



VIVA HOME FINANCE

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VIVA HOME FINANCE LIMITED

15th Annual Report 2025-2026

MANAGEMENT DISCUSSION AND ANALYSIS

OVERVIEW OF GLOBAL ECONOMY

The global economy during FY 2025-26 continued to navigate a complex environment characterized by evolving geopolitical developments, monetary policy adjustments, inflationary trends, and changing trade dynamics. Global growth remained resilient despite uncertainties arising from regional conflicts, supply chain realignments, and fluctuations in commodity and energy prices.

Major central banks continued to closely monitor inflation and economic activity while calibrating monetary policies to maintain financial stability and support growth. Emerging markets continued to play an important role in driving global economic expansion, supported by domestic demand, technological advancements, and increasing investments in infrastructure.

According to various international agencies, the global economy is expected to maintain a stable growth trajectory over the medium term, although risks from geopolitical tensions, climate-related disruptions, and global financial market volatility continue to warrant caution.

OVERVIEW OF INDIAN ECONOMY

The Indian economy remained one of the fastest-growing major economies during FY 2025-26, supported by robust domestic consumption, continued government focus on infrastructure development, strong services sector performance, and increasing digital adoption.

Structural reforms, enhanced ease of doing business, growing formalization of the economy, and investments in manufacturing under various government initiatives continued to strengthen the country's economic fundamentals. The financial sector remained resilient, supported by adequate liquidity, healthy credit growth, and strong capitalization levels.

Digital transformation continued to accelerate across sectors, with increasing adoption of digital payments, fintech solutions, and technology-enabled services contributing to greater financial inclusion and economic efficiency.

India's long-term growth outlook remains favourable, supported by demographic advantages, rising urbanization, improving infrastructure, and increasing participation in the global value chain.

HOUSING SECTOR

The Indian real estate sector continued to demonstrate resilience and growth during FY 2025-26. Demand for residential properties remained strong across affordable, mid-income, and premium housing segments, driven by rising incomes, urbanization, favorable demographics, and changing lifestyle preferences.

Government initiatives aimed at promoting affordable housing, improving transparency through regulatory reforms, and facilitating infrastructure development continued to support sectoral growth. Increased focus on sustainable and technology-enabled developments also contributed to the evolution of the housing market.

The demand for quality housing in Tier II and Tier III cities remained robust, supported by improving connectivity, employment opportunities, and expanding urban infrastructure.



HOUSING FINANCE SECTOR

India's housing finance sector continued to benefit from favourable demographic trends, increasing home ownership aspirations, rising mortgage penetration, and supportive policy initiatives. Housing finance companies and banks continued to play a critical role in expanding access to housing credit across various customer segments.

The sector witnessed steady growth in retail housing loans, supported by increasing affordability, rising disposable incomes, and sustained demand for residential properties. Asset quality across the industry remained largely stable, aided by prudent underwriting practices and improved collection efficiencies.

The long-term growth prospects of the housing finance industry remain strong, driven by urbanization, increasing nuclear families, government support for affordable housing, and significant untapped demand in semi-urban and rural markets.

OPPORTUNITIES AND THREATS

Growth in Tier II and Tier III Cities: Increasing infrastructure development and economic activity in non-metro regions continue to create opportunities for housing demand and mortgage financing.

Demographic Advantage: India's young population and rising household formation are expected to support sustained demand for housing over the long term.

Government Support: Ongoing policy initiatives aimed at promoting affordable housing and financial inclusion continue to provide growth opportunities for housing finance companies.

Technology Adoption: Increasing digitalization offers opportunities to enhance customer experience, improve operational efficiency, and expand outreach.

Competitive Environment: Intense competition from banks, housing finance companies, and fintech players may exert pressure on margins and market share.

Macroeconomic Risks: Changes in interest rates, inflationary pressures, economic slowdowns, and geopolitical uncertainties may impact credit demand and asset quality.

India's housing and housing finance sectors continue to offer significant long-term growth opportunities. Rising affordability, increasing urbanization, evolving consumer preferences, and supportive government policies are expected to sustain demand and create opportunities for both developers and housing finance institutions.

VHFL PERFORMANCE FOR FY 2025-26

The Financial Results for the year ended on 31st March, 2026 are briefly given below:

PARTICULARS	2025-26 (Rs. In Hundred)	2024-25 (Rs. In Hundred)
Total Income	2,83,097.93	3,04,752.18
Total Expenditure	2,53,173.97	2,77,703.57
Profit Before Tax	29,923.96	27,048.62
Provision for Taxation	7,797.43	8,398.18
Profit After Tax	22,126.53	18,650.43



OPERATIONAL PERFORMANCE

Viva Home Finance Limited is a retail affordable housing finance company serving low and middle-income self-employed and salaried customers in semi-urban and rural areas across India. The Company offers home loans for purchase, construction, extension, and renovation of residential properties. In addition, the Company provides mortgage-backed loans, including loans against property.

Non-Performing Assets

The Company maintained prudent credit underwriting and collection practices during the year. As on March 31, 2026, the Company's Gross NPA stood at Rs. 173.71 Lakhs, representing 7.60% of loan assets, while Net NPA stood at 3.24%.

The Company continued to review its delinquency and loan portfolio regularly and implemented appropriate collection and recovery measures in accordance with established policies and procedures.

Capital Adequacy Ratio

The Company continued to maintain a comfortable capital position during FY 2025-26 and remained well above the regulatory requirement prescribed by the National Housing Bank.

PARTICULARS	2025-26	2024-25
CRAR (%)	158.20%	151.73%
CRAR -Tier I Capital (%)	157.71%	151.23%
CRAR - Tier II Capital (%)	0.49%	0.50%
Amount of subordinated debt raised as Tier-II Capital	NIL	NIL
Amount raised by issue of Perpetual Debt Instruments	NIL	NIL

INTERNAL CONTROL SYSTEMS AND THEIR ADEQUACY

The internal financial control framework of VHFL is designed to provide reasonable assurance regarding the reliability of financial reporting and preparation of financial statements in accordance with applicable accounting standards and regulatory requirements.

The Company's internal financial controls encompass:

Maintenance of records that accurately and fairly reflect transactions and disposition of assets.

Reasonable assurance that transactions are recorded appropriately to facilitate preparation of financial statements in accordance with applicable accounting principles and that receipts and expenditures are made only with appropriate authorization.

Safeguarding of assets and timely detection and prevention of unauthorized use, acquisition, or disposition of assets that may materially affect the financial statements.

The Company continues to maintain a robust internal audit framework. Independent internal auditors conduct risk-based audits to evaluate the effectiveness of internal controls, compliance with policies and procedures, and opportunities for process improvements. Audit findings and recommendations are reviewed by the Audit Committee, which monitors implementation and corrective actions on a continuous basis.



CAUTIONARY STATEMENT

Statements in the Board's Report and the Management Discussion and Analysis describing the Company's objectives, projections, estimates, expectations, or predictions may constitute "forward-looking statements" within the meaning of applicable laws and regulations. Actual results may differ materially from those expressed or implied. The Company undertakes no obligation to publicly update, amend, modify, or revise any forward-looking statements based on subsequent developments, information, or events.

By order of the Board of Directors
For Viva Home Finance Limited



Awadhesh Kumar Dixit
Managing Director
DIN: 07575417
Place: Virar
Date: 30th June 2026



DIRECTOR'S REPORT

To,

The Members,

Viva Home Finance Limited

The Board of Directors of your Company have pleasure in presenting before you the 15th Annual Report on the operational and business performance, along with Audited Financial Statements for the financial year ended March 31, 2026.

FINANCIAL RESULTS

The Financial Results for the year ended on 31st March, 2026 are briefly given below: -

PARTICULARS	2025-2026 (Rs. In Hundred)	2024-2025 (Rs. In Hundred)	2023-2024 (Rs. In Hundred)
Total Income	2,83,097.93	3,04,752.18	2,85,628.01
Total Expenditure	2,53,173.97	2,77,703.57	2,64,379.93
Profit before exceptional and extraordinary items and tax	29,923.96	27,048.62	21,248.08
Exceptional items	-	-	-
Extraordinary items	-	-	-
Profit / Loss before Tax	29,923.96	27,048.62	21,248.08
Provision for Taxation	7,797.43	8,398.18	5,712.46
Profit after Tax	22,126.53	18,650.43	15,535.62
EPS (Basic & Diluted) (In Rs.)	0.11	0.09	0.08

STATE OF AFFAIRS OF THE COMPANY

The Company is a Housing Finance Company registered with the National Housing Bank (NHB) and now regulated by the Reserve Bank of India (RBI). Your Company is engaged in the primary business of providing a range of Home Loans, Home Improvement Loans and Loan against Property to customers.

CHANGE IN DIRECTORSHIP AND KMP

There has been addition in the constitution of Board, Appointment of Ms. Daya Amit Bansal as an Independent Director and Mr. Jagdish Sonu Jawale as a Whole Time Company Secretary of the Company done during the year.

Mr. Rohil Jayendra Thakur (DIN: 03556990) retires by rotation at the ensuing Annual General Meeting in accordance with Section 152 of the Companies Act, 2013 and the Articles of Association of the Company, and being eligible, offers himself for re-appointment. The Board, based on the recommendation of the Nomination and Remuneration Committee and after evaluating his performance, background, and continued contributions, recommends his re-appointment to the shareholders.



