



NINTH ANNUAL GENERAL MEETING

2025-26

Date & Time :
16th September, 2026 at 03.00 P.M.

Venue :
Hotel Savera,
#146, Dr. Radhakrishna Road,
Mylopore, Chennai - 600 004. Tamilnadu

SASVITHA HOME FINANCE LIMITED

Registered Office : 'Sathguru Complex' I Floor,
Old No. 488, New No. 640, Anna Salai,
Nandanam, Chennai - 600035, Tamilnadu
Ph : 044-24313454 Email : cs@sasvithahome.com Mobile : 9150001364
CIN: U65999TN2017PLC117189 GST : 33AAYCS8440H1ZT



SASVITHA HOME FINANCE LIMITED

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VISION

To be a socially conscious corporate citizen to catalyse creating communities with homes affordable, cost efficient and environment friendly.

MISSION

To be a dominant player in Housing Finance in the nation's pursuit of Housing for All

BOARD OF DIRECTORS



Mr. Balachandran M
Chairman



Mr. Ganesan K
Director



Mr. Manimaran G.V.
Director



Mr. Meera Reddy Y
Director



Mr. Nagappan Va.
Independent Director



Dr. Balakrishnan
Independent Director

KEY MANAGERIAL PERSONNEL



Mr. Vallikannan K
Chief Executive Officer



Mr. Rajaraman A
Chief Operating Officer



Mr. G. Anbarasan
Chief Financial Officer



SASVITHA HOME FINANCE LIMITED

Registered Office: Sathguru Complex, 1st Floor,
Old No. 488, New No. 640, Anna Salai, Nandanam, Chennai - 600035.
Tel. No. : 044 24313454 Email: cs@sasvithahome.com Website www.sasvithahome.com
CIN : U65999TN2017PLC117189 - GST No. 33AAYCS8440H1ZT

Date: 21 August 2026

NOTICE

Notice is hereby given that the 9th Annual General Meeting ("AGM") of the Members of Sasvitha Home Finance Limited ("the Company") is scheduled to be held on Wednesday, the 16th September, 2026 at 3:00 P.M. (IST) at Hotel Savera, 146, Dr Radhakrishnan Road, Mylapore, Chennai - 600004 Tamilnadu to transact the business set out in this Notice.

Members who are desirous of attending the AGM through Video Conferencing (VC) / Other Audio Visual Means (OAVM), will be permitted on request to join the AGM to view the proceedings of the AGM.

ORDINARY BUSINESS

Item No.1 – Adoption of Financial Statements

To receive, consider and adopt the audited financial statements of the Company i.e., the Balance Sheet as at 31st March, 2026, Statement of Profit and Loss and Cash Flow Statement for the year ended 31st March, 2026 together with notes and schedules, along with Directors' Report and Auditors' Report thereon.

Item No.2 – Declaration of Dividend

To declare a final dividend of INR 0.33 per equity share for the year ended 31st March 2026.

Item No.3 - Appointment of Mr Yerabhabha Meera Reddy (DIN: 00591080) as a director, liable to retire by rotation

To appoint a director in place of Mr Yerabhabha Meera Reddy (DIN: 00591080), who retires by rotation and being eligible, seeks reappointment.

To consider and if thought fit, to pass the following resolution as an ordinary resolution:

RESOLVED THAT pursuant to the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, the approval of members of the Company, be and is hereby accorded to reappoint Mr. Yerabhabha Meera Reddy (DIN: 00591080) as a director, who is liable to retire by rotation.

Item No.3 - Appointment of Mr Karuppiah Ganesan (DIN: 03595766) as a director, liable to retire by rotation

To appoint a director in place of Mr. Karuppiah Ganesan (DIN: 03595766), who retires by rotation and being eligible, seeks reappointment.

To consider and if thought fit, to pass the following resolution as an ordinary resolution:

RESOLVED THAT pursuant to the provisions of Section 152 and other applicable provisions of the Companies Act, 2013, the approval of members of the Company, be and is hereby accorded to reappoint Mr. Karuppiah Ganesan (DIN: 03595766) as a director, who is liable to retire by rotation.

SPECIAL BUSINESS:

Regularisation Of Dr. Mahadevan Balakrishnan (Din: 09722558) As Director Of The Company

To re-appoint Dr Mahadevan Balakrishnan (DIN: 09722558) as an Independent Director of the Company.

To consider and if thought fit, to pass the following resolution as an ordinary resolution:

"RESOLVED THAT pursuant to the provisions of Section 149, 150 and 152 read with Schedule IV of the Companies Act, 2013, the rules made thereunder and other applicable provisions of the Act Dr. Mahadevan Balakrishnan (DIN: 09722558) who was appointed as Independent Director of the company by the Board of Directors with effect from 27th December 2025 and who holds office up to the date of this Annual General Meeting in terms of Section 161 of the Act, be and is hereby reappointed as Independent Director of the Company to hold office for a period of 03 (Three) consecutive years with effect from 27th December 2025, and the provisions of Section 152 in respect of retirement of Directors by rotation shall not be applicable to him during his tenure.

RESOLVED FURTHER THAT for the purpose of giving effect to this resolution, any one of the Directors of the Company be and are hereby authorized severally, on behalf of the Company, to do all acts, deeds, matters and things as deem necessary, proper or desirable and to sign and execute all necessary documents, applications and returns for the purpose of giving effect to the aforesaid resolution along with filing of necessary E-form with the Registrar of Companies."

By Order of the Board
For Sasvitha Home Finance Limited



Balachandran M
Chairman
DIN : 00205358

Date: 21 -08-2026
Place: Chennai

NOTES :

1. **A MEMBER ENTITLED TO ATTEND AND VOTE AT THE GENERAL MEETING OF THE COMPANY IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE INSTEAD OF HIMSELF AND THAT THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. IN ORDER TO BE VALID, THE INSTRUMENT APPOINTING THE PROXY MUST BE DEPOSITED AT THE REGISTERED OFFICE OF THE COMPANY NOT LATER THAN 48 HOURS BEFORE THE SCHEDULE TIME OF THE MEETING.**
2. The register of Directors and Key Managerial Personnel (KMP) and their shareholding, maintained under Section 170 of the Act, and the register of contracts or arrangements in which the Directors are interested, maintained under Section 189 of the Act, will be available for inspection by the members during the AGM. All documents referred to in the Notice will also be available for inspection without any fee on all working days during the business hours 10.00 hours to 18:30 hours at the Registered Office of the Company, from the date of circulation of this Notice up to the date of AGM, i.e. September 16, 2026.
3. Members are also requested to confirm their email ID, or otherwise notify changes in the email ID, if there is any to which the Company could forward all communications, notices and copies of accounts, presently or in future.
4. The attendance slip and proxy form are enclosed. The Proxy form duly completed, stamped and signed in order to be valid, must be deposited at the registered office of the Company not less than 48 hours before the commencement of the meeting.
5. An Explanatory statement pursuant to Section 102 of the Companies Act, 2013 relating to special business is annexed hereto.
6. Route Map of the meeting is annexed hereto for the information of the Shareholders.

By Order of the Board
For Sasvitha Home Finance Limited



Balachandran M
Chairman
DIN : 00205358

Date: 21-08-2026
Place: Chennai

EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT 2013:

SPECIAL BUSINESS:

Item No. 5: To reappoint Mr Mahadevan Balakrishnan (DIN: 09722558) as an Independent Director of the Company:

Mr Mahadevan Balakrishnan (DIN: 09722558) was appointed by the Board of Directors as an Additional Director (Independent Director) of the Company with effect from **27th December 2025**, pursuant to the provisions of Sections 149, 150, 152 and 161 of the Companies Act, 2013 and the Articles of Association of the Company.

In terms of Section 161 of the Companies Act, 2013, Mr Mahadevan Balakrishnan holds office up to the date of the ensuing General Meeting and is eligible for appointment as a Director of the Company.

The Company has received necessary consent and declarations from him confirming his eligibility.

The Board is of the opinion that his appointment would be beneficial to the Company and accordingly recommends the resolution for approval of the Members.

None of the Directors or Key Managerial Personnel of the Company or their relatives are concerned or interested in the said resolution, except Mr. Mahadevan Balakrishnan

Details pursuant to Secretarial Standard-2 on General Meetings, issued by the Institute of Company Secretaries of India, are attached in Annexure-1.

None of the Directors, Key Managerial Personnel and/or relatives of them are in any way concerned or interested, financially or otherwise, in the Resolution at Item No. 4 of the Notice of the Meeting except Mr. Mahadevan Balakrishnan, being the appointee.

By Order of the Board
For Sasvitha Home Finance Limited



Date: 21-08-2026
Place: Chennai

Balachandran M
Chairman
DIN : 00205358

**INSTRUCTIONS FOR SHAREHOLDERS FOR ATTENDING THE AGM THROUGH
VC/OAVM ARE AS UNDER :**

1. Shareholders may attend the AGM through VC/OAVM through "Zoom Meetings" by clicking on the link below:

Topic: 9th Annual General Meeting
Time: Sep 16, 2026 03:00 PM, India

<https://us06web.zoom.us/jc/84616403319>

Meeting ID: 846 1640 3319

Passcode: 746348

2. The said link will be shared to your registered email address for the convenience of the Shareholders joining the meeting. Shareholders may please note that the link is confidential and should not be shared with anyone else.
3. Facility for joining the meeting will be open 15 minutes before and after the scheduled time of commencement of Meeting.
4. Shareholders are encouraged to join the Meeting through laptops / I Pads for better experience instead of Mobile devices. It is recommended to use stable WiFi or LAN connection to mitigate any kind of technical glitches during the Meeting.
5. Further, Shareholders will be required to allow camera and use the internet with a good speed to avoid any disturbance during the meeting.

By Order of the Board

For Sasvitha Home Finance Limited

Date: 21-08-2026

Place: Chennai



Balachandran M
Chairman
DIN : 00205358

ANNEXURES:

- | | |
|---------------------------------|---|
| 1. Attendance Slip | 6. Auditor's Report under Master Directions |
| 2. Proxy Form | Non-Banking Financial Company |
| 3. Annexure 1 | 7. Balance sheet as of 31 st March 2026 |
| 4. Director's Report & MDA | 8. Notes forming part of the Accounts |
| 5. Independent Auditor's Report | |

ATTENDANCE SLIP

Venue of the meeting : **Hotel Savera,**
146, Dr. Radhakrishnan Road,
Mylapore, Chennai - 600004 Tamilnadu

Date and Time : **16th September, 2026, at 03.00 P.M.**

**PLEASE FILL THE ATTENDANCE SLIP AND HAND IT OVER AT
THE ENTRANCE OF THE MEETING VENUE**

Name	
Address	
Folio No.	
DP ID No.	
No. of shares held	

I certify that, I am the registered shareholder/ proxy of the Company.

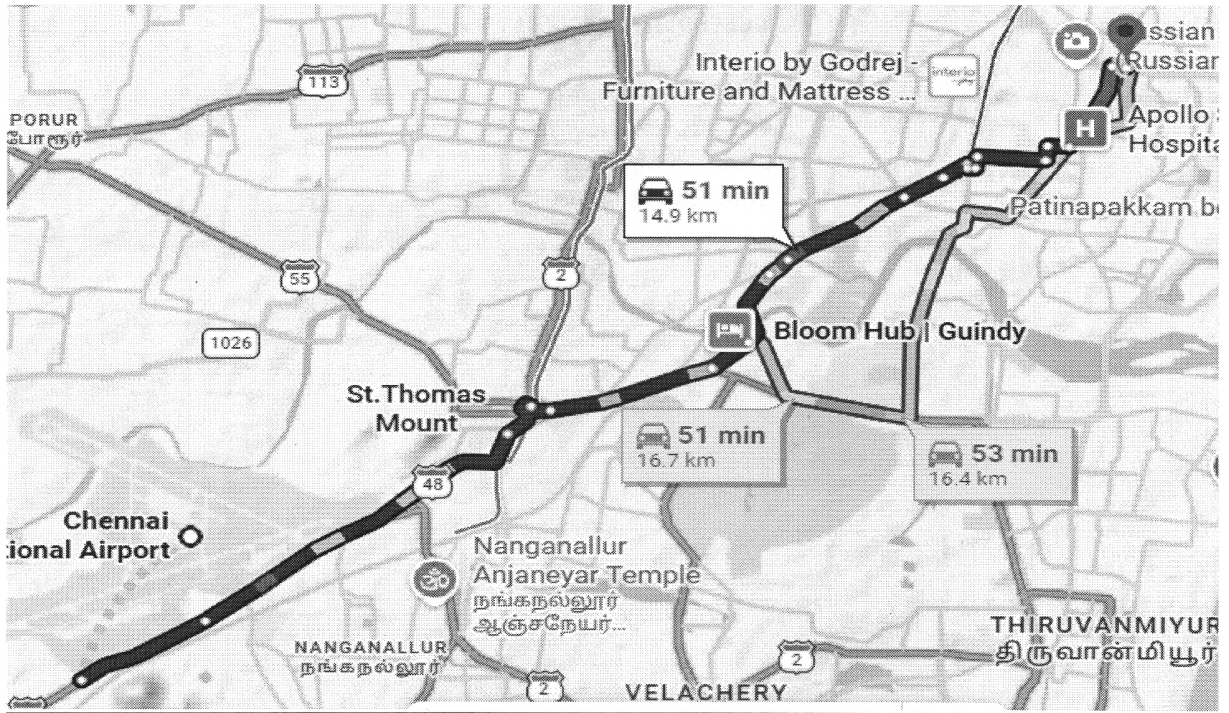
I hereby record my presence at the AGM of the Company held on Wednesday, the 16th September, 2026 at 03:00 P.M. (IST) at Hotel Savera, 146, Dr. Radhakrishnan Road, Mylapore, Chennai - 600004 Tamilnadu.

Signature of Member / Proxy

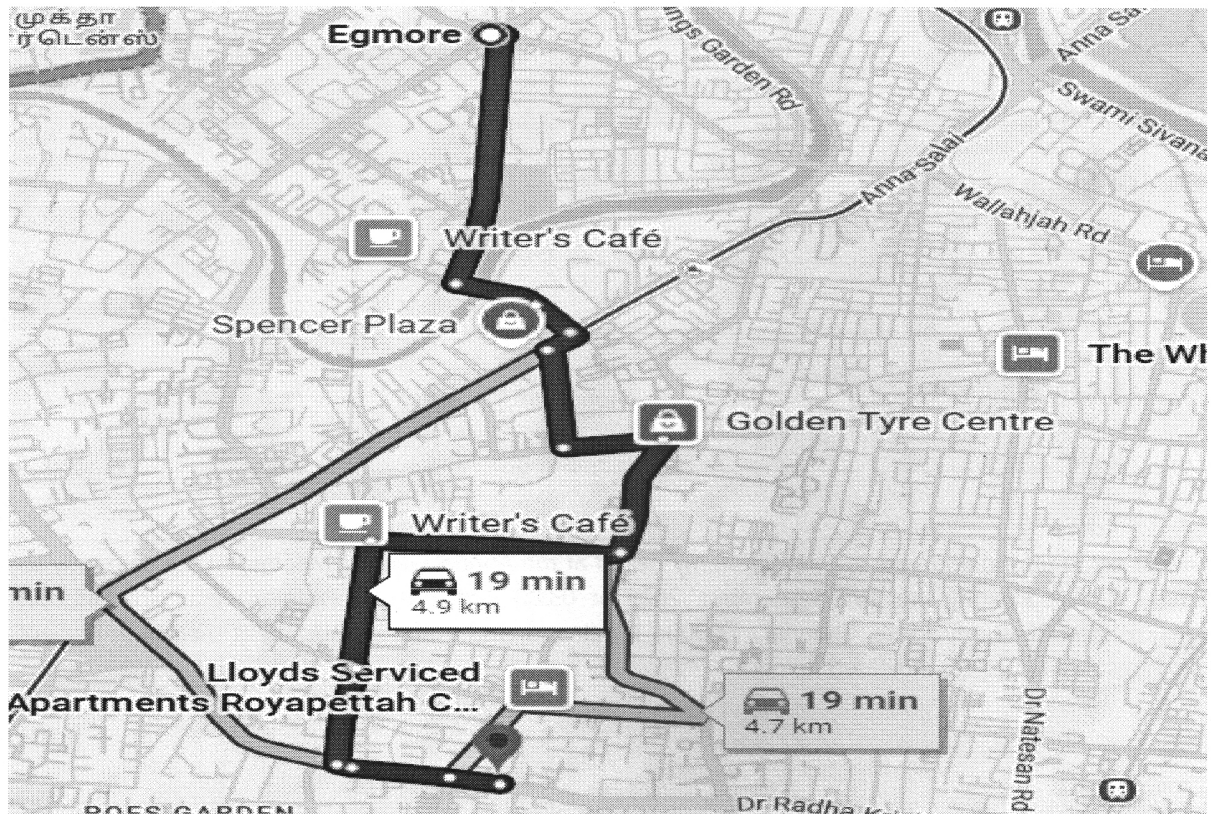
1. ONLY MEMBER/PROXY HOLDER CAN ATTEND THE MEETING.
2. MEMBER/PROXY HOIDER ARE ENCOURAGED TO BRING HIS/HER COPY OF THE ANNUAL REPORT FOR REFERENCE AT THE MEETING.

ROUTE MAP TO THE VENUE

FROM CHENNAI INTERNATIONAL AIRPORT:



FROM CHENNAI EGMORE RAILWAY STATION:



Google Maps Link: <https://maps.app.goo.gl/pJ6yexSQFGB8SQQC7>

**Form No. MGT-II
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 Company : **SASVITHA HOME FINANCE LIMITED**

CIN : **U65999TN2017PLC117189**

Registered office : **Sathguru Complex, 1st Floor,
Old No.488, New No 640, Anna Salai,
Nandanam, Chennai,
Tamil Nadu - 600035.**

Name of the Member	
Registered Address	
E-mail Id	
Folio No./ Client Id	
DP Id:	

I being the member of shares of the above named company, hereby appoint -

1. Name: _____ E-mail Id: _____

Address: _____

Or failing him/her:

2. Name: _____ E-mail Id: _____

Address: _____

Or failing him/her:

3. Name: _____ E-mail Id: _____

Address: _____

as my proxy to attend and vote (on a poll) on my behalf at the Annual General Meeting of the company to be held on Wednesday the 16th September, 2026 at 03:00 P.M. (IST) at Hotel Savera, No. 146, Dr. Radhakrishnan Road, Mylapore, Chennai - 600004 Tamilnadu, and at any adjournment thereof in respect of such resolutions as are indicated below :

(PTO)

Resolution Number	Subject Matter of Resolution	Vote* (See Note 2)	
		For	Against
ORDINARY BUSINESS			
01	Adoption of Annual Audited Financial Statements and reports thereon		
02	Declaration of Dividend		
03	Reappointment of Retiring Director Mr Karuppiah Ganesan		
04	Reappointment of Retiring Director Mr Yerabhagha Meera Reddy		
SPECIAL BUSINESS			
05	Appointment of Mr Mahadevan Balakrishnan as Independent Director.		

Signed this _____ day of _____ 2026

Signature of Shareholder _____

Signature of Proxy holder _____

NOTE:

1. This form of proxy in order to be effective should be duly completed and deposited at the Registered Office of the Company, not less than 48 hours before the commencement of the Meeting.
2. Please put 'X' Mark in the appropriate column against the resolution indicated in the Box. If you leave the "**For**" or "**Against**" column blank against any or all Resolutions, your proxy will be entitled to vote in the manner as he/she may deem appropriate.

