed by an accredited registered independent valuer in accordance with the framework specified under Ind AS.

Description of hierarchy, valuation technique used and key inputs to valuation are as below:

	Valuation Technique	Significant unobservable inputs	March 31, 2024
Commercial property for lease	Discounted Cash Flow and Residual Method (M22); Capitalisation rate method (M21)	Rent growth p.a.	4.77% p.a.
		Capitalisation rate	8% p.a.
		Occupancy rate	97.50%
Wing -D Investment property under construction	Residual Method	Gross Turnover from the Project - Outgoings of the project	

	Valuation Technique	Significant unobservable inputs	March 31, 2023
Wing A- Land	Discounted Cash Flow and Residual Method (M22); Capitalisation rate method (M21)	Rent growth p.a.	5.12% p.a.
		Capitalisation rate	8% p.a.
		Occupancy rate	95.00%
Wing D- Land	Market Survey Method	Based on the land (38,000 sq. m.) sold to Lodha group @ Rs. 120 Crores	
Wing D- Building	Depreciated Replacement Cost method	Based on the book value of building as on March 31, 2019	

Under the valuation technique as mentioned above, fair value is estimated using assumptions regarding the benefits and liabilities of ownership over the asset's life including an exit or terminal value. This method involves the projection of a series of cash flows on a real property interest.

The duration of the cash flows and the specific timing of inflows and outflows are determined by events such as rent reviews, lease renewal and related re-letting, redevelopment, or refurbishment. The appropriate duration is typically driven by market behaviour that is a characteristic of the class of real property. Periodic cash flow is typically estimated as gross income less vacancy, non-recoverable expenses, collection losses, lease incentives, maintenance cost, agent and commission costs and other operating and management expenses. The series of periodic net operating income, along with an estimate of the terminal value anticipated at the end of the projection period, is then discounted.

Significant increases/ (decreases) in estimated rental value and rent growth per annum in isolation would result in a significantly higher/ (lower) fair value of the properties. Significant increases/ (decreases) in occupancy rate and discount rate/capitalisation rate in isolation would result in a significantly lower (higher) fair value.

Lease income

The Group's investment property consist of one commercial property in Kurla, Mumbai. The management has determined that the investment property consist of - Piramal Agastya Corporate Park (Phase I) based on the nature, characteristics and risks of property.

Particulars	March 31, 2024	March 31, 2023
Not later than one year	2,847	5,100
Later than one year and not later than five years	12,800	10,633
Later than five years	-	-
Lease income recognised during the year in statement of profit and loss	6,412	5,346



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
14 Trade payables		
(i) Total outstanding dues of micro enterprises and small enterprises (Refer Note 39)	2,980	277
Total	2,980	277
(ii)(a) Total outstanding dues of creditors other than micro enterprises and small enterprises	30,365	28,513
(ii)(b) Trade payables to related parties (refer note 43)	2,256	544
Total	32,621	29,057

Note :

Trade payables ageing as at March 31, 2024

Particulars	Unbilled Amount	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
MSME	2,598	339	43	-	-	2,980
Others	25,953	6,029	415	2	222	32,621
Disputed dues -MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	28,551	6,368	458	2	222	35,601

Trade payables ageing as at March 31, 2023

Particulars	Unbilled Amount	Outstanding for following periods from due date of payment				Total
		Less than 1 year	1 - 2 years	2 - 3 years	More than 3 years	
MSME	13	256	8	-	-	277
Others	26,133	2,635	42	66	181	29,057
Disputed dues -MSME	-	-	-	-	-	-
Disputed dues - Others	-	-	-	-	-	-
Total	26,146	2,891	50	66	181	29,334



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
15 Debt Securities		
Debt securities in India		
Measured at amortised cost		
Redeemable Non Convertible Debentures (secured)	2,579,213	2,552,399
Commercial Paper (unsecured)	292,253	143,769
Total	2,871,466	2,696,168
16 Borrowings (Other than Debt Securities)		
Borrowings in India, unless otherwise specified		
Measured at amortised cost		
Term Loans (secured)		
-From banks	1,173,967	1,059,263
-From Others	69,913	74,632
-FCNR Loan (from outside India)	31,973	62,951
Securitized Borrowings (Secured)	348,940	109,157
Working capital demand loan/short term borrowings (secured)		
-From banks	14,039	-
-From others	-	76,845
Total	1,638,832	1,382,848
17 Deposits		
Deposits in India		
Measured at amortised cost		
Intercompany deposit from related party (Unsecured) (Refer note 43)	45,000	31,552
Total	45,000	31,552
18 Subordinated Liabilities		
Subordinated Liabilities in India		
Measured at amortised cost		
Redeemable Non Convertible Debentures (unsecured)	12,723	12,688
Total	12,723	12,688



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

15 Debt Securities

A. Redeemable Non Convertible Debentures (secured)

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
Nil (Previous Year 1,666) (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 3 equal tranches starting from July 30, 2021	-	16,660	July 31, 2023	July 31, 2021
18,48,28,062 (At the time of Issue - 19,53,25,290) (payable semi annually) 6.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value 875 (Previous Year Rs 925)	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable at 2.5% semi-annually for first 5 years and at 7.5% semi-annually for the next 5 years from the date of allotment	1,617,246	1,709,660	September 26, 2031	March 28, 2022
Nil(Previous Year 1700)(payable on maturity) 8.25% Secured, Rated, Listed, Redeemable Principal Protected Market Linked Non-Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 24 months from the date of allotment	-	17,000	April 14, 2023	NA
Nil(Previous Year 2,500)(payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3 years from the date of allotment	-	25,000	May 12, 2023	NA
Nil(Previous Year 3,250) (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 35 months from the date of allotment	-	32,500	May 31, 2023	NA
Nil(Previous Year 4,95,486) (payable on maturity) 8.35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	4,955	September 23, 2023	NA
Nil(Previous Year 52,480) (payable annually) 8.10% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	525	September 23, 2023	NA
Nil(Previous Year 34,66,413)(payable annually) 8.35% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	34,664	September 23, 2023	NA
Nil(Previous Year 12,300) (payable on maturity) 8.10% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 26 months from the date of allotment	-	123	September 23, 2023	NA
Nil(Previous Year 250) (payable annually) 9.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 1826 days from the date of allotment	-	2,500	November 2, 2023	NA
1800 (Previous Year 1800) (payable semi annually) 10% Secured, Rated, Unlisted, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 5,00,000 (Previous Year - 10,00,000)	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	50% of NCDs are repayable after 53 months from the date of allotment & balance after 65 months from the date of allotment.	9,000	18,000	November 8, 2024	November 8, 2023
Nil(Previous Year 50) (payable annually) 8.95% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value of Rs. 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2555 days from the date of allotment	-	500	March 8, 2024	NA
250 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2556 days from the date of allotment	2,500	2,500	May 3, 2024	NA
50,000 (payable quarterly) 8.95% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 2554 days from the date of allotment	50,000	-	May 17, 2024	



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

15 Debt Securities (Continued)

A. Redeemable Non Convertible Debentures

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
13,770 (payable annually) 8.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1096 days from the date of allotment	138	138	July 23, 2024	NA
15,42,637 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1096 days from the date of allotment	15,426	15,426	July 23, 2024	NA
60,000 (payable annually & maturity) 8.80% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 536 days from the date of allotment	60,000	-	December 30, 2024	NA
80,000 (payable quarterly & maturity) 8.91% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 457 days (600 crs) & 388 days (200 crs) from the date of allotment.	80,000	-	February 21, 2025	NA
50,000 (payable quarterly & maturity) 9.22% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 379 days from the date of allotment	50,000	-	February 26, 2025	NA
10,000 (payable quarterly & at maturity) 9.08% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 394 days from the date of allotment	10,000	-	April 4, 2025	NA
20,000 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 4 equal instalments starting from 12 June 2025	200,000	200,000	March 12, 2026	June 12, 2025
20,500 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 4 equal instalments starting from 19 June 2025	205,000	205,000	March 19, 2026	June 19, 2025
5,000 (payable monthly) 7.96% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having a face value of Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are redeemable at par in three instalments : 8th year-167 crore; 9th year-167crore; 10th year-166 crore	50,000	50,000	September 20, 2027	September 19, 2025
350 (payable annually) 9.25% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are repayable after 2555 days from the date of allotment	3,500	3,500	October 3, 2025	NA
10,000 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1130 days from the date of allotment	10,000	-	May 25, 2026	NA
1,07,455 (payable annually) 8.50% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1826 days from the date of allotment	1,075	1,075	July 23, 2026	NA
8,08,680 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 1826 days from the date of allotment	8,087	8,087	July 23, 2026	NA
5,000 (payable annually) 9.27% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCDs are redeemable at par in three instalments : 8th year-167 crore; 9th year-167 crore; 10th year-166 crore	50,000	50,000	December 19, 2028	December 18, 2026



Piramal Capital & Housing Finance Limited

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as at March 31, 2024

(Currency : Rs in lakhs)

15 Debt Securities (Continued)

A. Redeemable Non Convertible Debentures (Continued)

Particulars	Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
15,000 (payable annually) 9.51% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable in 3 equal instalment of Rs 50000 lakhs each payable after 8th year, 9th year, 10th year from the date of allotment	150,000	150,000	March 9, 2029	March 11, 2027
500 (payable annually) 9.32% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3650 days from the date of allotment	5,000	5,000	November 1, 2030	NA
250 (payable annually) 9.00% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3650 days from the date of allotment	2,500	2,500	March 28, 2031	NA
200 (payable annually) 8.85% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 10,00,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage over Specifically Mortgaged Property	The NCD's are repayable after 3650 days from the date of allotment	2,000	2,000	June 27, 2031	NA
1,150 (payable annually) 8.75% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 3652 days from the date of allotment	12	12	July 23, 2031	NA
15,40,084 (payable annually) 9.00% Secured, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each of a face value Rs 1,000	First pari-passu charge by hypothecation over the movable assets and a first ranking pari passu mortgage Property	The NCD's are repayable after 3652 days from the date of allotment	15,401	15,401	July 23, 2031	NA

The contractual rate of interest for the above loans are in the range of 6.75% to 10% per annum

B Commercial Paper:

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date
Commercial Paper	Repayable within 365 days from date of disbursement	297,500	148,500	Various

The effective costs for the above loans are in the range of 8.45% to 9.25 % per annum

16 Borrowings (Other than Debt Securities)

A. 1 Rupee Term Loan from Banks

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in nineteen quarterly instalments commencing after a moratorium period of 3 months from the date of drawdown	-	228	May 28, 2023	August 31, 2018
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of principal in 16 equal quarterly instalment after moratorium period of three year from drawdown date	37,968	54,844	May 17, 2026	June 17, 2019
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of principle in 16 quarterly instalment of Rs. 623 lakhs after moratorium period of 3 months from the date of 1st drawdown	-	2,500	September 27, 2023	June 27, 2019
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of principle in 18 quarterly instalment after moratorium period of 6 months from the date of 1st drawdown	-	44,443	January 19, 2024	July 31, 2019
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 18 equal quarterly instalments after the moratorium period of 6 months from the drawdown date	6,598	17,717	December 24, 2024	June 29, 2020
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan to be repaid in 19 equal quarterly instalments starting from 1 quarter from date of first disbursement	10,535	21,059	March 31, 2025	September 30, 2020
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan repayment in 16 equal quarterly instalments after a moratorium period of 1 year	9,271	19,271	December 26, 2024	March 26, 2021



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

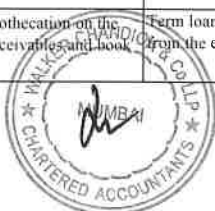
as at March 31, 2024

(Currency : Rs in lakhs)

16 Borrowings (Other than Debt Securities) (Continued)

A. 1 Rupee Term Loan from Banks (Continued)

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan repayment in 24 equal quarterly instalments after a moratorium period of 1 year.	24,977	33,317	January 30, 2027	March 29, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayment of Principle in 12 equal quarter instalment of Rs. 2500 lakhs after moratorium period of the 2 years from the date of drawdown	-	9,978	March 26, 2024	June 30, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments.	29,738	44,738	March 30, 2026	June 30, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan repayment in 24 quarterly instalments post moratorium period of 1 year.	72,250	135,250	April 4, 2027	July 4, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments.	25,000	35,000	September 28, 2026	December 27, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan Repayment in 16 equal quarterly instalments post moratorium period of 1 year.	15,579	28,079	April 2, 2025	July 3, 2021
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term Loan Repayment in 16 equal quarterly instalments post moratorium period of 1 year.	2,186	3,436	December 11, 2025	March 11, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 60 months including moratorium period of 1 year and post that payable in 16 equal quarterly instalments.	15,311	24,062	December 28, 2025	March 28, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 28 equal quarterly instalments	16,964	20,535	December 29, 2028	March 31, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments after the moratorium period of 24 months from the drawdown date	12,490	16,673	March 31, 2027	June 17, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in eighteen quarterly instalments of Rs. 800 lakhs each and last instalment of Rs. 600 lakhs after a holiday period of 3 months from date of drawdown	8,599	11,800	December 24, 2026	June 27, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments.	3,333	6,667	March 30, 2025	June 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal quarterly instalments.	11,990	15,999	March 30, 2027	June 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments from date of drawdown	16,667	30,000	May 12, 2025	August 13, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in ten quarterly instalments with moratorium period of 6 months from date of drawdown	7,496	17,499	November 30, 2024	August 31, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 19 quarterly instalments with moratorium period of 3 months from date of drawdown	4,732	6,316	March 30, 2027	September 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 19 quarterly instalments with moratorium period of 3 months from date of drawdown	18,947	25,263	March 30, 2027	September 30, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 16 quarterly instalments with moratorium period of 6 months from date of drawdown	6,245	8,750	September 30, 2026	December 31, 2022
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 20 equal quarterly instalments	3,750	4,750	October 31, 2027	January 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 20 quarterly instalments from the end of the quarter of the first disbursement	7,498	9,498	October 31, 2027	January 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in eight half yearly instalments after a moratorium period of 1 year from date of drawdown	9,370	13,121	August 31, 2026	February 28, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 20 equal quarterly instalments from the end of the quarter of the first disbursement	56,249	71,250	December 19, 2027	March 19, 2023



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

16 Borrowings (Other than Debt Securities) (Continued)

A. 1 Rupee Term Loan from Banks (Continued)

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	18 equal quarterly instalments after 6M moratorium	15,021	19,644	June 30, 2027	March 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in quarterly instalments over a period 15 years with NIL moratorium	4,579	4,916	December 30, 2037	March 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	-	25,000	May 25, 2023	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	18 equal quarterly instalments after 6M moratorium	20,766	26,700	September 26, 2027	June 26, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 24 quarterly instalments with moratorium period of 1 year from date of drawdown	16,665	20,000	March 29, 2029	June 30, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	9 equal quarterly install after 9 month moratorium	6,666	10,000	August 4, 2025	August 4, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments after 1 year moratorium	17,250	23,000	May 30, 2026	August 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly instalments after 1 year moratorium	13,125	17,500	June 2, 2026	September 2, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	12 equal quarterly install after 1 year moratorium	13,917	16,700	July 31, 2026	October 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 14 quarterly instalments with moratorium period of 18 months from date of drawdown	42,857	50,000	March 7, 2027	December 7, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	16 equal quarterly instalments after 12 month moratorium	4,375	5,000	September 30, 2027	December 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	-	30,000	January 17, 2024	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 quarterly instalments with moratorium period of 1 year from date of drawdown	25,000	25,000	March 9, 2027	June 9, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 5 equal instalment starting from 6 months from drawdown date	20,000	-	February 25, 2025	February 25, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal instalments from drawdown date	22,500	-	September 29, 2028	December 29, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal instalments from drawdown date	63,749	-	June 27, 2028	September 27, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	20,000	-	January 8, 2025	NA
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal instalments from drawdown date	22,902	-	October 31, 2026	January 31, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 14 equal instalments from drawdown date	9,286	-	June 28, 2027	March 28, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 20 equal instalments from drawdown date	30,000	-	March 31, 2029	June 29, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal instalments starting from 15 months from drawdown date	38,000	-	March 30, 2028	June 30, 2025



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

16 Borrowings (Other than Debt Securities) (Continued)

A.1 Rupee Term Loan from Banks (Continued)

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal instalments starting from 15 months from drawdown date	9,500	-	March 30, 2028	June 30, 2025
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 12 equal quarterly installments starting from 3 months from drawdown date.	8,333	-	September 28, 2026	December 28, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 16 quarterly instalments starting from 1 year from the drawdown date	186,000	-	November 30, 2028	February 28, 2025
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Repayable in 18 equal quarterly installments starting from 9 months from drawdown date	50,000	-	March 12, 2029	December 12, 2024
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Bullet payment on maturity	25,000	-	June 6, 2024	NA
Secured by pari passu charge over unsold portion of Wing A Piramal Agastya Corporate Park (Phase I) along with the land corresponding to it, located at Kurla.	Repayable in 144 months from drawdown date	62,139	62,139	December 15, 2034	NA

The contractual rate of interest for the above loans are in the range of 7.81% to 10.50 % per annum