RESERVES

During the year under review, your Company has not transferred any amount to General Reserve and Rs. 4,20,967 is transferred to the Statutory Reserve as per Section 29 C of NHB Act, 1987 out of the amount available in the Statement of Profit and Loss during FY 2025-2026.

DIVIDEND

The Board of Directors of your company, after considering holistically the relevant circumstances, has decided that it would be prudent, not to recommend any Dividend for the year under review.

SHARE CAPITAL

The Authorised Share Capital of the company is Rs. 30,00,00,000/- and the paid up share capital of the company is Rs. 20,70,00,000 /-.

During the year under review, the Company has not issued shares with differential voting rights nor granted stock options nor sweat equity.

During the year under review, the Company has issued 10,00,000 Equity Shares of Rs.10/- each at par under Private placement to its existing shareholders.

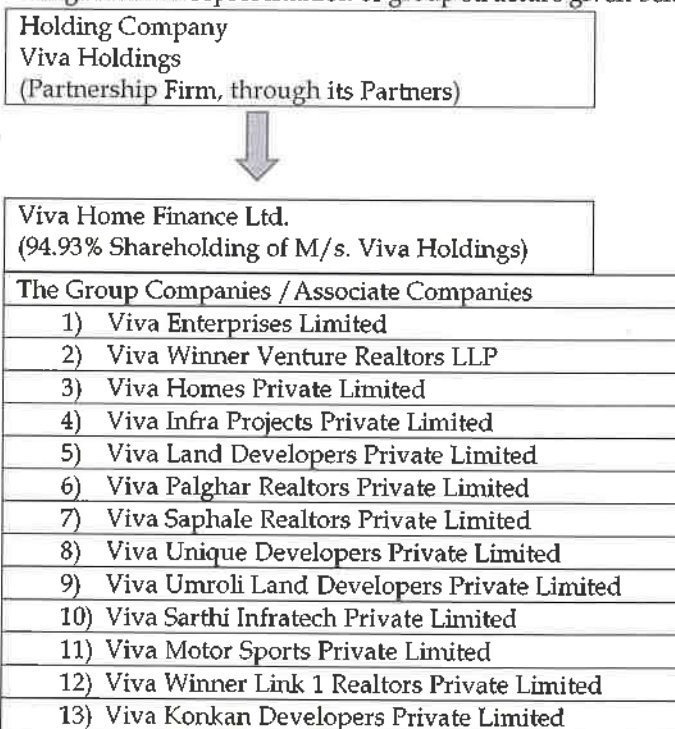
The Company has not made any purchase or provision of its own shares by employees or by trustees for the benefit of employees during the financial year 2025-2026.

HOLDING/SUBSIDIARY/ASSOCIATE COMPANIES

The Company does not have any holding/subsidiary/associate Companies, whereas Viva Home Finance Limited, a group company of Viva Group, is registered with National Housing Bank, vide Registration No. 09.0108.13 dated 4th September 2013.

- 1) M/s Viva Holdings, a partnership firm, is major shareholder of Viva Home Finance Limited, holding (Through its Partners) 94.93% shares.
- 2) The group companies / firms of Viva Group are enumerated as under –
Group Structure

Diagrammatic representation of group structure given below:



- 3) Among the aforesaid Group Companies, only M/s Viva Holdings (Through its partners) has subscribed for shares of M/s Viva Home Finance Ltd. and is major shareholder of company.

EXTRACT OF ANNUAL RETURN

Pursuant to the amendments to Section 134(3)(a) and Section 92(3) of the Act read with Rule 12 of the Companies (Management and Administration) Rules, 2014, requirement of Form MGT 9 is dispensed with.

WEB LINK OF ANNUAL RETURN, IF ANY.

The Company has www.vhfl.in website and the Annual Report of the Company duly published on the same website.

MEETINGS

Board Meetings:

During the financial year 2025-2026 Eight (8) Board Meetings were convened and held. Proper notices were given and the proceedings were properly recorded and signed in the Minutes Book as required by the Articles of Association of the Company and the Act and table showing details of Board Meetings as follows:

Sr. No.	Date of Board Meeting
1	07-04-2025
2	09-05-2025
3	09-06-2025
4	25-06-2025
5	28-07-2025
6	07-10-2025
7	13-01-2026
8	30-03-2026

Sr. No.	Name of Director	Number of Meetings of the Board	
		Held	Attended
1	Awadhesh Kumar Dixit	8	8
2	Rohil Jayendra Thakur	8	8
3	Sujata Meena	8	8
4	Daya Amit Bansal	3	3

COMMITTEES OF THE BOARD

(A) AUDIT COMMITTEE

Your Company has an adequately qualified and experienced Audit Committee. The Audit Committee of the Board is constituted in accordance with the provisions of Section 177 of the Companies Act, 2013 and other applicable statutory provisions.

During the financial year, the Board reconstituted the Audit Committee with effect from 7th October 2025.



Mr. Awadhesh Kumar Dixit served as a Member of the Audit Committee up to 7th October 2025. Pursuant to the reconstitution, Mrs. Daya Amit Bansal, Chartered Accountant (Independent Director) was inducted as a Member of the Audit Committee and was also appointed as the Chairperson of the Audit Committee with effect from 7th October 2025.

As on 31st March, 2026, the Audit Committee comprised of Mrs. Daya Amit Bansal, Chartered Accountant (Independent Director), Mrs. Sujata Meena, Company Secretary (Independent Director), Mr. Rohil Thakur (Executive Director).

The terms of reference of the Audit Committee are as follows:

- To recommend appointment, remuneration and terms of appointment of auditors and Internal Auditors of the Company;
- To review and monitor the Auditor's independence and performance, and effectiveness of audit process;
- To examine the quarterly and annual financial statements and the Auditor's Report thereon;
- To approve or subsequently modify transactions of the Company with Related Parties;
- To scrutinize inter-corporate loans and investments;
- To undertake valuation of undertakings or assets of the Company, wherever it is necessary;
- To evaluate Internal Financial Controls and Risk Management Systems;
- To monitor the end use of funds raised through public offers and related matters;
- To formulate the scope, functioning, periodicity, and methodology for conducting the Internal Audit, in consultation with the Internal Auditor;
- To discharge from time to time such other acts, duties, and functions as may be assigned by the Board of Directors or prescribed under the Companies Act, 2013 or any other applicable law and Rules made thereunder.

The Audit Committee met 5 times during the year under consideration as follows

Date of Meeting
09.05.2025
09.06.2025
25.07.2025
16.12.2025
30.03.2026

Sr. No.	Name of Director	Number of Meetings of the Committee	
		Held	Attended
1	Awadhesh Kumar Dixit	5	3
2	Rohil Jayendra Thakur	5	5
3	Sujata Meena	5	5
4	Daya Amit Bansal	2	2



The Audit Committee continues to function in accordance with its terms of reference approved by the Board. The Board has accepted all the recommendations made by the Audit Committee during the year under consideration.

(B) Risk Management Committee

The Risk Management Committee of the Board is constituted in accordance with the applicable provisions of the Companies Act, 2013, the rules made thereunder, and the regulatory guidelines applicable to the Company.

During the financial year, the Board reconstituted the Risk Management Committee with effect from 7th October 2025.

Mr. Awadhesh Kumar Dixit served as a Member of the Risk Management Committee up to 7th October 2025. Pursuant to the reconstitution, Mrs. Daya Amit Bansal, Chartered Accountant (Independent Director) was inducted as a Member of the Risk Management Committee and was also appointed as the Chairperson of the Committee with effect from 7th October 2025.

The Risk Management Committee continues to oversee the Company's risk management framework, including identification, assessment, monitoring and mitigation of key risks, and functions in accordance with the terms of reference approved by the Board.

As on 31st March, 2026, the Risk Management Committee of the Board of Directors comprised of three Members comprises of Mrs. Daya Amit Bansal, Chartered Accountant (Independent Director), Mrs. Sujata Meena, Company Secretary (Independent Director) and Mr. Rohil Thakur (Executive Director).

The Committee met Four times during the year under consideration as follows

Date of Meeting
09.06.2025
25.07.2025
16.12.2025
30.03.2026

Sr. No.	Name of Director	Number of Meetings of the Committee	
		Held	Attended
1	Awadhesh Kumar Dixit	4	2
2	Rohil Jayendra Thakur	4	4
3	Sujata Meena	4	4
4	Daya Amit Bansal	2	2

(C) Asset- Liability Committee

As on 31st March, 2026, the ALCO Committee of the Board of Directors comprised of Three Members comprises of Mrs. Sujata Meena, Company Secretary (Independent Director), Awadhesh Kumar Dixit (Managing Director), Mr. Rohil Thakur (Executive Director).

The Committee met Four times during the year under consideration as follows

Date of Meeting
09.06.2025
25.07.2025
16.12.2025
30.03.2026



Sr. No.	Name of Director	Number of Meetings of the Committee	
		Held	Attended
1	Awadhesh Kumar Dixit	4	4
2	Rohil Jayendra Thakur	4	4
3	Sujata Meena	4	4

(D) Nomination & Remuneration Committee

The Nomination and Remuneration Committee of the Board is constituted in accordance with the provisions of Section 178 of the Companies Act, 2013 and other applicable statutory provisions.

During the financial year, the Board reconstituted the Nomination and Remuneration Committee with effect from 7th October 2025.