ANNEXURE 1

Pursuant to Secretarial Standards on General Meeting (SS-2) issued by The Institute of Company Secretaries of India (ICSI), the details of Director seeking appointment / re-appointment at the Annual General Meeting are given below:

(1) Mr. YERABHAGHA MEERA REDDY (DIN: 00591080)

S.No	CATEGORY	DETAILS
1	Name of the Director	Mr. Yerabhadha Meera Reddy
2	Age	65
3	Nationality	Indian
4	Qualification	B.E.(Civil & Structural Engineering)
5	Expertise in specific functional areas	Entrepreneur turned Industrialist, Founder of Scanet Exports and SKCL, a construction company, Active member of The Chennai Angels
6	Date of first appointment to the Board	02-09-2024
7	Terms and conditions of reappointment	To re-appoint as a Non-Executive Director
8	Revised Remuneration sought to be paid	As applicable to the directors and as decided by the Board of Directors.
9	Remuneration for FY 25-26	Rs.1,95,000/-
10	Shareholding in this Company	26,66,667 Equity Shares
11	Relationship with other director, KMP	Nil
12	No of Board meetings attended during the year	5 out of 5
13	Name(s) of other entities in which holding of directorship	MERAS PLUGINS PRIVATE LIMITED SRI AYYAN CONSTRUCTIONS PRIVATE LIMITED SRI KAUSALYA CONSTRUCTIONS LIMITED DELPHINA-ILP 4 PRIVATE LIMITED YMRP HOTELS & RESORTS PRIVATE LIMITED SUMMIT FIRST FLOOR LLP SKCL PROPERTY MANAGEMENT SERVICES LLP DELPHINA CONSULTANTS LLP SKCL OFFICE VENTURE LLP AALYA VENTURE LLP SUMMIT THIRD FLOOR LLP SUMMIT SECOND FLOOR LLP SUMMIT FOURTH FLOOR LLP DELPHINA GUINDY SEVENTH FLOOR LLP DELPHINA GUINDY TENTH FLOOR LLP
14	Chairperson ship/ Membership in committees of other Entities	----

(II) Mr. MAHADEVAN BALAKRISHNAN (DIN 09722558)

S.No	CATEGORY	DETAILS
1	Name of the Director	Mr. Mahadevan Balakrishnan
2	Age	63
3	Nationality	Indian
4	Qualification	Bachelor in Physics, MA-Political Science, MBA, Master's in Bank Management, PhD in Financial Management/Payments
5	Expertise in specific functional areas	An excellent banking/payment system techno-functional expert with 30+ years of IT systems, 25+ of them in managing Banking/Financial Services/ IT
6	Date of first appointment to the Board	27/12/2025
7	Terms and conditions of appointment	To act as Independent Director
8	Revised Remuneration sought to be paid	As applicable to Non-Executive/Independent directors of the company
9	Remuneration for FY 25-26	Rs.1,15,000/-
10	Shareholding in this Company	NIL
11	Relationship with other director, KMP	NIL
12	No of Board meetings attended during the year	2 out of 2
13	Name(s) of other entities in which holding of directorship	OLIVEFIN SOLUTIONS PRIVATE LIMITED
14	Chairperson ship/ Membership in committees of other Entities	NIL

(II) Mr. Karuppiah Ganesan (DIN 03595766)

S.No	CATEGORY	DETAILS
1	Name of the Director	Mr. Karuppiah Ganesan
2	Age	71
3	Nationality	Indian
4	Qualification	IAS, ML and M.Sc in Project Development & Analysis
5	Expertise in specific functional areas	Has served the Indian Administrative Service for years in various departments and capacities in Govt of TamilNadu and retired as Additional Chief Secretary
6	Date of first appointment to the Board	08/11/2018
7	Terms and conditions appointment	To re-appoint as a Non Executive Director
8	Revised Remuneration sought to be paid	As applicable to Non-Executive directors of the company
9	Remuneration for FY 25-26	Rs.2,90,000/-
10	Shareholding in this Company	NIL
11	Relationship with other director, KMP	NIL
12	No of Board meetings attended during the year	5 out of 5
13	Name(s) of other entities in which holding of directorship	KEYEM INFRA PROJECT PRIVATE LIMITED
14	Chairperson ship/ Membership in committees of other Entities	Chairman- NRC and Member in ACB and CSR committees of KEYEM INFRA PROJECT PRIVATE LIMITED



SASVITHA HOME FINANCE LIMITED

DIRECTORS' REPORT

To the Shareholders of Sasvitha Home Finance Limited,

Your Company continued its calibrated growth while maintaining profitability and focusing on quality of assets. The disbursement of new loans was moderated in line with availability of funds, asset-liability management, and a focus on maintaining portfolio quality. Nevertheless, the company's profitability metrics remained stable.

With sustained profitability, the company's net worth has increased from ₹ 60.48 crore to ₹ 63.32 crore, thereby improving the book value per equity share (face value of ₹10) to ₹ 21.07, compared to ₹ 20.12 of the previous year.

Reserves and Surplus

The company is transferring an amount of Rs. 61.13 Lakhs to Special Reserve u/s 36(1) (viii) of the Income Tax Act, 1961 and Rs. 74.95 Lakhs to Statutory Reserve u/s 29C of National Housing Bank Act, 1987.

Accordingly, with reserves and surplus, the company's net worth was ₹.63.32 Cr. as of 31/3/26

DIVIDEND

Your Directors have recommended a dividend of Re. 0.33 per equity share of Rs. 10/- each. Payment of Dividend is subject to the approval of Shareholders at the ensuing Annual General Meeting. The total dividend estimated for payment is Rs.99.18 Lakhs

III. DIRECTORS AND KEY MANAGERIAL PERSONNEL

BOARD OF DIRECTORS:

Your Company has its Board of Directors constituted in accordance with the provisions of the Companies Act, 2013. The Board of Directors of your Company as on March 31, 2026 stood as under:

Sl. No	Directors During the FY 2025-26	Designation	Director Identification No. (DIN)	Date of Appointment/ Reappointment
1	Mr. M.Balachandran	Chairman of the Board & Non- Executive Director	00205358	02-09-2024
2	Dr R. Bhaskaran *	Independent Director	00732154	26-08-2025
3	Mr. K. Devendiran **	Non- Executive Director	02569985	24.09.2022
4	Mr. K. Ganesan	Non- Executive Director	03595766	30-07-2023
5	Mr. G. V. Manimaran	Non- Executive Director	09707546	30-09-2025
6	Mr. Y. Meera Reddy	Non- Executive Director	00591080	02-09-2024
7	Mr. Va. Nagappan	Independent Director	01271378	22-03-2025
8	Dr., Mahadevan Balakrishnan ***	Independent Director	09722558	27-12-2025

*Dr. R. Bhaskaran, who served as an Independent Director, has resigned from the position of Directorship due to personal reason with effect from 8th October 2025

**Mr. Devendiran K, who served as a Director, did not offer himself for reappointment during FY 24-25, Hence, the Director retired by rotation with effect from 30th September 2025.

***Dr. Mahadevan Balakrishnan was appointed as an Independent Director of the Company with effect from 27th December 2025 for a term of 3 (Three) consecutive years, subject to the approval of the Members at the ensuing Annual General Meeting. The resolution seeking the approval of the Members for his appointment forms part of the Notice for matters to be considered during the ensuing Annual General Meeting.

None of the Directors of your Company are disqualified from being appointed as Directors as per Section 164 of the Companies Act, 2013.

Director(s) Retiring by Rotation

Mr Karuppiyah Ganesan & Mr Yerabhadra Meera Reddy are retiring by rotation at the ensuing Annual General Meeting and being eligible, Mr Karuppiyah Ganesan & Mr Yerabhadra Meera Reddy have offered themselves for re-appointment. The resolutions for reappointment of Mr Karuppiyah Ganesan & Mr. Yerabhadra Meera Reddy as Directors retiring by rotation form a part of the notice convening the Annual General Meeting. The details pertaining to the reappointment are elucidated in the explanatory statements to the notice convening the Annual General Meeting.

KEY MANAGERIAL PERSONNEL (KMP):

In accordance with the provisions of Section 2(51) and Section 203 of Companies Act, 2013 read with Companies (Appointment and Remuneration of Key Managerial Personnel) rules, the following persons are the Key Managerial Personnel of the Company.

Names of KMP During FY 2025- 2026	Designation	Date of Original Appointment
Mr. Guruswamy Anbarasan	Chief Financial Officer	01-09-2025
Mr. S. Ramratthinam *	Chief Executive Officer	04-04-2024
Mr. M. Chakrapani **	Company Secretary	19-08-2024

*Mr. S. Ramratthinam, Chief Executive Officer, has resigned from the position with effect from 19th December 2025

**Mr. M. Chakrapani, Company Secretary, has resigned from the position with effect from 2nd May 2026

DECLARATION FROM INDEPENDENT DIRECTORS ON ANNUAL BASIS:

Your Company has received necessary declarations from the Independent Directors under Section 149(7) of the Act, declaring that they meet the criteria of Independence as laid down in Section 149(6) of the Act read with Rule 5 of Companies (Appointment and Qualification of Directors) Rules, 2014.

INTEGRITY, EXPERTISE AND EXPERIENCE OF THE INDEPENDENT DIRECTORS:

The Independent Directors of your Company, at the time of their appointment, were evaluated on their level of integrity, expertise and experience.

INFORMATION ABOUT SUBSIDIARY/ JV/ ASSOCIATE COMPANY

Your company does not have any Subsidiary, Joint venture or Associate Company.

SHARES

Share Capital

During the Financial Year under review, there was no change in the authorised capital of the company. The authorised share capital stands at Rs.40 Crores and paid-up share capital stands at Rs.30.06 Crores as on 31st March 2026.

Buy Back of Securities

The Company has not bought back any of its securities during the year under review.

Sweat Equity

The Company has not issued any Sweat Equity Shares during the year under review.

Bonus Shares

No Bonus Shares were issued during the year under review.

Employees Stock Option Plan

The Company has not provided any Stock Option Scheme to the employees.

Right Issue of Shares

During the financial year under review, there were No Right Issue of Shares.

COMPLIANCES UNDER COMPANIES ACT, 2013:

Pursuant to Section 134 of the Companies Act, 2013 read with Companies (Accounts) Rules, 2014, details of compliances under the Companies Act, 2013 are given below:

Board Meetings:

The Board of Directors duly met FIVE (5) times during the year on 30-06-2025, 25-08-2025, 15-10-2025, 27-12-2025, 26-02-2026. In respect of all such meetings proper notices were given and the proceedings were properly recorded and signed in the minutes book maintained for the purpose. The intervening gap between any two meetings was within the period prescribed under the Companies Act, 2013.

The activities of the company from policy, regulatory, statutory and strategic perspectives and superintendence of the management were under a well-structured governance protocol. The Directors had oversight of the management, business, risk management and financial of the company through Board level Meetings conducted as under :

S. No	Name of Directors	DIN	Designation	No. of meetings required to attend during 2025-26	No. of meetings Attended during 2025-26
1	Mr. M.Balachandran	00205358	Chairman & Non- Executive Director	5	5
2	Dr. R. Bhaskaran *	00732154	Independent Director	2	2
3	Mr. K. Devendiran **	02569985	Non- Executive Director	2	1
4	Mr. K. Ganesan	03595766	Non- Executive Director	5	5
5	Mr. G. V. Manimaran	09707546	Non- Executive Director	5	5
6	Mr. Y. Meera Reddy	00591080	Non- Executive Director	5	5
7	Mr. Va. Nagappan	01271378	Independent Director	5	5
8	Mr. Mahadevan Balakrishnan ***	09722558	Independent Director	2	2

* Dr. R. Bhaskaran has resigned from the position of Director with effect from 8th October 2025

** Mr. Devendiran K retired as a Director at the 8th Annual General Meeting held on 30th September, 2025

*** Mr. Mahadevan Balakrishnan was appointed as Additional Director at the Board meeting held on 27th December 2025

The previous Annual General Meeting of your Company was held on 30th September, 2025.

Following Directors attended the Annual General Meeting.

S. No	Name of Members	Designation	No. of shareholders meetings held during 2025-26	No. of shareholder meetings attended during 2025-26
1	Mr. M. Balachandran	Executive Chairman	1	1
2	Dr. R. Bhaskaran	Independent Director	1	1
3	Mr. K. Devendiran	Director	1	1
4	Mr. K. Ganesan	Director	1	1
5	Mr. G.V. Manimaran	Director	1	1
6	Mr. Va. Nagappan	Independent Director	1	1
7	Mr. Meera Reddy Y	Director	1	1

Asset Liability Management Committee:

The Asset Liability Management Committee (ALCO) met 4 times during the year on 16.05.2025, 24.09.2025, 27.12.2025 and 30.03.2026. The committee comprises of Mr. Balachandran, as Chairman and two Directors, Mr. K. Ganesan and Mr. Mahadevan Balakrishnan as Members of the Committee. The attendance of the Directors at the ALCO Committee Meetings are as below:

Sl. No	Name of Members	Designation	No. of meetings required to attend during FY 2025-26	No. of meetings Attended during FY 2025-26
1	Dr. R. Bhaskaran *	Director	2	1
2	Mr. Balachandran	Chairman	4	4
3	Mr. K. Devendiran **	Director	2	1
4	Mr. Mahadevan Balakrishnan ***	Independent Director	2	2
5	Mr. K. Ganesan	Director	2	2

* Dr. R. Bhaskaran has resigned from the position of Director with effect from 8th October 2025

** MR. Devendiran K retired as a Director at the 8th Annual General Meeting held on 30th September, 2025

*** Mr. Mahadevan Balakrishnan was appointed as Additional Director at the Board meeting held on 27th December 2025

Risk Management Committee (RMC)

Risk Management Committee (RMC) met 2 times as on 16.05.2025 and 30.03.2026. The committee comprises of Mr Balachandran, as Chairman and two Directors, Mr. G.V. Manimaran and Mr. K. Ganesan as Members of the Committee. The attendance of the Directors at the RMC Meetings are as below:

Sl. No	Name of Members	Designation	No. of meetings required to attend during FY 2025-26	No. of meetings attended during FY 2025-26
1	Dr R. Bhaskaran *	Director	1	1
2	Mr. Balachandran	Chairman	2	2
3	Mr. G.V. Manimaran	Director	1	1
4	Mr. K. Ganesan	Director	1	1

**Dr R. Bhaskaran has resigned from the position of Director with effect from 8th October 2025*

Audit Committee

The audit committee comprises two Independent Directors, Mr Mahadevan Balakrishnan and Va. Nagappan (Chairman), along with two Non-Executive Directors, Mr. M. Balachandran and Mr G.V. Manimaran.

During the year under review, there were Three (3) audit committee meetings held on 30-06-2025, 27-12-2025, and 26-02-2026. The attendance of the Directors for the Audit Committee Meetings are as below:

S. No	Name of Members	Designation	No. of meetings required to attend during during FY 2025-26	No. of meetings Attended during FY 2025-26
1	Mr. Va. Nagappan	Chairman	3	3
2	Dr. R. Bhaskaran *	Independent Director	1	1
3	Mr. G. V. Manimaran	Director	3	3
4	Mr. Balachandran	Director	3	3
5	Mr. Mahadevan Balakrishnan	Independent Director	1	1

** Dr. R. Bhaskaran has resigned from the position of Director with effect from 8th October 2025*

Management Committee of the Board:

The Management Committee of the Board has the delegated powers to approve/sanction OTS/Compromise settlement proposals submitted by the Management from time to time.

The Management Committee comprises Mr M. Balachandran, Director, as Chairman, Mr K. Ganesan, Mr G. V. Manimaran, Directors, as Members.

During the year under review, there were two (2) MC meetings held on 27-12-2025 & 30-03-2026. The attendance of the Directors at the Management Committee Meetings are as below:

S. No	Name of Members	Designation	No. of meetings required to attend during FY 2025-26	No. of meetings attended during FY 2025-26
1	Mr. Balachandran	Chairman	2	2
2	Mr. K. Ganesan	Director	2	1
3	Mr. G. V. Manimaran	Director	2	2

Nomination and Remuneration Committee,

The NRC comprises of two Non-Executive Directors Mr. K. Ganesan and Mr. M. Balachandran, and Two Independent Directors Mr. Va. Nagappan, Dr. R. Bhaskaran, with one permanent invitee Mr. G.V. Manimaran. During the year, there were Two (2) Nomination & Remuneration Committee Meetings conducted on 23-07-2025 and 25-08-2025. The attendance of the Directors at the NRC Meetings are given below:

S. No	Name of Members	Designation	No. of meetings required to attend during FY 2025-26	No. of meetings attended during FY 2025-26
1	Mr. K. Ganesan	Chairman	2	2
2	Mr. Va. Nagappan	Member	2	2
3	Dr. R. Bhaskaran*	Member	2	2
4	Mr. M. Balachandran	Member	2	2
5	Dr.M Balakrishnan#	Member	--	--

* Dr R. Bhaskaran has resigned from the position of Director with effect from 8th October 2025

Dr.M Balakrishnan Inducted in to the committee Vide Board Resolution Dated 27.12.2025

Corporate Social Responsibility (CSR) Committee :

The CSR Committee comprises of Mr. G. V. Manimaran Director as Chairman, Mr. Balachandran M, Mr. Y. Meera Reddy, Directors and Mr. V. Nagappan, Independent Director as Members.

During the year under review, there was one (1) CSR meeting held on 26th February 2026. All the committee members attended the meeting.

Company's Policy on Directors' appointment and remuneration including criteria for determining qualifications, positive attributes, Independence of a Director and other matters provided under sub-section (3) of section 178:

Your Company has a policy in place for identification of independence, qualifications and positive attributes of Directors. The company has put in place a Remuneration Policy for the Directors, Key Managerial Personnel, Senior Management and other employees.

IV Board Evaluation

In accordance with the provisions of the Companies Act, 2013, and the Company's Policy on Performance Evaluation, the Board carried out the annual evaluation of its own performance, the performance of its Committees, individual Directors, and Key Managerial Personnel (KMP's).

The evaluation covered aspects such as Board composition, effectiveness of meetings, strategic guidance, governance practices, and individual participation and contribution. Independent Directors were additionally assessed for objectivity, constructive engagement, and safeguarding of stakeholders' interests, as per Schedule IV of the Act.

The results of the evaluation reflected the Board's overall satisfaction with its functioning, and reaffirmed its commitment to continually improving its effectiveness and governance standards.

V Separate Meeting of Independent Directors

One meeting of the Independent Directors was held on 31.03.2026 and was attended by both the Independent Directors. The Independent Directors have evaluated the performance of the Non-Independent Directors, the Board as a whole and the Chairman of the Company. The Board was briefed on the deliberations of the Independent Directors' Meeting.

VI. Fraud Reporting:

No frauds were found and reported by the auditors of the Company in terms of section 143(12) of Companies Act, 2013 for the Financial Year.

VII Particulars of employees pursuant to section 197 of the Companies Act, 2013 read with Rule 5 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014

In terms of the provisions of Rule 5(2) of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, None of the Managerial personnel of the company is drawing a salary exceeding the limits specified under these rules.

VIII Conservation Of Energy, Technology Absorption And Foreign Exchange Earnings And Outgo

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

i. Conservation of Energy

The Company promotes optimum utilization of energy at the Corporate Office and branches of the Company.

ii. Technology Absorption:

In keeping with the changing technology landscape the company is in the process of migrating to a new platform provided by M/s. UNCIA from the existing system of Encore , which is expected to be implemented from August, 2026. The arrangement is governed by IT policy approved by the Board of Directors, reviewed periodically, and complies with the norms prescribed by the National Housing Bank and RBI.

iii. Foreign Exchange Earnings and Out go :-

Particulars	2025-26	2024-25
Earnings in Foreign Currency	Nil	Nil
Expenditure in Foreign Currency	Nil	Nil

iv. Unpaid/Unclaimed Dividend :-

As per the provisions of Section 124 of the Companies Act, 2013, an unclaimed dividend amounting to ₹45,000 (pertaining to the year 2023-24) is currently lying in a separate Unclaimed Dividend Account maintained with the Company's banker.

IX. Audit Related Matters

i. Statutory Auditors

M/s. R. Subramanian and Company LLP, Chartered Accountants having FRN 004137S / S200041 were appointed as auditors by the members in the 6th Annual General Meeting held on 30.07.2023 for a period of 5 years starting from Financial Year 2023-24 as per the provision of Section 139 of the Companies Act, 2013. They continue as the Statutory Auditors of the Company.

ii. Auditors Report

The Auditors' Report for FY 2025- 2026 does not contain any qualification, reservation or adverse remark. The Auditors' Report is enclosed with the financial statements in this Annual Report.

iii. Internal Audit

The appointment of Internal Auditors as per the provision of Section 138 of the Companies Act, 2013 is applicable to the Company for the FY 2025-2026. Accordingly the company has appointed Internal Auditors for conducting the audit and the reports are placed before the Board periodically for their information and necessary action.

iv. Secretarial Audit

The provisions relating to submission of Secretarial Audit Report are not applicable to the Company for the financial year ended 31st March, 2026.

Disclosure About Cost Audit & Cost Records

As per latest Companies (Cost Records and Audit) Rules, 2014, your Company does not fall under ambit of cost audit requirements and consequently appointment of Cost Auditor is not applicable.

The maintenance of cost records as specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013, is not applicable to the Company and accordingly such accounts and records were not made and maintained by the Company.

Material Changes and Commitments

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

Policy Matters:

I. Risk Management Policy

The Board has adopted a risk management policy for the company duly taking care of assessment of risks, managing and mitigating them.

II. Vigil Mechanism/Whistle Blower Policy

The Board of Directors has approved the vigil mechanism/ whistle blower policy of the Company which provides a framework to promote a responsible and secure whistleblowing. It protects employees wishing to raise a concern about serious irregularities within the Company. It provides for a vigil mechanism to channelize reporting of such instances/ complaints/ grievances to ensure proper governance. The Audit Committee oversees the vigil mechanism. No person was denied access to the Audit Committee to express concerns or reporting grievances under the Whistle Blower Policy and/or vigil mechanism. During the year under review, no complaint was received under the whistle blower mechanism of the Company. The Whistle Blower Policy is placed on the website of the Company, www.sasvithahome.com

Internal Financial Control System

According to Section 134(5)(e) of the Companies Act, 2013 the term Internal Financial Control (IFC) means the policies and procedures adopted by the company for ensuring the orderly and efficient conduct of its business, including adherence to company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records, and the timely preparation of reliable financial information.

The Company has an adequate IFC system which ensures that all assets are safeguarded and protected and that the transactions are authorised, recorded and reported correctly.

Adequacy of Internal Financial Controls with Reference to the Financial Statements

The Companies Act, 2013 re-emphasizes the need for an effective Internal Financial Control system in the Company which should be adequate and shall operate effectively. Rule 8(5)(viii) of Companies (Accounts) Rules, 2014 requires the information regarding adequacy of Internal Financial Controls with reference to the financial statements to be disclosed in the Board's report. The Directors have taken adequate steps to ensure that there are adequate Internal Financial Controls with reference to the Financial Statements.