A.2 Rupee Term Loan from Others

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	Term loan repayable in 120 Equated Monthly Instalments	70,230	75,000	March 1, 2033	May 1, 2023

The contractual rate of interest for the above loans is 9.50% per annum

A.3 FCNR Loan

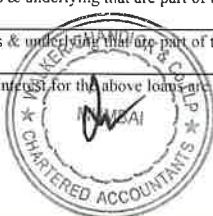
Nature of Securities	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
First pari-passu charge on the standard assets including receivables present and future	Repayable after 53 months from drawdown date	-	30,816	June 14, 2023	NA
First pari-passu charge on the standard assets including receivables present and future	Repayable after 65 months from drawdown date	31,215	30,816	June 14, 2024	NA

The rate of interest for the above loans is 9.30% per annum

B.1 Securitised Borrowings

Nature of Security	Terms of repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
Specific loan cash flows & underlying that are part of the Assignment pool	Repayable in 356 months from drawdown date	3,357	4,657	July 20, 2049	November 20, 2019
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 188 months from drawdown date	-	2,870	August 31, 2035	October 11, 2019
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 292 months from drawdown date	19,613	25,413	June 13, 2047	April 13, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 290 months from drawdown date	34,984	-	April 18, 2047	June 14, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	36,160	-	January 18, 2048	July 18, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	44,382	-	April 14, 2048	October 13, 2023
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 292 months from drawdown date	68,443	-	January 17, 2048	January 17, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	32,784	-	August 17, 2048	February 16, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	26,721	-	September 15, 2048	March 15, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 373 months from drawdown date	16,114	-	November 15, 2054	March 15, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 298 months from drawdown date	26,015	-	October 13, 2048	April 12, 2024
Specific loan cash flows & underlying that are part of the PTC pool	Repayable in 303 months from drawdown date	17,890	-	March 15, 2049	April 15, 2024

The contractual rate of interest for the above loans are in the range of 8.20% to 8.90% per annum



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

C.1 Working Capital Demand Loan from banks/short term borrowings:

Nature of Security	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023
First pari-passu charge by way of hypothecation on the standard moveable assets including receivables and book debts, present and future	14,000	-

The rate of interest for the above loan is 8.90% per annum

16 Borrowings (Other than Debt Securities) (Continued)

C.2 Working Capital Demand Loan from Others:

Nature of Security	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023
Exclusive charge on Government Securities	-	76,734

The contractual rate of interest for the above loans are in the range of 6.90% to 6.95% per annum

17 Deposits

Intercorporate deposit from related party

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
Intercorporate deposit	Repayable after Sixty months from drawdown date	30,000	30,000	June 25, 2025	NA
Intercorporate deposit	Repayable after Twelve months from drawdown date	15,000	-	February 27, 2025	NA

The effective costs for the above loans are in the range of 8.25% to 9.05% per annum

18 Subordinated Liabilities

Redeemable Non Convertible Debentures

Particulars	Terms of Repayment	Principal Outstanding as at March 31, 2024	Principal Outstanding as at March 31, 2023	Maturity Due Date	First Instalment payment date
1,276 (payable annually) 9.55% Unsecured, Subordinated, Tier II, Rated, Listed, Redeemable Non Convertible Debentures (NCD's) each having face value	The NCD's are repayable after 10 years from the date of allotment	12,760	12,760	March 8, 2027	NA

The rate of interest for the above loans is 9.55% per annum

Note:

(a) Property, Plant & Equipment, Investment and other assets are mortgaged / hypothecated to the extent of Rs. 51,88,711 Lakhs (As on March 31, 2023: Rs. 51,85,354 Lakhs) as a security against secured borrowings as at March 31, 2024.

(b) The Company has a covenant in its borrowing documents, which states that it shall comply with RBI Regulations in order to qualify as Non-Banking Finance Company – Housing Finance Company within March 31, 2024 or as extended by RBI. The Company could not fulfill the PBC criteria as on March 31, 2024 (Refer note 53(b)) and is in the process of converting to NBFC.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
19 Other financial liabilities		
Lease liability	26,534	21,655
Payable to employees	9,885	10,677
Unclaimed dividend	60	98
Security and other deposits received	2,162	2,158
Amounts payable on Securitised Loans	42,401	63,248
Others*	44,923	68,777
Total	125,965	166,613
* includes liability towards sold portfolio etc.		
During the previous year ended March 31, 2023, the Company had recovered Rs. 30,914 lakhs, against whom Avoidance Applications were filed by the Administrator, by way of settlement agreements entered by the Company with these parties under Section 7 of Insolvency and Bankruptcy Code, 2016 as full and final settlement of financial dues and withdrawal of all pending cases against these parties in connection with the disputes and / or finance documents and / or financial debt, if any, before any forum / court / tribunal / authority and / or otherwise, under any / all applicable laws. Considering the complexity of the matter, amount of Rs. 27,495 lakhs (after adjustment of recovery against Section 66) was not been recognized as income and shown as liability in financial statements for year ended March 31, 2023.		
During the current financial year, by way of orders dated March 28, 2024, National Company Law Appellate Tribunal (NCLAT), New Delhi, has deleted name of the certain entities from the Avoidance Applications from whom recovery was made during previous year. Based on NCLAT order dated March 28, 2024, an amount of Rs. 22,751 lakhs has been recognised as income as an "Net (gain)/loss on fair value changes".		
20 Current tax liabilities		
Net provision for tax (net of advance tax of Rs. 121,147 Lakhs, March 31, 2023 Rs. 162,576 Lakhs)	7,911	59,208
Total	7,911	59,208
21 Provisions		
Provision for Employee Benefits		
Gratuity (Refer note 44 (i)(b))	430	87
Compensated absences (Refer note 44 (ii))	2,321	763
Others	9	-
Allowance for impairment on commitments (refer note 47.4(b))	3,511	5,495
Total	6,271	6,345
22 Other non- financial liabilities		
Statutory dues payable	13,658	3,948
Fair Valuation Adjustment on Merger (Refer note 42B)	312,188	345,798
Advance received	26,732	14,043
Total	352,578	363,789



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
23 Equity Share Capital		
Authorized share capital:		
25,840,390,024 (March 31, 2023: 25,840,390,024) equity shares of Rs. 10 each	2,584,039	2,584,039
Total	2,584,039	2,584,039
2,500,000 (March 31, 2023: 2,500,000) Non-Convertible Redeemable Cumulative Preference Shares of Rs. 1,000	25,000	25,000
Total	25,000	25,000
Issued, subscribed and fully paid up capital:		
Opening balance	2,136,469	2,136,469
Add: Issue of shares during the year	200,000	-
Total	2,336,469	2,136,469

Reconciliation of the shares outstanding at the beginning and at the end of the reporting year

Equity shares	March 31, 2024		March 31, 2023	
	No. of shares	Amount	No. of shares	Amount
At the beginning of the year	21,364,691,751	2,136,469	21,364,691,751	2,136,469
Add: Issue of shares during the year	2,000,000,000	200,000	-	-
Outstanding at the end of the year	23,364,691,751	2,336,469	21,364,691,751	2,136,469

Details of shares held by Promoter

Particulars	March 31, 2024		March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
Piramal Enterprises Limited	23,364,691,751	100%	21,364,691,751	100%

Details of shareholder holding more than 5% shares in the Company

Particulars	March 31, 2024		March 31, 2023	
	No. of shares	% Holding	No. of shares	% Holding
Piramal Enterprises Limited	23,364,691,751	100%	21,364,691,751	100%

Aggregate number of shares issued for consideration other than cash during the period of five years immediately preceding the balance sheet date:

Particulars	Financial year	No. of shares
Equity shares of Rs. 10 each allotted as fully paid-up pursuant to business combination	2021-22	21,364,691,751

The Holding Company has only one class of equity shares having a face value of ₹ 10 per share. Each holder of equity share is entitled to one vote per share. The Holding Company declares and pays dividend in Indian Rupees.

There were no shares allotted as fully paid-up by way of bonus shares. There were no shares reserved for issue under options and contracts/commitments for the sale of shares/disinvestment. There were no shares forfeited during the year.

In the event of liquidation of the Holding Company, the holders of equity shares will be entitled to remaining assets of the Holding Company. The distribution will be in proportion to the number of equity shares held by the shareholders.

24 Other equity

Capital Reserve (refer note 24.1)	17,265	17,265
Securities Premium (refer note 24.2)	220,885	220,885
Cash flow hedge reserve (refer note 24.3)	165	381
Statutory reserve fund (refer note 24.4)	244,563	244,563
Amalgamation Adjustment Reserve (refer note 24.5)	(490,288)	(490,288)
Debt Instruments Measure through OCI (refer note 24.6)	1	(1,276)
Equity Instruments Measure through OCI (refer note 24.7)	7,653	6,720
Retained earnings (refer note 24.8)	(847,243)	(656,615)
Total	(846,999)	(658,365)

24.1 Capital reserve

Opening balance	17,265	17,263
Add: Additions/deletions during the year	-	-
Add: Adjustment on account of Business combination (Refer Note 42C)	-	2
Closing Balance	17,265	17,265

Capital reserve has been created on account of business combination of earlier years



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	As at March 31, 2024	As at March 31, 2023
24.2 Securities Premium		
Opening balance	220,885	220,885
Add: Additions/deletions during the year	-	-
Closing Balance	220,885	220,885

Securities premium reserve is used to record the premium on issue of shares. The reserve can be utilised only for limited purposes such as issuance of bonus shares in accordance with the provisions of the Companies Act, 2013.

	As at March 31, 2024	As at March 31, 2023
24.3 Cash flow hedge reserve		
Opening Balance	381	(624)
Add: Addition during the year (refer note 48)	(216)	1,005
Closing Balance	165	381

The Group uses hedging instruments as part of its management of foreign currency risk and interest rate risk associated with variable interest rate borrowings, investment in floating rate bonds. For hedging foreign currency risk, the Group uses foreign currency forward contracts, which are designated as cash flow hedges. For hedging interest rate risk, the Group uses interest rate swaps which is also designated as cash flow hedges. To the extent these hedges are effective; the changes in fair value of the hedging instrument is recognised in the cash flow hedging reserve. Amount recognised in the cash flow hedging reserve is reclassified to statement of profit or loss when the hedged item affects statement of profit or loss (e.g. interest payments).

	As at March 31, 2024	As at March 31, 2023
24.4 Statutory reserve fund		
Reserve fund U/s 29C of the NHB Act, 1987		
Opening Balance	244,563	244,563
Addition during the year	-	-
Closing Balance	244,563	244,563

Reserve Fund is required to be maintained u/s 29C of the NHB Act, 1987 for Housing Finance Companies. During the year ended March 31, 2024, the Holding Company has transferred an amount of Rs. NIL during the year (March 31, 2023 Rs. NIL being 20% of profit after tax). Statutory Reserve can be utilised only for the purposes as may be specified by the NHB from time to time and every such utilisation is required to be reported to the NHB within twenty-one days from the date of such utilisation.

	As at March 31, 2024	As at March 31, 2023
24.5 Amalgamation Adjustment Reserve		
Opening Balance	(490,288)	(490,288)
Addition during the year	-	-
Closing Balance	(490,288)	(490,288)

Amalgamation adjustment reserve has been created on account of business combination during the year 2021-22.

	As at March 31, 2024	As at March 31, 2023
24.6 Debt Instruments Measure through OCI		
Opening Balance	(1,276)	-
Addition during the year	1,277	(1,276)
Closing Balance	1	(1,276)

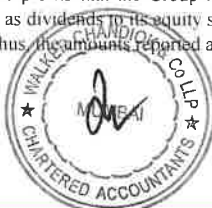
The Group recognises changes in the fair value of debt instruments held with a dual business objective of collect and sell in other comprehensive income. These changes are accumulated in the FVTOCI debt investments reserve. The Group transfers amounts from this reserve to profit or loss when the debt instrument is sold. Any impairment loss on such instruments is reclassified immediately to the Statement of Profit and Loss.

	As at March 31, 2024	As at March 31, 2023
24.7 Equity Instruments Measure through OCI		
Opening Balance	6,720	-
Addition during the year	933	6,720
Closing Balance	7,653	6,720

The Group has elected to recognise changes in the fair value of certain investments in equity securities in other comprehensive income. These changes are accumulated in the FVTOCI equity investments reserve. The Group transfers amounts from this reserve to retained earnings when the relevant equity securities are derecognised.

	As at March 31, 2024	As at March 31, 2023
24.8 Retained earnings		
Opening Balance	(656,615)	90,501
Net profit/(loss) for the year	(197,528)	(740,136)
Other comprehensive income arising from remeasurement of defined benefit obligation net of income tax	6,900	(6,980)
Closing Balance	(847,243)	(656,615)

Retained earnings are the profits that the Group has earned till date, less any transfers to statutory reserve and dividends paid to investors. The amount that can be distributed by the Group as dividends to its equity shareholders is determined based on the financial statements of the Group and also considering the requirements of the Companies Act, 2013. Thus, the amounts reported above are not distributable in entirety.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
Revenue from operations		
25 Interest income		
Interest income on financial assets measured at amortised cost:		
- on investments	24,679	69,421
- on loans and advances	542,497	505,581
Interest income- on investments mandatorily measured at FVTPL	5,262	40,860
Interest income- on investments mandatorily measured at OCI	4,354	10,728
Interest income on Fixed deposits	7,071	4,829
Total	583,863	631,419
26 Fees and commission income		
- processing / arranger fees	31,013	16,101
- other operating Income	25,686	10,716
Total	56,699	26,817
27 Other operating income		
- Recovery from written off accounts	23,252	-
Total	23,252	-
28 Other income		
Other non-operating income	3,161	2,286
Net gain on sale of property, plant and equipments & Other intangible assets and Investment property	825	262
Interest on income tax refund	2,616	3,736
Total	6,602	6,284
29 Finance costs		
Interest expense on financial liabilities measured at amortised cost:		
Interest on deposits	7,278	12,894
Interest on borrowings	127,742	109,801
Interest on debt securities	229,670	223,055
Interest on subordinated liabilities	1,254	1,247
Total	365,944	346,997
30 Fees and commission expense		
Other borrowing cost*	4,598	2,877
Total	4,598	2,877
*includes interest cost on lease liability		
31 Net loss on fair value changes		
(a) Gain/(Loss) on investments measured at fair value		
Realised	(16,138)	205,292
Unrealised	99,971	-
(b) Gain/(Loss) on loans and advances measured at fair value		
Realised (Refer note 19)	(57,688)	(125,222)
Unrealised	92	(2,953)
Total	26,237	77,117



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

	For the year ended March 31, 2024	For the year ended March 31, 2023
32 Net loss on derecognition of financial instruments- under amortised cost category		
Loss on derecognition of financial assets*	320,526	360,022
Gain on derecognition of financial assets	(18,907)	(533)
Gain on derecognition of financial Liabilities **	-	(32,936)
Total	301,619	326,553
*This includes, amounts prudentially written off (technical write off) as per the Board approved policy of the Holding Company. During the year ending March 31, 2024, the Holding Company has prudentially written off certain loans from wholesale business amounting to Rs 52,536 Lakhs (March 31, 2023 - Rs. 94,365 Lakhs) and from retail business amounting to Rs 34,387 Lakhs (March 31, 2023 - Rs. 6,754 lakhs).		
** During the year March 31, 2023, includes, gain on derecognition of financial Liabilities on buyback of 6.75% 10,497,228 Non-convertible debentures having face value of Rs. 950 with buyback prices of Rs 823.28 per debentures (including Accrued Interest of Rs. 14.76). Due to such buyback, the Holding Company has recognised Rs. 12,936 lakhs as gain on de-recognition of financial liability.		
33 Impairment allowances/(reversals) on financial instruments Measured at Amortised Cost		
Loans	(31,692)	59,910
Investments	(33,075)	(71,919)
Commitments	(1,982)	(4,619)
Others	117	700
Total	(66,632)	(15,928)
34 Employee benefits expense		
Salaries and wages	96,441	62,677
Contribution to provident and other funds (refer note 44)	5,459	3,450
Provision for leave encashment (refer note 44)	736	1,527
Staff welfare expenses	6,026	2,750
Provision for gratuity (refer note 44)	465	767
ESOP Expenses	5,513	-
Total	114,640	71,171
35 Other expenses		
Corporate social responsibility expenses (refer note 53)	6,750	5,467
Rent (refer note 38)	1,521	109
Rates and taxes, excluding taxes on income	3,039	1,139
Travelling and conveyance	3,315	1,615
Legal and professional fees	57,389	59,277
Royalty	5,272	5,341
Electricity expense	2,027	1,143
Repairs and maintenance	3,656	2,580
Business promotion and advertisement expenses	9,047	4,344
Postage and communication	2,032	1,619
Printing and stationery	827	633
Provision for non-financial assets	-	13,399
Membership & subscription charges	5,990	3,845
Other expenses	2,448	3,065
Payments to auditors		
- as auditor	519	557
- for other services	39	5
- for reimbursement of expenses	19	32
Total	103,890	104,170



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

as at March 31, 2024

(Currency : Rs in lakhs)

	Year ended March 31, 2024	Year ended March 31, 2023
36 Income Taxes		
a. Recognised in the statement of profit and loss		
Current Tax		
In respect of the current year	213	91
In respect of the previous years (Refer foot note (ii))	(53,027)	(332,754)
Deferred Tax		
In respect of the current year	(111,221)	(206,553)
Total	(164,035)	(539,216)

b. The income tax expense for the year can be reconciled to the accounting profit as follows:

	Year ended March 31, 2024	Year ended March 31, 2023	Effective tax rate reconciliation	
			Year ended March 31, 2024	Year ended March 31, 2023
Profit before tax from continuing operations	(361,563)	(1,279,352)		
Income tax expense	(91,005)	(322,013)	25.17%	25.17%
<u>Tax effect:</u>				
Effect of expenses that are not deductible in determining taxable profit				
-Donation	1,700	1,377	-0.47%	-0.11%
Deduction u/s 80JJA	(258)	-		
Profit after share of net profit of associates and joint ventures before exceptional items and tax	1,808	(528)	-0.50%	0.04%
Additional Deferred tax assets on Business Losses	(22,559)	-	6.24%	0.00%
Reversal of Deferred tax asset on account of impairment of Goodwill	-	115,026	0.00%	-8.99%
Others	(694)	(324)	0.19%	0.03%
Income tax expense recognised in the statement of profit and loss	(111,008)	(206,462)	30.63%	16.14%
Tax reversal for earlier years	(53,027)	(332,754)		
Income tax expense recognised in the statement of profit and loss	(164,035)	(539,216)		
Effective Tax Rate	30.70%	16.14%		

Note:

i. The tax rate used for the reconciliations above is the corporate tax rate of 25.17% as per new tax regime.

ii. During the previous year, the Holding Company had received an Assessment Order under section 143(3) of the Income Tax Act, 1961 from Income Tax Department for the financial year ended March 31, 2021 wherein Holding Company's submissions relating to the above said matters were accepted by the Assessing Officer. Further, for financial year ended March 31, 2020, the assessment is time barred as per Section 153 of the Income Tax Act 1961. Accordingly, the Holding Company has reversed the provision of Rs. 332,754 lakhs (Out of the total contingent tax liabilities provided earlier of Rs. 343,700 lakhs) and disclosed the same as "Reversal of tax expenses – Earlier years" in these financial statements.