Mr. Rohil J. Thakur served as a Member of the Nomination and Remuneration Committee up to 7th October 2025. Pursuant to the reconstitution, Mrs. Daya Amit Bansal, Chartered Accountant (Independent Director) was inducted as a Member of the Committee.

The Committee continues to discharge its responsibilities in accordance with its terms of reference, including matters relating to the appointment, remuneration and evaluation of Directors, Key Managerial Personnel and Senior Management, and the formulation and implementation of the Company's remuneration policy.

As on 31st March, 2026, the Nomination & Remuneration Committee of the Board of Directors comprised of four Members comprises of Mrs. Sujata Meena, Company Secretary (Independent Director), Awadhesh Kumar Dixit (Managing Director) and Ms. Daya Amit Bansal, Chartered Accountant (Independent Director)

The Committee met 2 times during the year under consideration as follows

Date of Meeting
05.07.2025
29.09.2025

Sr. No.	Name of Director	Number of Meetings of the Committee	
		Held	Attended
1	Awadhesh Kumar Dixit	2	2
2	Rohil Jayendra Thakur	2	2
3	Sujata Meena	2	2
4	Daya Amit Bansal	0	0



(D) Information & Technology Strategy Committee

As on 31st March, 2026, the Information & Technology Strategy Committee of the Board of Directors comprised of four Members comprises of Awadhesh Kumar Dixit (Managing Director), Ms. Daya Amit Bansal, Chartered Accountant (Independent Director), Mr. Hukmat D. Kingar, Chartered Accountant and Ms. Samidha Dhanawde

The Committee met 1 time during the year under consideration as follows

Date of Meeting
09.03.2026

Sr. No.	Name of Director / Member	Number of Meetings of the Committee	
		Held	Attended
1	Awadhesh Kumar Dixit	1	1
2	Daya Amit Bansal	1	1
3	Hukmat D. Kingar	1	1
4	Samidha Dhanawde	1	1

ANNUAL GENERAL MEETING:

The company has held its last Annual General Meeting on 31/07/2025 for the last financial year 2024-25.

EXTRA ORDINARY GENERAL MEETING:

One Extra Ordinary General Meeting held on dated 17th June, 2025 in regards to approving the private placement offer during the financial year 2025-26.

COMPLIANCE OF SECRETARIAL STANDARD

The Company has complied with all the applicable compliances of Secretarial Standards.

DIRECTOR'S RESPONSIBILITY STATEMENT:

- In the preparation of the Annual Accounts for the year ended March 31, 2026, the applicable accounting standards read with requirements set out under Schedule III to the Act, have been followed and there are no material departures from the same.
- The Directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the Company as at March 31, 2026 and of the profit of the Company for the year ended on that date.
- The Directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities
- The Directors have prepared the Annual Accounts on a 'going concern' basis.



e. The Company being unlisted, sub clause (e) of section 134(3) of the Companies Act, 2013 pertaining to laying down internal financial controls is not applicable to the Company.

PARTICULARS OF EMPLOYEES AND RELATED DISCLOSURES

The company does not have any employee; as such particulars in pursuance of section 197(12) of the Companies Act, 2013 read with rule 5 of the companies (appointment and remuneration of managerial personnel) rules, 2014 are not required to be furnished.

AUDITOR

Statutory Auditors

On the basis of recommendations from the Audit Committee, the Board of Directors at their Meeting held on 9th May 2025 recommended the reappointment of M/s Devpura Navlakha & Co. Mumbai, (Firm Registration No.121975W), Chartered Accountants, as the statutory auditors of the company, for the term of 3 years from the conclusion of 14th Annual General Meeting of the Company till the conclusion of the 17th Annual General Meeting of the Company to be held for the financial year ending 31st March, 2028, subject to the approval of the Members at the ensuing Annual General Meeting and subject to regulatory guidelines issued by the Reserve Bank of India, National Housing Bank and Ministry of Corporate Affairs. Their appointment was approved by the AGM held on 31/07/2025 for a term of 3 years till conclusion of the 17th Annual General Meeting.

Audit Report issued by M/s. Devpura Navlakha & Co., Statutory Auditors of the Company does not contain any qualifications or observations or remarks in their Report. As per Section 134(3)(f) of the Companies Act, 2013, the Board states that during the year under review, there are no adverse comments or disqualifications made by the Statutory Auditors of the Company, during the course of their audit.

M/s. Devpura Navlakha & Co. Mumbai, (Firm Registration No.121975W), have given their consent and furnished a certificate of their eligibility for being appointed as the Auditors of the Company, as required under the provisions of Section 139(1) and 141 of the Companies Act, 2013. In view of the satisfactory performance of the Statutory Auditor, their reappointment is allowed to continue for further 2 years i.e. till conclusion of 17th Annual General Meeting for the financial year ending s on 31st March 2028.

BOARD'S COMMENT ON THE AUDITORS' REPORT

The observations of the Statutory Auditors, when read together with the relevant notes to the accounts and accounting policies are self-explanatory and do not calls for any further comment.

SECRETARIAL AUDIT REPORT

The applicable Secretarial Standards, i.e. SS-1 and SS-2, relating to 'Meetings of the Board of Directors' and 'General Meetings', respectively, have been duly complied by your Company.

PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS

The Company has not given any Loan or guarantee and securities during the year except Home Loans & Loans Against Property granted in Company's ordinary course of Business under review. There for no need to comply provisions of section 186 of Companies Act, 2013.

There is no investment made by the Company in Equity Shares as on 31st March, 2026 (including investment made in the previous years) in Quoted and Unquoted Securities and the same is also mentioned in Notes to Accounts.



MATERIAL CHANGES AND COMMITMENTS:

There have been no material changes and commitments, which affect the financial position of the company which have occurred between the end of the financial year to which the financial statements relate and the date of this Report

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

- A. Conservation of Energy: (Not Applicable)
- B. Technology absorption: (Not Applicable)
- C. Foreign Exchange Earnings and Outgo: Nil

RISK MANAGEMENT POLICY

Your Company is committed to manage its risk in a proactive manner and has adopted a structured and disciplined approach to risk management by developing and implementing risk management framework. With a view to manage its risk effectively your Company has in place a Comprehensive Risk Management Policy which covers a formalized Risk Management Structure, alongwith other aspects of Risk Management i.e. Credit Risk Management, Operational Risk Management, Market Risk Management and Enterprise Risk Management. During the financial year under review, the risk management policy of the Company was reviewed to align the same with the changing business environment.

DEPOSITS

The Company has not accepted any deposits during the year under review.

DETAILS OF SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS, COURTS AND TRIBUNALS

The Reserve Bank of India (RBI) imposed a monetary penalty of ₹10.00 Thousand on the Company vide its order dated 23rd October 2025 (Received by the Company on 4th November 2025) for non-compliance with Paragraph 45.3 of the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. The non-compliance pertained to failure to obtain prior written permission of RBI in respect of the appointment of Mr. Awadhesh Kumar Dixit as Whole-time Director on the Board of the Company with effect from 1st September 2023, which resulted in a change of more than 30% of the non-independent directors of the Company. The penalty was administrative in nature and did not have any material impact on the financial position, operations, or customers of the Company.

Except above, there is no significant and material order has been passed by the regulators, courts, tribunals impacting the going concern status and Company's operations in future.

INTERNAL FINANCIAL CONTROL

Pursuant to Section 134(5) e of the Companies Act, 2013, the Board of Directors has laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively. The internal control systems are commensurate with the size and nature of the company's operations.



The Company has in place proper and adequate internal financial controls with reference to the financial controls with reference to the financial statements. These controls ensure the orderly and efficient conduct of its business, including adherence to company policies, safeguarding of assets, prevention and detection of frauds and errors, accuracy and completeness of the accounting records, and timely preparation of reliable financial information.

The Company has an Internal Control System, commensurate with the size, scale and complexity of its operations. The scope and authority of the Internal Audit (IA) function is to maintain its objectivity and independence. Based on the report of Internal Audit function, process owners undertake corrective action in their respective areas and thereby strengthen the controls. Significant audit observations and corrective actions thereon are presented to the Audit Committee of the Board.

SUSTAINABLE DEVELOPMENT

Sustainability has been deeply embedded into the Company's business and has become an integral part of its decision-making process while considering social, economic and environmental dimensions.

NON-PERFORMING ASSETS AND PROVISIONS FOR CONTINGENCY

Your Company Ensured Compliance with RBI Master Directions on Income recognition, Assets Classification and Provisioning Directions 2025 dated 28 November 2025, in relation to identification, up-gradation and provisioning of non-performing assets (NPA).

Your Company has made adequate provision for the assets on which interest or instalments are overdue for more than 90 days and on other assets, as required.

RECOVERY & COLLECTIONS

The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (SARFAESI Act) had proved to be a useful recovery tool and the Company had been able to successfully initiate recovery action under the provisions of this Act, against the defaulting borrowers but due to amendment notified by Government of India and in turn revised directions of Reserve Bank of India, the Company has stopped initiating any recovery action under SARFAESI Act, afresh. However, recovery through sending demand notices to the defaulters and regular follow-up through personal visits has been intensified to ensure recovery of overdue amount and reduce the level of stressed assets.