Directors Responsibility Statement

In terms of provisions of Section 134(5) of the Companies Act, 2013 your directors confirm as under:

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

4. That the directors had prepared the annual accounts on a going concern basis.
5. That the directors had devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Particulars of Loans, Guarantees or Investments Under Section 186:

Being an HFC, the disclosures regarding particulars of loans given, guarantees given or investments and security provided are exempted under the provisions of section 186(11) of the Act.

The company has not made any investments for the financial year under review as defined under section 186 of the Companies act 2013.

Particulars Of Contracts or Arrangements with Related Parties Under Section 188:

All related party transactions that were entered into during the financial year were at arm's length basis and were in the ordinary course of business. All related party transactions were placed before the Audit Committee for approval on quarterly basis, and for the transactions which are of a foreseen and repetitive nature. The Board of Directors of the Company has, on recommendation of the Audit Committee adopted Related Party Transaction Policy to regulate the transactions between the Company and its related parties in compliance with the applicable provisions of the Companies Act, 2013.

During the year, the Company has entered into new contract / arrangement / transaction with a related party which can be considered as material in terms of the policy on related party transactions laid down by the Board of Directors. These Policies have been uploaded on the website of the Company at www.sasvithahome.com.

The related party transactions undertaken during the financial year 2025-2026 are detailed in Notes to Accounts (Note No. 28) of the Financial Statements. Particulars of contracts or arrangements with related parties referred to in section 188(1) of the Companies Act, 2013 in form AOC-2 is appended as Annexure -B to the Board's Report

Uploading of Annual Return on Website

In terms of Section 92(3) of the Companies Act, 2013 and Rule 12 of the Companies (Management and Administration) Rules, 2014, the Annual Return of the Company will be available on the website of the Company at www.sasvithahome.com.

Corporate Social Responsibility (CSR) Contribution by the company:

A comprehensive account of Corporate Social Responsibility activities is included as **Annexure -A** to this Annual Report.

Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH):

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of the Sexual Harassment of Women at workplace (Prevention, Prohibition and Redressal) Act, 2013. Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment.

All employees (permanent, contractual, temporary, trainees) are covered under this policy. During the

year under review, there were NO complaints received by the committee established for the purpose.

Gender-Wise Composition Of Employees:

In alignment with the principles of diversity, equity, and inclusion (DEI), the Company discloses below the gender composition of its workforce as of March 31, 2026.

Male Employees: 92

Female Employees: 3

Transgender Employees: 0

The Company is committed to fostering diversity and inclusion in the workplace and ensures equal opportunities irrespective of gender, background, or identity. We continuously strive to create a safe, respectful, and equitable work environment for all.

Compliance with the Maternity Benefit Act, 1961

The provisions of the Maternity Benefit Act, 1961 is applicable to the Company during the financial year under review and the same has been complied.

Significant and material orders passed by the regulators or courts or tribunals impacting the going concern status of your company ...

NIL

Compliance On Secretarial Standards & Other Disclosures:

Your Company has duly complied with the applicable Secretarial Standards. As per Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, the matters forming part of the Management Discussion and Analysis report have been included in this directors' report.

Other disclosures:

1. There was no proceeding for Corporate Insolvency Resolution Process initiated under the Insolvency and Bankruptcy Code, 2016.
2. Since the Company has not gone through one time settlement the question of difference between the amount of the valuation done at the time of one-time settlement and valuation while taking loan from banks or Financial Institutions does not arise.
3. Enhanced Disclosures under Rule 8 of Companies (Accounts) Rules, 2014 (effective April 1, 2021) Rule 8(5) (xi) & (xii):
4. Details of any application made or proceedings pending under the Insolvency and Bankruptcy Code during the year, with status as on financial year end - NIL
5. Reconciliation between valuation at time of one-time settlement and valuation at time of taking loan (from banks/financial institutions), with reasons for differences - NIL
6. Rule 8A(j) Material orders passed by courts/regulatory authorities that may affect the company's "going concern" status - NIL

Acknowledgements

The Directors acknowledge and appreciate the confidence reposed by the Shareholders, guidance of National Housing Bank, financial support by Banks & Financial Institutions, Auditors and other service providers.

The Board expresses its appreciation to all employees, across all levels, for their unwavering dedication, professionalism, and commitment, which have significantly contributed to the Company's success.

By Order of the Board of Directors,
For **SASVITHA HOME FINANCE LIMITED,**




(BALACHANDRAN. M)
Chairman
(DIN:00205358)

Date: 03-08-2026
Place: Chennai

(b) Details of CSR amount spent against ongoing projects for the financial year: NIL

(c) Details of CSR amount spent against other than ongoing projects for the financial year:

Sl. No.	Name of the Project	Item from the list of activities in schedule VII to the Act.	Local area (Yes/No).	Location of the project.		Amount spent for the project (in Rs.).	Mode of implementation - Direct (Yes/No).	Mode of implementation - Through implementing agency.	
				State.				Name.	CSR registration number.
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(1)	(2)
1.	To provide Computers to the blind students	(ii)	Yes	Tamilnadu, Chennai & Andhra Pradesh		4,00,000	No	Help the Blind Foundation	CSR00001525
2.	Promoting Education for Children with intellectual disabilities	(ii)	Yes	Tamilnadu, Chennai		3,00,000	No	Arvind Foundation	CSR00003559
3.	Free Education to Underprivileged Children	(ii)	Yes	Olcott Education Society, Besant Nagar, Chennai, Tamil Nadu		1,00,000	Yes	Direct spending by the Company	-
4.	Setting up old age home	(iii)	Yes	Amarar Jeeva Memorial, Tambaram, Chennai, Tamil Nadu		1,00,000	Yes	Direct spending by the Company	-
5.	Establishing Evening Tuition centres	(ii)	Yes	Subiksha Rural Development Society, Thirumanur Panchayat Union, Ariyalur, Tamil Nadu		2,00,000	Yes	Direct spending by the Company	-
Total						11,00,000			

Sasvitha Home Finance Limited
Directors Report for the Financial Year 2025-26

- (d) Amount spent in Administrative Overheads: NIL
(e) Amount spent on Impact Assessment, if applicable: NOT APPLICABLE
(f) Total amount spent for the Financial Year (8b+8c+8d+8e)= Rs. 11,00,000/-
(g) Excess amount for set off, if any: Rs. 31,754/-

Sl. No.	Particulars	Amount (in Rs.)
(i)	Two percent of average net profit of the company as per section 135(5)	10,68,246
(ii)	Total amount spent for the Financial Year 2025-26	11,00,000
(iii)	Excess amount spent for the financial year 2025-26 [(ii)-(i)]	31,754
(iv)	Surplus arising out of the CSR projects or programmes or activities of the previous financial years, if any	1,915
(v)	Amount available for set off in succeeding financial years [(iii)+(iv)]	33,669

By Order of the Board of Directors,
For **SASVITHA HOME FINANCE LIMITED,**



(BALACHANDRAN. M)
Chairman
(DIN:00205358)

Place: Chennai
Date: 03-08-2026

Annexure B

Form AOC 2

Disclosure of particulars of contracts/arrangements entered into by the Company with related parties referred to in Section 188(1) of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto.

[Pursuant to Section 134(3)(h) of the Companies Act, 2013 and Rule 8(2) of the Companies (Accounts) Rules, 2014].

Sl. No	Name of the related party and nature of relationship	Nature of contracts/ arrangements/ transactions	Duration of the contracts/ arrangement / transactions	Salient terms of the contracts or arrangements or transactions including the value (Rs.)	Date of approval by the Board	Amount paid as advances During the year
1	Mrs. Saroja Krishnasawamy-Promoter	Salem branch premises for rent	2 years from 01.12.2024 to 30.11.2026.	Rent increased by 5% from 01.12.2025 Rent paid for the FY 2025-26 Rs.3,37,612/-	30.06.2025	NIL
2	Mr.Churchil V- Shareholder	Theni branch Premises for rent	1 year from 01.06.2025 To 30.04.2026. Subsequently renewed from 01.05.26 to 31.03.2027	Rent increased by 5% from 01.06.2025 Rent paid for the FY 2025-26 Rs.2,17,500/-	30.06.2025	NIL
3	Mr. Balachandran M	Loan of Rs.80,00,000+Ad dl. Rs.30,00,000 (04.04.25) Total Rs.1,10,00,000 to the company	12 months and further extended by another 12 months from 04.04.2025	Interest at 11% from 01 st Nov 2025, Payable Quarterly Amount paid for the FY 2025-26 Rs.13,79,746/-	15.10.2025	NIL
4.	Mr.Y Meera Reddy	Short Term Loan of Rs.25,00,000/-	For 31 Days from 04.04.2025	Interest at 10% from 04.04.2025 to 05.05.2025. Amount Paid Rs.21,233/-	30.06.2025	NIL

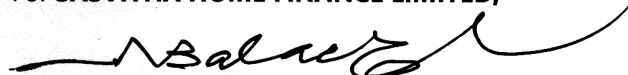
All contracts/arrangements/transactions entered into by the Company with related parties during the year ended March 31, 2026 were at arm's length basis.

Place: Chennai

Date: 03-08-2026

By Order of the Board of Directors,

For **SASVITHA HOME FINANCE LIMITED,**



(BALACHANDRAN. M)
Chairman (DIN:00205358)



MANAGEMENT DISCUSSION

On Performance and Perspectives

1. Introduction

This report presents the management's discussion on assessment of the performance of **Sasvitha Home Finance Limited** during year ended 31 March 2026 and management's perspectives on opportunities and challenges before the Company.

FY2025–26 was a year of considerable economic and financial developments in India. The Indian economy continued to demonstrate resilience despite a challenging global environment characterised by geopolitical tensions, commodity-price uncertainties, fluctuations in global interest rates and changing capital flows.

Against this backdrop, the Indian economy maintained its underlying growth momentum. Inflation moderated during parts of the year, although pressures remained in selected components, particularly food and other supply-sensitive items. Monetary and financial conditions remained closely watched by lenders, with the Reserve Bank of India maintaining its focus on inflation, liquidity and financial stability.

For the housing finance industry, these developments created both challenges and opportunities. While the cost of funds remained an important consideration, the structural demand for housing—particularly among lower- and middle-income households continued to be strong.

It is in this environment that Sasvitha has continued to build its business with a clear focus on **affordable housing finance, prudent underwriting, disciplined growth and sustainable profitability**.

2. The Indian Housing sector and Affordable Housing Finance Opportunity

The affordable housing segment presents an significant opportunity.

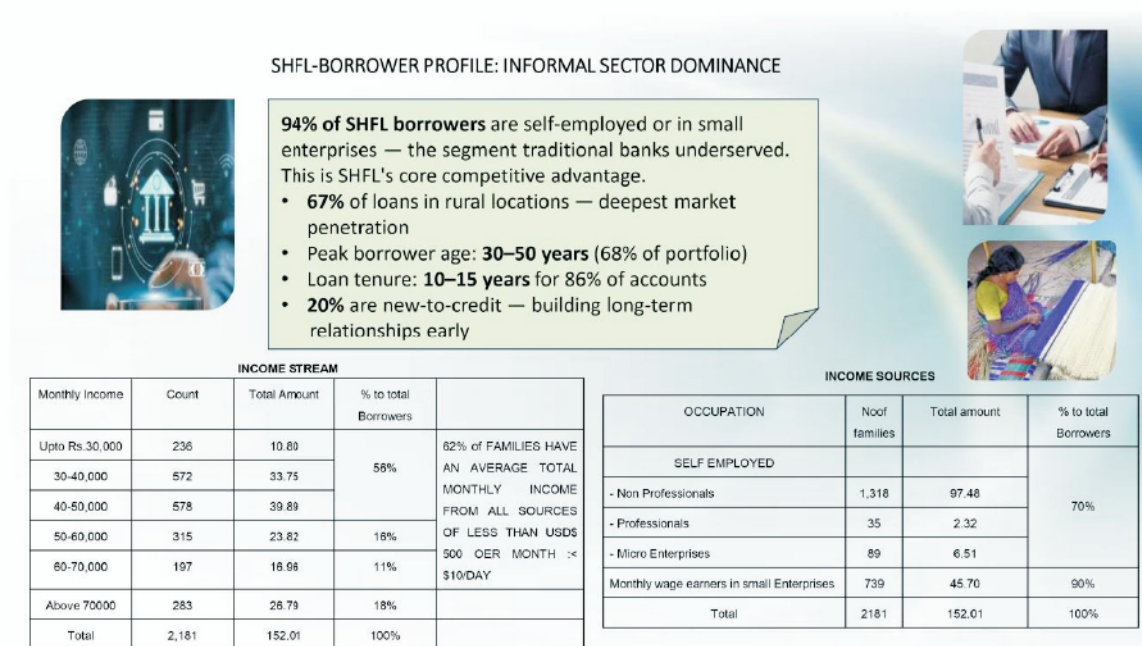
A large section of India's population continues to live in households with relatively modest and often variable incomes. For many such households, access to formal housing finance remains constrained because of:

- limited documentary evidence of income;
- informal or self-employed occupations;
- relatively small loan requirements;
- limited credit history;
- difficulties in meeting conventional banking documentation requirements; and
- properties located in emerging or semi-urban markets.

Banks have traditionally concentrated on customers with relatively well-documented income and stronger credit profiles. NBFCs and HFCs have therefore an important complementary role in reaching customers who may not fit conventional banking models.

The opportunity is particularly relevant for housing loans below **₹15 lakh**, where the financing requirement is relatively small but the social and economic impact of home ownership is significant. However only a select few HFCs prefer this segment for business.

The affordable housing financier therefore has to combine local market knowledge, relationship-based underwriting, technology and rigorous collection discipline. Sasvitha believes that this is an area where it can build a differentiated and sustainable franchise.



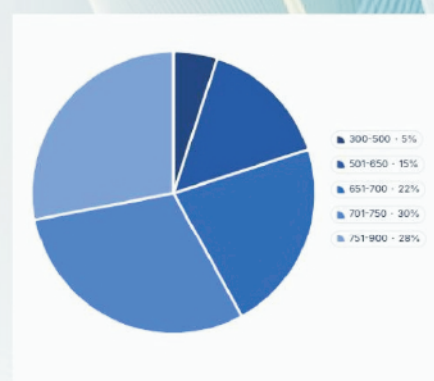
CIBIL Score Distribution & Credit Quality

SASVITHA's robust underwriting model ensures high credit quality even within the underserved informal sector, focusing on financial discipline and repayment capacity rather than formal income proofs alone.

Prudent Lending Practices

A significant portion of SASVITHA's portfolio demonstrates strong credit behavior, reflected in healthy CIBIL scores. This is a testament to our ability to assess and manage risk effectively.

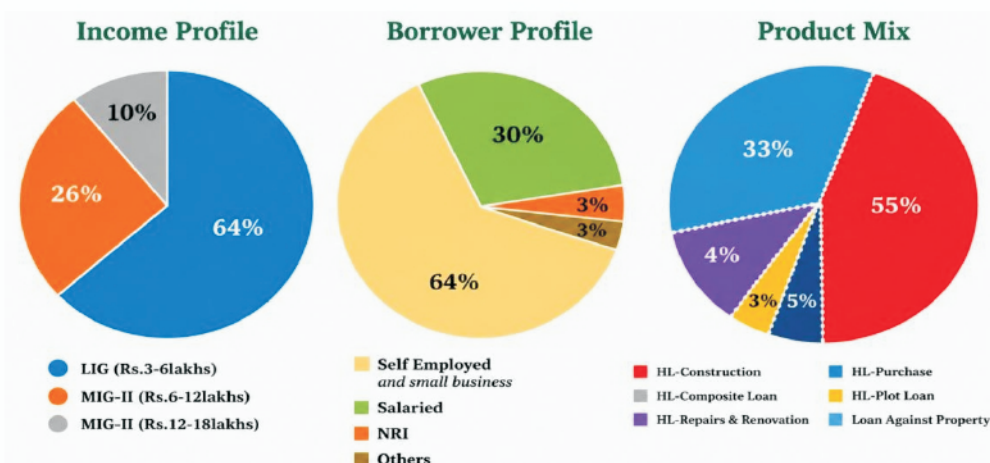
- 58% of the portfolio has CIBIL scores above 700, indicating low credit risk.
- 20% New to credit.
- 80% having credit history.



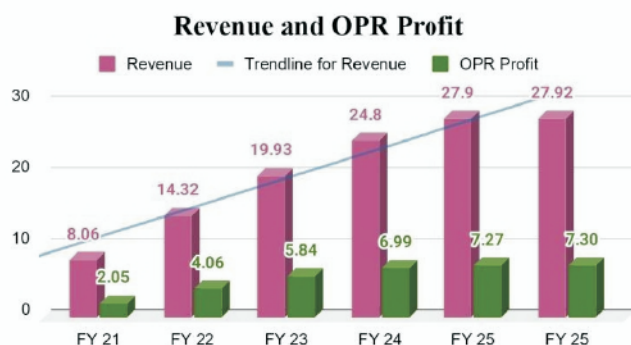
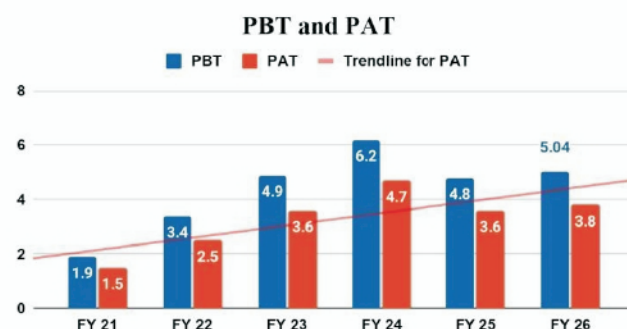
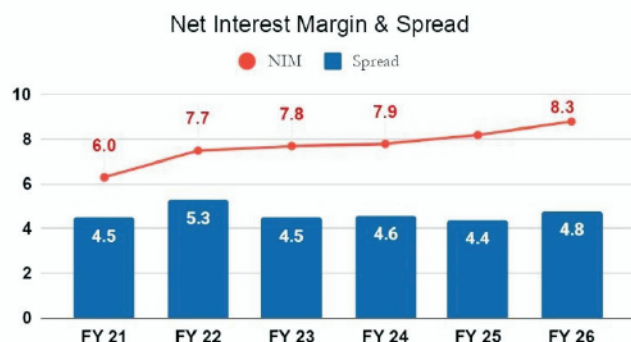
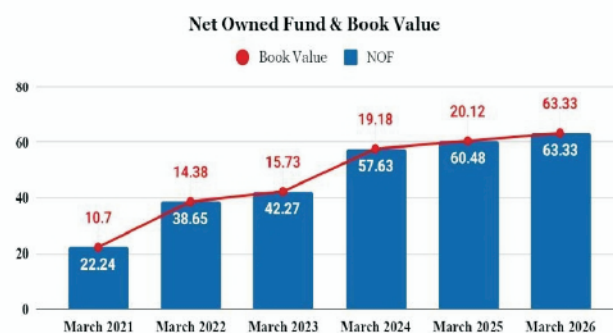
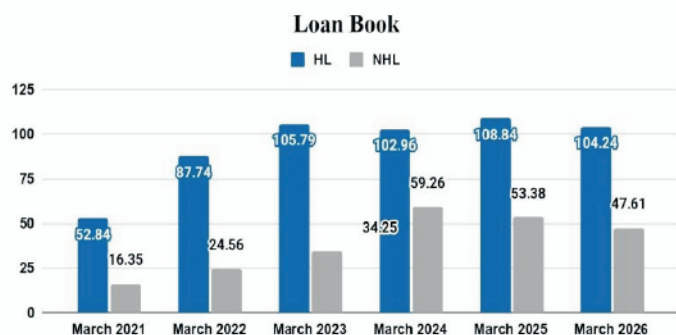
3. Sasvitha's Performance – A Five-Year track

The financial information available with the Company demonstrates the progress made over the last five years., post COVID pandemic.

Particulars	FY22	FY23	FY24	FY25	FY26
Loan Outstanding (₹ crore)	112.80	140.03	162.22	162.22	151.84
Cumulative Disbursements (₹ crore)	128.60	170.04	213.91	246.85	265.47
Net Owned Funds (₹ crore)	38.65	42.27	57.63	60.48	63.33
Live Accounts	1,250	1,719	2,186	2,264	2,300
Income (₹ crore)	14.32	19.94	24.80	27.90	27.92
PAT (₹ crore)	2.53	3.62	4.69	3.60	3.75
NIM	7.50%	7.70%	7.84%	8.29%	8.88%
Borrowing - Banks	79.10	99.34	105.60	102.83	93.14
GNPA	0.69%	3.56%	2.98%	2.93%	2.95%
NNPA	0.59%	3.00%	2.25%	2.44%	2.51%
Branches	20	20	23	25	26
Employees	52	68	72	91	95
Book Value/share (₹)	14.38	15.73	19.18	20.12	21.07



The five-year record demonstrates that the Company has progressively strengthened its capital base, distribution network and earnings capability.