During the current year, the Holding Company has reversed excess provision for tax of Rs. 40,525 lakhs for assessment year 2022-23 post receipt of assessment order. Further, the Holding Company has recognised tax refund for eDHFL for assessment year 2020-21 from income tax department of Rs. 12,407 lakhs as "Reversal of tax expenses – Earlier years."



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

37 Earnings per share (EPS)

Basic and diluted EPS is computed in accordance with Ind AS 33 'Earnings Per Share' specified under section 133 of the Companies Act. The computation of earnings per share is set out below:

Description	For the year ended March 31, 2024	For the year ended March 31, 2023
Net profit/ (loss) attributable to equity shareholders	(197,528)	(740,136)
Weighted average number of equity shares outstanding during the year for calculation of EPS	21,397,478,636	21,364,691,751
Basic and Diluted EPS of face value of Rs. 10	(0.92)	(3.46)

The basic and diluted EPS is same as there are no potential dilutive equity shares.

38 Lease disclosure as lessee

Ind AS 116 introduced a single, on balance sheet accounting model for lessees. As a result, the Group, as a lessee, has recognised the right-of-use assets representing its right to use the underlying assets and lease liabilities representing its obligations to make lease payments.

At transition, for leases classified as operating leases under Ind AS 17, lease liabilities were measured at the present value of the outstanding lease payments, discounted at the Group's incremental borrowing rate as at April 01, 2019. The respective right-of-use asset was recognised at an amount equal to the lease liability, adjusted by the amount of any prepaid/advance lease payments or accrued lease payments relating to that lease recognised in the balance sheet immediately before the date of initial application.

The Group's significant operating lease arrangements are mainly in respect of office/branch premises. These lease arrangements are for a period exceeding five years and are in most cases renewable by mutual consent, on mutually agreeable terms. Details for the operating lease as lessee are as under:

Right-of-use assets

Right-of-use assets related to lease properties

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	19,988	12,171
Depreciation charge for the year	(5,158)	(4,864)
Addition to right-of-use assets	14,326	13,064
Derecognition of right-of-use assets (net)	(6,267)	(382)
Closing Balance	22,889	19,988

Lease liability

Lease liability movement

Particulars	As at March 31, 2024	As at March 31, 2023
Opening Balance	21,655	13,097
Add: Addition during the year	10,996	13,434
Add: Interest on lease liability	3,370	1,971
Less: Deletion during the year	(1,547)	(875)
Less: Lease rental payments	(7,940)	(5,972)
Closing Balance	26,534	21,655

Amount recognised in statement of profit and loss - Lease under Ind AS - 116

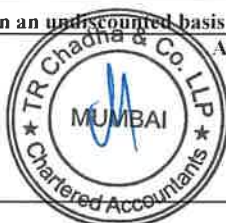
	As at March 31, 2024	As at March 31, 2023
Interest on lease liabilities	3,373	1,848
Income from sub-leasing right-of-use assets presented in 'Other Revenue'	98	118
Expenses Related to short-term lease	2,063	109
(Gain)/loss on pre-mature lease closure	201	-
Expenses related to leases of low-value assets, excluding short-term lease of low-value assets	46	-
Amortisation on ROU during the year	7,125	4,864

Amount recognised in the statement of cash flow

	As at March 31, 2024	As at March 31, 2023
Total Cashflow for lease	5,689	2,015

Contractual maturities of lease liabilities on an undiscounted basis

	As at March 31, 2024	As at March 31, 2023
Less than 1 year	6,047	5,676
1-3 years	12,670	9,060
3-5 years	7,251	7,419
More than 5 years	8,674	5,550



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

39 Disclosure under Micro, Small and Medium Enterprises Development Act, 2006

Under the Micro, Small and Medium Enterprises Development Act, 2006, ('MSMED') which came into force from October 2, 2006, certain disclosures are required to be made relating to Micro, Small and Medium enterprises. On the basis of the information and records available with Group including confirmations sought from suppliers on registration with specified authority under MSMED, the amount of principal and interest outstanding during the year is given below.

Particulars	As at March 31, 2024	As at March 31, 2023
Principal amount due to suppliers registered under the MSMED Act and remaining unpaid as at year end	2,980	277
Interest due to suppliers registered under the MSMED Act and remaining unpaid as at year end	1	1
Principal amounts paid to suppliers registered under the MSMED Act, beyond the appointed day during the year	3,019	5,984
Interest paid, other than under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
Interest paid, under Section 16 of MSMED Act, to suppliers registered under the MSMED Act, beyond the appointed day during the year	-	-
Interest due and payable towards suppliers registered under MSMED Act, for payments already made	-	-
Further interest remaining due and payable for earlier years	-	-

40 (a) Contingent liabilities

Particulars	March 31, 2024	March 31, 2023
Claim against the Group not acknowledged as debt		
Dues towards Income Tax for AY 2014-2015	130	130
Dues towards Income Tax for AY 2015-2016	7	7
Dues towards Income Tax for AY 2017-2018	5,634	5,634
Dues towards Income Tax for AY 2018-2019	661	661
Dues towards Income Tax for AY 2019-2020	510	510
Dues towards Income Tax for AY 2020-2021	1,268	1,268
Others		
Guarantees provided by bank on behalf of Company	11,725	11,700
Partly paid-up investment	18	16
Claims, other than against policies, not acknowledged as debts by the Insurer (Gross Value of Litigated Claims Rs. 18 lakhs (March 31, 2023 Rs. 3 lakhs) and Provision held Rs. 11 lakhs (March 31, 2023 - Rs. 1 lakh))	8	2
Statutory demands/liabilities in dispute, not provided for*	853	688
Statutory Bonus (retrospective amendment stayed by Karnataka and Kerala High Courts)	41	41
Others – Insurance claims in Legal Matters net of provision and reinsurance (Gross Value of Litigated Claims Rs. 3159 lakhs (March 31, 2023 - Rs. 2,986 lakhs), out of which reinsured claims Rs. 993 lakhs (March 31, 2023 - Rs. 922 lakhs) and Provision held Rs. 758 lakhs (March 31, 2023 - Rs. 589 lakhs))	1,407	1,475
Claims against the Group not acknowledged as debts	810	959

*Statutory demands and liabilities in dispute, not provided for, relate to the show cause cum demand notices/assessment orders received by the Group from the respective tax authorities. The Group has filed appeals against the demand notices/assessment orders with the appellate authorities and has been advised by the experts that the grounds of appeal are well supported in law in view of which the Group does not expect any liability to arise in this regard.

The Group is of the view that the above demands may not devolve on the Group and hence no provision has been made.

The Group has a process whereby periodically all long term contracts are assessed for material foreseeable losses. At year end the Group has reviewed and ensured that adequate provision as required under any law / accounting standards for material foreseeable losses on such long term contracts has been made in the books of account.

The Group has also reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed the contingent liabilities where applicable, in its financial statements. The Group does not expect the outcome of these proceedings to have a materially adverse effect on its consolidated financial statements.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

40 (b) Capital commitments

Particulars	March 31, 2024	March 31, 2023
Undisbursed loan commitments	346,988	328,730
Other capital commitments	3,915	2,060
Total	350,903	330,790

The undisbursed loan commitments represents the undrawn limits of the facilities sanctioned that are non-cancellable at sole and absolute discretion of the Group.

41 (a) Segment reporting

The chief operational decision maker monitors its principle business segment i.e. 'financing segment' for the purpose of making decision about resource allocation and performance assessment. The Group is operating in a single reportable and geographical segment in accordance with Ind AS 108 - Operating Segments as notified u/s 133 of the Companies Act, 2013 and accordingly there are no separate reportable segments.

Further, no clients individually accounted for more than 10% of the consolidated revenue in financial year ended March 31, 2024.

41 (b) Significant transactions during the year

During the year ending March 31, 2024, the Holding Company issued 2,000,000,000 equity shares through a rights issue at a face value of Rs. 10 each, aggregating to Rs. 200,000 lakhs to its ultimate holding company (i.e. Piramal Enterprises Limited). The allotment was made on March 26, 2024 and the paid up Equity share capital increased from Rs. 21,36,469 lakhs to Rs. 23,36,469 lakhs post rights issue. These proceeds are being directed towards the designated purposes of the issue and for general corporate utilization.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

42 A (i) INTERESTS IN OTHER ENTITIES

a Interest in Subsidiaries

The Group's subsidiaries at March 31, 2024 are set out below. Unless otherwise stated, they have share capital consisting solely of equity shares that are held directly by the group, and the proportion of ownership interests held equals the voting rights held by the group. The country of incorporation or registration is also their principal place of business

Sr. No.	Name of the Company	Principal place of business/Country of incorporation	Ownership interest held by the group % voting power held as at	Ownership interest held by non-controlling interests % voting power held as at	Ownership interest held by non-controlling interests % voting power held as at	Principal Activity
			March 31, 2024	March 31, 2024	March 31, 2023	
1	DHFL Investments Limited	India	100%	-	100%	-
2	DHFL Advisory & Investments Private Limited	India	100%	-	100%	Financial Services
3	DHFL Holdings Limited	India	100%	-	100%	Financial Services
4	Piramal Payment Services Limited @	India	100%	-	100%	Financial Services
5	Piramal Finance Sales and Services Private Limited *	India	100%	-	100%	Manpower services
6	Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) **	India	100%	-	100%	Leasing of Properties

@ with effect from April 29, 2022

* with effect from September 28, 2022

** with effect from December 12, 2022

b Interest in Joint Ventures

Sr. no.	Name of the Company	Principal place of business/Country of incorporation	Carrying Amount as at Mar 31, 2024	Carrying Amount as at Mar 31, 2023	Ownership interest held by the group
1	Pramerica Life Insurance Limited	India	90,858	90,722	50%

c Interest in Associates

Sr. no.	Name of the Company	Principal place of business/Country of incorporation	Carrying Amount as at Mar 31, 2024	Carrying Amount as at Mar 31, 2023	Ownership interest held by the group
1	DHFL Venture Trustee Company Private Limited	India	4	4	45%

d Share of profits from Associates and Joint Venture for the year ended:

Sr. no	Particulars	Share of profits	Share of Other Comprehensive Income
		March 31, 2024	March 31, 2023
1	Share of profit of Associate	(7,183)	-
2	Share of profit of Joint venture	2,096	7,320
		(7,183)	(7,089)



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)
for the year ended March 31, 2024

(Currency : Rs in lakhs)

42 A (i) INTERESTS IN OTHER ENTITIES (Continue)
e Reconciliation to carrying amounts as at:

S. no	Particulars	March 31, 2024		March 31, 2023	
		Joint venture	Associate	Joint venture	Associate
1	Net Assets	181,716	9	181,443	9
2	Group's share in %	50%	45%	50%	45%
3	Proportion of the Group's ownership interest	90,858	4	90,722	4
4	Goodwill	-	-	-	-
5	Carrying amount	90,858	4	90,722	4

42 A (ii) Additional Information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013:
For the year ended March 31, 2024:

Sr. No.	Name of the entities	Share of Profit / (Loss)		Share of Other comprehensive Income		Share of total comprehensive Income	
		As % of consolidated Profit or loss	Amount	As % of consolidated Other comprehensive income	Amount	As % of consolidated Total comprehensive income	Amount
1	Piramal Capital & Housing Finance Limited	97%	(191,135)	18%	1,573	100%	(189,562)
Subsidiaries:							
2	DHFL Advisory & Investments Private Limited	0%	(4)	0%	-	0%	(4)
3	DHFL Holding Limited	0%	(1)	0%	-	0%	(1)
4	DHFL Investments Limited (Consolidated)	4%	(7,187)	82%	7,321	0%	134
5	Piramal Payment Services Limited	0%	(41)	0%	-	0%	(41)
6	Piramal Finance Sales and Services Private Limited	-1%	1,833	0%	1	-1%	1,834
7	Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	1%	(1,423)	0%	1	1%	(1,422)
	Inter Company elimination	0%	429	0%	-	0%	429
	Total	100%	(197,528)	100%	8,896	100%	(188,632)

For the year ended March 31, 2023:

Sr. No.	Name of the entities	Share of Profit / (Loss)		Share of Other comprehensive Income		Share of total comprehensive Income	
		As % of consolidated Profit or loss	Amount	As % of consolidated Other comprehensive income	Amount	As % of consolidated Total comprehensive income	Amount
1	Piramal Capital & Housing Finance Limited	100%	(742,483)	-1244%	6,547	99%	(735,936)
Subsidiaries:							
2	DHFL Advisory & Investments Private Limited	0%	(5)	0%	-	0%	(5)
3	DHFL Holding Limited	0%	(1)	0%	-	0%	(1)
4	DHFL Investments Limited (Consolidated)	0%	2,088	1347%	(7,089)	1%	(5,001)
5	Piramal Payment Services Limited	0%	(14)	0%	-	0%	(14)
6	Piramal Finance Sales and Services Private Limited	0%	153	1%	(3)	0%	150
7	Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	0%	(652)	-4%	19	0%	(633)
	Inter Company elimination	0%	777	0%	-	0%	777
	Total	100%	(740,136)	100%	(526)	100%	(740,662)



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)
for the year ended March 31, 2024

(Currency : Rs in lakhs)

42 A (ii) Additional Information as required by Paragraph 2 of the General Instructions for Preparation of Consolidated Financial Statements to Schedule III to the Companies Act, 2013 (Continued):

Sr. No.	Name of entities	As on March 31, 2024:		As on March 31, 2023:	
		As % of consolidated net assets	Amount	As % of consolidated net assets	Amount
1	Piramal Capital & Housing Finance Limited	101%	1,500,425	101%	1,489,987
Subsidiaries:					
2	DHFL Advisory & Investments Private Limited	0%	49	0%	53
3	DHFL Holding Limited	0%	2	0%	(0)
4	DHFL Investments Limited (Consolidated)	6%	90,870	6%	90,737
5	Piramal Payment Services Limited	0%	496	0%	536
6	Piramal Finance Sales and Services Private Limited	0%	2,014	0%	178
7	Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	0%	2,354	-1%	(13,103)
	Inter Company elimination	-7%	(106,738)	-6%	(90,282)
	Total	100%	1,489,470	100%	1,478,104



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

42 B Amalgamation of Dewan Housing Finance Corporation Limited with erstwhile Piramal Capital & Housing Finance Limited

During financial year 2021-22, pursuant to the Resolution plan in respect of the Corporate Insolvency Resolution Process of Dewan Housing Finance Corporation Limited ("DHFL"), as approved by the Mumbai bench of the Hon'ble National Company Law Tribunal, the Company merged into DHFL and concluded acquisition on September 30, 2021 (Implementation Date). The aforementioned business combination was accounted as a reverse acquisition for financial reporting purposes in accordance with Ind AS 103. In accordance with the aforesaid resolution plan, the Company had recognized Group A assets (loans) at gross book value with provision for impairment being presented as a reduction from such gross book values as appearing in the financial statements of DHFL immediately prior to the implementation date. Difference between such carrying value (gross values as reduced by provision for impairment) and fair value on the acquisition date is separately presented as a liability under fair value adjustment which currently aggregates to Rs. 312,188 lakhs, which is different from the presentation requirements of Ind AS 32, Financial Instruments Presentation, that requires such adjustment to be netted off with the book value of corresponding assets.