In order to prevent frauds in loan cases by mortgaging the same property with multiple lenders, the Government of India has set up Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) under Section 20 of the SARFAESI Act. Your Company has been filing requisite particulars of Mortgaged Properties with CERSAI as per the prevailing guidelines issued by CERSAI, besides Notice of Intimation also sent to respective Sub-registrar for registering our charge over the mortgage property.

The Company, in eligible NPA Accounts is also filing legal cases under section 138 of the Indian Negotiable Instrument Act, 1881.

RISK MANAGEMENT FRAMEWORK

Your Company is in the business of lending to individuals & small builders' clients on secured basis. The Company faces various risks in its scale of operations. The Company has in place a Risk Management Framework so that risks that the Company faces are identified, controlled and priced in a manner that the Company can continue its operations in a profitable and sustainable manner. The Company places significant emphasis on the adequacy of management of risk and the Risk Management Framework is set to outline the approach towards risk and the process of oversight and management of the risks. Sound risk management systems would enable the Company to take risks knowingly, reduce risks where appropriate and strive to prepare for a future, which by its nature cannot be predicted with absolute certainty. Risk Management is a discipline at the core of our



operations and encompasses all activities that affect its risk profile. The Risk Management Framework seeks to lay down the broad contours under which risks would be managed and controlled. Your Company follows the best practice for Management of Credit Risk, Market Risk and Operational Risk and has put in place a comprehensive Risk Management Policy envisaging a robust Risk Management program.

Your Company has in place a Risk Management Policy for identification, assessment, measurement and reporting of business risks faced by the Company. The Risk Management Committee oversees the Risk Management framework on a periodic basis. Risk Control and Mitigation mechanisms are tested for their effectiveness on regular intervals.

IMPLEMENTATION OF PRADHAN MANTRI AWAS YOJANA-URBAN 2.0

The Company has successfully Registered under Pradhan Mantri Awas Yojana- Urban 2.0. The registration process under the scheme has been properly executed and all eligible beneficiaries have been duly registered in compliance with the applicable norms.

In addition, the Company has actively undertaken initiatives to spread awareness among potential beneficiaries regarding the Interest Subsidy Scheme (ISS) component of PMAY-U. Efforts have included customers outreach programs, distribution of informational materials and dedicated support to assist customers in availing benefits under the scheme.

These steps are in line with the Company's commitment to contribute to the Government of India's vision of "Housing for All" and to ensure that maximum eligible individuals are able to access affordable housing with proper financial assistance.

CREDIT RISK GUARANTEE FUND TRUST FOR LOW INCOME HOUSING (CRGFTLIH)

The Company is registered as a Member Lending Institution (MLI) with the Credit Risk Guarantee Fund Trust for Low Income Housing (CRGFTLIH) under the Credit Risk Guarantee Fund Trust for Low Income Housing Scheme (CRGFTLIH Scheme).

The Scheme has been established by the Government of India with the objective of facilitating institutional credit to eligible borrowers belonging to the low-income housing segment by providing credit risk guarantee cover to Member Lending Institutions. The registration with the Trust enables the Company to extend eligible housing loans under the Scheme in accordance with the applicable operational guidelines issued by the Trust from time to time.

The Company continues to comply with the eligibility criteria, operational guidelines, and reporting requirements prescribed under the CRGFTLIH Scheme. The management monitors the portfolio covered under the Scheme and ensures adherence to the applicable regulatory and operational framework.

During the financial year, the Company continued its association with the Trust to support affordable housing finance initiatives while maintaining prudent credit underwriting and risk management practices.

FAIR PRACTICE CODE

Your Company has in place a Fair Practice Code (FPC), which includes guidelines on appropriate staff conduct when dealing with the customers and on the organization's policies vis-à-vis client protection. The FPC captures the spirit of the Reserve Bank of India and National Housing Bank guidelines on fair practices for Housing Finance Companies. Your Company and its employees duly comply with the provisions of FPC. The copy of Fair Practice Code of the Company is exhibited in vernacular language also at the Notice Board of the Company as well as on the company's Website also.



CODES AND POLICIES & COMPLIANCES

Your Company has formulated various Policies and Codes in compliance with provisions of Directions and Guidelines issued by the National Housing Bank (NHB), Companies Act, 2013, other applicable laws to ensure high ethical standards in the overall functioning of the organization. The Policies and Codes are periodically reviewed by the Board of Directors.

ACCOUNTING STANDARDS FOLLOWED BY THE COMPANY

The Financial Statements of the Company have been prepared in accordance with Generally Accepted Accounting Principles in India (Indian GAAP) and comply with the Accounting Standards specified under section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014, and the relevant provisions of the Act and the Guidelines issued by National Housing Bank / Reserve Bank of India.

VIGIL MECHANISM

The Company promotes ethical behaviour in all its business activities and has established a Vigil Mechanism for Directors and Employees to report their genuine concerns.

As per the Whistle Blower Policy of the Company, Employees are free to report illegal or unethical behaviour, actual or suspected fraud or violation of the Company's Codes of Conduct or any improper activity, to the Chairman of the Audit Committee of the Board of Directors or Chairman of the Company.

Under the Whistle Blower Policy, confidentiality of those reporting violation(s) is protected and they are not subjected to any discriminatory practices. No personnel have been denied access to the Audit Committee.

DECLARATIONS GIVEN BY INDEPENDENT DIRECTORS

The Company has received declarations from the Independent Directors confirming that he fulfil the criteria of independence as prescribed under sub-section (6) of section 149 of the Companies Act, 2013.

EXPLANATION / COMMENTS ON QUALIFICATION, RESERVATION OR ADVERSE REMARK, OR DISCLAIMER, IF ANY, MADE BY THE AUDITOR OR COST AUDITOR OR SECRETARIAL AUDITOR [CLAUSE (F) OF SECTION 134(3)]

Statutory Auditors have not put any qualification or adverse remark in their Report. The appointment of Cost Auditor and Secretarial Auditor and obtaining their Report is not applicable to the Company.

COST RECORD

The provision of Cost audit as per section 148 doesn't applicable on the Company.

SEXUAL HARASSMENT OF WOMEN AT WORKPLACE ["POSH"]

Company follows the provisions of POSH. There is a committee at each of the Company's Units for compliance of the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. There were no incidences of sexual harassment reported during the year under review.

CONTRACTS AND ARRANGEMENTS WITH RELATED PARTIES

The particulars of contracts or arrangements with related parties referred to in sub section (1) of section 188 entered by the Company during the financial year ended 31st March, 2026 is annexed hereto as Annexure 1 in prescribed Form AOC-2 and forms part of this report.



CORPORATE SOCIAL RESPONSIBILITY (CSR): (NOT APPLICABLE)

STATEMENT INDICATING THE MANNER IN WHICH FORMAL ANNUAL EVALUATION HAS BEEN MADE BY THE BOARD OF ITS OWN PERFORMANCE AND THAT OF ITS COMMITTEES AND INDIVIDUAL DIRECTORS: [CLAUSE (P) OF SECTION 134(3)]

Pursuant to the provisions of the Companies Act, 2013, the Board of Directors has carried out an annual evaluation of its own performance and that of its committees as well as performance of Directors individually.

Well-defined and structured questionnaires were used in the evaluation process, covering various aspects of the Board's functioning such as adequacy of composition of the Board and its Committees, Board culture, areas of responsibility, execution and performance of specific duties, obligations, governance and compliance perspective. Evaluation was carried out based on feedback received from Directors.

A separate exercise was carried out by the Nomination and Remuneration Committee to evaluate performance of individual Directors. Performance evaluation of Independent Directors was carried out by the entire Board excluding the Director being evaluated. Performance evaluation of Non-Independent Directors and the Board, as a whole, was carried out by Independent Directors. Performance evaluation of the Chairman was carried out by Independent Directors. Directors have expressed satisfaction with the evaluation process.

THE MATTERS PRESCRIBED UNDER RULE 8 (5) OF COMPANIES (ACCOUNTS) RULES, 2014:

(a) The financial summary or highlights:

During the year under review the Net Revenue from Operations of the Company was Rs. 2,83,09,793/- as against Rs. 3,04,75,218/- of the previous year. The other details are enumerated in Para No 1 above.

(b) The changes in the nature of business, if any;

There is no such change in the Nature of the Business of the Company.

(c) The names of the companies which have become or ceased to be its Subsidiaries, Joint Ventures or Associates during the year; Not Applicable

(d) The details in respect of undisbursed amount i.e. Off Balance Sheet item:

As per notes to accounts

(e) Principal Business Criteria:

The Principal Business Criteria of the Company as specified vide RBI Master Circular DOR.FIN HFC.CC. No. 120/03.10118/03.10136/2020-21 Dtd.17.02.2021, we confirm that out of total assets, the Company's percentage of Total Housing Finance to Total Assets is 68.14% & Housing Finance to Individuals is 60.10% which is more than stipulated minimum requirement of 60% & 50% respectively. The Company meets the aforesaid principal business criteria.

(f) Loan to Group Company/ Associate Company:

Loans and Advances to Group Company / Associate Company, outstanding amount as on 31-03-2026 Rs.2,01,66,909/- (Previous Year Rs. 2,01,67,301/-) which includes Principal Rs.2.00 Crore & Interest Rs.1,66,909/-.



ACKNOWLEDGMENT

Your directors would like to express their sincere appreciation for the assistance and co-operation received from the banks, Government authorities, customers, vendors and members during the year under review. Your directors also wish to place on record their deep sense of appreciation for the committed services by the Company's executives, staff and workers.