SHFL CURRENT BUSINESS MODEL

Product	TOTAL AUM			Geographical Distribution	TOTAL AUM		
	No of Accounts	o/s	%		No of Accounts	o/s	%
Housing Loan	1565	104.24	71%	TAMILNADU	2227	146.38	96%
LAP(Mortgage loans for small business,micro enterprises,etc..)	735	47.60	29%	A.P	73	5.46	4%
Total	2300	151.84	100.00	Total	2300	151.84	100.00

Branches: Urban/Semi urban, Hub & Spoke model

Functional: Sales/Credit/Collection verticals

Underwriting: Risk based assessment/centralized.

Technology: End to end Saas modes

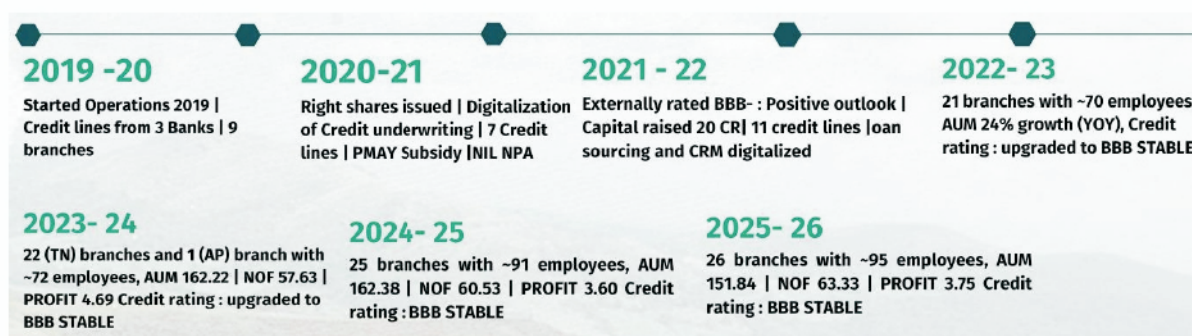
Audit/inspection/regulatory oversight

4. FY2025–26 Performance

Cumulative disbursements increased to **₹265.47 crore** with 2300 live loan accounts as at 31 March 2026. This represents a substantial increase from 1,250 accounts in FY2022 and reflects the widening reach of the Company. As of March 26, loan outstanding stood at **151.84 crore**. While the loan book was lower than the previous year, this should be viewed in the context of the Company's conscious emphasis on improving portfolio quality, collections and balance-sheet discipline.

The net owned funds increased to **₹63.33 crore**, compared with ₹60.48 crore in FY2025 and significantly more than ₹38.65 crore in FY2022.

This strengthening of the capital base provided an important platform for growth over the years



Sasvitha Home Finance – Financing affordable housing for low & middle-income groups

Key Metrics of business & financial.

	Key Highlights	151.84Cr Loan O/S- as on March 2026	265.47Cr Cumulative Disbursement	2300 Customers	63.33 Cr NOF
	Growing business network	26 Branch Network	8 Clusters Covered	95 Employees	
	Operational Performance	60% CAGR - (FY 20 - 26)	62.71% Capital ad ratio	BBB Stable Rating	
	Financial Performance March 26	3.75 Cr PAT	2.1% ROAA	3Cr in 1.5 Yr Business for new branches Break even	

5. Improvement in Margins and Earnings Quality

One of the encouraging features of the Company's performance has been the improvement in its underlying lending economics with the yield on loans increased to **16.40%**, compared—to-15.92% in FY2025 and 14.50% in FY2022.

More importantly, NIM improved consistently: **7.50%** → 7.70% → 7.84% → 8.29% → **8.88%** between FY2022 and FY2026, demonstrating the Company's ability to maintain an appropriate risk-adjusted pricing discipline while managing its cost of funds.

The average cost of borrowing, which had increased during the period of higher interest rates, was contained to **11.40%** in FY2026, marginally lower than 11.50% in FY2025.

The improvement in NIM despite a relatively high cost-of-funds environment is an encouraging indicator of the Company's underlying business model.

6. Profitability

The Company recorded:

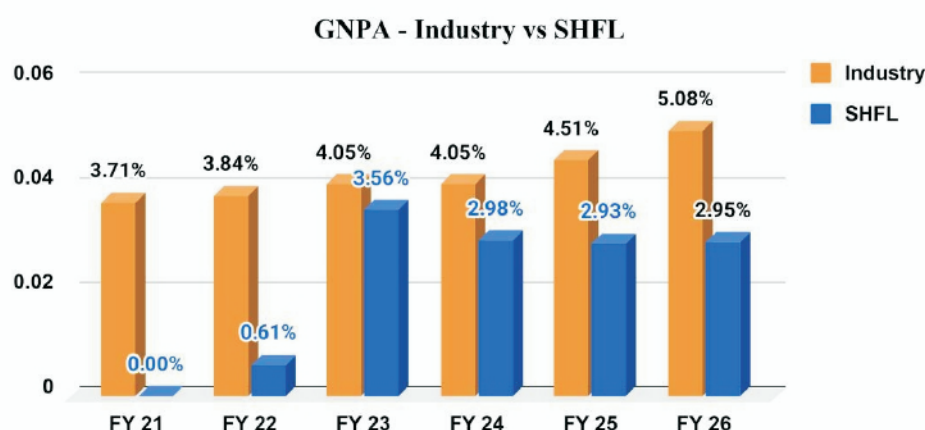
- **Income:** ₹27.92 crore
- **Operational surplus:** ₹7.30 crore
- **PBT:** ₹5.04 crore
- **PAT:** ₹3.75 crore

While profitability has not yet followed a straight-line trajectory, the improvement in margins, strengthening of capital and expansion of the operating platform provide a sound foundation for higher earnings as the loan book would scale upwards.

The book value per share increased to **₹21.07** in FY2026 from ₹14.38 in FY2022, representing a significant strengthening of shareholder value over the period.

7. Asset Quality – Key Priority

For an affordable housing finance company, especially in lending to customers "new to credit" in "non formal sector", in low income groups who are vulnerable to environmental and market upheavals maintaining assets quality is a challenge. Hence growth without asset-quality discipline can be counterproductive. Management has therefore continued to place considerable emphasis on underwriting, monitoring and collections.



(Source CRISIL)

Industry wide, Loans size below Rs.15lakhs have under performed with GNPA rising from 3.71% in fiscal 2021 to 5.08% in H1 fiscal 2026.(source : CRISIL)(This segment is sensitive to micro economic cycle. However SHFL's GNPA remains below the industry average for sub-₹15L tickets at 2.95% as of March 26.

In these circumstances the GNPA stood at **2.95%** as at March 2026, and NNPA at **2.51%**.The Company's stressed-asset indicators and loans under resolution have also remained under close monitoring.

Management's objective is to progressively strengthen the quality of the portfolio through monitoring early identification of stress, intensive follow-up and recovery discipline. This will remain one of the principal priorities during FY2026–27 and beyond.

8. Capital Adequacy and Balance-Sheet Strength

Sasvitha continues to maintain a strong capital position.The CRAR at March 2026 was **62.71%**, substantially above the regulatory requirement.

The debt-equity ratio has also moderated significantly over the five-year period, from **2.35 times in FY2023 to 1.48 times in FY2026**. providing considerable headroom to raise additional borrowings as the business expands.

Nevertheless, while capital adequacy remains comfortable meeting with regulatory prescriptions , **from growth perspective additional capital is required and also for managing Assets liability matching** besides buffering ECL .The strengthening of net worth from ₹63.33 crore in FY2026 is particularly important because the next phase of growth will require a combination of:

1. internal accruals;
2. additional equity capital;
3. bank and institutional borrowings; and
4. progressively diversified sources of funding.

9. Distribution Network and Human Resources

The Company had 26 branches adding one more during the year while employee strength increased from 52 to 95 providing stronger platform for growth, sourcing, servicing and collecting loan ,simultaneously emphasizing on branch productivity.

The objective will be to ensure that every branch develops a sustainable portfolio, achieves adequate sourcing and collection productivity and reaches profitability within a reasonable period.

Technology will increasingly be used to improve turnaround time, customer acquisition, credit appraisal, portfolio monitoring and collections.

Digitalization Modules

On move to higher technology trajectory with newer and granular applications to cope with growing volumes for efficiency, cost saving, accuracy and security with overall enhanced customer satisfaction , to charter the Growth Journey.

To become a leader in technology adoption & effectively leverage our platform to deliver faster turnaround.



10.Strategic Focus

Medium term Expansion strategy A calibrated approach to address the immense opportunity while maintaining asset quality

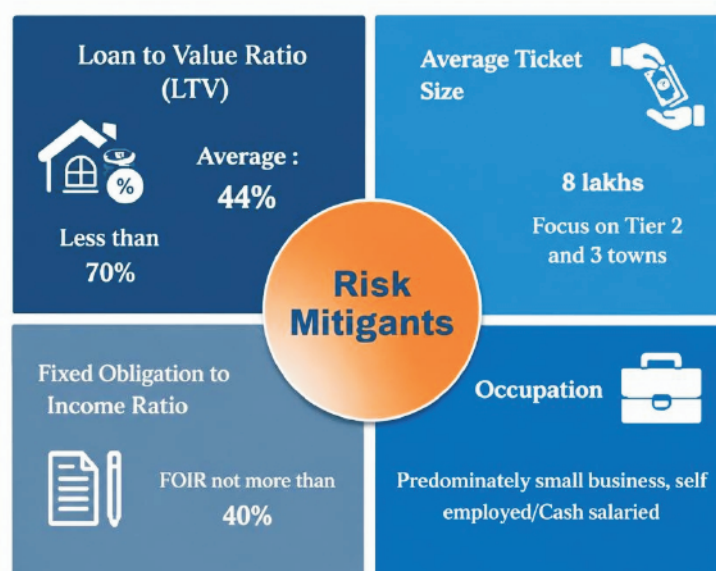


The Company's principal competitive opportunity will remain in affordable housing finance.

Sasvitha intends to strengthen its presence among:

- Economically Weaker Sections;
- Lower Income Groups;
- lower and middle-income self-employed customers;
- customers requiring housing loans below ₹15 lakh; and
- customers requiring loans in the ₹15–25 lakh range where appropriate.

The objective will be to build a portfolio based not merely on volume but on **risk-adjusted returns and long-term customer relationships**.



11. Outlook and Growth Strategy

Management remains positive about the medium term extent strategic SHFL and long-term prospects for the housing finance industry and particularly for affordable housing.

The Company's forward projections envisage a substantial scaling-up of the business, supported by expansion of the branch network, higher employee productivity, greater use of technology and mobilisation of additional capital.

Growth plan envisages :

A. Accelerated loan-book growth

B. Expansion of branch net work in diversified geography

The existing branch network will be progressively expanded into carefully selected micro markets where the Company can establish a sustainable competitive position.

C. Productivity improvement

Greater emphasis will be on:

- Business and profit per branch and per employee
- Enhanced collection efficiency;
- Curtailing turnaround time; and
- Containing Cost-to-Income Indices

D. Capital mobilisation

The next stage of growth will require additional capital. Management has initiated steps to strengthen the Equity and capital base progressively so as to access larger and more diversified sources of institutional funding and borrowings

E. Technology-led growth :

Technology will become an increasingly important part of the Company's business model. The objective is to use technology not simply for digitisation but to improve:

sourcing → credit assessment → documentation → sanction → disbursement → monitoring → collections.

12. Medium-Term mission:

The management's mission is to transform Sasvitha from a relatively small regional housing finance company into a **strong, professionally managed and technology-enabled affordable housing finance institution.**

A blue print for exponential growth in business with a strong financial model is on anvil for scaling of the balance sheet accompanied by improving ROA, ROE and operating efficiency. The growth envisaged, however, will be **risk-calibrated rather than growth at any cost.**

Our task:

To grow faster, but responsibly; to expand wider, but selectively; to use technology more extensively; to improve productivity; to strengthen our capital and funding base. Management is confident that with disciplined execution, Sasvitha can enter its next phase of growth with a stronger balance sheet, wider reach, improved profitability and greater value creation for its shareholders.

Anbarasan.G
Chief Financial Officer

Rajaraman.A
Chief Operating Officer

Balachandran.M
Chairman

R. SUBRAMANIAN AND COMPANY LLP

CHARTERED ACCOUNTANTS

LLPIN: AAG-3873

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INDEPENDENT AUDITOR'S REPORT

TO

THE MEMBERS OF

SASVITHA HOME FINANCE LIMITED

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of Sasvitha Home Finance Limited (the "Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss and Cash Flow Statement for the year ended March 31, 2026 and notes to the Financial Statements, including a summary of significant accounting policies and other explanatory information (hereinafter referred to as "Financial statements").

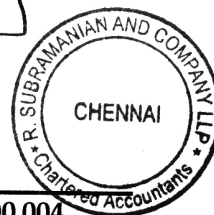
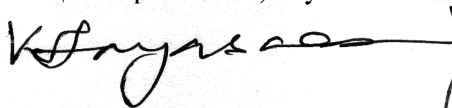
In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Companies Act, 2013, as amended ("the Act") in the manner so required and give a true and fair view in conformity with the Accounting Standards prescribed under Section 133 of the Act read with the Companies (Accounting Standards) Rules 2006 as amended, ["AS"] and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026, its Profit, and its cash flows for the year ended on that date.

Basis for Opinion

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

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole and in forming our opinion thereon, and we do not provide a separate opinion on these matters. Reporting of key audit matters as per SA 701, Key Audit Matters are not applicable to the Company as it is an unlisted company.



Registered Office: No. 6, Krishnaswamy Avenue, Luz, Mylapore, Chennai - 600 004

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Information Other than the Financial Statements and Auditor's Report Thereon

The Company's Board of Directors is responsible for the preparation of the other information. The other information comprises the information included in the Directors' Report including Annexures to Directors' Report and Business Responsibility & Sustainability Report, but does not include the Financial Statements, and our Auditors' report thereon. The other information is expected to be made available to us after the date of this Auditors' report.

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

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

On receipt of other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and we shall:

- (a) If the material misstatement is corrected, perform necessary procedure to ensure the correction; or
- (b) If the material misstatement is not corrected after communicating the matter to those charged with governance, take appropriate action considering our legal rights and obligations, to seek to have the uncorrected material misstatement appropriately brought to the attention of users for whom this Auditors' report is prepared.

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

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

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

In preparing the Financial Statements, the Management and Board of Directors are responsible for assessing the ability of the Company 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.

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

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Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- We have taken into account the provisions of the Companies Act, RBI regulations, the accounting and auditing standards and matters, which are required to be included in the audit report under the provisions of the Act and the Rules made thereunder.
- 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 financial 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 the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements 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

1. As required by Section 143(3) of the Act, based on our audit we report that:

- a) We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit.
- b) In our Opinion proper books of account as required by law have been kept by the company so far as it appears from our examination of those books.
- c) The Balance Sheet, the Statement of Profit and Loss and Cash Flow Statement dealt with by this Report are in agreement with the books of account.
- d) In our opinion, the aforesaid Financial Statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) rules, 2014.
- e) On the basis of the written representations received from the directors as on March 31, 2026 and taken on record by the Board of Directors, none of the directors is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.
- f) With respect to the adequacy of the internal financial controls with reference to financial statements of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A".
- g) With respect to the other matters to be included in the Auditor's Report in accordance with the requirements of section 197(16) of the Act, as amended:

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

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 has no pending litigations which would impact its financial position, and the same has been disclosed under Note 24(ii) to the Financial Statements.
- ii. The company did not have any long-term contracts including derivative contracts for which there were any material foreseeable losses.
- iii. There were no amounts, which were required to be transferred to the Investor Education and Protection Fund by the Company.

R. Subramanian



iv. (a) The Management has represented that, to the best of its knowledge and beliefs, no funds (which are material either individually or in the aggregate) have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person or entity, including foreign entity ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The Management has represented, that, to the best of its knowledge and belief, no funds (which are material either individually or in the aggregate) have been received by the Company from any person or entity, including foreign entity ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(c) Based on the audit procedures that have been considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under sub-clause (i) and (ii) of Rule 11(e), as provided under (a) and (b) above, contain any material misstatement.

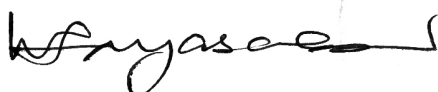
(d) The final dividend proposed in the previous year, declared and paid by the Company during the year is in accordance with Section 123 of the Companies Act 2013, as applicable.

(e) Based on our examination, the company, has used an accounting software which is also operated by a third-party software service provider, for maintaining its books of account and in the absence of edit log of entries posted we are unable to comment whether audit trail feature of the said software was enabled and operated throughout the year for all relevant transactions recorded in the software or whether there were any instances of the audit trail feature been tampered with.

Further, although the Company has represented that the audit trail has been preserved in accordance with the statutory requirements for record retention, in the absence of adequate documentation or system-generated evidence corroborating continuous and tamper-proof maintenance of such logs, we are unable to independently verify the completeness and adequacy of such record retention.

2. As required by the Companies (Auditor's Report) Order, 2020 (the "Order") issued by the Central Government in terms of Section 143(11) of the Act, we give in "Annexure B" a statement on the matters specified in paragraphs 3 and 4 of the Order.

For **M/s. R. Subramanian and Company LLP**,
Chartered Accountants,
ICAI Firm Registration No. 004137S/S200041



K Jayasankar
Partner
Membership No. 014156



UDIN: 26014156 ZHVSPP6857
Place: Chennai
Date: August 03, 2026

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Sasvitha Home Finance Limited of even date)

Report on the Internal Financial Controls with reference to Financials Statements under Clause (i) of sub-section 3 of Section 143 of the Companies Act, 2013 (the "Act")

We have audited the internal financial controls with reference to financial statements of SASVITHA HOME FINANCE LIMITED (the "Company") as of March 31, 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

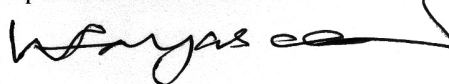
Our responsibility is to express an opinion on the Company's internal financial controls with reference to financial statements based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued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

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

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

Meaning of Internal Financial Controls with reference to financial statements

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

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls with reference to financial statements to future periods are subject to the risk that the internal financial control 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

In our opinion, to the best of our information and according to the explanations given to us, the Company has, in all material respects, an adequate internal financial controls with reference to financial statements and such internal financial controls with reference to financial statements were operating effectively as at March 31, 2026, based on the criteria for internal financial control with reference to financial statements established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For **M/s. R. Subramanian and Company LLP,**
Chartered Accountants,
ICAI Firm Registration No. 004137S/S200041



K Jayasankar
Partner
Membership No. 014156



UDIN: 26014156 ZHVSP6857
Place: Chennai
Date: August 03, 2026

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Sasvitha Home Finance Limited of even date)

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

i. In respect of the Company's property, plant and equipment and intangible assets:

a. (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of Property, Plant and Equipment; (B) The Company has maintained proper records showing full particulars of intangible assets.

b. As per the information and explanation given to us, all the Property, Plant and Equipments have been physically verified by the management at regular intervals, which in our opinion, is reasonable having regard to the size of the company and nature of its assets. According to the information and explanations given to us, no material discrepancies were noticed on such verification.

c. No immovable properties are held by the Company, hence reporting on this clause is not applicable.

d. The Company has not revalued any of its property, plant and equipment and intangible assets during the year.

e. No proceedings have been initiated during the year or are pending against the Company as at March 31, 2026 for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (as amended in 2016) and rules made thereunder.

ii. a) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company's business does not involve inventories. Accordingly, clause 3(ii)(a) of the Order is not applicable.

b) In our opinion and according to the information and explanations given to us, during the year, the Company has not been sanctioned working capital limits in excess of ₹ 5 crores, in aggregate, from banks or financial institutions on the basis of security of current assets. Accordingly, the provisions of clause 3(ii)(b) of the Order are not applicable.

iii. According to the information and explanations provided to us and on the basis of our examination of the records of the Company, during the year, the Company has not made any investment in, provided any guarantee or security to Companies, Firms, Limited Liability Partnership or Associates or other parties. The Company, during the year, has not granted any loans or advances in the nature of loans (Secured or Unsecured) to Companies, Firms, Limited Liability Partnership or Associates. The Company has granted loans or advances in the nature of loans (Secured) to other parties. With respect to such loans and advances:

(a) The Company's principal business is to give loans and is a registered housing finance company. Accordingly, the requirement to report on clause 3(iii)(a) of the Order is not applicable to the Company.

(b) The terms and conditions of the grant of all the loans and advances in the nature of loans, during the year are, in our opinion, prima facie, not prejudicial to the Company's interest.

(c) The Company, being a Housing Finance Company, registered under the National Housing Bank Act, 1987, and rules made thereunder, in pursuance of its compliance with provisions of the said Act/Rules, particularly, the Income Recognition, Asset Classification and Provisioning Norms, monitors repayments of principal and payment of interest by its customers as stipulated. In our opinion and according to the information and explanations given to us, in respect of loans and advances in the nature of loans, the

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schedule of repayment of principal and payment of interest has been stipulated and in cases where repayment of principal and payment of interest is not received as stipulated, the cognizance thereof is taken by the Company in course of its periodic regulatory reporting.