At the time of aforesaid merger, based on the expert opinion, net deferred tax assets potentially amounting to Rs. 620,900 lakhs relating to the fair value adjustments considered in aforementioned business combination had not been recognized due to uncertainty associated with allowability of such adjustments under the applicable tax laws.

Based on the tax position taken by the Company and assessment order received for assessment year 2022-23 from the income tax authorities and further based on the assessment of availability of future taxable profits against which these unadjusted tax losses and credits can be utilised within the time period allowed under Income Tax Act, 1961, the Company has recognised deferred tax assets amounting to Rs. 64,761 lakhs in the current year. (Also refer note 11)

The Company holds 100% of equity share capital of DHFL Investments Limited (DIL). The wholly owned subsidiary of the Company, DIL holds 50% of equity share capital of Pramerica Life Insurance Company Limited (PLIL). Pursuant to the approval of the Resolution Plan by the Hon'ble NCLT, WGC and a limited liability partnership by the name of TDH Realty LLP, have pursued litigations in relation to the Resolution Plan, purportedly as the ultimate beneficiary of the CCDs. However, the litigation initiated by TDH Realty LLP before the NCLAT was disposed of as withdrawn by an order dated 27 September 2023, pursuant to settlement between the parties. Based on the approval of the Resolution Plan by Hon'ble NCLT, the Company has considered DIL as a subsidiary given its ability to exercise control over DIL with effect from the implementation date as per the Resolution Plan. Based on the evaluation of rights available under the shareholders agreement, PLIL has been considered as a joint venture and has been accounted based on equity method of accounting in the consolidated financial statements. Accordingly, the consolidated statement of profit and loss includes the Company's share of profit / (loss) of PLIL with effect from the implementation date.

According to the Resolution Plan, while the fraudulent loan accounts are valued at Re. 1, the distribution of proceeds from recovery of fraudulent loans should go to the Successful Resolution Applicant (SRA). There is a litigation with respect to distribution of such recoveries pending before the appropriate forum. According to the Company, the DHFL acquisition remains unaffected by the above said order. Further there will be no adverse impact on the consolidated financial statements for the year ended March 31, 2023 and 2024 even in the eventuality of the matter being decided against the Company.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

42 C Acquisition of Piramal Finance Sales & Services Private Limited ("PFSSPL") by Piramal Capital & Housing Finance Limited ("The Company")

The Company acquired "Piramal Finance Sales and Service Private Limited" from Piramal Enterprises Limited as on September 28, 2022. The financial statements presented above are not comparable with the previous period financial statements for the year ended March 31, 2022 which comprise the result of the Company without considering pre-acquisition period of PFSSPL.

Details in respect of business combination is provided below:

No	Particulars	(Rs. in lakhs) Amount
A	Consideration transferred	
	Cash	30
	Total consideration (A)	30
B	Fair value of assets identifiable assets and liabilities recognised as a result of the Acquisition	
	Assets	
	Total assets acquired	3,348
	Total liabilities acquired	3,315
	Net assets recognised pursuant to the Scheme (B)- (a-b)	32
C	Goodwill/(Capital Reserve) (A-B)	(2)

Capital reserve represents the gain on bargain purchase which is directly recognized in the equity as capital reserve.

42 D Acquisition of Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) by Piramal Capital & Housing Finance Limited ("The Company")

The Company has acquired "Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)" (wholly owned subsidiary Company) from PRL Developers Private Limited as on December 11, 2022. The financial statements presented above are not comparable with the previous period financial statements for the year ended March 31, 2022 which comprise the result of the Company without considering pre-acquisition period of Piramal Agastya Offices Private Limited.

Details in respect of business combination is provided below:

No	Particulars	(Rs. in lakhs) Amount
A	Consideration transferred	
	Cash*	9,012
	Total consideration (A)	9,012
B	Fair value of assets identifiable assets and liabilities recognised as a result of the Acquisition	
	Assets	
	Total assets acquired	101,248
	Total liabilities acquired	92,436
	Net assets recognised pursuant to the Scheme (B)- (a-b)	8,813
C	Goodwill/(Capital Reserve) (A-B)	200

Goodwill represents the loss on bargain purchase which is directly recognized in the balance sheet.

* includes stamp duty of Rs. 12 lakhs.

During the current year, the Holding Company has recorded a loss of Rs. 758 lakhs due to fair value adjustments pertaining to payment of contingent consideration arising from the acquisition of its wholly-owned subsidiary, Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited), in December 2022 from PRL Developer Private Limited ('PDPL'). The additional purchase consideration has been paid to PDPL, as outlined in the Share Purchase Agreement, which includes a provision for additional payments to PDPL.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures.

List of Related Parties

A. Parent company

Piramal Enterprises Limited ("PEL")

B. Fellow subsidiaries having transaction during the year

Piramal Fund Management Private Limited

Piramal Securities Limited

Piramal Finance Sales & Services Private Limited (till September 27, 2022)

C. Other related parties having transaction during the year

Aasan Corporate Solutions Private Limited

Analog Legalthub Technology Private Limited

Brickex Advisors Private Limited (merged with Piramal Corporate Services Private Limited since March 9, 2023)

Piramal Corporate Services Private Limited

Piramal Alternatives Private Limited

Piramal Foundation for Educational Leadership

India Resurgence ARC Private Limited

Piramal Corporate Tower Private Limited (formerly known as Piramal Consumer Products Private Limited)

Piramal Foundation

Piramal Pharma Limited

Kaivalya Education Foundation

Piramal Trusteeship Services Private Limited

Social Worth Technologies Private Limited

Pramerica Life Insurance Limited (Joint Venture of DIL)

Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited) (till December 11, 2022)

DHFL Venture Trustee Company Private Limited (Associate of DIL)

PRL Developers Private Limited

D. Key Management Personnel

Mr. Ajay G. Piramal - Chairman and Executive Director

Dr. (Mrs.) Swati A. Piramal - Vice Chairman and Executive Director

Mr. Anand Piramal - Executive Director

Jairam Sridharan - Chief Executive Officer and Managing Director

Vikash Singha - Chief Financial Officer

Bipin Singh - Company Secretary

E. Non-Executive/Independent Directors

Suhail Nathani

Puneet Dalmia

Gautram Doshi

Kunal Bahl (Appointed w.e.f. March 20, 2024)



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

G. Details of transactions with related parties

Details of Transactions	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Rent expenses												
- Aasan Corporate Solutions Private Limited	-	-	-	-	623	850	-	-	-	-	623	850
- Piramal Corporate Tower Private Limited	-	-	-	-	218	-	-	-	-	-	218	-
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited))	-	-	-	-	-	280	-	-	-	-	-	280
TOTAL	-	-	-	-	841	1,130	-	-	-	-	841	1,130
Royalty Expenses												
- Piramal Corporate Services Private Limited	-	-	-	-	5,272	5,341	-	-	-	-	5,272	5,341
TOTAL	-	-	-	-	5,272	5,341	-	-	-	-	5,272	5,341
Premium expenses												
- Pramerica Life Insurance Limited	-	-	-	-	378	136	-	-	-	-	378	136
TOTAL	-	-	-	-	378	136	-	-	-	-	378	136
Service Fees Income (including reimbursement)												
- Piramal Enterprises Limited	347	-	-	-	-	-	-	-	-	-	-	-
TOTAL	347	-	-	-	-	-	-	-	-	-	-	-
Donation expense (including reimbursement)												
- Piramal Foundation for Educational Leadership	-	-	-	-	1,634	490	-	-	-	-	1,634	490
- Piramal Foundation	-	-	-	-	1,852	2,838	-	-	-	-	1,852	2,838
- Kaivalya Education Foundation	-	-	-	-	532	573	-	-	-	-	532	573
TOTAL	-	-	-	-	4,018	3,901	-	-	-	-	4,018	3,901
Fees (expense)												
- Piramal Trusteeship Services Private Limited	-	-	-	-	9	10	-	-	-	-	9	10
- Piramal Fund Management Private Limited	-	-	-	-	453	-	-	-	-	-	453	-
- Analog Legalhub Technology Private Limited	-	-	-	-	49	-	-	-	-	-	49	-
- Social Worth Technologies Private Limited	-	-	-	-	531	4,618	-	-	-	-	531	4,618
- Piramal Finance Sales & Services Private Limited	-	-	-	-	10,233	-	-	-	-	-	10,233	-
TOTAL	-	-	-	-	10,686	4,628	-	-	-	-	589	15,314



Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Reimbursement of expenses paid												
- Aasan Corporate Solutions Private Limited	-	-	-	-	31	43	-	-	-	-	31	43
- Piramal Corporate Tower Private Limited	-	-	-	-	14	-	-	-	-	-	14	-
- Piramal Enterprises Limited	46	100	-	-	-	-	-	-	-	-	46	100
- Piramal Trusteeship Services Private Limited	-	-	-	-	-	5	-	-	-	-	-	5
- Social Worth Technologies Private Limited	-	-	-	-	-	87	-	-	-	-	-	87
- Piramal Pharma Limited	-	-	-	-	10	-	-	-	-	-	10	-
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	-	-	-	81	-	-	-	-	-	81
TOTAL	46	100	-	-	55	216	-	-	-	-	101	316
Reimbursement of expenses received												
- Piramal Corporate Services Private Limited	-	-	-	-	4	-	-	-	-	-	4	-
- Piramal Alternatives Private Limited	-	-	5	-	-	-	-	-	-	-	5	-
TOTAL	-	-	5	-	4	-	-	-	-	-	9	-
Sale/Transfer of Assets/Fixed Assets												
- Piramal Pharma Limited	-	-	-	-	10	-	-	-	-	-	10	-
TOTAL	-	-	-	-	10	-	-	-	-	-	10	-
Reimbursement of ESOP expenses												
- Piramal Enterprises Limited	5,513	7	-	-	-	-	-	-	-	-	5,513	7
TOTAL	5,513	7	-	-	-	-	-	-	-	-	5,513	7
Sitting Fees paid to Non-Executive/Independent Directors												
- Gautam Doshi	-	-	-	-	-	-	-	-	13	11	13	11
- Puneet Dalmia	-	-	-	-	-	-	-	-	5	3	5	3
- Kunal Bahi	-	-	-	-	-	-	-	-	1	1	1	1
- Suhani Nathani	-	-	-	-	-	-	-	-	15	15	15	15
TOTAL	-	-	-	-	-	-	-	-	34	29	34	29



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Interest expense												
- Piramal Enterprises Limited	7,278	12,808	-	-	-	-	-	-	-	-	7,278	12,808
- Pramerica Life Insurance Limited	-	-	-	-	180	189	-	-	-	-	180	189
TOTAL	7,278	12,808	-	-	180	189	-	-	-	-	7,458	12,997
Interest Income												
- Piramal Enterprises Limited	-	4,983	-	-	-	-	-	-	-	-	-	4,983
TOTAL	-	4,983	-	-	0	-	-	-	-	-	-	4,983
Insurance Commission Income												
- Pramerica Life Insurance Limited	-	-	-	-	10,232	946	-	-	-	-	10,232	946
TOTAL	-	-	-	-	10,232	946	-	-	-	-	10,232	946
Assignment Service Income												
- Piramal Enterprises Limited	1,288	201	-	-	-	-	-	-	-	-	1,288	201
TOTAL	1,288	201	-	-	-	-	-	-	-	-	1,288	201
Lease Rent Income												
- Piramal Enterprises Limited	86	86	-	-	-	-	-	-	-	-	86	86
- Piramal Securities Limited	-	-	-	7	-	-	-	-	-	-	-	7
- Pramerica Life Insurance Limited	-	-	-	-	13	11	-	-	-	-	13	11
- Pramerica Pharma Limited	-	-	-	-	587	587	-	-	-	-	587	-
TOTAL	86	86	-	7	600	11	-	-	-	-	686	104
ICD Taken												
- Piramal Enterprises Limited	400,000	-	-	-	-	-	-	-	-	-	400,000	-
TOTAL	400,000	-	-	-	-	-	-	-	-	-	400,000	-
ICD repaid												
- Piramal Enterprises Limited	385,000	236,600	-	-	-	-	-	-	-	-	385,000	236,600
TOTAL	385,000	236,600	-	-	-	-	-	-	-	-	385,000	236,600



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Repayment of ICD Given												
- Piramal Enterprises Limited	-	70,075	-	-	-	-	-	-	-	-	-	70,075
TOTAL		70,075										70,075
Partial redemption of NCD												
- Pramerica Life Insurance Limited	-	-	-	-	146	146	-	-	-	-	146	146
TOTAL					146	146					146	146
Net Advance repaid (Including advance adjusted against provision)												
- Brickex Advisors Private Limited	-	-	-	-	-	91	-	-	-	-	-	91
TOTAL						91						91
Services fees (income)												
- Pramerica Life Insurance Limited	-	-	-	-	491	-	-	-	-	-	-	491
TOTAL					491							491
Loan portfolio transferred to												
- Piramal Enterprises Limited	302,840	184,173	-	-	-	-	-	-	-	-	302,840	184,173
- India Resurgence ARC Private Limited	-	-	-	-	71,000	-	-	-	-	-	-	71,000
TOTAL	302,840	184,173			71,000						302,840	255,173
FLDG Recovery												
- Social Worth Technologies Private Limited	-	-	-	-	1,078	964	-	-	-	-	1,078	964
TOTAL					1,078	964					1,078	964
Redemption of Security Receipt												
- India Resurgence ARC Private Limited	-	-	-	-	-	54,677	-	-	-	-	-	54,677
TOTAL						54,677						54,677



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

G. Details of transactions with related parties. (Continued)

Details of Transactions	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Security Deposit Refunded												
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	141	-	-	-	-	-	141
TOTAL	-	-	-	-	-	141	-	-	-	-	-	141
Security deposit placed												
- Piramal Agastya Offices Private Limited (formerly known as PRL Agastya Private Limited)	-	-	-	-	-	475	-	-	-	-	-	475
- Aasan Corporate Solutions Private Limited	-	-	-	-	12	73	-	-	-	-	-	73
TOTAL	-	-	-	-	12	548	-	-	-	-	-	548
Investment in shares												
- Social Worth Technologies Private Limited	-	-	-	-	-	5,095	-	-	-	-	-	5,095
TOTAL	-	-	-	-	-	5,095	-	-	-	-	-	5,095
Issue of Shares												
- Piramal Enterprises Limited	200,000	-	-	-	-	-	-	-	-	-	200,000	-
TOTAL	200,000	-	-	-	-	-	-	-	-	-	200,000	-
Acquisition of shares of Subsidiaries from												
- Piramal Enterprises Limited	-	30	-	-	-	-	-	-	-	-	-	30
- PRL Developers Private Limited	-	-	-	-	758	9,000	-	-	-	-	-	758
(Refer note 42D)	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL	-	-	30	-	758	9,000	-	-	-	-	-	758
												9,030



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

II. Compensation paid to Directors, Key Managerial Personnel and It's relatives

The compensation of directors and other members of key managerial personnel and its relatives during the year was as follows:

	March 31, 2024	March 31, 2023
1. Short term employee benefits	607	443
2. Post employee benefits	21	-
3. Other long-term benefits	-	-
4. Termination benefit, and	-	-
5. Share based payment	2,002	-
TOTAL	2,630	443

Expenses towards gratuity, pension, leave encashment and leave travel allowance provisions are determined actuarially on overall Company basis at the end of each year and, accordingly, have not been considered in the above information.

*4,81,968 ESOPs (March 31, 2023 - 4,429 ESOPs) have been granted by the Holding Company to Key managerial personnel during the year 2023-24, out of which no options have been exercised till March 31, 2024).