**By order of the Board of Directors
For Viva Home Finance Limited**



Awadhesh Kumar Dixit
Managing Director
DIN: 07575417
Place: Virar
Date: 30th June 2026



Annex I to Directors' Report

FORM NO AOC - 2

Pursuant to clause (h) of sub-section (3) of section 134 of the Act and Rule 8(2) of the Companies (Accounts) Rules, 2014.

Form for Disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub section (1) of section 188 of the Companies Act, 2013 including certain arm's length transaction under third proviso thereto.

1. Details of Material Contracts or arrangements or transactions at arm's length basis:

Sr. No.	Particulars	Details
1. a.	Name (s) of the related party & nature of relationship	M/s Viva Winner Venture Realtors LLP/ Companies in the same Group
b.	Nature of contracts / arrangements / transaction	Term Loan Rs.2.00 Crore
c.	Duration of the contracts/arrangements / transaction	36 Months
d.	Salient terms of the contracts or arrangements or transaction including the value, if any	Rs.2,01,669.09/- (Rs. In hundred)
e.	Date of approval by the Board if any	20th June 2023
f.	Amount paid as advances, if any	-

**By order of the Board of Directors
For Viva Home Finance Limited**


Awadhesh Kumar Dixit
Managing Director
DIN: 07575417
Place: Virar
Date: 30th June 2026



DEVPURA NAVLAKHA & CO

Chartered Accountants

13, Timothy Building, 75, S.S. Gaikwad Marg, Opp. Metro Cinema, Mumbai- 400002
Mobile No. 9004390677, 9821155930 Email:- casatyen@gmail.com, pkdevpura@gmail.com

INDEPENDENT AUDITORS' REPORT

To
The Members,
VIVA HOME FINANCE LIMITED
VIRAR, Dist. Palghar

Report on the Audit of Financial Statements as on 31st March 2026

Opinion

We have audited the accompanying Financial Statements of **VIVA HOME FINANCE LIMITED** which comprise the Balance Sheet as on 31st March 2026, the Statement of Profit and Loss and the Cash Flow Statement for the year ended, and summary of the significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March 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 SAs are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the Financial Statements under the provisions of the Act and the Rules there under, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Financial Statements.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Financial Statements of the current year. 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.

Other Information

The Company's Management and Board of Directors are responsible for the other information. The other information comprises the information included in the Company's Annual Report, but does not include the Financial Statements and our Auditors' Report thereon.

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

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit or otherwise appears to be materially misstated, if, based on the work we have

performed. We conclude that there is a material misstatement of this other information; we are required to report that fact. We have nothing to report in this regard.

Management's responsibility for the Financial Statements

The Company's Management and Board of Directors are responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these Financial Statements, that give a true and fair view of the state of affairs, 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, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended). This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the Financial Statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

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

Auditors' responsibility

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

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

- Identify and assess the risks of material misstatement of the Financial Statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under Section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the company has adequate internal financial controls with reference to Financial Statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management and the Board of Directors.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our Auditor's Report to the related

disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our Auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the Financial Statements of the Company to express an opinion on the Financial Statements.

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

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

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

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

Further to our comments in Annexure I, as required by Section 143(3) of the Act, we report that:

1. 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.
2. In our opinion proper books of accounts as required by law have been kept by the Company so far as appears from our examination of such books.
3. The Balance Sheet, Statement of Profit and Loss and the Cash Flow Statement dealt with by this Report is in agreement with the books of accounts maintained by the Company.
4. In our opinion, the Balance Sheet, Statement of Profit and Loss and Cash Flow Statement complies with the Accounting Standards specified under Section 133 of the Act, read with the Rule 7 of the Companies (Accounts) rules, 2014 (as amended);
5. On the basis of written representations received from the Directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors are disqualified as on March 31, 2026 from being appointed as a Director in terms of Section 164(2) of the Companies Act;
6. We have also audited the internal financial controls over financial reporting (IFCOFR) of the Company as of 31st March 2026 in conjunction with our audit of the Financial Statements of the Company for the year ended on that date and our report dated 30th June 2026 as per Annexure II expressed unmodified opinion;

7. With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, in our opinion and to the best of our information and according to the explanations given to us:
- i. the Company does not have any pending litigations which would impact its financial position;
 - ii. the Company, as detailed in Note 24 to the Financial Statements, has made provision, as required under the Housing Finance Companies (NHB) Directions, 2010, on the Housing and Non-housing loans; and did not have any other 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.
- 8.
- a. The management has represented that, to the best of its knowledge and belief, no funds have been advanced or loaned or invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any person(s) or entity(ies), including foreign entities ('the intermediaries'), with the understanding, whether recorded in writing or otherwise, that the intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (the ultimate Beneficiaries) or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;
 - b. The management has represented that, to the best of its knowledge and belief, no funds have been received by the Company from any person(s) or entity(ies), including foreign entities ('the Funding Parties'), with the understanding, whether recorded in writing or otherwise, that the Company shall, whether directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ('Ultimate Beneficiaries') or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and
 - c. Based on such audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our attention that causes us to believe that the management representations under sub-clauses (a) and (b) above contain any material misstatement.
9. The Company has not declared or paid any dividend during the year ended 31st March 2026.
10. The Company is using Tally Software to maintain its Books of Accounts since its inception and as such reporting under Section 143(3)(i) Clause (g) of Rule 11 (Rule 11(G)) is applicable. The software used has a feature of recording audit trail (edit log) facility and same has been operated throughout the year for all transactions recorded in the software. The audit trail feature has not been tampered with and the audit trail has been preserved by the Company as record retention.

For Devpura Navlakha & Co.

Chartered Accountants

Firm Reg. No. 121975W

Satyendra Lahoti
Satyendra Lahoti

Partner

Membership No. 135975

UDIN: 26135975WXSDHL7367

Place: Mumbai

Date: 30th June 2026



VIVA HOME FINANCE LIMITED

Based on the audit procedures performed for the purpose of reporting a true and fair view on the Financial Statements of the Company and taking into consideration the information and explanations given to us and the books of account and other records examined by us in the normal course of audit, and to the best of our knowledge and belief, we report that:

- 1) a) A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment and right of use assets.
B) The Company has maintained proper records showing full particulars of intangible assets.
b) The Property, Plant and Equipment and Right of use assets have been physically verified by the Management during the year and no material discrepancies were noticed on such verification. In our opinion, the frequency of physical verification program adopted by the Company is reasonable having regard to the size of the Company and the nature of its assets.
c) According to the information and explanations furnished to us, the company does not have any immovable property. Accordingly, reporting under clause 3(i)(c) of the Order is not applicable to the Company.
d) The Company has not revalued its Property, Plant and Equipment and Right of Use assets or intangible assets during the year.
e) 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. Accordingly, reporting under clause 3(i)(e) of the Order is not applicable to the Company.
- 2) a) The Company is engaged in financing activities which does not involve maintenance of any inventory. Thus paragraph 3(ii)(a) of the Order is not applicable to the Company.
b) The Company has not been sanctioned working capital limits by Banks or Financial Institutions on the basis of security of current assets during any point of time of the year. Accordingly, reporting under clause 3(ii)(b) of the order is not applicable to the Company.
- 3) (a) The Company is a Housing Finance Company and its Principal Business is to give loans. Accordingly, reporting under clause 3(iii)(a) of the order is not applicable to the Company.
(b) The Company has not provided any guarantee or given any security or granted any advances in the nature of loans during the year. However, the Company has granted loans and made certain investments and, in our opinion, and according to the information and explanations given to us, the loans and investments made are, prima facie, not prejudicial to the interest of the Company.
(c) The Company is a Housing Finance Company ('HFC'), registered under provisions of the National Housing Bank Act, 1987 and rules made thereunder and is regulated by various regulations, circulars and norms issued by the Reserve Bank of India including Master Circular - Prudential norms on Income Recognition, Asset Classification and Provisioning pertaining to Advances. In respect of loans and advances in the nature of loans granted by the Company, we report that the schedule of repayment of principal and payment of interest has been stipulated and the repayments/receipts of principal and interest are regular except for certain instances as below:

Particulars – Days past due	Total amount due(Rs. in Lakhs)	No. of Cases
1-29 days	2.25	12
30-59 days	24.84	17
60-89 days	0.91	02
90 or more days	173.71	24
Total	201.71	55

(d) According to the information and explanations given to us, the total amount which is overdue for more than 90 days in respect of loans and advances in the nature of loans given in course of the business operations of the Company aggregates to Rs.173.71 Lakhs as at 31 March 2026 in respect of 24 number of loans. Further, reasonable steps as per the Policies and Procedures of the Company have been taken for recovery of such principal and interest amounts overdue.

(e) The Company is a Housing Finance Company and its Principal Business is to give loans. Accordingly, reporting under clause 3(iii)(e) of the Order is not applicable to the Company.