(d) The amount of advances outstanding in respect of advances wherein instalment amount overdue for more than ninety days, in respect of loans and advances in the nature of loans, as at the year-end is Rs. 4,48,348.98 hundreds [FY2025 value was 4,75,603.65 hundreds]. Reasonable steps are being taken by the Company for recovery of the principal and interest as stated in the applicable Regulations and Loan agreements.

(e) Since the Company's principal business is to give loans, the provision of clause 3(iii)(e) of the Order is not applicable to it.

(f) According to information and explanations given to us and based on the audit procedures performed, the Company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year. Hence, reporting under clause 3(iii)(f) of the Order is not applicable.

iv. In our opinion and according to the information and explanations given to us, Company has complied with the provisions of Sections 185 and 186 of the Act in respect of loans, investments, guarantees, and security.

v. In our opinion and according to the information and explanations given to us, the company has not accepted deposits from public and hence the provisions of section 73 to 76 or any other provisions of the Companies Act and the rules made there under are not applicable to the company.

vi. The maintenance of cost records has not been specified by the Central Government under sub-section (1) of section 148 of the Companies Act, 2013 for the business activities carried out by the Company. Hence, reporting under clause (vi) of the Order is not applicable to the Company.

vii. a) The Company is regular in depositing undisputed Statutory dues, including Goods and Service Tax, Provident Fund, Employees' State Insurance, Income Tax, Sales Tax, Duty of Customs, Cess, and any other Statutory Dues to the appropriate authorities and there were no undisputed amounts payable which were in arrears as at 31st March 2026 for a period of more than six months from the date they became payable.

b) According to the information and explanation given to us, there are no dues of Provident Fund, Income Tax, Goods and Service tax, Customs Duty, Sales Tax, service tax, Value Added tax, cess and other statutory dues which have not been deposited as on 31st March 2026 on account of any dispute.

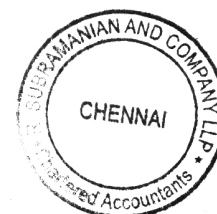
viii. There were no transactions relating to previously unrecorded income that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961).

ix. a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

b) In our opinion and according to the information and explanations given to us, we report that the Company has not been declared wilful defaulter by any bank or financial institution or government or any government authority.

c) According to the information and explanation given to us and on the basis of the examination of the records of the Company, the term loans were applied for the purpose for which such loans were obtained.

d) According to the information and explanations given to us, and the procedures performed by us, and on an overall examination of the Financial Statements of the Company, we report that the Company has not used funds raised on short-term basis for long-term purposes.



e) The Company did not have any subsidiary or associate or joint venture during the year. Accordingly, clause 3(ix)(e) of the Order is not applicable.

f) The Company did not have any subsidiary or associate or joint venture during the year. Accordingly, clause 3(ix)(f) of the Order is not applicable.

x. (a) In our opinion and according to the information and explanations given to us, the Company did not raise moneys by way of initial public offer or further public offer (including debt instruments) during the year. Accordingly, the provisions of clause 3(x)(a) of the Order are not applicable.

(b) During the year, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally). Accordingly, provisions of clause 3(x)(b) of the Order are not applicable.

xi. (a) During the course of our examination of the books and records of the Company, carried out in accordance with the generally accepted auditing practices in India, and according to the information and explanations given to us, no material fraud by the Company or on the Company has been noticed or reported during the course of our audit.

(b) No report under sub-section (12) of Section 143 of the Act has been filed in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 (as amended) with the Central Government, during the year and up to the date of this report.

(c) As represented to us by the management, there are no whistle blower complaints received by the Company during the year.

xii. According to the information and explanations given to us, the Company is not a Nidhi Company. Accordingly, the provisions of clause 3(xii) of the Order is not applicable.

xiii. In our opinion and according to the information and explanations given to us, all transactions with the related parties are in compliance with Section 188 of the Act, where applicable, and the requisite details have been disclosed in the financial statements etc., as required by the applicable accounting standards.

xiv. a) In our opinion and according to the information and explanations given to us, the Company has an internal audit system commensurate with the size and nature of its business.

b) We have considered the internal audit reports of the Company issued till date, for the period under audit.

xv. In our opinion and according to the information and explanations given to us, the Company has not entered into any non-cash transactions with the directors or persons connected with them covered under Section 192 of the Act. Accordingly, provisions of clause 3(xv) of the Order are not applicable.

xvi. a) According to the information and explanation provided to us and based on our examination of the records of the Company, the Company is exempted from being registered under section 45-IA of the Reserve Bank of India Act 1934 vide RBI Master Direction DNBR.PD.001/03.10.119/2016-17 (as updated from time to time) read with RBI Master Direction DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 (as updated from time to time).

b) According to the information and explanation provided to us and based on our examination of the records of the Company, the Company is not required to obtain Certificate of Registration (CoR) from the Reserve Bank of India (also refer clause 3(xvi)(a) above). The Company has however obtained registration under Section 29A of the National Housing Bank Act, 1987 for conducting Housing Finance activity.

c) According to the information and explanation provided to us and based on our examination of the records of the Company, the Company is not a Core Investment Company as defined in the regulations made by the Reserve Bank of India. Accordingly, clause 3(xvi)(c) of the Order is not applicable.



d) According to the information and explanation provided to us and based on our examination of the records of the Company, the Company is not part of any Group. Accordingly, clause 3(xvi)(d) of the Order is not applicable.

xvii. The Company has not incurred any cash losses during the current financial year and in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year. Accordingly, provisions of clause 3(xviii) of the Order are not applicable.

xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that 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. a) According to the information and explanations given to us and on the basis of the examination of the records of the Company, there are no amounts remaining unspent in respect of other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, Clause 3(xx)(a) of the Order is not applicable.

b) There is no unspent amount towards Corporate Social Responsibility (CSR) on ongoing projects requiring a transfer to a special account in compliance with provision of sub-section (6) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable for the year.

For **M/s. R. Subramanian and Company LLP**,
Chartered Accountants,
ICAI Firm Registration No. 004137S/S200041



K Jayasankar
Partner
Membership No. 014156



UDIN: 26014156 ZHUSPP6857
Place: Chennai
Date: August 03, 2026

R. SUBRAMANIAN AND COMPANY LLP
CHARTERED ACCOUNTANTS
LLPIN: AAG-3873

Tel: 044-24992261 / 24991347 | info@rscompany.co.in | www.rscompany.co.in

Auditor's Report under Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

To
The Board of Directors,
M/s. Sasvitha Home Finance Limited,
Registered Office- Sathguru Complex, 1st Floor,
Old No.488, New No 640, Anna Salai, Nandanam,
Chennai, Tamil Nadu, India, 600035
Dear Sirs,

Re: Auditor's Report to the Board of Directors pursuant to Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021

1. This Report is issued in relation to additional report to the Board of Directors as specified in Master Direction - Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 dated February 17, 2021 issued by the Reserve Bank of India ('RBI') ("NBFC-HFC Directions") as amended from time to time.
2. We have audited, in accordance with auditing standards generally accepted in India, the Standalone Financial Statements of Sasvitha Home Finance Limited (the "Company") for the year ended March 31, 2026 and have issued our opinion vide our Auditor's Report of even date. These Standalone Financial Statements are the responsibility of the Company's management and the Board of Directors. Our responsibility was to express an opinion on those Standalone Financial Statements based on our audit. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the Standalone Financial Statements. Our audit was conducted in the manner specified under the section "Auditor's Responsibility for the Audit of the Standalone Financial Statements" of the said auditor's report.
3. As required by the NBFC-HFC Directions, amended from time to time, based on our audit referred to in paragraph 2 above, and based on the information and explanations given to us by the management, which to the best of our knowledge and belief were necessary for this purpose, we report hereunder on the matters specified in Paragraphs 70 and 71 of the NBFC-HFC Directions:
 - (a) The Company has obtained a Certificate of Registration from NHB dated July 31, 2018 under Section 29A of the National Housing Bank Act, 1987 to carry on the business of housing finance. As disclosed in the audited Standalone Financial Statements, the percentage of housing finance assets to total assets and the percentage of individual housing finance assets to total assets as at March 31, 2026 are 64.99% and 64.99%, respectively, against the minimum regulatory requirements of 60% and 50%, respectively. Accordingly, the Company has complied with the principal business criteria prescribed under the NBFC-HFC Directions.
 - (b) As on March 31, 2026, the Net Owned Funds determined by the Management in accordance with the audited Standalone Financial Statements and with reference to the NBFC-HFC Directions have met the requirements prescribed under Section 29A of the National Housing Bank Act, 1987 (the "NHB Act"). The Company has not issued any preference shares and, accordingly, the same is not commented upon.

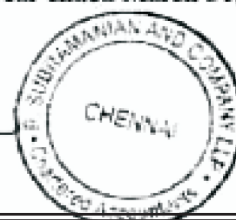
Registered Office: No. 6, Krishnaswamy Avenue, Luz, Mylapore, Chennai - 600 004

Ahmedabad | Bengaluru | Bhuvaneshwar | Hyderabad | Mumbai | New Delhi



- (c) The Company has complied with Section 29C of the NHB Act.
- (d) The total borrowings of the Company are within the limits specified under paragraph 27.2 of the NBFC-HFC Directions.
- (e) Except for the matter stated in paragraph (f) below, based on our audit of the Standalone Financial Statements for the year ended March 31, 2026 and as per the information, explanations and representations given to us by the management, the Company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements and disclosure in the Balance Sheet as specified in the NBFC-HFC Directions. Further, the Company has complied with the prudential norms on investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit and investments as specified in the NBFC-HFC Directions.
- (f) During the review conducted by NHB, an observation was raised in relation to the computation of interest on loan accounts. As represented by the management, the system and process changes required to address the observation have not been fully implemented as at March 31, 2026 and the matter remains unresolved. Pending completion of the rectification and validation of the revised interest-computation methodology across the loan portfolio, we are unable to comment on the accuracy and completeness of interest computation for the affected loan accounts and the consequential impact, if any, on interest income, borrower balances and related regulatory reporting.
- (g) The company is yet to file final Schedule II return to NHB. However the capital adequacy ratio as disclosed in the provisional Schedule II of NHB, is in compliance with minimum Capital to Risk Assets Ratio prescribed by the NBFC-HFC Directions
- (h) The Company has furnished to NHB the provisional Schedule II returns for the half years ended September 30, 2025 and March 31, 2026 within the stipulated period specified in the NBFC-HFC Directions.
- (i) The Company is not required to furnish Schedule III return on Statutory Liquid Assets to the National Housing Bank as per the NBFC-HFC Directions.
- (j) The Company has complied with the requirements contained in the NBFC-HFC Directions in respect of opening of new branches. Based on the information and explanations given to us, there were no closures of existing branches or offices during the year.
- (k) According to the information and explanations given to us and based on the representations provided by the management, the Company has not granted any loans against its own shares, shares of any listed company or gold jewellery. Accordingly, the provisions of paragraphs 3.1.3, 3.1.4 and 18 of the NBFC-HFC Directions are not applicable to the Company and hence are not commented upon.
- (l) The Board of Directors of the Company has passed a resolution on April 11, 2022 for non-acceptance of public deposits.
- (m) The Company has not accepted any public deposits during the financial year ended March 31, 2026.

R. Subramanian



R.Subramanian and Company LLP
Chartered Accountants

4. This Report is intended solely for reporting on the matters specified in Paragraph 70 and 71 of the NBFC-HFC Directions, to the Board of Directors of the Company for the purpose as specified in Paragraph 2 above and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.
5. We have no responsibility to update this report for events and circumstances occurring after the date of this report.

For **M/s. R. Subramanian and Company LLP,**
Chartered Accountants,
ICAI Firm Registration No. 004137S/S200041

K Jayasankar

K Jayasankar
Partner
Membership No. 014156



UDIN: **26014156ZHVSPP6857**
Place: Chennai
Date:

Sasvitha Home Finance Limited
Balance Sheet as at 31st March, 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)

Particulars	Note No.	As at March 31, 2026	As at March 31, 2025
I EQUITY AND LIABILITIES			
1 Shareholders' funds			
a) Share Capital	1	30,05,535.00	30,05,535.00
b) Reserves and surplus	2	33,29,439.64	30,42,569.31
		63,34,974.64	60,48,104.31
2 Non-Current Liabilities			
a) Long-term borrowings	3	64,76,544.28	75,92,108.73
b) Deferred tax liabilities (net)	4	57,531.00	-
c) Long-Term provisions	5	65,174.42	74,357.98
		65,99,249.70	76,66,466.71
3 Current liabilities			
a) Short-term borrowings (Repayable within one year)	6	29,52,698.42	26,91,217.09
b) Trade payables	7		
(i) Micro enterprises and small enterprises		-	-
(ii) Creditors other than micro enterprises and small enterprises		-	-
c) Other current liabilities	8	26,013.24	86,074.05
d) Short-term provisions	9	1,29,002.86	89,760.97
		31,07,714.52	28,67,052.11
		1,60,41,938.86	1,65,81,623.13
II ASSETS			
1 Non-current assets			
a) Property plant and equipment and Intangible assets			
(i) Property, plant and equipment	10 a	64,296.57	79,031.21
(ii) Intangible assets	10 b	142.21	219.79
(ii) Intangible assets under development	40.3	-	4,680.00
b) Long-term loans and advances	11	1,44,29,930.98	1,56,50,384.03
c) Other non-current assets	12	44,820.00	42,870.00
d) Deferred tax Assets (net)	4	-	4,459.82
		1,45,39,189.76	1,57,81,644.85
2 Current assets			
a) Cash and bank balances	13	6,55,937.91	1,82,153.08
b) Short-term loans and advances (Loans maturing within one year)	14	8,07,255.83	5,80,835.89
c) Other current assets	15	39,555.36	36,989.31
		15,02,749.10	7,99,978.28
		1,60,41,938.86	1,65,81,623.13

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

CIN: U65999TN2017PLC117189



Anbarasan G
Chief Financial Officer

Date : 03-08-2026



Rajaraman A
Chief Operating Officer

Date : 03-08-2026



Balachandran M
Director / Chairman

DIN: 00205358

Date : 03-08-2026



As per our report of even date attached for R. Subramanian and Company LLP, Chartered Accountants

ICAI Firm Registration No. 004137S/S200041



K Jayasankar
Partner
M. No. 014156
Place : Chennai
Date : 03-08-2026


Sasvitha Home Finance Limited**Statement of Profit and Loss For the period ending March 2026***(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)*

Particulars	Note No.	For the period ending March 31, 2026	For the year ended March 31, 2025
Income			
I Revenue from operations	16	25,25,758.92	26,99,447.70
II Other income	17	2,68,361.69	90,483.50
III Total Income		27,94,120.61	27,89,931.20
IV Expenditure			
Finance cost	18	11,33,962.85	12,78,837.29
Employee benefits expense	19	4,03,019.75	4,50,462.69
Depreciation and amortisation expenses	10	18,594.80	20,075.79
Other expenses	20	3,40,549.60	3,33,553.89
Provisions and Write off	21	3,91,966.40	2,21,857.73
Total Expenses		22,88,093.40	23,04,787.39
V Profit Before Tax (III - IV)		5,06,027.21	4,85,143.81
VI Tax expense			
(a) Current tax		1,09,000.00	1,55,000.00
(b) Tax Expenses of Earlier Years		(42,000.00)	-
(c) Deferred tax		61,990.82	(29,671.77)
		1,28,990.82	1,25,328.23
VII Profit for the period (VI-VII)		3,77,036.39	3,59,815.58

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

CIN: U65999TN2017PLC117189

Anbarasan G

CFO

Date : 03-08-2026

Rajaraman A

COO

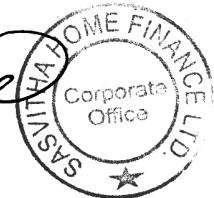
Date : 03-08-2026

Balachandran M

Director / Chairman

DIN: 00205358

Date : 03-08-2026



As per our report of even date attached for R. Subramanian and Company LLP, Chartered Accountants

ICAI Firm Registration No. 004137S/S200041

K Jayasankar

Partner

M. No. 014156

Place : Chennai

Date : 03-08-2026



Sasvitha Home Finance Limited

Cash Flow Statement for the year ended March 31, 2025

(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
A Cash Flow from Operating Activities		
Net Profit before tax	5,06,027.21	4,85,143.81
<u>Adjustments For:</u>		
Depreciation and amortisation expense	18,594.80	20,075.79
Provision for Standard Assets	(1,539.72)	(986.76)
Provision under resolution framework	(5,069.76)	(8,327.35)
Provision for NPA	3,98,575.88	2,31,171.84
Write off Advances	-	-
Provision for gratuity	(2,081.52)	2,690.16
Provision for leave encashment	(5,562.32)	13,633.71
Interest Earned on Deposits	(34,404.87)	(33,830.83)
Interest and finance charges	11,33,962.85	12,78,837.29
Operating Profit Before Working Capital Changes	20,08,502.55	19,88,407.66
Changes in Working Capital		
Increase/(Decrease) in trade payables	-	-
Increase/(Decrease) in other current liabilities	(60,060.81)	(9,355.22)
(Increase)/Decrease in short-term loans and advances	744.70	(1,082.18)
(Increase)/Decrease in other assets	(2,145.62)	24,311.88
Operating Profit after Working Capital Changes	19,47,040.82	20,02,282.14
(Increase)/Decrease in Housing/other loans	6,22,591.18	(2,70,372.40)
Income tax paid (net)	(50,567.02)	(1,65,486.10)
Net cash used in Operating Activities (A)	25,19,064.98	15,66,423.64
B Cash Flow from Investing Activities		
Purchase of property, plant and equipment and intangible assets	897.42	(15,813.78)
Interest received on Deposits	32,034.44	37,354.07
(Investments)/redemption of Deposits	(4,62,293.07)	(13,856.39)
Net Cash (used in)/ from Investing Activities (B)	(4,29,361.21)	7,683.90
C Cash Flow from Financing Activities		
Proceeds from issue of shares	-	-
Proceeds from long-term borrowings (net)	(11,15,564.45)	(7,08,480.90)
Dividend Paid	(90,166.05)	(75,138.38)
Proceeds from short-term borrowings from related parties	30,000.00	5,000.00
Increase/ (Decrease) in other short-term borrowings	2,31,481.33	4,25,714.29
Interest and finance charges paid	(11,33,962.84)	(12,78,837.29)
Net cash from Financing Activities (C)	(20,78,212.01)	(16,31,742.28)
Net Increase/Decrease in cash and cash equivalent (D = A+B+C)	11,491.76	(57,634.74)
Cash and Cash Equivalents - Opening Balance (E)	63,720.83	1,21,355.57
Cash and Cash Equivalents - Closing Balance (D + E)	75,212.59	63,720.83

Components of Cash and Cash Equivalents at the end of the year

Particulars	As at March 31, 2026	As at March 31, 2025
Cash on hand	2,600.26	2,501.47
Balances with banks in Current Accounts	13,172.95	54,769.36
Balances with banks in Sweep Account	59,000.00	6,000.00
Unpaid Dividend Bank Account	439.38	450.00
	75,212.59	63,720.83

The accompanying notes form an integral part of the financial statements

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

CIN: U65999TN2017PLC117189

Anbarasan G

CFO

Date : 03-08-2026

Rajaraman A

COO

Date : 03-08-2026

Balachandran M

Director / Chairman

DIN: 00205358

Date : 03-08-2026

As per our report of even date attached for R. Subramanian and Company LLP, Chartered Accountants

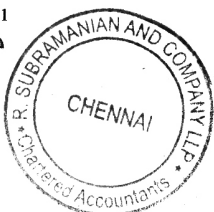
ICAI Firm Registration No. 004137S/S200041

K Jayasankar

Partner

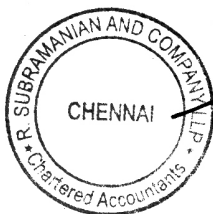
M. No. 014156

Date : 03-08-2026



Sasvitha Home Finance Limited**Notes to financial statements For the period ended March 2026***(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)*

1 Share Capital			
	Particulars	As at March 31, 2026	As at March 31, 2025
Authorised			
Equity Share Capital			
	4,00,00,000 (P.Y. 4,00,00,000) Equity Shares of Rs 10/- each	40,00,000.00	40,00,000.00
		40,00,000.00	40,00,000.00
Issued, Subscribed and Fully Paid-up			
Equity Share Capital			
	30055350 (P.Y. 30055350) Equity Shares of Rs 10/- each	30,05,535.00	30,05,535.00
		30,05,535.00	30,05,535.00
(a) Reconciliation of number of shares and amount outstanding at the beginning and at the end of the year			
Reconciliation of Number of Shares			
	Shares outstanding as at beginning of the year	3,00,55,350	3,00,55,350
	Additions during the Year	-	-
	Shares outstanding as at end of the year	3,00,55,350	3,00,55,350



Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)
2 Reserves and surplus

Particulars	As at March 31, 2026	As at March 31, 2025
a) Surplus / (Deficit) in Statement of Profit and Loss		
Balance at the beginning of the year	7,82,160.59	6,55,299.70
Add: Transfer from Statement of Profit and Loss	3,77,036.39	3,59,815.58
	11,59,196.98	10,15,115.28
Less : Transfer to Special reserve	(61,477.39)	(85,853.19)
Transfer to Statutory Reserve	(75,407.28)	(71,963.12)
Final Dividend Paid for the FY 24-25 @ Rs.0.30 per share	(90,166.05)	(75,138.38)
Balance at the end of the year	9,32,146.27	7,82,160.59
b) Securities Premium Account		
Balance at the beginning of the year	16,18,941.97	16,18,941.97
Add: Premium on shares issued during the year	-	-
Balance at the end of the year	16,18,941.97	16,18,941.97
c) Special Reserve u/s 36(1) (viii) of the Income Tax Act, 1961		
Balance at the beginning of the year	3,22,560.94	2,36,707.75
Add: Amount transferred during the year	61,477.39	85,853.19
Balance at the end of the year	3,84,038.33	3,22,560.94
d) Statutory Reserve u/s 29C of National Housing Bank Act, 1987		
Balance at the beginning of the year	3,18,905.80	2,46,942.69
Add: Amount transferred during the year	75,407.28	71,963.12
Balance at the end of the year	3,94,313.08	3,18,905.80
	33,29,439.64	30,42,569.31

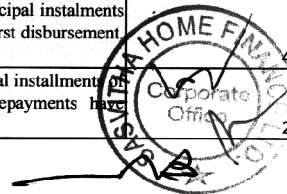
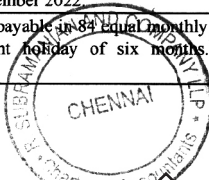
3 Long-term borrowings

Particulars	As at March 31, 2026	As at March 31, 2025
Secured :		
Term loan		
Banks	80,66,701.69	96,88,325.82
Financial Institutions	12,52,541.01	5,15,000.00
Less: Current maturities of long-term borrowings		
Term loan from Banks and Financial Institutions(refer note 6)	28,42,698.42	26,11,217.09
	64,76,544.28	75,92,108.73

i) The details regarding repayment and interest is given below

Loan reference	Repayment terms	Outstanding as at March 31, 2026 (including current maturities) (₹ in Hundreds)	Current rate of interest
Term loan 1	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each commencing from six months after initial disbursement. The repayments have commenced from May 2020.	65,912.57	12.00%
Term loan 2	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each commencing from six months after initial disbursement. The repayments have commenced from August 2020.	84,120.75	12.00%
Term loan 3	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each commencing from six months after initial disbursement. The repayments have commenced from February 2021.	1,21,456.35	12.00%
Term loan 4	Total sanctioned amount - Rs. 1,500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 53.57 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from December 2020.	3,14,277.61	10.85%
Term loan 5	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from May 2021.	1,42,857.14	11.50%
Term loan 6	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from January 2022.	1,73,744.11	11.85%
Term loan 7	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from November 2021.	1,78,571.43	11.50%
Term loan 8	Total sanctioned amount - Rs. 1,000 lakhs. Repayable in 28 equal quarterly principal instalments of Rs. 18 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from September 2022.	4,64,285.71	11.50%
Term loan 9	Total sanctioned amount - Rs. 700 lakhs. Repayable in 84 equal monthly principal installments of Rs. 11,58,470/- after the initial repayment holiday of six months. The repayments have commenced from April 2022.	2,99,973.29	11.30%

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Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)
Long-Term Borrowings (continued)

Loan reference	Repayment terms	Outstanding as at March 31, 2026 (including current maturities) (₹ in Hundreds)	Current rate of interest
Term loan 10	Total sanctioned amount - Rs. 1,000 lakhs. Repayable in 28 equal quarterly principal instalments of Rs. 35.71 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from February 2022.	3,90,688.62	10.95%
Term loan 11	Total sanctioned amount - Rs. 500 lakhs. Repayable in 26 equal quarterly principal instalments of Rs. 19.23 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from June 2022.	1,25,000.01	11.85%
Term loan 12	Total sanctioned amount - Rs. 1,000 lakhs. Repayable in 27 quarterly principal instalments of Rs. 36.00 lakhs each and 1 quarterly instalment of Rs. 28.00 lakhs after a moratorium period of six months from the date of first disbursement. The repayments have commenced from September 2022.	4,54,899.60	10.45%
Term loan 13	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 quarterly principal instalments of Rs. 18 lakhs each commencing from six months after initial disbursement. The repayments have commenced from January 2022.	1,78,571.43	11.50%
Term loan 14	Total sanctioned amount - Rs. 900 lakhs. Repayable in 28 quarterly principal instalments of Rs. 32.14 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from July 2023.	5,43,030.90	11.05%
Term loan 15	Total sanctioned amount - Rs. 1,000 lakhs. Repayable in 27 quarterly principal instalments of Rs. 36.00 lakhs each and 1 quarterly instalment of Rs. 28.00 lakhs after a moratorium period of six months from the date of first disbursement. The repayments have commenced from June 2022.	6,03,728.07	11.80%
Term loan 16	Total sanctioned amount - Rs. 300 lakhs. Repayable in 20 quarterly principal instalments of Rs. 15 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from March 2023.	90,000.00	11.60%
Term loan 17	Total sanctioned amount - Rs. 500 lakhs. Repayable in 25 quarterly principal instalments of Rs. 19.23 lakhs each and 1 quarterly instalment of Rs. 19.25 lakh after a moratorium period of six months from the date of first disbursement. The repayments have commenced from September 2022.	2,10,226.65	11.25%
Term loan 18	Total sanctioned amount - Rs. 200 lakhs. Repayable in 20 quarterly principal instalments of Rs. 10 lakhs each after a moratorium period of six months from the date of first disbursement. The repayments have commenced from January 2024.	1,00,000.00	11.60%
Term loan 19	Total sanctioned amount - Rs. 1000 lakhs. Repayable in 27 monthly principal instalments of Rs. 36 lakhs each and 1 monthly installment of Rs. 28 Lakhs , after a moratorium period of six months from the date of first disbursement. The repayments have commenced from May 2023.	5,97,845.52	10.60%
Term loan 20	Total sanctioned amount - Rs. 1000 lakhs. Repayable in 20 Quarterly principal instalments of Rs. 50 lakhs each. Repayments have commenced from April 2024	5,50,000.00	10.25%
Term loan 21	Total sanctioned amount - Rs. 500 lakhs. Repayable in 28 Quarterly principal instalments of Rs. 17.86 lakhs each . The repayments have commenced from March 2024.	3,56,352.28	10.25%
Term loan 22	Total sanctioned amount - Rs. 1500 lakhs. Repayable in 20 Quarterly principal instalments of Rs. 75 lakhs each . The repayments have commenced from April 2024.	3,25,000 3,50,000 3,50,000	10.80% 10.70% 11.10%
Term loan 23	Total sanctioned amount - Rs. 500 lakhs. Repayable in 20 Equated Quarterly principal instalments of Rs.25 lakhs each . The repayments have commenced from April 2024.	3,46,859.65	9.75%
Term loan 24	Total sanctioned amount - Rs. 1000 lakhs. Repayable in 27 quarterly principal instalments of Rs. 35.70 lakhs each and 28th installment of Rs. 36.10 lakhs after a moratorium period of six months from the date of first disbursement. The repayment commenced from February 2026.	9,64,300.00	10.90%
Term loan 25	Total sanctioned amount - Rs. 1000 lakhs. Repayable in 60 months of equal monthly instalments. The repayment commenced from November 2025.	9,37,541.01	12.00%

ii) The term loans from Banks and Financial institutions are secured by charge/ hypothecation/ assignment of book debts (loan receivables) of the Company (for the value of loan outstanding along with applicable margin/ cover in the range of 1.1 times to 1.25 times).

In addition to the above security, Term Loan 9 and Term loan 10 is also covered by an irrevocable Power of Attorney given by the Company in favour of the Bank for recovery of monies from the customers of the Company and for creation of mortgage or charge on the specific assets of the Company created out of the Bank's lending and further Term Loan 10 is secured with a fixed deposit of Rs. 80.72 lakhs.

4 Deferred tax liability/(Asset) NET

Particulars	As at March 31, 2026	As at March 31, 2025
Deferred tax liability/(Asset)	57,531.00	(4,459.82)

5 Long-term provisions

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for employee benefits	11,832.66	13,914.18
-Provision for gratuity	8,071.39	13,633.71
-Provision for leave encashment		
Other Provisions for:		
- Standard advances	45,270.37	46,810.09
	65,174.42	74,357.98

Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)
6 Short-term borrowings

Particulars	As at March 31, 2026	As at March 31, 2025
Secured		
Current maturities of long term borrowings (refer note 3)	28,42,698.42	26,11,217.09
Unsecured		
Loans from Related Parties		
- Directors	1,10,000.00	80,000.00
	29,52,698.42	26,91,217.09

7 Trade Payables

Particulars	As at March 31, 2026	As at March 31, 2025
	-	-

8 Other current liabilities

Particulars	As at March 31, 2026	As at March 31, 2025
Interest accrued but not due on borrowings	7,463.87	20,039.29
Statutory dues	6,501.11	9,538.38
Outstanding expenses	4,271.67	5,548.13
Other Payables	450.00	450.00
Audit fees payable	5,000.00	5,000.00
Property insurance payable	616.92	97.71
Life insurance payable	1,709.67	-
Book Overdraft	-	45,400.54
	26,013.24	86,074.05

9 Short-term provisions

Particulars	As at March 31, 2026	As at March 31, 2025
Provision for income tax(Net of Advance tax/TDS)	58,048.82	-
Provision for NPA	68,060.93	81,798.10
Provision under resolution framework	2,893.11	7,962.87
	1,29,002.86	89,760.97



Sasvitha Home Finance Limited

Notes to financial statements For the period ended March 2026

(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)

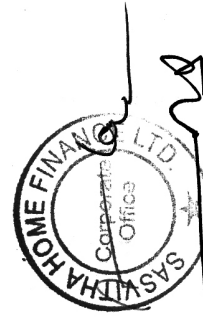
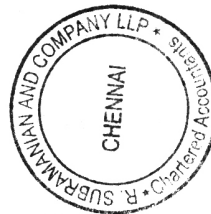
10 Property, plant and equipment and Intangible assets

a Property, plant and equipment

Particulars	Gross Block			Accumulated Depreciation			Net Block	
	As at 01-04-2025	Additions	Deletions/ Transfers	As at 31-03-2026	As at 01-04-2025	During the Period	As at 31-03-2026	As at 01-04-2025
Furniture and Fixtures	1,12,046.44	229.00	-	1,12,275.44	50,175.15	10660.05	60,835.20	61,871.29
Office Equipments	17,695.81	2,213.88	-	19,909.69	14,139.36	1213.04	15,352.40	3,556.45
Computer And Peripherals	44,540.51	799.00	-	45,339.51	33,447.08	5411.08	38,858.16	11,093.43
Vehicles	90.70	-	-	90.70	14.44	8.62	23.06	76.26
Temporary Erections	12,074.18	526.70	-	12,600.88	9,640.40	1210.43	10,850.83	2,433.78
Total - Tangible Assets	1,86,447.64	3,768.58	-	1,90,216.22	1,07,416.43	18,503.22	1,25,919.65	79,031.19
								64,296.57

b Intangible assets

Particulars	Gross Block			Accumulated Amortisation			Net Block	
	As at 01-04-2025	Additions	Deletions/ Transfers	As at 31-03-2026	As at 01-04-2025	During the Period	As at 31-03-2026	As at 01-04-2025
Software	24,729.67	14.00	-	24,743.67	24,509.88	91.58	24,601.46	219.79
Total - Intangible Assets	24,729.67	14.00	-	24,743.67	24,509.88	91.58	24,601.46	219.79
								142.21



Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)
11 Long-term loans and advances

Particulars	As at March 31, 2026	As at March 31, 2025
A. Secured and Considered Good (except advances classified as Non-Performing Advance)		
Housing loan to individuals	1,04,25,144.44	1,08,83,778.65
Mortgage / other loans to individuals	47,61,644.87	53,37,914.91
	1,51,86,789.31	1,62,21,693.56
Less : Current receivables of long-term loans and advances (Refer Note 14)		
Housing loan to individuals	(4,53,460.80)	(3,26,003.44)
Mortgage / other loans to individuals	(3,03,397.53)	(2,45,306.09)
	(7,56,858.33)	(5,71,309.53)
Non-current receivables of long-term loans and advances		
Housing loan to individuals	99,71,683.64	1,05,57,775.21
Mortgage / other loans to individuals	44,58,247.34	50,92,608.82
	1,44,29,930.98	1,56,50,384.03

12 Other non-current assets

Particulars	As at March 31, 2026	As at March 31, 2025
Security Deposits	44,820.00	42,870.00
	44,820.00	42,870.00

13 Cash and bank balances

Particulars	As at March 31, 2026	As at March 31, 2025
Cash and cash equivalents		
Cash on hand	2,600.26	2,501.47
Balances with banks in Current Accounts	13,172.95	54,769.36
Balances with banks in Sweep Account	59,000.00	6,000.00
Unpaid Dividend Bank Account	439.38	450.00
	75,212.59	63,720.83
Other bank balances		
Balances with banks in Deposit Accounts	5,80,725.32	1,18,432.25
	6,55,937.91	1,82,153.08

* under lien for overdraft facility and Term Loan 10

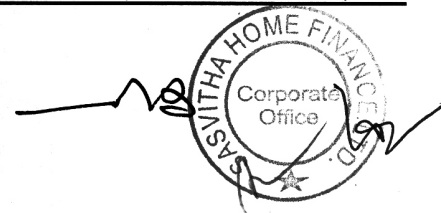
Particulars	As at March 31, 2026	As at March 31, 2025
Details of bank balances/deposits		
Bank deposits due to mature within 12 months of the reporting date included under "Other bank balances"	5,80,725.32	1,18,432.25
	5,80,725.32	1,18,432.25

14 Short-term loans and advances

Particulars	As at March 31, 2026	As at March 31, 2025
A. Secured and Considered Good except Advances classified as Non-Performing Advances		
Housing loan to individuals	4,53,460.80	3,26,003.44
Mortgage / other loans to individuals	3,03,397.53	2,45,306.09
B. Other loans and advances (Unsecured, considered good unless otherwise stated)		
Advances recoverable in cash or in kind or value to be received	411.96	261.96
Advance tax(Net of Income tax provisions)	42,000.00	384.16
Prepaid Expenses	7,985.54	8,880.24
	8,07,255.83	5,80,835.89

15 Other current assets

Particulars	As at March 31, 2026	As at March 31, 2025
Security deposit	11,520.00	11,120.00
Interest Accrued but not due on deposits	5,074.54	2,704.11
Other Assets	22,960.82	23,165.20
	39,555.36	36,989.31



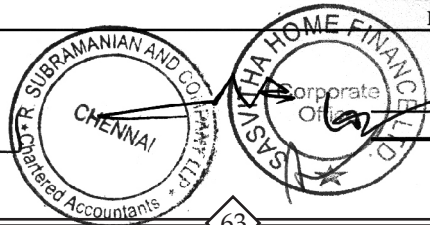
Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)

16 Revenue from operations		
Particulars	For the period ending March 31,2026	For the year ended March 31, 2025
Interest on Loans	24,42,541.11	25,94,044.84
Processing fees, Admin Fees, Login Fees	43,338.27	62,496.16
Other operating income	39,879.54	42,906.70
	25,25,758.92	26,99,447.70
17 Other Income		
Particulars	For the period ending March 31,2026	For the year ended March 31, 2025
Interest earned on deposits with bank	34,404.87	33,830.83
Advertisement and marketing income	22,400.00	24,096.57
Recovery - Tech write off	1,70,042.24	-
Miscellaneous income	39,041.61	32,556.10
Interest on Income tax refund	2,472.97	-
	2,68,361.69	90,483.50
18 Finance cost		
Particulars	For the period ending March 31,2026	For the year ended March 31, 2025
Interest on loan		
from banks	10,93,913.85	12,41,276.05
from related parties	15,004.32	7,138.26
Other borrowing cost	25,044.68	30,422.98
	11,33,962.85	12,78,837.29
19 Employee Benefits Expense		
Particulars	For the period ending March 31,2026	For the year ended March 31, 2025
Salaries, Wages and other benefits	3,83,326.03	4,35,731.88
Contribution to provident and other funds	19,693.72	14,730.81
	4,03,019.75	4,50,462.69
20 Other Expenses		
Particulars	For the period ending March 31,2026	For the year ended March 31, 2025
Electricity charges	5,981.66	6,742.79
Rent	74,171.58	72,753.87
Repairs and maintenance	3,227.98	3,400.82
Insurance charges	5,109.37	4,581.88
Rates and taxes	18,950.94	20,980.77
Software subscription charges	68,204.51	57,598.50
Professional and consultancy fee	32,074.38	39,690.90
Audit fee (Refer note 20.1)	6,500.00	5,775.00
Sitting fees	17,950.00	20,300.00
Bank charges	3,028.11	5,005.64
Stipend	10,375.23	15,510.78
Printing and stationery	3,806.39	4,128.18
Advertisement	6,882.17	7,445.73
Recovery Charges	3,278.87	2,772.88
Office expenses	19,561.73	21,136.80
Travelling expenses	5,584.94	17,177.55
Communication expenses	6,289.71	6,363.43
Postage and courier expenses	1,757.17	1,444.00
Credit bureau expense	2,405.47	3,202.71
DSA commission	83.50	430.00
Rating expenses	-	2,000.00
Registration and filing charges	2,432.68	430.08
Membership and subscription	883.31	869.92
Local conveyance	22,402.04	3,644.04
CSR Expenses	11,000.00	9,750.00
Miscellaneous expenses	8,607.86	417.62
	3,40,549.60	3,33,553.89

20.1 Remuneration to Auditors (Excluding GST)

Particulars	For the period ending March 31,2026	For the year ended March 31, 2025
Statutory Audit fees	4,500.00	5,000.00
Interim Audit & Certification fees	1,500.00	25.00
Tax services	500.00	750.00
	6,500.00	5,775.00

K. Jayalaxmi

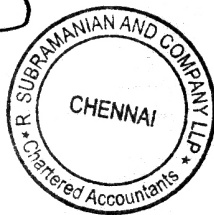


21 Provisions

Particulars	For the period ending March 31, 2026	For the year ended March 31, 2025
Contingency provision for standard assets	(1,539.72)	(986.76)
Provision under resolution framework	(5,069.76)	(8,327.35)
Provision for NPA	3,98,575.88	2,31,171.84
	3,91,966.40	2,21,857.73

22 Earnings per share

Particulars	For the period ending March 31, 2026	For the year ended March 31, 2025
Profit after tax (in Rs.) attributable to equity shareholders (A)	3,77,03,639	3,59,81,558
Weighted average number of equity shares - Basic and Diluted (B)	3,00,55,350	3,00,55,350
Earnings per share - Basic (in Rs.)	1.25	1.20
Earnings per share - Diluted (in Rs.)	1.25	1.20



Sasvitha Home Finance Limited

Notes to financial statements For the period ended March 2026

(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)

Corporate Information

Sasvitha Home Finance Limited (SHFL/ the "Company") was incorporated on June 21, 2017 with the objective of carrying on as its main business of providing loans to retail customers for construction or purchase of residential property and loans against property. The Company has obtained registration on July 31, 2018 with National Housing Bank (NHB) under Section 29A of the National Housing Bank Act, 1987.

23 Significant Accounting Policies

a Basis of preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with generally accepted accounting principles in India (Indian GAAP). The company has prepared these financial statements to comply in all material respects with the Accounting Standards notified under section 133 of Companies Act, 2013 and Companies (Accounting standards) Amendment Rules, 2016. The financial statements have been prepared on an accrual basis and under the historical cost convention.

b Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period. Although these estimates are based on the management's best knowledge of current events and actions, uncertainty about these assumptions and estimates could result in the outcomes requiring a material adjustment to the carrying amounts of assets or liabilities in future periods.

c Revenue and Expenses Recognition

All income and expenses are recognised on accrual basis as a going concern. Interest income on housing/other loans and other dues are accounted on accrual basis. Housing/other loans are classified into "Performing" and "Non-performing assets" in terms of the guidelines / directions issued by the NHB/RBI from time to time. Interest and other income on non-performing advances are recognised in accordance with the NHB/ RBI guidelines.

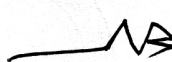
Interest income is recognised on time proportion basis after taking into account the amount outstanding and rate applicable. Income from space renting (advertisement income) is recognised on accrual basis as and when the right to receive the income is established.

d Cash Flow Statement

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

e Interest on loans given

Repayment of Housing Loans / other loans is by way of Equated Monthly Installments (EMI's) comprising principal and interest. The interest is calculated on the outstanding balances based on the applicable sanctioned interest rates. EMI's commence once the entire loan is disbursed. Pending commencement of EMI, pre-equated monthly installment interest (PEMI) is payable every month.



f Property, plant and equipment and intangible assets

Property, plant and equipment and intangible assets are stated at cost less accumulated depreciation/ amortisation. Cost includes taxes, duties and other incidental expenses related to the acquisition and installation of the assets.

Depreciation is provided based on the useful life of the assets and in accordance with Schedule II to the Companies Act, 2013 on a straight line basis. Intangible assets are amortised on a straight line basis over the estimated useful life not exceeding five years.

g Provision for Non-Performing/Performing Assets

Advances are classified into Performing and Non-Performing Assets. Further Non-performing assets, if any are categorized into Sub-standard, Doubtful and Loss category based on the guidelines and directions issued by NHB. Provision for Standard assets and Non-performing assets are made in accordance with the NHB/ RBI guidelines.