I. Details of balances with related parties

	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Net Payable (includes provision for expenses)												
- Piramal Enterprises Limited	13,730	7,196	-	-	-	-	-	-	-	-	13,730	7,196
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	7	-	-	-	-	-	7
- Analog Legallhub Technology Private Limited	-	-	-	-	44	-	-	-	-	-	44	-
- Social Worth Technologies Private Limited	-	-	-	-	164	532	-	-	-	-	164	532
- Piramal Corporate Services Private Limited	-	-	-	-	-	483	-	-	-	-	-	483
- Piramal Foundation for Educational Leadership	-	-	-	-	2	-	-	-	-	-	2	-
- Piramal Corporate Lower Private Limited	-	-	-	-	85	-	-	-	-	-	85	-
TOTAL	13,730	7,196	-	-	295	1,022	-	-	-	-	14,025	8,218



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

43 Information in accordance with the requirements of Indian Accounting Standard 24 on Related Party Disclosures. (Continued)

I. Details of balances with related parties. (Continued)

	Parent Company		Fellow subsidiaries		Other Related Parties		Key Management Personnel		Non-Executive/ Independent Directors		Total	
	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023	March 31, 2024	March 31, 2023
Net Receivables												
- Piramal Alternatives Private Limited	-	-	6	-	-	-	-	-	-	-	-	6
- Piramal Corporate Services Private Limited	-	-	-	-	76	-	-	-	-	-	-	76
- Pramerica Life Insurance Limited	-	-	-	-	3,623	558	-	-	-	-	-	3,623
TOTAL	-	-	6	-	3,699	558	-	-	-	-	-	3,705
ICD Payable												
- Piramal Enterprises Limited	45,000	31,552	-	-	-	-	-	-	-	-	-	45,000
TOTAL	45,000	31,552	-	-	-	-	-	-	-	-	-	31,552
NCD Outstanding (including interest accrued)												
- Pramerica Life Insurance Limited	-	-	-	-	2,554	2,698	-	-	-	-	-	2,554
TOTAL	-	-	-	-	2,554	2,698	-	-	-	-	-	2,698
Security Receipts Outstanding												
- India Resurgence ARC Private Limited	-	-	-	-	-	5,673	-	-	-	-	-	5,673
TOTAL	-	-	-	-	-	5,673	-	-	-	-	-	5,673
Security Deposits												
- Aasan Corporate Solutions Private Limited	-	-	-	-	-	339	-	-	-	-	-	339
- Piramal Corporate Tower Private Limited	-	-	-	-	352	-	-	-	-	-	-	352
TOTAL	-	-	-	-	352	339	-	-	-	-	-	339
Investments												
- Social Worth Technologies Private Limited*	-	-	-	-	19,066	17,819	-	-	-	-	-	19,066
TOTAL	-	-	-	-	19,066	17,819	-	-	-	-	-	19,066

(* Social Worth Technologies Private Limited' has lien marked fixed deposit in favour of the Company amounting to Rs. 1,050 lakhs as FLDG cover against future delinquencies)



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits:

(i) (a) Charge to the Consolidated Statement of Profit and Loss based on Defined Contribution Plans

Particulars	March 31, 2024	March 31, 2023
Employer's contribution to Regional Provident Fund Office	5,080	3,697
Contribution to Pension Fund	207	153
Employer's contribution to Employees' State Insurance	172	176

(i) (b) Disclosures for defined benefit plans based on actuarial valuation reports as on March 31, 2024

The Group has scheme for gratuity as part of post retirement plan. The Group has a defined benefit gratuity plan in India which is funded. The Group's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund. The fund is managed by Employees Group Gratuity Trusts which is governed by the Board of Trustees. The Board of Trustees are responsible for the administration of the plan assets and for the definition of the investment strategy.

A. Change in Projected Benefit Obligation

Particulars	Gratuity (Funded)	Gratuity (Funded)
	Year Ended March 31, 2024	Year Ended March 31, 2023
Present Value of Benefit Obligation as at beginning of the year	3,552	3,809
Interest Cost	256	260
Current Service Cost	459	535
Past Service Cost	18	-
Liability transferred in	-	95
Liability Transferred Out/ Divestments	-	-
Benefit Paid From the Fund	-	(252)
Benefits paid by Employer	(455)	(680)
Actuarial (Gains)/Losses on Obligations - Due to change in demographic	40	(443)
Actuarial (Gains)/Losses on Obligations - Due to change in financial ass	8	36
Actuarial (Gains)/Losses on Obligations - Due to experience	598	194
Present Value of Defined Benefit Obligation as at the end of the year	4,476	3,552

B. Fair value of plan assets

Fair Value of Plan Assets as at beginning of the year	3,693	3,756
Interest income	266	252
Contributions by the Employer	-	-
Assets transferred in/ Acquisition	-	-
Benefit Paid from the Fund	-	(252)
Return on Plan Assets, Excluding Interest Income	87	(63)
Fair value of plan assets as at the end of the year	4,046	3,693

C. Amount recognised in the Balance Sheet

Present Value of Benefit Obligation at the end of the year	(4,476)	(3,552)
Fair Value of Plan Assets at the end of the year	4,046	3,693
Net (Liability)/Asset Recognized in the Balance Sheet	(430)	141

D. Net interest cost for current year

Present Value of Benefit Obligation at the Beginning of the year	3,552	3,809
Liability transferred in	-	95
(Fair Value of Plan Assets at the Beginning of the year)	(3,693)	(3,756)
Net Liability/(Asset) at the Beginning	(141)	148
Interest Cost	256	260
(Interest Income)	(266)	(252)
Net Interest Cost/(Income) for current year	(10)	8



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

E. Expenses recognised in Statement of Profit and Loss

Particulars	Gratuity (Funded)	Gratuity (Funded)
	Year Ended	Year Ended
	March 31, 2024	March 31, 2023
Current Service Cost	457	507
Interest Cost	-10	8
Past Service Cost	18	-
Total Expenses / (Income) recognised in the Statement of Profit and Loss	465	515

F. Expenses Recognized in the Other Comprehensive Income (OCI) for current year

Actuarial (Gains)/Losses on Obligations - due to demographic assumptions	40	(188)
Actuarial (Gains)/Losses on Obligations	8	-
Actuarial (Gains)/Losses on Obligations - Due to Experience	598	(25)
Return on Plan Assets, Excluding Interest Income	(87)	63
Net (Income)/Expense For the year recognized in OCI	558	(150)

G. Principal actuarial assumptions used:

Particulars	(Funded)	(Funded)
	Year Ended	Year Ended
	-	0-Jan-00
Rate of discounting	7.14% - 7.44%	6.98% - 7.29%
Rate of salary increase	6.50% - 10%	6.50% - 10%
Rate of employee turnover	5% - 60%	30% - 60%
Mortality rate during employment	Indian Assured Lives Mortality 2012-14 (Urban)	Indian Assured Lives Mortality 2012-14 (Urban)

H. Balance Sheet Reconciliation

Opening Net Liability	(140)	53
Expenses Recognized in Statement of Profit or Loss	465	543
Expenses Recognized in OCI	558	(150)
Net Liability/(Asset) Transfer In	-	95
Net (Liability)/Asset Transfer Out	-	-
Benefit Paid (Employer's Contribution)	(455)	(680)
Net Liability/(Asset) Recognized in the Balance Sheet	430	(140)

I. Category of Assets

Insurance fund	4,046	3,693
Total	4,046	3,693

J. Other Details

No of Active Members	13,417	11,998
Per Month Salary For Active Members	2,363	1,865
Weighted Average Duration of the Projected Benefit Obligation	3	3
Average Expected Future Service	1	2
Projected Benefit Obligation (PBO)	4,374	3,466
Prescribed Contribution For Next Year (12 Months)	921	218

K. Net Interest Cost for Next Year

Particulars	Estimated for the year ended March 31, 2024	Estimated for the year ended March 31, 2023
Present Value of Benefit Obligation at the End of the year (Fair Value of Plan Assets at the End of the year)	4,476 (4,046)	3,552 (3,693)
Net Liability/(Asset) at the End of the year	430	(140)
Interest Cost (Interest Income)	318 (288)	256 (266)
Net Interest Cost / (Income) for Next Year	30	(10)



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

L. Expenses Recognized in the Statement of Profit or Loss for Next Year:

Particulars	Estimated for the year ended March 31, 2024	Estimated for the year ended March 31, 2023
Current Service Cost	603	459
Net Interest Cost	31	(10)
(Expected Contributions by the Employees)	-	-
Expenses Recognized for Next Year	634	449

M. Maturity Analysis of the Benefit Payments: from the Employer:

Projected Benefits Payable in Future Years from the Date of Reporting	As at March 31, 2024	As at March 31, 2023
1st Following Year	1,105	1,057
2nd Following Year	828	740
3rd Following Year	748	575
4th Following Year	655	453
5th Following Year	537	379
Sum of Years 6 To 10	1,268	850

N. Sensitivity Analysis

Projected Benefits Payable in Future Years from the Date of Reporting	As at March 31, 2024	As at March 31, 2023
Projected Benefit Obligation on Current Assumptions	4,476	3,553
Delta Effect of +1% Change in Rate of Discounting	(135)	(77)
Delta Effect of -1% Change in Rate of Discounting	106	82
Delta Effect of +1% Change in Rate of Salary Increase	102	78
Delta Effect of -1% Change in Rate of Salary Increase	(133)	(75)
Delta Effect of +1% Change in Rate of Employee Turnover	(55)	(19)
Delta Effect of -1% Change in Rate of Employee Turnover	22	20

The sensitivity analysis have been determined based on reasonably possible changes of the respective assumptions occurring at the end of the reporting period, while holding all other assumptions constant.

The sensitivity analysis presented above may not be representative of the actual change in the Defined Benefit Obligation as it is unlikely that the change in assumptions would occur in isolation of one another as some of the assumptions may be correlated.

Furthermore, in presenting the above sensitivity analysis, the present value of the projected benefit obligation has been calculated using the projected unit credit method at the end of the reporting period, which is the same method as applied in calculating the projected benefit obligation as recognised in the balance sheet.

There was no change in the methods and assumptions used in preparing the sensitivity analysis from prior years

Notes:

Gratuity is payable as per Group' scheme as detailed in the report.

Actuarial gains/losses are recognized in the period of occurrence under Other Comprehensive Income (OCI). All above reported figures of OCI are gross of taxation.

Salary escalation and attrition rate are in line with the industry practice considering promotion and demand and supply of the employees

Cash flow projection is done considering future salary, attrition and death in respective year for members as mentioned above.

Maturity Analysis of Benefit Payments is undiscounted cashflows considering future salary, attrition & death in respective year for members as mentioned above.

Average Expected Future Service represents Estimated Term of Post - Employment Benefit Obligation.

Weighted Average Duration of the Defined Benefit Obligation is the weighted average of cash flow timing, where weights are derived from the present value of each cash flow to the total present value.

Any benefit payment and contribution to plan assets is considered to occur end of the year to depict liability and fund movement in the disclosures.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

Qualitative Disclosures

- Characteristics of defined benefit plan

The entity has a defined benefit gratuity plan in India (funded). The entity's defined benefit gratuity plan is a final salary plan for employees, which requires contributions to be made to a separately administered fund. The fund is managed by a trust which is governed by the Board of Trustees. The Board of Trustees are responsible for the administration of the plan assets and for the definition of the investment strategy.

- These plans typically expose the Group to actuarial risks such as: interest rate risk, salary risk, investment risk, asset liability matching risk, mortality risk and concentration risk.

Interest rate risk

A fall in the discount rate which is linked to the G Sec. rate will increase the present value of the liability requiring higher provision. A fall in the discount rate generally increases the mark to market value of the assets depending on the duration of asset.

Salary Risk

The present value of the defined benefit plan liability is calculated by reference to the future salaries of members. As such, an increase in the salary of the members more than assumed level will increase the plan's liability.

Investment Risk

The present value of the defined benefit plan liability is calculated using a discount rate which is determined by reference to market yields at the end of the reporting period on government bonds. If the return on plan asset is below this rate, it will create a plan deficit. Currently, for the plan in India, it has a relatively balanced mix of investments in government securities, and other debt instruments.

Asset Liability Matching Risk

The plan faces the ALM risk as to the matching cash flow. Group has to manage pay-out based on pay as you go basis from own funds. Since the plan is invested in lines of Rule 101 of Income Tax Rules, 1962, this generally reduces ALM risk.

Mortality risk

Since the benefits under the plan is not payable for life time and payable till retirement age only, plan does not have any longevity risk.

Concentration Risk:

Plan is having a concentration risk as all the assets are invested with the insurance company

- Characteristics of defined benefit plans

There is a change in the benefit scheme during the year. Change in liability (if any) due to this scheme change is recognised as past service cost. The change in the benefit scheme is change in retirement age from 58 years to 60 years

- A separate trust fund is created to manage the Gratuity plan and the contributions towards the trust fund is done as guided by rule 103 of Income Tax Rules, 1962.

(ii) Compensated Absences

Particulars	Compensated absence (Funded)	Compensated absence (Funded)
	For the year ended March 31, 2024	For the year ended March 31, 2023
Expense recognised in the Statement of Profit and Loss	736	1,527
Discount rate (p.a.)	7.20% p.a.	7.20% p.a.
Salary escalation rate (p.a.)	6.5-10% p.a.	6.5-10% p.a.
Amount recognised in the Balance Sheet		
Present Value of Benefit Obligation at the end of the year*	(2,913)	(2,538)
Fair Value of Plan Assets at the end of the year	(593)	(1,776)
Funded Status (surplus/ (deficit))	2,321	762
Net (Liability)/Asset Recognized in the Balance Sheet	2,321	762

*includes Short term compensated absences of Nil (March 31, 2023 - Rs. 122 lakhs)

(iii) Long term service employee benefits

During the year, the Group has recognised long term service reward aggregating to Rs 9 lakhs (March 31, 2023 - Rs. 4 lakhs) which is unfunded.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

(iv) Share Based payment

The Holding Company (i.e. Piramal Enterprises Limited) has issued stock options to certain employees of the Company. These transactions are recognized as equity-settled share based payment transactions. The Scheme allows the Grant of Stock Options to employees of the Company that meet the eligibility criteria. Each option comprises one underlying Equity Share.

The stock compensation expense is determined based on fair value of options and the holding company's estimate of options that will eventually vest and is recognised over the vesting period in the statement of profit and loss with corresponding increase in liability payable to holding company as the cost is recovered by the holding company in entirety.

Employee Stock Option Scheme and related scheme wise details are as follows

Particulars	For 1/3 vesting start - March 31, 2024	For 1/4 vesting start - May 1, 2024	For 1/3 vesting start - August 1, 2025
Date of Grant	31-Mar-23	31-Mar-23	31-Mar-23
Number of options granted	242,032	309,663	21,971
Number of options exercisable as on March 31, 2023	-	-	-
Number of options exercisable as on March 31, 2024	80,677	-	-
Exercise price per option	2	2	2
Vesting Commencement date	31-Mar-24	01-May-24	01-Aug-25
Exercise period	28 Months	38 Months	52 Months
Date of vesting	1/3 on March 31, 2024 1/3 on August 1, 2024 1/3 on August 1, 2025	1/4 on May 1, 2024 1/4 on June 1, 2024 1/4 on June 1, 2025 1/4 on June 1, 2026	1/3 on August 1, 2025 1/3 on August 1, 2026 1/3 on August 1, 2027
Method of Settlement	Equity settled	Equity settled	Equity settled
Modification to share based payment plans	NA	NA	NA
Basis of determination of volatility	The historical volatility of PEL stock price returns for a time frame corresponding to the remaining contractual life has been relied upon as a proxy for the expected volatility.		
Vesting Conditions	Employee to remain in service and achievement of applicable performance		

Particulars	For 1/4 vesting start - May 1, 2024	For 1/3 vesting start - July 17, 2024
Date of Grant	April 13, 2023	July 17, 2023
Number of options granted	476,406	324,669
Number of options exercisable as on March 31, 2024	-	-
Exercise price per option	2	2
Vesting Commencement date	May 01, 2024	July 17, 2024
Exercise period	38 Months	36 Months
Date of vesting	1/4 on May 1, 2024 1/4 on June 1, 2024 1/4 on June 1, 2025 1/4 on June 1, 2026	1/3 vesting on July 17, 2024 1/3 vesting on July 17, 2025 1/3 vesting on July 17, 2026
Method of Settlement	Equity settled	Equity settled
Modification to share based payment plans	NA	NA
Basis of determination of volatility	The historical volatility of PEL stock price returns for a time frame corresponding to the remaining contractual life has been relied upon as a proxy for the expected volatility.	
Vesting Conditions	Employee to remain in service and achievement of applicable performance on the date of vesting	



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

44 Employee Benefits: (Continued)

Summary of stock options

Particulars	Number of options	Weighted- Average	Weighted- Average
Balance as on April 1, 2022	-	-	-
Granted during the year	573,666	2	4 - 5 years
Exercised during the year	-	-	-
Forfeited/Lapsed during the year	-	-	-
Granted during the year	801,075	2	8 years
Exercised during the year	-	-	-
Forfeited/Lapsed during the year	(34,153)	-	-
Balance as on March 31, 2024	1,405,760	2	4 - 7.5 years

The fair values of options granted during the year are as follows:

Grant date	No. of Years vesting	Fair value per option
July 17, 2023	3 years	Rs. 895.00 - Rs. 916.10
April 13, 2023	3.14 years	Rs. 640.40 - Rs. 653.90
March 31, 2023	3.28 years	Rs. 624.83 - Rs. 639.48

The fair value has been calculated using the Black Scholes Options Pricing Model and the significant assumptions made in this regard are as follows:

	Grant dated July 17, 2023	Grant dated April 13, 2023	Grant dated March 31, 2023
Risk free interest rate	6.81% - 6.84%	6.79% - 6.87%	6.91% - 6.94%
Expected life	3.50 - 5.50 years	3.55 - 5.64 years	3.0 - 4.67 years
Expected volatility	52.14% - 55.12%	53.77% - 56.24%	55.10% - 58.73%
Expected dividend yield	1.74% - 2.07%	1.58% - 1.91%	1.71% - 1.91%
Exercise Price (Rs.)	2	2	2
Stock Price (Rs.)	987	701	678

Balance Sheet Reconciliation

	As at March 31, 2024	As at March 31, 2023
Opening liability	7	-
Expenses Recognized in Statement of Profit or Loss	5,513	7
Payment against liability	(2,538)	-
Closing liability	<u>2,982</u>	<u>7</u>