(f) In addition to loans granted as part of its principal business having repayment schedule, the Company has granted loan which is repayable on demand, as per details below (Rs. in lakhs):

Particulars	All Parties	Promoters	Related Parties
Aggregate of loans/advances in nature of loan	NIL	N A	NIL
- Repayable on demand (A)	NA		NA
- Agreement does not specify any terms or period of repayment (B)	NIL	N A N A	NIL
Total (A+B)	NIL	NA	NIL
Percentage of loans/advances in nature of loan to the total loans	0%	N A	0%

- 4) In our opinion, and according to the information and explanations given to us, the Company has complied with the provisions of sections 185 and 186 of the Act in respect of Loans, Investments, Guarantees and Security, as applicable.
- 5) The provisions of the sections 73 to 76 and any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended), are not applicable to the Company being a Housing Finance Company registered with the National Housing Bank, and also the Company has not accepted any deposits from public or there is no amount which has been considered as deemed deposit within the meaning of sections 73 to 76 of the Act. Accordingly, reporting under clause 3(v) of the Order is not applicable to the Company.
- 6) The Central Government has not specified maintenance of cost records under sub-section (1) of section 148 of the Act, in respect of Company's products/business activity. Accordingly, reporting under clause 3(vi) of the Order is not applicable.
- 7) (a) In our opinion, and according to the information and explanations given to us, undisputed statutory dues including goods and services tax, provident fund, employees' state insurance, income-tax, sales-tax, service tax, duty of customs, duty of excise, value added tax, cess and other material statutory dues, as applicable, have generally been regularly deposited with the appropriate authorities by the Company, though there have been slight delays in a few cases. Further, no undisputed amounts payable in respect thereof were outstanding at the year-end for a period of more than six months from the date they became payable.

- (b) According to the information and explanations given to us, there are no statutory dues referred to in subclause (a) above that have not been deposited with the appropriate authorities on account of any dispute.
- 8) According to the information and explanations given to us, no transactions were surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 (43 of 1961) which have not been recorded in the books of accounts.
- 9) (a) According to the information and explanations given to us, the Company has not defaulted in repayment of its loans or borrowings or in the payment of interest thereon to any lender.
- (b) According to the information and explanations given to us including confirmations received from Banks/ Financial Institution and representation received from the Management of the Company, and on the basis of our audit procedures, we report that the Company has not been declared a willful defaulter by any Bank or Financial Institution or other lender.
- (c) In our opinion and according to the information and explanations given to us, company has not raised money by way of term loans during the year.
- (d) In our opinion and according to the information and explanations given to us, and on an overall examination of the Financial Statements of the Company, funds raised by the Company on short term basis have not been utilised for long term purposes.
- (e) According to the information and explanations given to us and on an overall examination of the Financial Statements of the Company, the Company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiary.
- (f) According to the information and explanations given to us, the Company has not raised any loans during the year of pledge of Securities.
- 10) (a) The Company has not raised any money by way of initial public offer or further public offer (including debt instruments), during the year. Accordingly, reporting under clause 3(x)(a) of the Order is not applicable to the Company.
- (b) During the year, the Company has made private placement of 10,00,000 Equity shares of Rs.10 each issued at par & same are fully paid-up.
- 11) (a) To the best of our knowledge and according to the information and explanations given to us, no fraud by the Company, one material fraud on the Company has been noticed or reported during the period covered by our audit.
- (b) No report under section 143(12) of the Act has been filed with the Central Government for the period covered by our audit.
- (c) According to the information and explanations given to us including the representation made to us by the Management of the Company, there are no whistle- blower complaints received by the Company during the year.
- 12) The Company is not a Nidhi Company and the Nidhi Rules, 2014 are not applicable to it. Accordingly, reporting under clause 3(xii) of the Order is not applicable to the Company.
- 13) In our opinion all transactions with the related parties are in compliance with sections 177 and 188 of Act, where applicable, and the requisite details have been disclosed in the Financial Statements etc., as required by the applicable accounting standards.
- 14) In our opinion and according to the information and explanations given to us, the Company has an internal audit system as required under section 138 of the Act which is commensurate with the size and nature of its business.
- 15) According to the information and explanation given to us, the Company has not entered into any non-cash transactions with its Directors or persons connected with them and accordingly, provisions of section 192 of the Act are not applicable to the Company.
- 16) (a) The Company is a Housing Finance Company having a valid Certificate of Registration under Section 29A of the NHB Act, 1987 and is not required to be registered under section 45-IA of the Reserve Bank of India Act, 1934 in terms of exemption granted under Master Direction - Exemptions from the provisions of RBI Act, 1934 dated 25 August 2016 (as amended). Accordingly, reporting under clause 3(xvi) (a) and (b) of the Order is not applicable to the Company.

- 17) According to the information and explanations given to us, the Company is not a Core Investment Company (CIC) as defined in the regulations made by the RBI. Accordingly, reporting under clause 3(xvi)(c) of the Order is not applicable to the Company.
- 18) Based on the information and explanations given to us and as represented by the management of the Company, the Group (as defined in Core Investment Companies (Reserve Bank) Directions, 2016) does not have any Core Investment Company as part of the Group.
- 19) The Company has not incurred any cash loss in the current as well as the immediately preceding financial year.
- 20) M/s. Devpura Navlakha & Co., Statutory Auditors of the Company, are continuing in office during the year under review, being the second year of their three-year term of appointment approved earlier.
- 21) According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realisation of financial assets and payment of financial liabilities, other information accompanying the Financial Statements, our knowledge of the plans of the Board of Directors and management and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report 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.
- 22) (a) According to the information and explanations given to us, there is no unspent amount pertaining to any ongoing projects as at end of the current financial year. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable to the Company.
- (b) The Company has not any ongoing project, hence transferred the remaining unspent amount under sub-section (5) of section 135 of the Act, in respect of any ongoing project, within a period of 30 days from the end of financial year to a special account in compliance with the provision of sub-section (6) of section 135 of the Act not applicable. Accordingly, reporting under clause 3(xx)(b) of the Order is not applicable to the Company.
- 23) During the Financial Year, Reserve Bank of India (RBI) imposed a monetary penalty of ₹10.00 Thousand on the Company vide its order dated 23rd October 2025 (Received by the Company on 4th November 2025) for non-compliance with Paragraph 45.3 of the Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021. The non-compliance pertained to failure to obtain prior written permission of RBI in respect of the appointment of Whole-time Director on the Board of the Company. The penalty was administrative in nature and did not have any material impact on the financial position, operations, or customers of the Company.
- 24) The Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934. Thus, paragraph 3 (xvi) of the Order is not applicable to the Company.

For Devpura Navlakha & Co.
Chartered Accountants
Firm Reg. No. 121975W

Satyendra Lahoti

Satyendra Lahoti
Partner

Membership No. 135975

UDIN: 26135975WXSDHL7367

Place: Mumbai

Date: 30th June 2026



Annexure II to Independent Auditors' Report (Referred to in para 1 under the heading "Report on Other Legal and Regulatory Requirements" of our report of even date to

VIVA HOME FINANCE LIMITED

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

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

Auditors' Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

Meaning of Internal Financial Controls Over Financial Reporting

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

- (1) pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the company;
- (2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorisations of Management 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 Over Financial Reporting

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

Opinion

In our opinion, 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 system over financial reporting and such internal financial controls over financial reporting were operating effectively as at March 31st, 2026, based on the internal control over financial reporting criteria established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls over Financial Reporting issued by The Institute of Chartered Accountants of India.

For Devpura Navlakha & Co.
Chartered Accountants
Firm Reg. No. 121975W

Satyendra Lahoti

Satyendra Lahoti
Partner
Membership No. 135975

UDIN. 26135975 WXS DH L7367

Place: Mumbai
Date: 30th June 2026



Viva Home Finance Limited
Balance Sheet as at 31st March, 2026

Particulars	Note	As At 31 st March 2026 Rs. In Hundred	As At 31 st March 2025 Rs. In Hundred
EQUITY AND LIABILITIES			
<u>Shareholder's Funds</u>			
Share Capital	3	20,70,000.00	19,70,000.00
Reserves and Surplus	4	2,46,565.34	2,24,438.81
Long term Borrowings	5	—	—
Long term Provision	6	1,71,830.85	1,28,827.44
Contingent Provision against Std. Assets	7	7,200.00	7,200.00
<u>Current Liabilities</u>	8	126.08	108.88
Deferred Tax Liability	9	1,334.07	2,281.96
Trade Payables	10	2,932.98	3,828.40
Other Current Liabilities	11	10,852.50	31,701.64
Short-Term Provision			
Total		25,10,841.82	23,68,387.13
ASSETS			
<u>Non-Current Assets</u>			
Fixed Assets	12	11,768.61	13,837.53
Tangible Assets			
Long Term Loans & Advances- Housing Loans	13	17,10,450.37	16,33,873.22
Long Term Loans & Advances- Others	14	5,76,477.45	5,90,156.70
Deferred Tax Assets (Net)	15	—	—
<u>Current Assets</u>			
Cash and Bank Balances	16	1,78,486.54	98,889.84
Other Short Term Loans & Advances	17	4,549.45	4,544.65
Other Current Assets	18	29,109.40	27,085.19
Total		25,10,841.82	23,68,387.13
Significant Accounting Policies	2		
Notes on Financial Statements	1		

As per our Report of even date
For Devpura Navlakha & Co
Chartered Accountants
Firm Reg. No.: 121975W

Satyendra Lahoti

Satyendra Lahoti

Partner

Mem. No. 135975

UDIN: 26135975 WXSDHL7367



For Viva Home Finance Ltd.