23 Significant Accounting Policies (continued)

h Taxation

Provision for Income Tax is made using tax rates as applicable for the year of account. Deferred Tax Asset and Deferred Tax Liability are recognized for future tax consequence in respect of timing difference between carrying amount of the Asset and Liability at the applicable tax rates. Deferred Tax Assets are recognized only if there is virtual certainty that they can be realized.

i Impairment

The carrying amounts of assets are reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. Impairment loss, if any, is provided to the extent the carrying amount of the assets exceeds their recoverable amount.

j Earnings per share

Earnings per share is calculated by dividing the net profit after tax for the year attributable to the equity shareholders by the weighted average number of equity shares outstanding as at the year-end.

k Segment Reporting

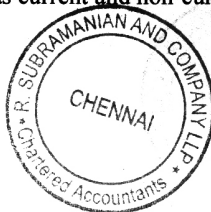
The Company identifies primary segments based on the dominant source, nature of risks and returns and the internal organisation and management structure.

l Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognised when the Company has present legal or constructive obligations, as a result of past events, for which it is probable that an outflow of economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Contingent liabilities, if any, are disclosed in the notes to accounts. Contingent assets are not recognised in the financial statements.

m Operating Cycle

Based on the nature of its activities, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.



Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026

(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)

24 Commitments and Contingent liabilities		
Particulars	As at March 31, 2026	As at March 31, 2025
(i) Commitments		
(a) Loans sanctioned but partly disbursed or undisbursed	3,01,027.30	3,38,184.99
	3,01,027.30	3,38,184.99
(ii) Contingent Liability		
Particulars	As at March 31, 2026	As at March 31, 2025
Disputed Income Tax dues		

The Company has filed an appeal with the Commissioner of Income Tax (Appeals), National Faceless Appeal Centre, Income Tax Department, against the Income Tax Assessment Order passed under section 143(3) read with section 144B of the Income Tax Act, for the FY 2022-23. In connection with the above appeal, the company has received an closure order dated 09th April 2025 deleting the demand and the Appeal money of Rs. 10 Lakhs along with applicable interest was refunded on 06th May 2025.

25 Post-employment benefits
Defined Contribution Plan

The Company makes Provident Fund contributions, which is a defined contribution plan, for eligible employees. Under the Scheme, the Company contributes 12% of the qualifying salary to fund the benefit. The expense recognised by the Company towards the contribution plan in the Statement of Profit and Loss during the year is Rs.19,693.72 Hundreds (March 31, 2025: Rs. 14,730.81 hundreds).

Defined Benefit Plan

The Company has a defined benefit gratuity plan, governed by the Payment of Gratuity Act, 1972. It entitles an employee, who has rendered at least five years of continuous service, to gratuity at the rate of fifteen days wages for every completed year of service or part thereof, based on the rate of wages last drawn by the employee concerned. The gratuity plan is an unfunded plan.

The following tables set out the status of the gratuity plan as required under AS 15 and the reconciliation of opening and closing balances of the present value of defined

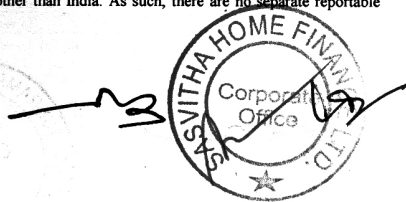
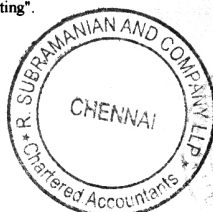
Particulars	As at March 31, 2026	As at March 31, 2025
Change in projected benefit obligation		
Present value of obligation at the beginning of the year	13,914.18	11,224.02
Current service cost	3,045.49	2,690.16
Past service cost	(872.25)	-
Interest cost	909.99	-
Benefits paid	(2,373.51)	-
Actuarial (gain) / loss	(2,791.24)	-
Projected benefit obligation at the end of the year	11,832.66	13,914.18
Current portion		
Non-current portion	11,832.66	13,914.18
The components of net gratuity are reflected below:		
Service cost	3,045.49	2,690.16
Interest cost	-	-
Actuarial (gain)/ loss	-	-
Net costs included in the Statement of Profit and Loss	3,045.49	2,690.16

The following tables set out the status of the leave encashment plan as required under AS 15 and the reconciliation of opening and closing balances of the present value of

Particulars	As at March 31, 2026	As at March 31, 2025
Change in projected benefit obligation		
Present value of obligation at the beginning of the year	13,633.71	-
Current service cost	2,401.58	13,633.71
Past service cost	(649.95)	-
Interest cost	891.64	-
Benefits paid	(4,150.00)	-
Actuarial (gain) / loss	(4,055.59)	-
Projected benefit obligation at the end of the year	8,071.39	13,633.71
Current portion		
Non-current portion	8,071.39	13,633.71
The components of net gratuity are reflected below:		
Service cost	2,401.58	13,633.71
Interest cost	-	-
Actuarial (gain)/ loss	-	-
Net costs included in the Statement of Profit and Loss	2,401.58	13,633.71

26 Segment reporting

The Company's main business is to provide long-term financing for the acquisition or construction of residential houses in India. All other activities of the Company revolve around the main business. Further, the Company does not have any separate geographic segments other than India. As such, there are no separate reportable segments, as per the Accounting Standard 17 "Segment Reporting".



27 **Leasing Arrangements**

(i) Assets given on lease

There are no lease arrangements entered into by the Company as a lessor.

(ii) Assets taken on lease

The Company has taken office premises on operating leases for a period ranging from 1 year to 5 years. All lease agreements are cancellable at the option of either party.

Maturity analysis	March 31, 2026	March 31, 2025
Less than 1 year	62,358.77	62,960.81
Between 1 and 3 years	36,388.87	72,705.10
Between 3 and 5 years	-	4,086.14
More than 5 years	-	-
Total	98,747.64	1,39,752.05

28 **Related Party Transactions**

Nature of relationship	Name of the related party
Key Management Personnel	Mr. M. Balachandran, Non Executive director - (from September 02,2024)
Key Management Personnel	Mr. K Rajendran, Director - (Upto January 21,2025)
Key Management Personnel	Mr. B. Sanjeev Anand, Company Secretary (from June 29, 2022 to May 31,2024)
Key Management Personnel	Mr Ramrathinam S,Chief Executive Officer(Upto 19 December 2025)
Key Management Personnel	Mr. G. Anbarasan , Chief Financial Officer (from December 19th, 2025)
Key Management Personnel	Mr. Chakraapani, Company Secretary (from August 19,2024)
Relative of Key Management Personnel	Mrs.Saroja Krishnaswamy, Wife of Mr. Balachandran

Transactions during the year

Particulars	Nature of transaction	Name of the related party	For the year ended March 31, 2026	For the year ended March 31, 2025
Transactions with Key Management Personnel	Remuneration Paid	K.Rajendran	-	15,483.87
		M.Balachandran	-	16,646.67
		Sanjeev Anand	-	1,325.02
		Chakrapani	12,043.56	8,140.31
		Ramrathinam	36,811.55	59,190.60
	Interest on borrowings	Anbarasan	5,040.00	-
		M.Balachandran	14,791.99	7,138.26
	Borrowings	Meera Reddy Y	212.33	-
		M.Balachandran	30,000.00	5,000.00
	Incentives paid	M.Balachandran	-	10,200.00
		K.Rajendran	-	4,320.00
		Chakrapani	498.74	-
		Anbarasan	540.00	-
	Gratuity Paid	M.Balachandran	-	8,653.85
		K.Rajendran	-	5,192.30
	Reimbursement of expenses - Business expenditure	M.Balachandran	-	693.76
		K.Rajendran	-	1,120.54
		Ramrathinam	6,029.03	1,120.78
		Chakrapani	1,800.00	-
	Conveyance	M.Balachandran	12,650.00	-
		Anbarasan	1,200.00	-
	Travel expenses	M.Balachandran	296.52	-
	Reimbursement of expenses (Telephone)	M.Balachandran	219.59	359.87
		K.Rajendran	-	166.85
Transactions with relative of Key Management personnel	Rental expenses	Saroja Krishnaswamy	3,320.76	3,215.32

Particulars	Nature of transaction	For the year ended March 31, 2026	For the year ended March 31, 2025
Transactions with Key Management Personnel	Salaries	53,895.11	1,00,786.47
	Interest on borrowings	15,004.32	11,939.47
	Borrowings	30,000.00	5,000.00
	Purchase of fixed asset	-	-
	Proceeds from issue of shares	-	-
	Incentives paid	1,038.74	14,520.00
	Gratuity Paid	-	13,846.15
	Reimbursement of expenses - Business	7,829.03	2,935.08
	Travel Expenses	296.52	-
	Reimbursement of expenses (Telephone)	219.59	526.72
Transactions with relative of Key Management personnel	Rental expenses	3,320.76	3,215.32
	Proceeds from issue of shares	-	-

Amount outstanding as at the year end

Particulars	Nature of transaction	For the year ended March 31, 2026	For the year ended March 31, 2025
Transactions with Key Management personnel	Borrowings	1,10,000.00	80,000.00
	Interest accrued on borrowings	994.53	3,114.89

There are no other outstanding balances as at the year end to any of the related parties.

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Pecuniary relationship or transactions of the Non-executive directors with the company pursuant to Master Direction-Non-Banking Financial Company -

Non-Executive Directors & Independent Directors

Mr. Valliappan Nagappan - Non-Executive, Independent Director (from March 22, 2022)
 Mr. Mr. M. Balachandran - Non-Executive Director (from September 02, 2024)
 Mr. K. Devendiran - Non-Executive Director (upto August 25th, 2025)
 Mr. K. Ganesan - Non-Executive Director (Re - appointed from July 30,2023)
 Mr. Manimaran - Non-Executive Director (from August 20, 2022)
 Mr. R. Bhaskaran - Independent Additional Director (Upto October 8th 2025)
 Mrs. Yerabagha Meera Reddy - Non Executive Director (from September 02,2024)
 Mr. Balakrishnan Mahadevan - Independent Director (from December 3rd, 2025)
 Mrs. Chamundeswari Ganesan - Wife of Mr.K.Ganesan - Non Executive Director

Nature of transaction	Name of the related party	For the year ended March 31, 2026	For the year ended March 31, 2025
Sitting Fees	Mr. K. Devendiran	550.00	2,000.00
	Mr. R. Bhaskaran	1,800.00	3,750.00
	Mr. Valliappan Nagappan	2,900.00	3,150.00
	Mr. Manimaran	2,950.00	3,700.00
	Mr. K. Ganesan	2,650.00	3,300.00
	Mr. M. Balachandran	4,250.00	2,850.00
	Mrs. M. Meera Reddy Y	1,750.00	1,550.00
	Mrs. M. Balakrishnan	1,100.00	-
Conveyance	Mr. K. Devendiran	50.00	-
	Mr. R. Bhaskaran	150.00	-
	Mr. Valliappan Nagappan	350.00	-
	Mr. Manimaran	400.00	-
	Mr. K. Ganesan	400.00	-
	Mrs. M. Meera Reddy Y	200.00	-
	Mrs. M. Balakrishnan	100.00	-

29 **Dividend remittances in foreign currency**
 There are no remittances of dividend in foreign currency.

30 **Earnings per share**

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Profit after Tax (A)	3,77,036.39	3,59,815.58
Weighted average number of equity shares - Basic (B)	3,00,55,350	3,00,55,350
Weighted average number of equity shares - Diluted (C)	3,00,55,350	3,00,55,350
Earnings per share - Basic (Rs.) (A / B)	1.25	1.20
Earnings per share - Diluted (Rs.) (A / C)	1.25	1.20
Face value per share (Rs.)	10.00	10.00

31 **Details of Provisions and Loan Losses**

Asset Classification	Loan Outstanding as at March 31, 2026 (Gross)*	Provision as at March 31, 2026	Loan Outstanding as at March 31, 2026 (Net)
A. Housing Finance Activities			
Standard Assets	1,01,38,410.77	28,058.06	1,01,10,352.72
Sub-Standard Assets	2,82,508.02	42,376.20	2,40,131.82
Doubtful Assets - Category I	4,225.65	1,056.41	3,169.24
Doubtful Assets - Category II	-	-	-
Sub total (A)	1,04,25,144.44	71,490.67	1,03,53,653.77
B. Non-Housing Finance Activities			
Standard Assets	46,00,029.56	20,105.42	45,79,924.13
Sub-Standard Assets	1,57,755.13	23,663.27	1,34,091.86
Doubtful Assets - Category I	3,860.18	965.05	2,895.14
Doubtful Assets - Category II	-	-	-
Sub total (B)	47,61,644.87	44,733.74	47,16,911.13
Grand total (A+B)	1,51,86,789.31	1,16,224.41	1,50,70,564.90

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Asset Classification	Loan Outstanding as at March 31, 2025 (Gross)*	Provision as at March 31, 2025	Loan Outstanding as at March 31, 2025 (Net)
A. Housing Finance Activities			
Standard Assets	1,06,05,236.93	29,900.03	1,05,75,336.90
Sub-Standard Assets	1,96,326.42	29,448.96	1,66,877.46
Doubtful Assets - Category I	82,215.30	20,553.82	61,661.48
Doubtful Assets - Category II			
Sub total (A)	1,08,83,778.65	79,902.81	1,08,03,875.84
B. Non-Housing Finance Activities			
Standard Assets	51,40,852.98	24,872.93	51,15,980.04
Sub-Standard Assets	1,74,701.74	26,205.26	1,48,496.48
Doubtful Assets - Category I	22,360.19	5,590.05	16,770.14
Doubtful Assets - Category II			
Sub total (B)	53,37,914.91	56,668.24	52,81,246.67
Grand total (A+B)	1,62,21,693.56	1,36,571.05	1,60,85,122.50

The Company has created provision in accordance with Master Direction – Non-Banking Financial Company – Housing Finance Company
*Includes Interest accrued and due from customers

32 Movement of Provisions and Loan Losses

Particulars	As at Mar 31, 2025	Additions (Net)	Utilisations/ Reversals	As at Mar 31, 2026
Housing loans				
- Standard Assets	29,900.03	(1,845.69)	-	28,058.06
- Non Performing Assets	50,002.78	2,32,585.11	(2,39,155.28)	43,432.62
Non-Housing loans				
- Standard Assets	24,872.93	(4,771.17)	-	20,105.42
- Non Performing Assets	31,795.31	1,65,990.80	(1,73,157.79)	24,628.31
Total	1,36,571.05	3,91,959.05	(4,12,313.07)	1,16,224.41

33 Moratorium and Restructuring

and RBI/2021-22/31/dor.str.reC.11 /21.04.048/2021-22 dated may 05, 2021

Type of Borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at 31 March 2025	Of (A), aggregate debt that slipped into NPA during the year	Of (A) amount written off during the year	Of (A) amount paid by the borrowers during the year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this year
	(A)	(B)	(C)	(D)	(E)
Personal Loans	79,628.67	-	-	50,697.64	28,931.03
Corporate Loans					
MSME	-	-	-	-	-
Others	-	-	-	-	-
Total	79,628.67	-	-	50,697.64	28,931.03

34 Earnings and Expenditure in foreign currency

There are no earnings or expenditures in foreign currency during the current year as well as in the previous year.

35 Particulars of Dividend paid to Non - Resident Shareholders

Particulars	For the year ended March 31, 2026	For the year ended March 31, 2025
Number of Shareholders	7	7
Number of share held in numbers	37,05,857	37,05,857.00
Year for which dividend is paid	2024-25	2023-24
Gross amount of Dividend in Rs. Hundreds	11,117.57	9,264.64

36 In the opinion of the Board, all Assets other than Property, Plant and Equipment have a realizable value in the Ordinary course of business which is not different from the amount at which it is stated in the books of accounts.

37 i) Disclosure pursuant to RBI Master Direction – Reserve Bank of India (Securitisation of Standard Assets) Directions, 2021

The Company has not entered into any securitisation transactions.

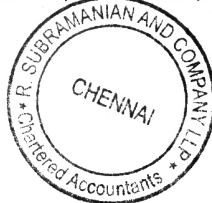
ii) Disclosure pursuant to RBI notification dated September 24, 2021 on "Transfer of Loan Exposures" are given below:

- The Company has not transferred or acquired, any loans not in default during the year ended March 31, 2026
- The Company has not transferred or acquired, any stressed loans during the year ended March 31, 2026

38 Disclosure on frauds pursuant to Master Direction - Monitoring of Frauds in NBFC (Reserve Bank) Directions, 2016

There were no instances of fraud reported during the years ended March 31, 2026 and March 31, 2025.

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Disclosure Pursuant to National Housing Bank Circular - NHB/ND/DRS/POL-NO.35/2010-11 dated October 11, 2010 and Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 as amended from time to time:

The following disclosures have been given in terms of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025 RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 dated November 28, 2025 and in terms of the circular no. NHB/ND/DRS/POL-NO.35/2010-11 dated October 11, 2010. Further, the disclosures which are for regulatory and supervisory purpose, have been made so as to comply with NHB's Policy Circular No. NHB(ND)/DRS/Policy Circular No. 89/2017-18 dated June 14, 2018 which requires Housing Finance Companies to continue to follow the extant provisions of National Housing Bank Act, 1987 and Housing Finance Companies (NHB) Directions 2010 including framework on prudential norms and other related circulars issued in this regards by NHB from time to time and the same have been compiled by the Management in accordance with Accounting Standards prescribed under section 133 of the Companies Act, read with the Companies (Accounting Standards) Rules, 2006, as amended (Indian GAAP) and relied upon by the auditors.

39.1 Asset Liability Management

Maturity pattern of certain items of assets and liabilities as at March 31, 2026*

Particulars	1 day to 30-31 days	Over one month to 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Total
Liabilities										
Borrowings from Banks / others	1,91,28,618.00	2,24,42,629.57	2,43,34,342.57	7,28,68,031.14	14,54,96,220.28	46,68,67,548.66	15,93,26,879.61	2,14,60,000.00	-	93,19,24,269.83
Assets										
Advances	58,78,272.00	59,51,676.00	60,28,691.00	1,85,58,460.00	3,92,68,734.00	19,05,81,366.00	24,19,92,230.00	25,86,08,608.00	36,74,97,730.00	1,51,84,38,663.97

Maturity pattern of certain items of assets and liabilities as at March 31, 2025*

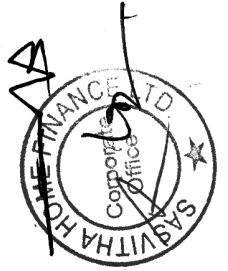
Particulars	1 day to 30-31 days	Over one month to 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 to 7 years	Over 7 to 10 years	Total
Liabilities										
Borrowings from Banks/others#	2,31,859.99	1,75,428.57	2,30,515.71	6,52,804.27	14,00,608.55	48,43,270.44	25,26,975.55	2,21,862.74	-	1,02,83,325.82
Assets										
Advances	54,619.11	55,320.66	56,031.21	1,72,450.24	2,32,888.31	17,45,838.06	23,47,507.73	26,42,261.93	37,37,550.49	1,62,21,693.56

In cases where the advances have not been completely disbursed and it is in Pre-EMI stage, the Company has estimated the EMI commencement date based on the technical evaluation and other information available as on date. Accordingly, the maturity pattern for such loans has been considered based on the estimated EMI commencement date.

Note: The Company does not have any foreign currency assets and liabilities, investments or deposits received in books as at the end of the current and previous year.

* Classification of assets and liabilities under different maturity buckets is based on the same estimates and assumption as used by the Company for compiling the return submitted to NHB.

W. Jayaraman



39.2 Capital to Risk Assets Ratio (CRAR)

Particulars	As at March 31, 2026	As at March 31, 2025
Tier I Capital	63,26,846.89	60,29,864.46
Tier II Capital	45,270.37	46,810.09
Total Capital	63,72,117.26	60,76,674.55
Total Risk Assets	1,00,63,970.50	98,47,372.07
Capital Ratios		
CRAR - Tier I Capital (%)	62.87%	61.23%
CRAR - Tier II Capital (%)	0.45%	0.48%
CRAR (%)	63.32%	61.71%

The company has not raised any funds for subordinated debt or perpetual debt instruments during the year.

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

The movement in the Reserve Fund created under Section 29C of NHB Act, 1987 is disclosed below:

Particulars	As at March 31, 2026	As at March 31, 2025
Balance at the beginning of the year		
-Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	3,18,905.81	2,46,942.69
-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	3,22,560.95	2,36,707.76
Total	6,41,466.76	4,83,650.45
Add:		
-Amount transferred u/s 29C of the NHB Act, 1987	75,407.28	71,963.12
-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	61,477.39	85,853.19
Balance at the end of the year		
-Statutory Reserve u/s 29C of the	3,94,313.09	3,18,905.81
-Amount of special reserve u/s	3,84,038.34	3,22,560.95
Total	7,78,351.42	6,41,466.76

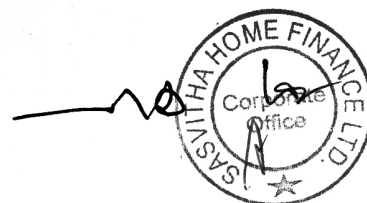
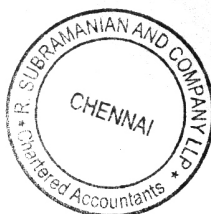
39.4 Derivatives

The Company did not enter into any derivative contracts during the financial years ended 31 March 2025 and 31 March 2026.