The ESOP expenses is recognised over the vesting period in the statement of profit and loss with corresponding increase in liability payable to holding company as the cost is recovered by the holding company in entirety.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

45 Fair Value Disclosures

a) <u>Categories of Financial Instruments:</u>	March 31, 2024			March 31, 2023		
	FVTPL	FVOCI	Amortised Cost*	FVTPL	FVOCI	Amortised Cost*
Financial Assets						
Investments	562,700	19,071	161,203	733,022	78,042	430,908
Loans	111,016	-	5,353,467	133,868	-	4,706,969
Derivative financial instruments	-	5,398	-	-	9,811	-
Cash and Bank Balances #	-	-	294,958	-	-	261,993
Receivables	-	-	5,862	-	-	1,900
Other Financial Assets #	-	-	100,598	-	-	88,741
	673,716	24,469	5,916,088	866,890	87,853	5,490,511
Financial liabilities						
Borrowings	-	-	4,568,021	-	-	4,123,256
Trade Payables #	-	-	35,601	-	-	29,334
Other Financial Liabilities #	-	-	125,965	-	-	166,613
	-	-	4,729,587	-	-	4,319,203

b) Fair Value Hierarchy and Method of Valuation

Financial Instruments	Notes	Carrying Value	March 31, 2024			Total
			Level 1	Level 2	Level 3	
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	15,600	-	-	15,600	15,600
Optionally Convertible Debentures	i.	23,800	-	-	23,800	23,800
Investments in Mutual Funds	ii.	5,800	5,800	-	-	5,800
Project Receivables	i.	101,856	-	-	101,856	101,856
Security Receipts	i.	415,644	-	-	415,644	415,644
Loans	i.	111,016	-	-	111,016	111,016
Measured at FVOCI						
Investments						
Preference Shares (Others then subsidiaries)	i.	18,994	-	-	18,994	18,994
Equity Instruments (Others then subsidiaries)	i.	72	-	-	72	72
Redeemable Bonds	i.	5	-	-	5	5
Derivative financial instruments	i.	5,398	-	5,398	-	5,398
Measured at Amortised Cost*						
Investments						
Government Securities/Redeemable Bonds	iii.	109,805	111,280	-	-	111,280
Redeemable Non Convertible Debentures	iii.	36,246	-	-	291,984	291,984
Pass Through certificates	iii.	15,152	-	-	15,152	15,152
Loans	iii.	5,353,467	-	-	4,593,201	4,593,201
Financial Liabilities						
Measured at Amortised Cost						
Borrowings	iii.	4,568,021	-	-	4,527,703	4,527,703



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

45 Fair Value Disclosures (Continue)

Financial Instruments	Notes	Carrying Value	March 31, 2023			Total
			Level 1	Level 2	Level 3	
Financial Assets						
Measured at FVTPL						
Investments						
Redeemable Non-Convertible Debentures	i.	18,000	-	-	18,000	18,000
Optionally Convertible Debentures	i.	34,000	-	-	34,000	34,000
Investments in Mutual Funds	ii.	-	-	-	-	-
Project Receivables	i.	161,740	-	-	161,740	161,740
Security Receipts	i.	215,642	-	-	215,642	215,642
Investment in AIF	i.	302,241	-	-	302,241	302,241
Others	i.	1,399	-	-	1,399	1,399
Loans	i.	133,868	-	-	133,868	133,868
Measured at FVOCI						
Investments						
Preference Shares (Others then subsidiaries)	i.	17,752	-	-	17,752	17,752
Equity Instruments (Others then subsidiaries)	i.	67	-	-	67	67
Redeemable Bonds	i.	50,726	-	-	50,726	50,726
T-Bill	i.	9,497	9,497	-	-	9,497
Derivative financial instruments		9,811	-	9,811.00	-	9,811
Measured at Amortised Cost*						
Investments						
Government Securities/Redeemable Bonds	iii.	104,031	104,381	-	-	104,381
Redeemable Non Convertible Debentures	iii.	306,373	-	-	291,984	291,984
Pass Through certificates	iii.	20,504	-	-	20,504	20,504
Loans	iii.	4,706,969	-	-	4,662,443	4,662,443
Financial Liabilities						
Measured at Amortised Cost						
Borrowings	iii.	4,123,256	-	-	4,051,563	4,051,563

Notes:

- Discounted cash flow method has been used to determine the fair value. The yield used for discounting has been determined based on trades, market polls, levels for similar issuer with same maturity, spread over matrices, etc. For instruments where the returns are linked to the share price of the investee company the equity price has been derived using Monte Carlo simulation and local volatility model using the inputs like spot rate, volatility surface, term structures and risk free rates from globally accepted third party vendor for these data.
- Net Asset Value (NAV) as at the reporting period have been used to determine the Fair Value of the mutual fund investments.
- Discounted cash flow method has been used to determine the fair value. The discounting factor used has been arrived at after adjusting the rate of interest for the financial assets and financial liabilities by the difference in the G-SEC rates from date of initial recognition to the reporting dates.

* The fair value of investments, loans & other financial assets at amortised cost is gross of ECL provision amounting to Rs. 1,92,118 lakhs (March 31, 2023 – Rs 7,26,604 akhs) excluding stage 3 and POCI loans which are presented net of ECL provision.

The Group has not disclosed the fair value of cash and bank balances, other financial assets, trade payables and other financial liabilities because their carrying amounts are a reasonable approximation of fair value.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

45 Fair Value Disclosures (Continue)

e) Fair value measurements using significant unobservable inputs (level 3)

The following table presents the changes in level 3 items for the year ended March 31, 2024.

Particulars	Derivative Financial Instruments	Other Investments	Debentures	Loans	Total
As at March 31, 2022	2,749	453,205	59,052	282,873	797,879
Transfer in/ (Out)	-	119,213	-	-	119,213
Acquisitions/Disposal during the year (Net)	-	236,998	(700)	(173,867)	62,431
(Losses)/Gain recognised in profit or loss/Other Comprehensive Income	7,062	(59,849)	(6,352)	24,861	(34,277)
As at March 31, 2023	9,811	749,567	52,000	133,868	945,246
Acquisitions/Disposal during the year (Net)	(4,779)	31,847	-	(49,782)	(22,714)
Regulatory Provision on AIF	-	(165,768)	-	-	(165,768)
(Losses)/Gain recognised in profit or loss/Other Comprehensive Income	366	(79,075)	(12,600)	26,930	(64,379)
As at March 31, 2024	5,398	536,571	39,400	111,016	692,385

d) Sensitivity for FVTPL Instruments

Impact on the Group's profit before tax if discount rates had been as given in table below:

Method	Nature of Instrument	Significant unobservable inputs	Increase / Decrease in the unobservable input	Sensitivity Impact	
				Yield Increase	Yield Decrease
Discounted Cash Flow Model as at March 31, 2024	NCD	Discount rate	0.7%	-	-
	Investment	Sale Price	5.0%	10,422	(13,795)
	Term Loan	Discount rate	0.7%	-	-
	Term Loan	Sale Price	5.0%	8,510	(9,440)
Discounted Cash Flow Model as at March 31, 2023	NCD	Discount rate	0.7%	-	-
	Investment	Sale Price	5.0%	1,666	(1,508)
	Term Loan	Discount rate	0.7%	76	(75)
	Term Loan	Sale Price	5.0%	1,096	(897)

45A Changes in liabilities arising from financing activities

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

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

(b) Changes in liability arising from financing activities (Ind AS 7 'Statement of Cash Flows')

Particulars	As at April 1, 2023	Cash flows	Exchange Difference	Other	March 31, 2024
Debt securities	2,696,168	175,298	-	-	2,871,466
Borrowings (other than debt securities)	1,382,848	255,367	528	89	1,638,832
Deposits	31,552	13,448	-	-	45,000
Subordinated debt liabilities	12,688	35	-	-	12,723
	4,123,256	444,148	528	89	4,568,021

Particulars	As at April 1, 2022	Cash flows	Exchange Difference	Other	March 31, 2023
Debt securities	2,906,731	(210,563)	-	-	2,696,168
Borrowings (other than debt securities)	1,455,590	(78,461)	4,871	848	1,382,848
Deposits	266,600	(235,048)	-	-	31,552
Subordinated debt liabilities	12,660	28	-	-	12,688
	4,641,581	(524,044)	4,871	848	4,123,256



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

46 Capital Management

The Group manages its capital to ensure that it will be able to continue as going concern while maximizing the return to stakeholders through the optimisation of the debt and equity balance. The capital structure of the Group consists of net debt (borrowings as detailed in notes 15 to 18 offset by cash and cash equivalents and earmarked balances with banks (excluding lien marked)) and total equity of the Group.

The Group determines the amount of capital required on the basis of annual as well as long term operating plans and other strategic investment plans. The funding requirements are met through equity or convertible / non convertible debt securities or other long-term /short-term borrowings. The Group monitors the capital structure on the basis of total debt to equity ratio and maturity profile of the overall debt portfolio of the Group.

The capital components of the Group are as given below:

	March 31, 2024	March 31, 2023
Total Equity	1,489,470	1,478,104
Borrowings	4,568,021	4,123,256
Total Debt	4,568,021	4,123,256
Cash and Cash equivalents	(195,706)	(192,802)
Bank balances other than above (excluding lien marked)	(1,668)	(1,259)
Net Debt	4,370,647	3,929,195
Debt equity ratio	3.07	2.79
Net Debt equity ratio	2.93	2.66

47 Risk management

Risk Management is an integral part of the Group's business strategy. The Risk Management oversight structure includes Committees of the Board and Management Committees. Group's risk philosophy is to develop and maintain a healthy portfolio which is within its risk appetite and the regulatory framework. While the Group is exposed to various types of risks, the most important among them are liquidity risk, interest rate risk, credit risk, regulatory risk, foreign exchange risk and fraud and operational risk. The measurement, monitoring and management of risks remain a key focus area for the Group.

The Risk Management Committee of the Board provides direction to and monitors the quality of the internal audit function and also monitors compliance with NHB and other regulators of the Company.

The Group's risk management strategy is based on a clear understanding of various risks, disciplined risk assessment and measurement procedures and continuous monitoring. The policies and procedures established for this purpose are continuously benchmarked with market best practices.

The Risk Management Committee of the Board ("RMC") reviews compliance with risk policies, monitors risk tolerance limits, reviews and analyse risk exposure and provides oversight of risk across the organization. The RMC nurtures a healthy and independent risk management function to inculcate a strong risk management culture in the Group and broadly perceives the risk arising from (i) liquidity risk, (ii) interest rate risk, (iii) credit risk and (iv) regulatory risk (v) fraud risk and operational risk and (vi) foreign exchange risk.

47.1 Liquidity Risk

Liquidity Risk refers to insufficiency of funds to meet the financial obligations. Liquidity Risk Management implies maintenance of sufficient cash and marketable securities and the availability of funding through an adequate amount of committed credit lines to meet obligations when due.

The Holding Company has an Asset Liability Management Policy in place, which is in line with NHB/RBI guidelines for Housing Finance Companies. The ALCO is responsible for the management of the companies funding and liquidity requirements. The Group manages liquidity risk by maintaining unutilised banking facilities, credit lines and by continuously monitoring forecast and actual cash flows, and by assessing the maturity profiles of financial assets and liabilities.

The Group has the following undrawn credit lines available as at the end of the reporting period.

	March 31, 2024	March 31, 2023
- Expiring within one year (including bank overdraft)	1,000	5,000
- Expiring beyond one year	-	-
Undrawn credit lines	1,000	5,000



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(Currency : Rs in lakhs)

47 Risk management (Continued)

47.1 Liquidity Risk (Continued)

The following tables detail the Group's remaining contractual maturity for its financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay. The tables include both interest and principal cash flows. To the extent that interest flows are floating rate, the rate applicable as of March 31, 2024 and March 31, 2023 respectively has been considered. The contractual maturity is based on the earliest date on which the Group may be required to pay.

Maturities of Financial Liabilities	March 31, 2024			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Borrowings	1,484,984	1,854,622	1,207,405	1,461,442
Trade Payables	35,601	-	-	-
Other Financial Liabilities*	70,992	14,043	6,868	34,063
	1,591,577	1,868,665	1,214,273	1,495,504

Maturities of Financial Liabilities	March 31, 2023			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Borrowings	1,190,394	1,615,184	1,048,875	1,353,190
Trade Payables	29,007	-	-	-
Other Financial Liabilities*	140,431	-	-	26,071
	1,359,832	1,615,184	1,048,875	1,379,261

*This includes lease liabilities

The following table details the Group's expected maturity for its non-derivative financial assets. The table has been drawn up based on the undiscounted contractual maturities of the financial assets including interest that will be earned on those assets. The inclusion of information on non-derivative financial assets is necessary in order to understand the Group's liquidity risk management as the liquidity is managed on a net asset and liability basis.

Maturities of Financial Assets	March 31, 2024			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Investments	96,535	158,612	166,763	553,603
Loans	1,651,896	2,161,413	1,199,696	1,796,126
Other Financial Assets	88,951	-	-	5,431
Receivables	5,591	-	-	-
	1,842,973	2,320,025	1,366,459	2,355,160

Maturities of Financial Assets	March 31, 2023			
	Up to 1 year	1 to 3 years	3 to 5 years	5 years and above
Investments	310,495	231,969	355,172	575,683
Loans	1,554,579	1,598,231	1,021,807	1,239,896
Other Financial Assets	74,796	-	-	9,400
Receivables	451	-	-	-
	1,940,321	1,830,200	1,376,979	1,824,979



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.2 Interest Rate Risk

Retail lending:

The Holding Company is exposed to minimal interest rate risk as it has assets and liabilities are based on floating interest rates. The Holding Company has an approved Asset and Liability Management Policy which empowers the ALCO assess the interest rate risk run by it and provide appropriate guidelines to the Treasury to manage the risk.

Wholesale lending:

The Group is exposed to interest rate risk as it has assets and liabilities based on both fixed and floating interest rates. The Holding Company has an approved Asset and Liability Management Policy which empowers the Asset and Liability Management Committee (ALCO) to assess the interest rate risk run by it and provide appropriate guidelines to the Treasury to manage the risk. The ALCO reviews the interest rate risk on periodic basis and decides on the asset profile and the appropriate funding mix. The ALCO reviews the interest rate gap statement and the interest rate sensitivity analysis.

Borrowings:

The exposure of the Company's borrowings to the interest rate risk at the end of the year for variable rate borrowing is Rs. 1,778,609 lakhs (March 31, 2023 - Rs. 1,165,014 lakhs) and fixed rate borrowings are Rs. 2,727,788 lakhs (March 31, 2023 - Rs. 2,896,102 lakhs)

The sensitivity analysis below have been determined based on the exposure to interest rates for assets and liabilities at the end of the reporting period. For floating rate assets and liabilities, the analysis is prepared assuming the amount of the liability outstanding at the end of the reporting period was outstanding for the whole year and the rates are reset as per the applicable reset dates. The basis risk between various benchmarks used to reset the floating rate assets and liabilities has been considered to be insignificant.

Impact on the Group's profit before tax if interest rates had been 100 basis points higher / lower is given below:

Sensitivity Analysis on Floating Rate Instruments	For the Year Ended March 31, 2024		For the Year Ended March 31, 2023	
	Higher	Lower	Higher	Lower
Sensitivity Analysis on Floating Rate Borrowings	(18,127)	18,127	(12,328)	12,328
Sensitivity Analysis on Floating Rate Assets	31,332	(31,332)	27,768	(27,768)

47.3 The table below shows contractual maturity profile of carrying value of assets and liabilities:

Particulars	As at March 31, 2024		Total
	Within 12 months	After 12 months	
ASSETS			
Financial assets:			
Cash and cash equivalents	195,706	-	195,706
Bank balances other than (a) above	2,836	96,416	99,252
Derivative financial instruments	5,112	286	5,398
Receivable	5,592	-	5,592
Loans	1,149,324	3,678,267	4,827,591
Investments	80,902	749,826	830,728
Other financial assets	90,163	4,218	94,381
Non- financial assets:			
Current tax assets (net)	51,677	2,371	54,048
Deferred tax assets (net)	-	253,829	253,829
Property, Plant and Equipment	-	38,820	38,820
Right-of-use assets	-	22,889	22,889
Investment property	-	96,038	96,038
Intangible assets under development	-	1,007	1,007
Goodwill	-	200	200
Other intangible assets	-	18,857	18,857
Other non-financial assets	6,161	35,320	41,481
Total Assets	1,587,473	4,998,343	6,585,817



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Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

47.3 The table below shows contractual maturity profile of carrying value of assets and liabilities (Continued):

Particulars	As at March 31, 2024		Total
	Within 12 months	After 12 months	
LIABILITIES			
Financial liabilities:			
Trade payables	35,601	-	35,601
Debt securities	649,292	2,222,174	2,871,466
Borrowings (other than debt securities)	484,862	1,153,970	1,638,832
Deposits	15,000	30,000	45,000
Subordinated debt liabilities	-	12,723	12,723
Other financial liabilities	72,927	53,038	125,965
Non- financial liabilities:			
Current tax liabilities (net)	7,911	-	7,911
Provisions	5,950	321	6,271
Other non- financial liabilities	40,390	312,188	352,578
Total liabilities	1,311,933	3,784,414	5,096,347

Particulars	As at March 31, 2023		Total
	Within 12 months	After 12 months	
ASSETS			
Financial assets:			
Cash and cash equivalents	192,802	-	192,802
Bank balances other than (a) above	2,403	66,788	69,191
Derivative financial instruments	-	9,811	9,811
Trade Receivable	1,629	-	1,629
Loans	1,245,229	2,911,253	4,156,482
Investments	172,399	1,124,166	1,296,565
Other financial assets	73,619	9,022	82,642
Non- financial assets:			
Current tax assets (net)	72,393	1,448	73,841
Deferred tax assets (net)	-	143,138	143,138
Property, Plant and Equipment	-	32,312	32,312
Right-of-use assets	-	19,988	19,988
Investment property	-	97,495	97,495
Intangible assets under development	-	353	353
Goodwill	-	200	200
Other intangible assets	-	11,648	11,648
Other non-financial assets	7,086	31,466	38,552
Total Assets	1,767,560	4,459,088	6,226,649

LIABILITIES			
Financial liabilities:			
Trade payables	29,334	-	29,334
Debt securities	377,755	2,318,413	2,696,168
Borrowings (other than debt securities)	521,507	861,341	1,382,848
Deposits	-	31,552	31,552
Subordinated debt liabilities	-	12,688	12,688
Other financial liabilities	151,912	14,701	166,613
Non- financial liabilities:			
Current tax liabilities (net)	59,208	-	59,208
Provisions	6,167	178	6,345
Deferred tax liabilities (net)	-	-	-
Other non- financial liabilities	17,991	345,798	363,789
Total liabilities	1,163,873	3,584,672	4,748,545



Piramal Capital & Housing Finance Limited

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for the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.4 Credit Risk

The Group is exposed to Credit Risk through its lending activity. Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group has adopted a policy of dealing with creditworthy counterparties and obtaining sufficient collateral, where appropriate, as a means of mitigating the risk of financial loss from defaults.