Awadhesh Kumar Dixit

Awadhesh Kumar Dixit
Managing Director
DIN.: 07575417

CA Daya A. Bansal

CA Daya A. Bansal
Independent Director
DIN: 10619274

Jagdish S. Jawale

Jagdish S. Jawale
Company Secretary
Mem. No. 63519

Place: Virar

Date: 30th June 2026



Viva Home Finance Limited
Statement of Profit & Loss for the year ended 31st March, 2026

Particulars	Note	Year ended 31 st March 2026 Rs. In Hundred	Year ended 31 st March 2025 Rs. In Hundred
<u>Income:</u>			
Income from Operations	19	2,74,822.79	3,01,917.18
Other Income	20	8,275.14	2,835.00
Total		2,83,097.93	3,04,752.18
<u>Expenses:</u>			
Employee Benefit Expenses	21	1,67,238.25	2,06,718.36
Other Administrative Expenses			
Finance Cost	22	39,330.97	33,729.21
Contingent Provision against Standard & Sub-Standard Assets	23	--	--
Depreciation and Amortization Expense	24	44,315.50	33,248.29
	25	2,289.25	4,007.71
Total		2,53,173.97	2,77,703.57
Profit Before Tax		29,923.96	27,048.62
Tax Expenses			
Current tax		7,780.23	8,114.58
Deferred tax		17.20	283.60
Profit/(Loss) for the year		22,126.53	18,650.44
Earning per equity share of face value of Rs.10 each Basic & Diluted (in Rs.)		0.11	0.09
Significant Accounting Policies	2		
Notes on Financial Statements	1		

As per our Report of even date
For Devpura Navlakha & Co
Chartered Accountants
Firm Reg. No.: 121975W

Satyendra Lahoti

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Partner

Mem. No. 135975

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Company Secretary
Mem. No. 63519

Place: Virar

Date: 30th June 2026



Viva Home Finance Limited
Cash Flow Statement for the year ended 31st March, 2026

Particulars	Current Year (Rs. In Hundred)		Previous Year (Rs. In Hundred)	
A. Cash flow from operating activities				
Net Profit / (Loss) before extraordinary items and tax		29,923.96		27,048.62
<u>Adjustments for:</u>				
Finance Cost	—	—	—	—
Depreciation and amortization	2,289.25	2,289.25	4,007.71	4,007.71
Operating profit / (loss) before working capital changes		32,213.21		31,056.33
<u>Changes in working capital:</u>				
<u>Adjustments for (increase) / decrease in operating assets:</u>				
Inventories				
Trade receivables				
Short-term loans and advances	(62,897.89)		(2,08,302.45)	
Other current assets	(2,029.01)		(11,386.89)	
<u>Adjustments for increase / (decrease) in operating liabilities:</u>				
Proceeds from short term borrowings	—		—	
Other current liabilities	(1,826.12)		2,824.45	
Long Term Provisions	43,003.42		(2,621.80)	
Short- Term Provisions	(20,849.14)		19,715.64	
		(44,598.75)		(1,99,771.06))
Cash flow from extraordinary items		(12,385.54)		(1,68,714.73)
Cash generated from operations		—		—
Net income tax (paid) / refunds		7,797.43		8,398.18
Net cash flow from / (used in) operating activities (A)		(20,182.96)		(1,77,112.91)
B. Cash flow from investing activities				
Purchase of Fixed Assets	(220.34)		(1,514.18)	
Other Non Current Assets	0.00		174.72	
		(220.34)		(1,339.46)
Net cash flow from / (used in) investing activities (B)		(20,403.30)		(1,78,452.37)
C. Cash flow from financing activities				
Proceeds from issue of equity shares	1,00,000.00		1,00,000.00	
Proceeds from shares application Money	—		—	
Proceeds from long-term borrowings	—		—	
Finance cost	—	1,00,000.00	—	1,00,000.00
Cash flow from extraordinary items		—		—
Net cash flow from / (used in) financing activities (C)		1,00,000.00		1,00,000.00
Net increase / (decrease) in Cash and cash equivalents (A+B+C)		79,596.7		(78,452.37)
Cash and cash equivalents Including FD at the beginning of the year		98,889.84		1,77,342.21
Cash and cash equivalents Including FD at the end of the year		1,78,486.54		98,889.84

As per our Report of even date
For Devpura Navlakha & Co
Chartered Accountants
Firm Reg. No.: 121975W

Satyendra Lahoti

Satyendra Lahoti
Partner

Mem. No. 135975

UDIN: 26135975 WXS DHL 73.67



For Viva Home Finance Ltd.

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DIN: 10619274

Jagdish S. Jawale

Jagdish S. Jawale
Company Secretary
Mem. No. 63519

Place: Virar

Date: 30th June 2026



NOTES TO THE FINANCIAL STATEMENTS

Notes to the financial statement for the year ended 31st March 2026.

1) Corporate Information

VIVA HOME FINANCE LIMITED was incorporated on 14th December, 2011 as a closely held public limited company under the provisions of the Indian Companies Act, 1956 with the objective to provide home loans, particularly lower income group. The company has received certificate of registration to commence the business of housing finance institution from National Housing Bank on 4th September 2013. Presently VHFL is also extending credit Loan Against Property (LAP) as well as Project Loan within the ambit of RBI/NHB guidelines.

2) SIGNIFICANT ACCOUNTING POLICIES FOLLOWED BY THE COMPANY:

Basis of Preparation of Financial Statements:

The Financial Statements have been prepared and presented under the historical cost convention in accordance with GAAP and the provisions of the Companies Act, 2013 ('the Act') and comply to all material aspects with the applicable Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014 (as amended). All income and expenditure having a material bearing on the Financial Statements are recognized on accrual basis. The company also follows the directions pronounced by the National Housing Bank (NHB) for housing finance company. The accounting policies have been consistently applied by the Company.

Summary of Significant accounting policies

a) Use of Estimates

The preparation of the Financial Statements in conformity with generally accepted accounting principles requires Management to make estimates and assumptions that affect the reported amounts of Assets and Liabilities, disclosure of Contingent Liabilities as at the date of Financial Statements and the reported amounts of revenues and expenses during the reporting period. Key estimates include estimates of useful life of assets, provision for expenses, retirement benefits, provision on standard assets and income taxes. Actual results could differ from those estimates. Any revision to accounting estimates will be recognized prospectively in the current and future periods.

b) Fixed Assets

Fixed assets are stated at cost of acquisition less accumulated depreciation. Cost includes inward freight, duties, taxes and incidental expenses related to acquisition and installation of the assets upto the point the asset is ready for its intended use. No fixed assets have been revalued during the year.

c) Depreciation Accounting:

The Company has reviewed its policy of providing for depreciation on its fixed assets and has also reassessed their useful lives as per Part C of Schedule II of the Companies Act 2013. On and from April 1, 2014, the SLM method is being used to depreciate all classes of fixed assets based on the useful life as per the Companies Act 2013. The revised useful lives, as assessed by Management, match those specified in Part C of Schedule II to the Companies Act, 2013, for all classes of assets. Individual assets costing up to Rs.5,000 are fully depreciated in the year of purchase.

d) Impairment of Assets:-

There are no indications which reflects that any of the assets of VHFL had got impaired from its potential use and therefore no impairment loss was required to be accounted in the current year as per Accounting Standard on 'Impairment of Assets' (AS 28).



e) Cash and cash equivalents

Cash and cash equivalent comprises Cash in Hand and Time Deposits with Bank & balance in current account with Banks.

f) Foreign currency

The Company's Financial Statements are presented in Indian Rupees (INR) which is also the Company's functional currency.

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

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

During the Financial Year Transactions in foreign currencies are NIL.

g) Revenue Recognition:

i) Interest on Loans:-

Interest income is recognized on accrual basis except in case of non-performing assets, where it is recognized on receipt basis. In the case of individual housing loans/ Loan Against Property, the repayment is received by way of Equated Monthly Installments ("EMIs") comprising principal and interest. Interest is calculated on daily rest basis. Unless specifically approved, EMIs generally commence once the entire loan is disbursed. Pending disbursement of the full loan amount, Pre-EMI interest is charged every month.

ii) Processing Fees, Application and Other Charges Upfront / Processing fees or Application & Other charges collected from the customers for processing loans are primarily towards documentation charges and are accounted as income on receipt basis where recovery is uncertain.

iii) Interest on Fixed Deposits:-

Interest income on fixed deposits is accounted on time proportion basis taking into account the amount outstanding and the applicable rate of interest.

h) Write-offs

Financial assets are written off either partially or in their entirety only when there are very remote chances of recovery in the Account. If the amount to be written off is greater than the accumulated loss allowance, the difference is first treated as an addition to the allowance that is then applied against the gross carrying amount. Any subsequent recoveries are credited to Statement of Profit and Loss Account.

i) Investment

In accordance with Accounting Standard (AS 13) on "Accounting for Investments" and the guidelines issued by the National Housing Bank, Investments are either classified as current or long term based on the management's intention at the time of purchase. On initial recognition, all investments are measured at cost. The cost comprises of purchase price and directly attributable acquisition charges such as brokerage, fees and stamp duty.

Long term investments are carried at cost less provision for diminution, other than temporary, in the value of investments.