39.5 Exposure to Real Estate Sector

Particulars	As at March 31, 2026	As at March 31, 2025
(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.	1,51,86,789.31	1,62,21,693.56
(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	-	-
(iii) Investments in Mortgage Backed Securities (MBS) and other securitised exposures		
a. Residential	-	-
b. Commercial Real Estate	-	-
b) Indirect Exposure		
Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs)	-	-

* Includes exposures to Non-Housing loans secured by residential mortgages amounting to Rs. 47,60,728.84 (March 31, 2025 - Rs.53,37,91,491) and excludes interest accrued and due from customers



- 39.6 **Exposure to Capital Market**
The Company does not have any exposure to Capital Market
- 39.7 **Details of financing of Parent Company products**
These details are not applicable since the Company is not a subsidiary of any company.
- 39.8 **Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL) exceeded by HFC**
The Company has not exceeded Single Borrower Limit (SGL) / Group Borrower Limit (GBL) during the financial year.

- 39.9 **Unsecured Advances**
The Company has not granted any Unsecured loans.

- 39.10 **Exposure to group companies engaged in real estate business**
The Company is not part of any group. Hence this is not applicable.

- 39.11 **Other Regulator Registrations**
- | | |
|--------------------------------|--|
| Regulator | Registration No. |
| 1. Ministry of Company Affairs | U65999TN2017PTC117189 |
| 2. National Housing Bank | Certificate registration number 07.0714.18 dated July 31, 2018 |

- 39.12 **Disclosure of Penalties imposed by NHB and other regulators**
During the year ended March 31, 2026 and March 31, 2025
- (i) there are no penalties imposed on the Company by NHB or other Regulators.
- (ii) the Company has not received any adverse comments in writing by NHB or other Regulators on regulatory compliances, with a specific communication to disclose the same to the public.
- (ii) An error in the computation of CRAR as at 31 March 2025 was identified and appropriately corrected.
- (iv) Two loan accounts were inadvertently classified as D1 instead of D2 as at 31 March 2025, resulting in a shortfall in provisioning, which was appropriately corrected.

- 39.13 **Related party transactions and remuneration to directors**
Details of the related parties, nature of the relationship with whom Company has entered transactions, and balances in related party account at the year end, are given in Note No. 28.

- 39.14 **Group Structure**
The Company is not part of any Group. Accordingly, this clause is not applicable.

- 39.15 **Ratings assigned by Credit Rating Agencies**

Particulars	Rating Agency	Rating As at March 31, 2026	Rating As at March 31, 2025
Long Term Bank Facilities	Infometrics Ratings	IVR BBB - Stable	IVR BBB - Stable

- 39.16 **Net Profit or Loss for the period, prior period items and changes in accounting policies**
During the year,

- (a) no prior period items occurred which has impact on Statement of Profit and loss,
- (b) no change in Accounting policy.
- (c) there is no withdrawal from reserve fund.

- 39.17 **Revenue Recognition**
There are no circumstances in which revenue recognition has been postponed by the Company pending the resolution of significant uncertainties.

- 39.18 **Provisions and Contingencies**

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Statement of Profit and Loss Account

Particulars	As at March 31, 2026	As at March 31, 2025
1. Provisions for depreciation on Investment	-	-
2. Provision made towards Income Tax	1,09,000.00	1,55,000.00
3. Provision towards NPA	3,98,575.88	2,31,171.84
4. Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)		
- Housing Loans (Non-CRE)	(396.56)	1,373.75
- Non-Housing Loans (Non-CRE)	(1,143.16)	(2,360.52)
5. Provision for Standard assets where asset classification benefit is extended as per Paragraph 5 of RBI guidelines dated April 17, 2020	(5,069.76)	(8,327.35)
6. Other Provision and Contingencies		
- Provision for employee benefits	19,904.05	27,547.89

K. Srinivasan



39.19

Break up of Loans and Advances and Provisions thereon

Particulars	Housing		Non-Housing	
	As at March 31, 2026	As at March 31, 2025	As at March 31, 2026	As at March 31, 2025
Standard Assets				
a) Total Outstanding Amount*	1,01,38,410.77	1,06,05,236.93	46,00,029.56	51,40,852.98
b) Provisions made	28,058.06	29,900.03	20,105.42	24,872.93
Sub-Standard Assets				
a) Total Outstanding Amount	2,82,508.02	1,96,326.42	1,57,755.13	1,74,701.74
b) Provisions made	42,376.20	29,448.96	23,663.27	26,205.26
Doubtful Assets – Category-I				
a) Total Outstanding Amount	4,225.65	82,215.30	3,860.18	22,360.19
b) Provisions made	1,056.41	20,553.82	965.05	5,590.05
Doubtful Assets – Category-II				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Doubtful Assets – Category-III				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
Loss Assets				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
TOTAL				
a) Total Outstanding Amount	1,04,25,144.44	1,08,83,778.65	47,61,644.87	53,37,914.91
b) Provisions made	71,490.67	79,902.81	44,733.74	56,668.24

*Includes Interest accrued and due from customers

39.20

Consolidated Financial Statements (CFS)

The Company does not own any investments warranting preparation of Consolidated financial statements in accordance with AS -21.

39.21

Draw Down from Reserves

During the financial year 2025-26 and during the previous year, there were no draw down from Reserves.

39.22

Percentage of outstanding loans granted against the collateral of gold jewellery to their outstanding total assets

There are no outstanding loans granted against the collateral of gold jewellery as at the end of the year.

39.23

Overseas Assets

There are no overseas assets held by the Company.

39.24

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

There are no off-balance Sheet SPVs sponsored by the Company which are required to be consolidated as per accounting Norms.

39.25

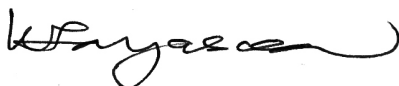
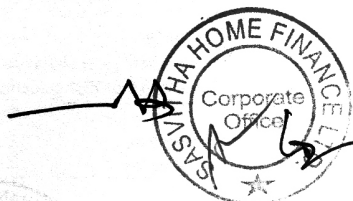
Concentration of Loans & Advances

Particulars	As at March 31, 2026	As at March 31, 2025
Total Loans & Advances to twenty largest borrowers	4,06,615.11	4,20,507.83
Percentage of Loans & Advances to twenty largest borrowers to Total Advances of the HFC	2.68%	2.59%

39.26

Concentration of Exposures (including off-balance sheet exposure)

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to twenty largest borrowers / customers	4,06,615.11	4,20,507.83
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the HFC on borrowers / customers	2.51%	2.59%

39.27 **Concentration of NPAs**

Particulars	As at March 31, 2026	As at March 31, 2025
Total Exposure to top ten NPA accounts	1,24,025.42	1,42,281.70
Percentage of Exposure to top ten NPA accounts to Total Advances of the HFC	0.82%	0.88%

39.28 **Sector-wise NPAs**

Particulars Sector	Percentage of NPAs to Total	
	As at March 31, 2026	As at March 31, 2025
A. Housing Loans:		
1. Individuals	2.75%	2.56%
2. Builders/Project Loans	-	-
3. Corporates	-	-
4. Others (specify)	-	-
B. Non-Housing Loans:		
1. Individuals	3.39%	3.69%
2. Builders/Project Loans	-	-
3. Corporates	-	-
4. Others (specify)	-	-

39.29 **Concentration of Public Deposits**

The Company has not accepted any deposits from the public and hence this clause is not applicable.

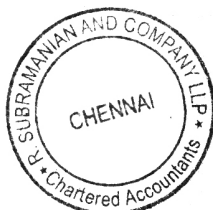
39.30 **Movement of NPAs**

Particulars	As at March 31, 2026	As at March 31, 2025
(I) Net NPAs to Net Advances (%)	2.52%	2.45%
(II) Movement of Gross NPAs		
a) Opening balance	4,75,603.65	4,83,572.72
b) Additions during the year	4,61,052.92	4,13,645.00
c) Reductions during the year	(4,88,307.59)	(4,21,614.07)
d) Closing balance	4,48,348.98	4,75,603.65
(III) Movement of Net NPAs		
a) Opening balance	3,93,805.56	3,62,679.54
b) Additions during the year	4,14,947.63	3,72,280.50
c) Reductions during the year	(4,28,465.14)	(3,41,154.48)
d) Closing balance	3,80,288.05	3,93,805.56
(IV) Movement of provisions for		
a) Opening balance	81,798.09	1,20,893.18
b) Provisions made during the year	46,105.29	41,364.50
c) Write-off / write-back of excess	(59,842.45)	(80,459.59)
d) Closing balance	68,060.93	81,798.09

39.31 **Customer Complaints**

Particulars	As at March 31, 2026	As at March 31, 2025
a) No. of complaints pending at the	-	-
b) No. of complaints received during	3	4
c) No. of complaints redressed	3	4
d) No. of complaints pending at the	-	-

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39.32 Maintainable complaints received by the NBFC from Office of Ombudsman

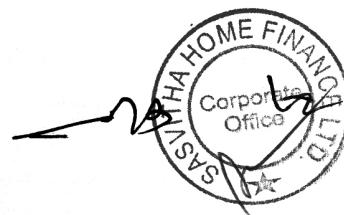
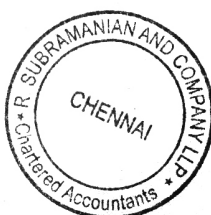
S.No	Particulars	Current Year 25-26	Current Year 24-25
1	Number of maintainable complaints received by the	Nil	Nil
1.1	Of 1, number of complaints resolved in favour of the	Nil	Nil
1.2	Of 1, number of complaints resolved through	Nil	Nil
1.3	Of 1, number of complaints resolved after passing of	Nil	Nil
2	Number of Awards unimplemented within the	Nil	Nil

39.33 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	6
Current Year 25-26					
Others	0	3	-25%	0	0
Total	0	3	-25%	0	0
Previous Year 24-25					
Total	0	4	-89%	0	0

39.34 Sectoral Exposure

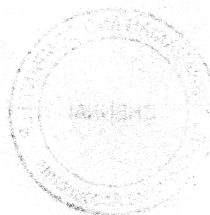
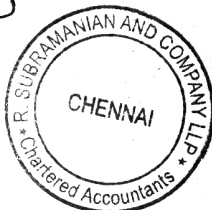
Sectors	Current Year 25-26			Previous Year 24-25		
	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure)	Gross NPAs	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities						
2. Industry						
3. Services						
4. Personal Loans						
5. Others, if any (please specify)						
i. Housing - Residential	1,04,25,144.44	2,86,733.67	2.75%	1,08,83,778.65	2,78,541.72	2.56%
ii. Non Housing - Mortgage	47,61,644.87	1,61,615.31	3.39%	53,37,914.91	1,97,061.93	3.69%
Total of Others	1,51,86,789.31	4,48,348.98	2.95%	1,62,21,693.56	4,75,603.65	2.93%



Sasvitha Home Finance Limited
Notes to financial statements For the period ended March 2026
(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)
39.35 Schedule to the Balance Sheet

Particulars	As at March 31, 2026		As at March 31, 2025	
	Amount Outstanding	Amount Overdue	Amount Outstanding	Amount Overdue
Liabilities side:				
1. Loans and advances availed by the HFC inclusive of interest accrued				
(a) Debentures				
- Secured	-	-	-	-
- Unsecured	-	-	-	-
(other than falling within the meaning of public deposits)				
(b) Deferred credits	-	-	-	-
(c) Term loans	94,29,242.70	-	1,02,83,325.82	-
(d) Inter-corporate loans and borrowings	-	-	-	-
(e) Commercial Paper	-	-	-	-
(f) Public Deposits	-	-	-	-
(g) Other Loans	-	-	-	-
- Securitisation loans	-	-	-	-
- Working capital loans	-	-	-	-
2. Break-up of (1)(f) above (outstanding public deposits inclusive of				
(a) In the form of Unsecured debentures	-	-	-	-
(b) In the form of partly secured debentures i.e debentures where there is a	-	-	-	-
(c) Other public deposits	-	-	-	-

Particulars	As at March 31, 2026	As at March 31, 2025
Assets side:		
3. Break-up of Loans and Advances including bills receivables [other than those included in (4) below] :		
(a) Secured (refer note 11)	1,51,86,789.31	1,62,21,693.56
(b) Unsecured	-	-
4. Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i) Lease assets including lease rentals under sundry debtors:		
a) Financial lease	-	-
b) Operating lease	-	-
(ii) Stock on hire including hire charges under sundry debtors:		
a) Assets on Hire	-	-
b) Repossessed Assets	-	-
(iii) Other loans counting towards asset financing activities		
a) Loans where Assets have been repossessed	-	-
b) Loans other than (a) above	-	-
5. Break-up of Investments:		
Current Investments:		
I. Quoted:		
i. Shares		
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others (please specify)	-	-
II. Unquoted:		
i. Shares		
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others (please specify)	-	-



Particulars	As at March 31, 2026	As at March 31, 2025
Long Term Investments:		
I. Quoted:		
i. Shares	-	-
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others (please specify)	-	-
II. Unquoted:		
i. Shares	-	-
a) Equity	-	-
b) Preference	-	-
ii. Debentures and Bonds	-	-
iii. Units of Mutual Funds	-	-
iv. Government Securities	-	-
v. Others (please specify)	-	-

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

Category	As at (Net of Provisions)			As at (Net of Provisions)		
	Secured	Unsecured	Total	Secured	Unsecured	Total
1. Related parties						
(a) Subsidiaries	-	-	-	-	-	-
(b) Companies in the same group	-	-	-	-	-	-
(c) Other related parties	-	-	-	-	-	-
2. Other than related parties	1,50,70,564.90	-	1,50,70,564.90	1,60,85,122.49	-	1,60,85,122.49
	1,50,70,564.90	-	1,50,70,564.90	1,60,85,122.49	-	1,60,85,122.49

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

Category	Market Value / Break up or fair value or Net Asset Value as on March 31, 2026	Book Value as on March 31, 2026 (Net of provisions)	Market Value / Break up or fair value or Net Asset Value as on March 31, 2025	Book Value as on March 31, 2025 (Net of provisions)
1. Related parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other related parties	-	-	-	-
2. Other than related parties	-	-	-	-

8. Other Information

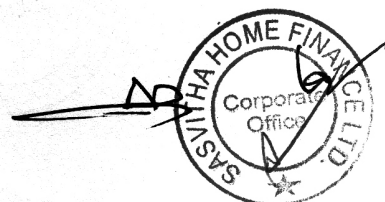
Particulars	As at March 31, 2026		As at March 31, 2025	
	Related Parties	Other than Related Parties	Related Parties	Other than Related Parties
i. Gross Non-Performing Assets	-	4,48,348.98	-	4,75,603.65
ii. Net Non-Performing Assets	-	3,80,288.05	-	3,93,805.54
iii. Assets Acquired in Satisfaction of Debt	-	-	-	-

39.37 Details of principal business criteria

Principal Business Criteria for the Company to be classified as "Housing Finance Company" as per paragraph 4.1.17 of Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, RBI/DoR/2025-26/365 DoR.FIN.REC.284/03-10-119/2025-26, is given below:

Particulars	As at March 31, 2026	As at March 31, 2025
Percentage of housing finance assets to total assets (netted off by intangible assets)	64.99%	65.66%
Percentage of individual housing finance assets to total assets (netted off by intangible assets)	64.99%	65.66%

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40 Additional Disclosures as per the notification issued by Ministry of Corporate Affairs dated March 24, 2021:

40.1 Trade payable ageing schedule:

Particulars	Outstanding for following period from the date of invoice as at March 31, 2026					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	-	-	-	-	-
(iii) Disputed dues- MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

Particulars	Outstanding for following period from the date of invoice as at March 31, 2025					Total
	Not Due	Less than 1 Year	1-2 Years	2-3 Years	More than 3 Years	
(i) MSME	-	-	-	-	-	-
(ii) Others	-	-	-	-	-	-
(iii) Disputed dues- MSME	-	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-	-

40.2 Trade receivables ageing schedule:

Particulars	Outstanding for following period from the date of invoice as at March 31, 2026					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 Years	
(i) Undisputed Trade receivables - considered good	-	-	-	-	-	-
(ii) Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered doubtful	-	-	-	-	-	-

Particulars	Outstanding for following period from the date of invoice as at March 31, 2025					Total
	Less than 6 months	6 months - 1 year	1-2 years	2-3 years	More than 3 Years	
(i) Undisputed Trade receivables - considered good	-	-	-	-	-	-
(ii) Undisputed Trade Receivables - considered doubtful	-	-	-	-	-	-
(iii) Disputed Trade Receivables - considered good	-	-	-	-	-	-
(iv) Disputed Trade Receivables - considered doubtful	-	-	-	-	-	-

40.3 Intangible assets under development ageing schedule:

Particulars	Amount in Intangible Assets under development as on March 31, 2026 for a period of					Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years		
Projects in progress	-	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-	-

Particulars	Amount in Intangible Assets under development as on March 31, 2025 for a period of					Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years		
Projects in progress	4,680.00	-	-	-	-	4,680.00
Projects temporarily suspended	-	-	-	-	-	-

40.4 Borrowings secured against current assets:

The Company has availed term loans from banks or financial institutions on the basis of security of its loans and advances.

40.5 A) The disclosure on the following matters required under Schedule III as amended not being relevant or applicable in case of the Company, such as:

- The Company has not traded or invested in crypto currency or virtual currency during the financial year.
- Undisclosed income - There are no transaction which have not been recorded in the books.
- No proceedings have been initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.
- The Company has not been declared willful defaulter by any bank or financial institution or government or any government authority.
- Compliance with approved Scheme(s) of Arrangements - The Company has not entered into any scheme of arrangement.
- No Registration or satisfaction of charges are pending to be filed with ROC.
- During the year, the Company has not revalued any of its Property, Plant and Equipment.
- The Company has any not carried out any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956

B) No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign

C) No funds have been received by the Company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the Company shall,

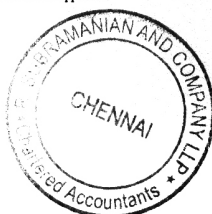
B) Analytical ratios:

Name of Ratio*	Numerator	Denominator	March 31, 2026	March 31, 2025	Variation (%)	Reason for Variation
1. Debt - equity ratio	Total debt (current + non-current)	Share holders Equity	1.49	1.70	-12%	
2. Return on Equity Ratio	Net profits after taxes	Average shareholder's equity	6.21%	6.09%	2%	
3. Trade payables turnover ratio	Other expenses	Average trade payables	-	-	0%	
4. Net capital turnover ratio	Revenue from operations	Working capital	(1.74)	(1.35)	29%	
5. Net profit ratio	Net profit	Revenue from operations	13.49%	12.90%	5%	
6. Return on Capital employed	Earning before interest and taxes	Capital employed***	10.37%	10.80%	-4%	
7. Return on investment	Income from investments	Average investments	9.84%	12.84%	-23%	

*** Tangible net worth + Deferred tax liabilities + Total debt

* Since the Company is a Housing Finance Company, debt service coverage ratio and current ratio is not applicable

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Sasvitha Home Finance Limited**Notes to financial statements For the period ended March 2026****(All amounts are in Indian Rupees Hundreds, except for share data or unless otherwise stated)**

41	Details of CSR expenditure:	31-03-2026	31-03-2025
	a) Gross amount required to be spent by the Company during the year	10,682.46	9,750.00
	b) Amount spent during the year		
	i) Construction/acquisition of any asset	-	-
	ii) On purposes other than (i) above	11,000.00	9,750.00
	(c) shortfall at the end of the year	-	-
	(d) total of previous years shortfall,	-	-
	(e) Total Shortfall for which provision is created	-	-

CSR activities include Education, Preventive Healthcare, Training and Skill Development, etc.,

42 Prior year comparatives

Previous year's figures have been regrouped / reclassified wherever necessary to correspond with the current year's classification / presentation.

43 Corporate Governance report containing composition and category of directors, shareholding of non-executive directors, etc.

The corporate governance report containing composition and category of directors, shareholding of non-executive directors is part of the annual report for the financial year ended March 31, 2026.

44 Events after the balance sheet date

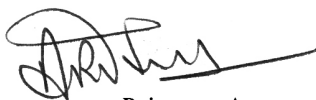
No events have occurred after the Balance Sheet date which represent material changes and commitments affecting the financial position of the Company.

For and on behalf of the Board of Directors of **Sasvitha Home Finance Limited**

CIN: U65999TN2017PLC117189


Anbarasan G
CFO

Date : 03-08-2026


Rajaraman A
COO

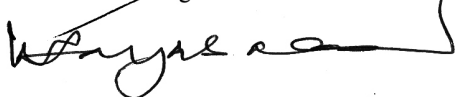
Date : 03-08-2026


Balachandran M
Director / Chairman
DIN: 00205358

Date : 03-08-2026

As per our report of even date attached for **R. Subramanian and Company LLP**, Chartered Accountants

ICAI Firm Registration No. 004137S/S200041

K Jayasankar
Partner

M. No. 014156

Place : Chennai

Date : 03-08-2026