Retail lending:

For retail lending the credit policy has been reviewed and approved by Risk Team. The Credit Risk management structure includes credit policies and procedures. The Credit Policy defines customer segments, income assessment criteria, underwriting standards, target market definition, appraisal and approval processes, product limits, Delegation of Authority metrics (DoA) and cover risk assessment for product offerings etc. to ensure consistency of credit buying patterns.

Wholesale lending:

The Group's Risk management team has developed proprietary internal rating models to evaluate risk return trade-off for the loans and investments made by the Group. The output of traditional credit rating model is an estimate of probability of default. These models are different from the traditional credit rating models as they integrate both probability of default and loss given default into a single model.

Credit Risk Management

For retail lending business, credit risk management is achieved by considering various factors like:

- Assessment of borrower's capability to pay – detailed assessment of borrower's capability to pay is conducted. The approach to the assessment is uniform across the entire Group and is spelt out in the Credit Policy. For construction finance deals, the underlying project, the financial capability, past track record of repayments of the promoters is assessed by an independent risk team.
- Security cover – this is an assessment of the value of security under stress scenario which is further adjusted for factors like liquidity, enforceability, transparency in valuation, etc of the collateral.
- Geographic region – the Group monitors loan performances in a particular region to assess if there is any stress due to natural calamities, etc impacting the performance of loans in a particular geographic region

For wholesale lending business, credit risk management is achieved by considering various factors like :

- Promoter strength – This is an assessment of the promoter from financial, management and performance perspective.
- Industry & micro-market risk – This is an assessment of the riskiness of the industry and/or micro-market to which the borrower/project belongs
- Project risk – This is an assessment of the standalone project from which interest servicing and principal repayment is expected to be done.
- Structure risk – This is an assessment of the loan structure which is characterized by its repayment tenor, moratorium, covenants, etc.
- Security cover – This is an assessment of the value of the security under stress scenario which is further adjusted for factors like liquidity,
- Exit – This is an assessment of the liquidity of the loan or investment.

Each of the above components of the risk analysis are assigned a specific weight which differ based on type of loan. The weights are then used with the scores of individual components for conversion to a risk rating.

Based on the above assessment the risk team categorises the deals in to the below Risk Grades

Risk Grading	Description
Dark Green	Extremely good loan
Green	Good loan
Yellow	Moderate loan
Amber	Weak loan
Red	Extremely weak loan

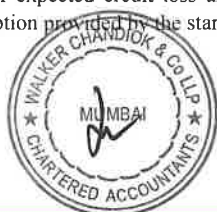
Further, a periodic review of the performance of the portfolio is also carried out by the Risk Group. The Risk Group adjusts the stress case considered during the initial approval based on actual performance of the deal, developments in the sector, regulatory changes etc. The deal level output is combined to form a portfolio snapshot. The trends from portfolio are used to provide strategic inputs to the management.

The credit risk on liquid funds and other financial instruments is limited because the counterparties are banks with high credit-ratings assigned by credit-rating agencies or mutual funds.

Provision for Expected Credit Loss

The Group has assessed the credit risk associated with its financial assets for provision of Expected Credit Loss (ECL) as at the reporting dates. The Group makes use of various reasonable supportive forward looking parameters which are both qualitative as well as quantitative while determining the change in credit risk and the probability of default. These parameters have been detailed out in Note No. iv of Significant Accounting Policies. Based on the result yielded by the above assessment the Financial assets are classified into (1) Standard (Performing) Asset, (2) Significant Credit Deteriorated (Under-Performing) Asset (3) Default (Non-Performing) Asset (Credit Impaired).

For the purpose of expected credit loss analysis the Group defines default as any asset with more than 90 days overdues. This is also as per the rebuttable presumption provided by the standard.



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Notes to the Consolidated Financial Statements (Continued)

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47 Risk management (Continued)

47.4 Credit Risk (Continued)

The Group provides for expected credit loss based on the following:

Category - Description	Stage	Basis for Recognition of Expected Credit Loss
Assets for which credit risk has not significantly increased from initial recognition	Stage 1	12 month ECL
Assets for which credit risk has increased significantly but not credit impaired	Stage 2	Life time ECL
Assets for which credit risk has increased significantly and credit impaired	Stage 3	Loss Given Default (LGD)

For the year ended March 31, 2024 and March 31, 2023 the Group has developed a PD Matrix after considering some parameters as stated below :

The key parameters for various scorecards are highlighted as follows -Real Estate products (Construction Finance, Structured Debt, LRD) - (1) Developer Grade (2) Past Overdue History (3) Tenant profile (4) Status from monthly Asset Monitoring report (5) Stage of the project (6) Geography etc. Some of the Parameters for Non Real Estate products (Senior lending, mezzanine, project finance etc) - (1) Sponsor strength (2) Overdues (3) Average debt service coverage ratio (4) Regulatory Risk (5) Stability of EBITDA (6) Quality of underlying assets etc. Based on these parameters the Company has computed the PD. The Company has also built in model scorecards to determine the internal LGD. However, due to lack of default history to statistically substantiate the internal LGD, the Company has made use of a combination of both internal as well as external LGD. The Company also maintains Expected Credit Loss for undisbursed limits after applying the credit conversion factor (CCF). CCF for these limits is computed based on historical disbursement trends observed across various products.

Expected Credit Loss as at the Reporting year:

Particulars	Asset Group	Gross Carrying Value	As at March 31, 2024	
			Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition*	Investments	49,565	1,273	48,292
	Loans	4,091,157	109,842	3,981,315
Assets for which credit risk has increased significantly but not credit impaired	Investments	-	-	-
	Loans	355,342	82,276	273,066
Assets for which credit risk has increased significantly and credit impaired	Investments	1,833	1,833	-
	Loans	415,178	367,196	47,982
Purchased or Originated credit impaired (POCI)	Loans	179,603	77,577	102,026
Total		5,092,678	639,997	4,452,681

Particulars	Asset Group	Gross Carrying Value	As at March 31, 2023	
			Expected Credit Loss	Net Amount
Assets for which credit risk has not significantly increased from initial recognition*	Investments	225,775	9,725	216,050
	Loans	3,343,521	122,674	3,220,847
Assets for which credit risk has increased significantly but not credit impaired	Investments	71,034	9,904	61,130
	Loans	341,858	96,273	245,585
Assets for which credit risk has increased significantly and credit impaired	Investments	30,068	16,505	13,563
	Loans	426,792	358,906	67,886
Purchased or Originated credit impaired (POCI)	Loans	249,000	106,501	142,499
Total		4,688,048	720,488	3,967,560

* Excluding Fair Valuation Adjustment on Merger of Rs. 312,188 Lakhs (March 31, 2023 - Rs. 345,798 Lakhs) as same amount of liability is disclosed in Other Non-Financial Liabilities.

During previous year, pursuant to review by the Risk Management Committee (RMC) of geopolitical situation and macro-economic uncertainties, the management had identified certain assets wherein there could have been an impact of such uncertainties and had created an additional provision of Rs. 55,977 lakhs, of which Rs. 50,563 lakhs was continuing as on March 31, 2023. This provision now stand at Rs. 19,400 lakhs as on March 31, 2024.

During the year ended March 31, 2024, to accommodate any possible market impact of the management's decision to reduce the legacy wholesale portfolio in the near future basis available market opportunities, the Company has created additional provision of Rs. 42,900 lakhs by way of management overlay on such legacy wholesale portfolio. These have been duly approved by RMC and the Board of Directors. Total management overlay as on March 31, 2024 is Rs. 62,300 lakhs.

Gross Carrying Value represents investments valued at amortised cost. Investments covered investments in the nature of loan portfolio.



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(Currency : Rs in lakhs)

47 Risk management (Continued)

47.4 Credit Risk (Continued)

Reconciliation of Loss Allowance

a) Investments and Loans	For the year ended March 31, 2024			
	12 months ECL - Stage 1	Lifetime ECL not credit impaired - Stage 2	ECL credit impaired - Stage 3	POCI
Balance at the beginning of the year	132,401	106,177	375,411	106,501
Transfer on Account of Merger	-	-	-	-
Transferred to 12-month ECL (Stage 1)	6,881	(4,144)	(2,737)	-
Transferred to Lifetime ECL not credit impaired (Stage 2)	(12,108)	12,595	(487)	-
Transferred to Lifetime ECL credit impaired (Stage 3)	(7,742)	(3,317)	11,059	-
Bad debts written off	(12,500)	(38,325)	(43,273)	-
On Account of Rate (Reduction)/Increase	(15,902)	23,089	31,706	-
ECL on new loan disbursements	35,760	6,268	14,014	-
On Account of Repayments	(15,674)	(20,067)	(16,663)	(28,924)
Balance at the end of the year	111,116	82,276	369,030	77,577

a) Investments and Loans	For the year ended March 31, 2023			
	12 months ECL - Stage 1	Lifetime ECL not credit impaired - Stage 2	ECL credit impaired - Stage 3	POCI
Balance at the beginning of the year	108,810	121,869	372,585	259,176
Transfer on Account of Merger	-	-	-	-
Transferred to 12-month ECL (Stage 1)	933	(409)	(526)	-
Transferred to Lifetime ECL not credit impaired (Stage 2)	(11,944)	12,109	(165)	-
Transferred to Lifetime ECL credit impaired (Stage 3)	(6,594)	(1,137)	7,732	-
Bad debts written off	(1,857)	(114,220)	(31,897)	-
On Account of Rate (Reduction)/Increase	38,587	74,406	46,416	-
ECL on new loan disbursements	37,273	13,339	6,181	-
On Account of Repayments	(32,808)	220	(24,914)	(152,675)
Balance at the end of the year	132,401	106,177	375,411	106,501

b) Expected Credit Loss on undrawn loan commitments and letter of comfort:

Particulars	As at March 31, 2024	As at March 31, 2023
ECL on undrawn loan commitments (refer note 21)	3,511	5,495

No letter of comfort is outstanding at the year end. The Company has not issued any letter of comfort during the year

c) Description of Collateral held as security and other credit enhancements

The Group has set benchmarks on appropriate level of security cover for various types of deals. The Group periodically monitors the quality as well as the value of the security to meet the prescribed limits. The collateral held by the Group varies on case to case basis and includes:

- First / Subservient charge on the Land and / or Building of the project or other projects, properties and vehicles
- First / Subservient charge on the fixed and current assets of the borrower
- Hypothecation over receivables from funded project or other projects of the borrower
- Pledge on Shares of the borrower or their related parties
- Guarantees of Promoters / Promoter Undertakings
- Post dated / Undated cheques

As at the reporting date, the value of the collateral held as security for the credit impaired financial assets is higher than the exposure at default for these assets.

d) The credit impaired assets as at the reporting dates were secured by charge on land, building, properties, vehicals and project receivables amounting to:

Particulars	As at March 31, 2024	As at March 31, 2023
Value of Security (at fair value considered for POCI)	72,408	117,514



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for the year ended March 31, 2024

(Currency : Rs in lakhs)

47 Risk management (Continued)

47.5 Regulatory Risk:

The Group requires certain statutory and regulatory approvals for conducting business and failure to obtain retain or renew these approvals in a timely manner, may adversely affect operations. Any change in laws or regulations made by the government or a regulatory body that governs the business of the Group may increase the costs of operating the business, reduce the attractiveness of investment and / or change the competitive landscape.

47.6 Fraud risk and operational risk:

Fraud risk management committee ('FRMC') comprising of top management representatives is constituted, which shall oversee the matters related to fraud risk, review and approve action against frauds.

FRMC conducts fraud risk assessment, identified fraud prone areas and develop mitigation measures. Status of mitigation measures are reviewed periodically.

The Group's risk management framework considers strategic, operations, financial reporting and external laws and regulations related risks

The Group has an elaborate system of internal audit and concurrent audit commensurate with the size, scale and complexity of its operations and covers funding operations, financial reporting, fraud control and compliance with laws and regulations.

Further, Concurrent audit helps prevent and address document related anomalies and deficiencies which strengthening quality assurance during onboarding and processing of transactions.

Internal Auditors monitors and evaluates the efficacy and adequacy of internal control systems in the Group, its compliance with laws and regulations, efficacy of its operating systems, adherence to the accounting procedures and policies at all offices of the Group and report directly to Audit and Risk Management Committee of the Group.

47.7 Foreign exchange risk:

The Group is exposed to foreign exchange risk arising from foreign currency transactions, primarily with respect to the USD. Foreign exchange risk arises from future commercial transactions and recognised assets and liabilities denominated in a currency that is not the Group's functional currency i.e. INR. The Group has taken foreign currency floating rate borrowing which is linked to LIBOR. The risk is measured through a forecast of highly probable foreign currency cash flows. The risk is hedged with the objective of minimising the volatility of the INR cash flows of highly probable forecast transactions.

The Group has entered into cross-currency interest rate swap (CCIRS) for the entire loan liability to manage the foreign exchange risk along with interest rate risk arising from changes in LIBOR on such borrowings. As per the Group's policy, the critical terms of hedging instrument must align with the hedged items. Refer note 45 for accounting for the cash flow hedge and impact of hedge accounting on the statement of profit and loss.

There is no foreign currency asset/liability outstanding as on March 31, 2023 excluding ECB of USD 75 million which are fully hedged as disclosed in note 45



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48 Accounting for cash flow hedge

The Company had taken foreign currency floating rate borrowings which are linked to LIBOR. For managing the foreign currency risk and interest rate risk arising from changes in LIBOR on such borrowings, the company had entered into cross-currency interest rate swap (CCIRS) for the entire loan liability. The Company had designated the CCIRS (hedging instrument) and the borrowing (hedged item) into a hedging relationship and applies hedge accounting.

Under the terms of the CCIRS, the Company pays interest at the fixed rate to the swap counterparty and receives the floating interest payments based on LIBOR. Further, the principal amount of the foreign currency borrowing is hedged by a forward rate. As the critical terms of the hedged item and the hedging instrument (notional, interest periods, underlying and fixed rates) are matched and the interest cash flows are off-setting, an economic relationship exists between the two. This ensures that the hedging instrument and hedged item have values that generally move in the opposite direction.

As at March 31, 2024, The Company has invested in floating rate government securities/bonds which are linked to treasury bill rate. For managing the interest rate risk arising from changes in treasury bill rate on such investments, the company has entered into an interest rate swaps (IRS) for the investments. The Company has designated the IRS (hedging instrument) and the investment (hedged item) into a hedging relationship and applied hedge accounting.

Under the terms of the IRS, the Company receives interest at fixed rate and pays interest at the floating rate based on daily compounded overnight FBIL MIBOR. As the critical terms of the hedged item and the hedging instrument (notional, interest periods, underlying fixed rates) are not exactly matched, the Company uses the hypothetical derivative method to assess effectiveness. The interest cash flows of the hypothetical derivative and interest rate swap are off-setting, an economic relationship exists between the two. This ensures that the hedging instrument (interest rate swap) and hedged item (hypothetical derivative) have values that generally move in the opposite direction.

Hedge Effectiveness Testing is assessed at designation date of the hedging relationship, and on an ongoing basis. The ongoing assessment is performed at a minimum at each reporting date or upon a significant change in circumstances affecting the hedge effectiveness requirements, whichever comes first.

Following table provides quantitative information regarding the hedging instruments:

Type of risk/ hedge position	Nominal value (Liabilities)	Carrying amount of hedging instruments (included under "Financial assets")	Maturity date	Hedge ratio	Average contracted fixed interest rate	Changes in fair value of hedging instrument used as a basis for recognising hedge ineffectiveness	Changes in value of hedged item used as a basis for recognising hedge ineffectiveness
As on March 31, 2024:							
Cash Flow Hedge Foreign currency and Interest rate risk	26,132	5,112	June'2024	1:1	9.30%	356	(356)
Cash Flow Hedge - Interest rate risk	17,500	286	September'2032	1:1	6.67%	57	(59)
		<u>5,398</u>					
As on March 31, 2023:							
Cash Flow Hedge Foreign currency and Interest rate risk	52,264	9,512	June'2024	1:1	9.30%	6,764	5,719
Cash Flow Hedge - Interest rate risk	12,500	299	September'2032	1:1	6.76%	414	(429)
		<u>9,811</u>					

Following table provides the effects of hedge accounting on financial performance :

Type of hedge	Changes in the value of hedging instruments recognised in Other comprehensive income	Hedge ineffectiveness recognised in profit or loss	Amount reclassified from cash flow hedge reserve to profit or loss	Line-item affected in statement of profit or loss because of reclassification
For the year ended March 31, 2024				
Cash flow hedge				
Interest Rate risk and Foreign Exchange Risk	328	13	(89)	Finance Cost/Other income (528) Foreign Exchange (gain)/loss
For the year ended March 31, 2023				
Cash flow hedge				
Interest Rate risk and Foreign Exchange Risk	7,063		(848)	Finance Cost/Other income (4,871) Foreign Exchange (gain)/loss



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

48 Accounting for cash flow hedge (Continued)

The table below provides a profile of the timing of the nominal amounts of the Company's hedging instruments (based on residual tenor) along with the rate as applicable by risk category:

	As at March 31, 2024			
	Total	Less than 1 year	1-5 years	Over 5 years
Foreign currency risk:				
Net exposure (in INR)	26,132	26,132	-	-
INR:USD forward contract rate	70	70	-	-
Interest rate risk:				
Net exposure (in INR)	(14)	(14)	-	-
Average fixed interest rate	9.30%	9.30%	-	-
Interest rate risk:				
Net exposure (in INR)	165	(9)	120	54
Average fixed interest rate	6.67%	6.67%	6.67%	6.67%

	As at March 31, 2023			
	Total	Less than 1 year	1-5 years	Over 5 years
Foreign currency risk:				
Net exposure (in INR)	52,264	26,132	26,132	-
INR:USD forward contract rate	70	70	70	-
Interest rate risk:				
Net exposure (in INR)	(400)	(242)	(158)	-
Average fixed interest rate	9.30%	9.30%	9.30%	-
Interest rate risk:				
Net exposure (in INR)	317	3	278	36
Average fixed interest rate	6.76%	6.76%	6.76%	6.76%

The following table provides a reconciliation by risk category of the components of equity and analysis of Other Comprehensive Income items resulting from hedge accounting:

Particulars	Movement in Cash flow hedge reserve for the years ended	
	March 31, 2024	March 31, 2023
Opening balance	381	(624)
Effective portion of changes in fair value:		
a) Interest rate and foreign currency risk	328	7,063
Tax on movements on reserves during the year	(82)	(1,778)
Net amount reclassified to profit or loss:		
a) Interest rate risk	89	848
b) Foreign currency risk	528	4,871
Tax on movements on reserves during the year	(155)	(1,439)
Closing balance	165	381



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

49 Transfer of Financial Assets

Transferred financial assets that are not derecognised in their entirety

The following tables provide a summary of financial assets that have been transferred in such a way that part or all of the transferred financial assets do not qualify for derecognition, together with the associated liabilities:

Securitisations	As at March 31, 2024	As at March 31, 2023
Carrying amount of transferred assets measured at amortised cost	339,941	109,436
Carrying amount of associated liabilities measured at amortised cost	348,940	109,157
Fair value of assets	339,941	109,436
Fair value of associated liabilities	348,940	109,157
Net position at Fair value	(8,999)	279

Note : Transferred Financial Assets that are derecognised in their entirety

The Group has assigned loans (earlier measured at amortized cost) by way of direct assignment (including co-lending). As per the terms of deals, since substantial risk and rewards related to these assets were transferred to the buyer, the assets have been de-recognised from the Group's Balance Sheet. The table below summarised the carrying amount of the derecognised financial assets.

Particulars	As at March 31, 2024	As at March 31, 2023
Direct Assignment (excluding 100% direct assignment (including co-lending))		
Carrying amount of transferred assets measured at amortised cost	917,718	1,123,757
Carrying amount of exposures retained by the Company at amortized cost	106,407	141,598

50 Foreign Currency Expenditure (on accrual basis)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Business Promotion	-	1
Professional Fees	120	388
Legal Fees	3	148
Membership & Subscription	170	23
Repairs & Maintenance	18	-

51

(a) Disclosure for Insurance commission as required under Insurance regulatory and development Authority (IRDA)

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Cholamandalam MS General Insurance Company Limited	847	143
Pramerica Life Insurance Limited*	10,232	946
HDFC Ergo General Insurance Company Limited	595	-
Care Health Insurance Limited	75	-
TATA AIG General Insurance Company Limited	799	-
Go Digit General Insurance Limited	94	-
Total	12,642	1,089

(* including Reward Commission Rs. 8,298 lakhs, March 31, 2023 - NIL)

(b) Disclosure in respect of income from insurance companies where Corporate agency agreement exists:

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Commission income *	12,642	1,089
Manpower services	491	-

(* including Reward Commission Rs. 8,298 lakhs, March 31, 2023 - NIL)

52 Disaggregate Revenue Information

Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Type of services		
Rental income	6,510	2,395
Fees and commission income		
Processing / arranger fees	31,013	16,101
Other fee and charges	25,686	10,716
	63,209	29,212
Timing of revenue recognition		
Services transferred at a point in time	56,699	26,817
Services transferred over time	6,510	2,395
	63,209	29,212



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

53 Impairment of Goodwill

(a) For the purpose of impairment testing, goodwill acquired in a business combination is allocated to the cash generating units (CGU) or groups of CGUs, which are benefited from the synergies of the acquisition. Goodwill is reviewed for any impairment at the operating segment level, which is represented through groups of CGUs.

In previous year, due to the change in business strategy in line with management's decision to reduce wholesale lending business and increase the focus to increase retail housing business, the Company has revised the business projections considered for the annual impairment testing, as required under the principles of Ind AS 36, Impairment of Assets, of related goodwill amounting to Rs. 1,025,681 lakhs recognized on merger of wholesale lending business of Piramal Finance Limited and Piramal Capital Limited with the Company in the year 2018.

As of March 31, 2023, the estimated cash flows for a period of 5 years for the Company were developed using internal forecasts, and a pre-tax discount rate of 12.5% respectively. The cash flows beyond 5 years have been extrapolated assuming 2% growth rates, depending on the cash generating unit and the country of operations.

Basis such impairment testing performed, the aforesaid goodwill has been fully impaired in the year ending March 31, 2023. Owing to the significance of amount and non-recurring nature of impairment of goodwill, the Company has classified and presented it as an exceptional item in line with Ind AS 1, Presentation of Financial Statements. Further, the deferred tax liability of Rs. 143,138 lakhs pertaining to goodwill has also been reversed during the year ended March 31, 2023.

Principal Business Criteria

(b) As per para 4.1.17 of Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 ('RBI Directions'), Piramal Capital & Housing Finance Limited (The Company) was required to comply with Principal Business Criteria ('PBC') for Housing Finance Companies (HFCs). However, the Company could not fulfill the PBC criteria as on March 31, 2024.

As per above referred RBI Directions, para 5.3, HFCs that are unable to fulfil the PBC criteria as on March 31, 2024 shall be required to approach the Reserve Bank of India (RBI) for conversion of their Certificate of Registration from HFC to NBFC – Investment and Credit Companies ('NBFC-ICC'). In line with the above, the Board of Directors has approved the conversion of its Certificate of Registration from HFC to NBFC-ICC in its meeting dated May 8, 2024 and the Company will submit the application to the RBI along with necessary documents as required under the said RBI Directions.

The Company has been advised by the National Housing Bank ('NHB'), to continue compliance with the Master Directions and other circulars issued by RBI as applicable to HFCs and submit all required returns to the National Housing Bank (NHB), till the receipt of new Certification of Registration as NBFC-ICC.

54 Corporate Social Responsibility Expenditure

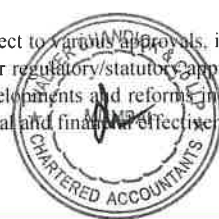
Particulars	For the year ended March 31, 2024	For the year ended March 31, 2023
Amount required to be spent by the Group during the year	934	3,444
Amount spent during the year from Company's bank A/c	6,750	5,467
Closing Balance in Separate CSR Unspent Bank A/c	-	-
Shortfall at the end of the year,	-	-
Total of previous years shortfall,	-	-
Reason for shortfall,	-	-
Nature of CSR activities	Promoting healthcare and education	Promoting healthcare and education
Details of related party transactions, e.g., contribution to a trust controlled by the Group in relation to CSR expenditure as per relevant Accounting Standard,	4,016	3,901
Where a provision is made with respect to a liability incurred by entering into a contractual obligation, the movements in the provision during the year shall be shown separately	-	-

55 Events after reporting period

(a) Subsequent to the year end, the wholly owned subsidiary company (Piramal Finance Sales & Services Private Limited) has transferred all its employees to the Company effective from April 1, 2024. The Company shall be fully and solely responsible for all dues payable by the said subsidiary company to the employees whether accrued or otherwise. On such transfer, the subsidiary company will reimburse existing employee related liabilities as on March 31, 2024 to holding company. Accordingly, there will not be any impact on the financial statements for the year ended March 31, 2024.

(b) **Scheme of Arrangement** - The Board of Directors of the Company, in its meeting dated May 8, 2024, has approved a Composite Scheme of Arrangement ("Scheme") under sections 230 to 232 read with section 66 and section 52 and other applicable provisions of the Companies Act, 2013 for amalgamation of Piramal Enterprises Limited ("PEL") with the Company as a reverse merger. This amalgamation is set to take effect from appointed date i.e. April 1, 2024, by way of reverse merger by absorption pursuant to a scheme of arrangement under the provisions of Sections 230 – 232 read with section 66 and section 52 and other relevant provisions of the Companies Act, 2013 (including the rules thereunder).

The proposed scheme is subject to various approvals, including the approval from shareholders, lenders, regulators, the National Company Law Tribunal ("NCLT") and other regulatory/statutory approvals, as may be required. The proposed amalgamation aims to simplify group structure including the regulatory developments and reforms including higher regulatory standards for NBFCs, optimize capital, strengthen the balance sheet, and enhance operational and financial effectiveness.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

56 Additional Regulatory Information

- i) The Group has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person that are:
 - (a) repayable on demand; or
 - (b) without specifying any terms or period of repayment
- ii) The Group has not been declared a wilful Defaulter by any bank or financial institution (as defined under the Companies Act, 2013) or consortium thereof in accordance with the guidelines on wilful defaulters issued by the RBI.
- iii) The Group has not done any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 except:

Name of the struck off company	Nature of transactions with struck off company	Balance outstanding	Relationship with the struck off company, if any, to be disclosed
GK Marketing Services Private Limited	DSA commission	Nil	DSA (Vendor)

- iv) The Company does not have any charges to be registered with ROC beyond the statutory period. There was no satisfaction of charge pending as on March 31, 2024 except loans where loan repaid during the year for Rs. 55,500 lakhs due to non-receipt of No Due Certificate from Union Bank of India, Credit Suisse and Rasoil NCD. With respect to the assets acquired under business combination, the Company is in the process of satisfying the charges on those assets which is procedural.
- v) The Group does not have any Benami property, where any proceeding has been initiated or pending against the Group for holding any Benami property.
- vi) The Group have not traded or invested in Crypto currency or Virtual Currency during the year.
- vii) During the year the Group have not advanced or loaned or invested funds to any other person (s) or entity (ies), including foreign entities (Intermediaries) with the understanding that the Intermediary shall:
 - (a) Directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Group (Ultimate Beneficiaries); or
 - (b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- viii) During the year the Group have 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 Intermediary shall:
 - (a) 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
 - (b) Provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries.
- ix) The Group have not had any such transaction which is not recorded in the books of accounts that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (such as, search or survey or any other relevant provisions of the Income Tax Act, 1961).
- x) The Holding Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- xi) Quarterly Asset cover statements submitted to Debenture and Security Trustee's are in agreement with the books of accounts.



Piramal Capital & Housing Finance Limited

Notes to the Consolidated Financial Statements (Continued)

for the year ended March 31, 2024

(Currency : Rs in lakhs)

57 Previous years figures have been regrouped or reclassified wherever necessary to conform to current year's presentation which are not considered to be material to the Financial Statements

The notes referred to above forms an integral part of the financial statements.

As per our report of even date attached.

For Walker Chandio & Co LLP
Chartered Accountants
Firm Registration No. 001076N/N500013



Rakesh Rathi
Partner
Membership No: 045228



Mumbai, May 8, 2024

For T R Chadha & Co LLP
Chartered Accountants
Firm's Registration No: 006711N/N500028



Hitesh Garg
Partner
Membership No: 502955



**For and on behalf of the Board of Directors of
Piramal Capital & Housing Finance Limited**



Jairam Sridharan
Managing Director
DIN: 05165390



Ajay Piramal
Chairman
DIN: 00028116



Vikash Singha
Chief Financial Officer



Bipin Singh
Company Secretary

FORM AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of the Companies (Accounts) Rules, 2014)

STATEMENT CONTAINING SALIENT FEATURES OF THE FINANCIAL STATEMENT OF SUBSIDIARIES /JOINT VENTURES**Part "A": Subsidiaries**

Amount in Lakh

	1	2	3	4	5	6
Name of the Subsidiary Company	DHFL Advisory & Investments Private Limited	DHFL Holdings Limited	DHFL Investments Limited	Piramal Payment Services Limited	Piramal Finance Sales & Services Private Limited	Piramal Agastya Offices Private Limited (Formerly known as PRL Agastya Private Limited)
Reporting period	31 March, 2024	31 March, 2024	31 March, 2024	31 March, 2024	31 March, 2024	31 March, 2024
Reporting currency	INR	INR	INR	INR	INR	INR
Average rate						
Closing rate						
Share capital (Including Additional Paid In Capital)	7,501.00	6.00	10,145.00	550.00	10.00	5,549.00
Reserves & Surplus	(7,451.97)	(3.69)	91,864.91	(54.12)	2,003.55	(3,195.19)
Total assets	55.38	2.91	102,016.51	496.90	3,421.95	84,624.68
Total liabilities	6.35	0.60	6.60	1.01	1,408.40	82,270.87
Investments (including investment properties)			102,002.25		1,360.00	76,239.21
Turnover	-	-	-	-	31,021.00	9,277.59
Profit/ (Loss) before taxation and exceptional items	(3.75)	(0.90)	(3.75)	(40.53)	1,977.00	(1,856.02)
Exceptional items	-	-	-	-	-	-
Provision for taxation	(3.75)	(0.90)	(3.75)	(40.53)	1,977.00	(1,856.02)
Profit/ (Loss) after taxation	(3.75)	(0.90)	(3.75)	(40.53)	1,833.00	(1,423.00)
Other Comprehensive Income	-	-	-	-	1.50	1.23
Total Comprehensive Income	(3.75)	(0.90)	(3.75)	(40.53)	1,834.50	(1,421.77)
Proposed dividend	-	-	-	-	-	-
Effective % of shareholding	100%	100%	100%	100%	100%	100%

1. Names of subsidiaries which are yet to commence operations - None

2. Names of subsidiaries which have been liquidated or sold during the year - NIL

3. The above figures of the subsidiaries are for the year ending March 31, 2024 basis standalone financial statements of respective subsidiaries.

4. Share Capital represents equity share capital as on balance sheet date.

Part "B": Associates and Joint Ventures

Statement pursuant to Section 129(3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures

Rs. In lakhs

Name of the Associates / Joint Ventures	1	2
	DHFL Ventures Trustee Company Private Limited	Pramerica Life Insurance Limited (formerly known as DHFL Pramerica Life Insurance Company Limited)
Reporting period	31 March 2024	31 March 2024
Shares of Associates / Joint Ventures held by the Company on the year end		
- Number	22,500	187,030,931
- Amount of Investment in Associate / Joint Venture (in Lakh)	2.25	102,000
- Effective Holding %	45.00%	50.00%
Description of how there is significant influence	Shareholding exceeding 20% of paid up share capital through Wholly	Influence based on Joint Venture Agreement
Reason why the associate / joint venture is not consolidated	NA	NA
Networth attributable to Shareholding as per latest Balance Sheet	1.16	43,418
Profit / Loss for the year	(0.42)	(14,366)
i. Considered in Consolidation	(0.19)	(7,183)
ii. Not considered in Consolidation	(0.23)	(7,183)