Current investments are stated at lower of cost and fair value.



j) Intangible Assets:

Intangible assets, representing Preliminary Expenses not w/ written off., are recognized consistent with the criteria specified in Accounting Standard- 26 "Intangible Assets" as prescribed by Companies (Accounting Standards) Rules, 2006.

k) Borrowing cost

Borrowing costs that are attributable to the acquisition or construction of qualifying assets are capitalized as a part of cost of such assets. A qualifying asset is one that necessarily takes substantial period of time to get ready for intended use. All other borrowing costs are recognized as an expense in the Statement of profit and loss.

l) Earnings per share:

The Basic earnings per share and diluted earnings per share have been computed in accordance with Accounting Standard (AS- 20) on, "Earnings Per Share" and is also shown in the Statement of Profit and Loss.

m) Statutory / Special Reserve:

The Company creates Statutory / Special Reserve every year out of its profits in terms of Sec 36(1) (viii) of the Income Tax Act, 1961 read with Sec 29C of the National Housing Bank Act, 1987.

n) Taxation:

Current taxation

Provision for current tax is recognized based on the estimated tax liability computed after taking credit for allowances and exemptions in accordance with the Income Tax Act, 1961.

o) Deferred taxation

Deferred tax Assets and Liabilities are recognized for the future tax consequences attributable to timing differences between the Financial Statements carrying amounts of existing Assets and Liabilities and their respective tax basis. Deferred tax Assets and Liabilities are measured using the enacted tax rates or tax rates that are substantively enacted at the Balance Sheet dates. The effect on deferred tax assets and liabilities of a change in tax rates is recognized in the period that includes the enactment date. Where there is unabsorbed depreciation or carry forward losses, deferred tax assets are recognized only if there is virtual certainty of realization of such assets supported by convincing evidence that sufficient future taxable income will be available against which such deferred tax assets can be realized in future. Other deferred tax assets are recognized only to the extent there is reasonable certainty of realization in the future. Such assets are reviewed at each Balance Sheet date to reassess realization.

p) Provisions and Contingent Liabilities

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

Provisions on Loans Assets will be made in accordance with the guidelines and Master directions issued by RBI from time to time.



Contingent Liabilities are disclosed in respect of possible obligations that arise from past events, whose existence would be confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company.

Undisbursed amount as on 31st March 2026

In 9 loan accounts Rs.48,97,291/- (Last Year 8 Loan accounts Rs.39,17,125/-) has remained undisbursed as on 31st March 2026, which has been considered Sanctioned but part undisbursed amount, while calculating Adjusted value of Non-funded and Off-Balance Sheet items.

q) Housing loans:-

Housing Loans represents outstanding amount of housing loans disbursed to individuals and others for purchase or construction of residential property. These loans are bifurcated into Standard, Sub-standard, Doubtful and Loss category based on the Guidelines and Master Directions issued by the Reserve Bank of India (RBI).

r) Employee Benefits:-

Gratuity:

Gratuity is a post-employment benefit and is in the nature of a defined benefit plan. The liability recognized in the Balance Sheet in respect of gratuity is the present value of the defined benefit / obligation at the Balance Sheet date less the fair value of plan assets, together with adjustments for unrecognized actuarial gains or losses and past service costs. The defined benefits / obligations are calculated at or near the Balance Sheet date by an independent actuary using the projected unit credit method. Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged or credited to the Profit and Loss Account in the year to which gains or losses relate.

Actuarial Valuation of Gratuity benefits as per AS 15 (Revised 2005)

Funded Status of the Plan

Particulars	31-Mar-2026 Rs. In Hundred	31-Mar-2025 Rs. In Hundred
Present value of unfunded obligations	27,133.41	23,697.53
Present value of funded obligations	-	-
Fair value of plan assets	-	-
Unrecognised Past Service Cost	(3,429.12)	
Net Liability (Asset)	23,704.29	23,697.53



Effect in Profit & Loss Account for the current Period

Particulars	31-Mar-2026 Rs. In Hundred	31-Mar-2025 Rs. In Hundred
Current service cost	3,938.58	4,206.24
Interest on obligation	1,154.85	1,010.78
Expected return on plan assets	-	-
Net actuarial loss/(gain)	(871.83)	(995.50)
Recognised Past Service Cost-Vested	5,690.80	-
Recognised Past Service Cost-Unvested	190.51	-
Loss / (gain) on Curtailments and settlement	-	-
Total included in 'Employee Benefit Expense'	10,102.91	4,221.52
Expenses deducted from the fund	-	-
Prior year charge	-	-
Total Charge to P&L	10,102.91	4,221.52
Loss/(gain) on obligation	(871.83)	(995.50)
Loss/(gain) on assets	-	-
Net actuarial loss/(gain)	(871.83)	(995.50)



Viva Home Finance Limited

Notes on Financial Statements for the Year ended 31st March, 2026

The previous year figures have been regrouped/ reclassified, wherever necessary to confirm to the current year presentation.

Note : 3 Share Capital

The Company at present is only having one class of share capital i.e. Equity Share capital. The requisite disclosure in respect of share capital is as under:

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
<u>AUTHORIZED CAPITAL</u> 30,000,000 Equity Shares of Rs. 10.00 each.	30,00,000.00	30,00,000.00
	30,00,000.00	30,00,000.00
<u>ISSUED, SUBSCRIBED & PAID UP CAPITAL</u> 2,07,00,000 Equity Shares of Rs.10.00 each fully paid up	20,70,000.00	19,70,000.00
TOTAL	20,70,000.00	19,70,000.00

Reconciliation of number of share outstanding at the beginning and at the end of reporting period:

Particulars	As at 31 st March, 2026	As at 31 st March 2025
No. of Equity Shares outstanding at the beginning of the year	1,97,00,000	1,87,00,000
Add: Equity Shares issued during the Period (Private Placement)	10,00,000	10,00,000
No. of Equity Shares outstanding at the close of the period	2,07,00,000	1,97,00,000

Terms /Rights attached to Equity Shares

The Company is having one class of Equity Shares having a par value of Rs.10.00 each. Each Shareholder is eligible for one vote per share held.

Details of each Shareholder holding more than 5 percent shares

Name of the shareholder	Number of shares held as at 31 st March, 2026	Number of shares held as at 31 st March, 2025
M/s Viva Holdings (Through its partners)	1,96,50,000	1,96,50,000
As % to Total Number of Equity Shares	94.93%	99.75%



Note: 4 Reserve & Surplus

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
A) Special Reserve		
Balance at the Beginning of the year		
a. Statutory Reserve u/s 29C of the NHB Act, 1987	40,573.10	36,817.37
b. Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	NIL	NIL
Total (a)	40,573.10	36,817.37
Addition/ Appropriation / Withdrawal during the year		
Add:-		
a) Amount transferred u/s 29C of the NHB Act, 1987	4,209.67	3,755.73
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	NIL	NIL
Less:-		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	NIL	NIL
b) Amount withdrawn from the special reserve u/s 36(1)(viii) of Income Tax Act, 1961 which has been taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	NIL	NIL
Total (b)	4,209.67	3,755.73
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the NHB Act, 1987		
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	44,782.77	40,573.10
	NIL	NIL
A) Total (a+b)	44,782.77	40,573.10



B) Profit and Loss Account		
Balance at the beginning of the year	1,83,865.71	1,68,971.01
Add:- Profit during the Year	22,126.53	18,650.44
Less:- Excess Provision of Income Tax Last Year	(1,078.19)	(128.26)
Less:- Transfer to Special Statutory Reserve u/s 29C of NHB Act	(4,209.67)	(3755.74)
B) Total	<u>2,01,782.57</u>	<u>1,83,865.71</u>
Total (A+B)	<u>2,26,565.34</u>	<u>2,24,438.81</u>

Note: - As per Section 29C(i) of National Housing Bank Act, 1987, the Company is required to transfer at least 20% of its net profit every year to a reserve before any dividend is declared. For this purpose, any Special Reserve created by the Company under Section 36(1)(viii) of the Income Tax Act, 1961 is considered to be an eligible transfer.

Note: 5 Long Term Borrowing

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Secured Term Loan from Bank	--	--
TOTAL	--	--

Note: 6 Long Term Provisions

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Long Term Provision on Loan Assets		
Provision for Doubtful Assets	58,683.18	39,990.36
Provision for Sub-Standard Assets	44,402.66	19,439.92
Provision for Restructured Loan Assets	19,750.00	20,666.50
Provision for Restructured Loan Assets (Additional)	15,800.00	30,999.75
Provision for Gratuity	23,704.29	13,601.38
Provision for Leave Encashment	9,490.72	4,129.52
TOTAL	1,71,830.85	1,28,827.43

Note: 7 Contingent Provision against Standard Assets

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Contingent Provision against Standard Assets	7,200.00	7,200.00
TOTAL	7,200.00	7,200.00



Note: 8 Deferred Tax Liability

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Opening Balance	108.88	--
Add/Less:- Addition /(Deduction) during the Year	17.20	108.88
TOTAL	126.08	108.88

Note: 9 Trade Payables

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
a) Total outstanding dues of Micro Enterprises and Small Enterprises	--	--
b) Outstanding dues of Creditors other than Micro Enterprises and Small Enterprises	1,334.07	2,281.96
c) Others	--	--
TOTAL	1,334.07	2,281.96

9. (a) Trade Payables Ageing Schedule:

(Rs. In Hundred)

Particulars As at 31 st March 2026	Unbilled		Outstanding for following period from due date of Payment				Total
	Dues	Not Due	Less than 1 Yr.	1-2 Yrs	2-3 Yrs.	More than 3 yrs.	
1) MSME	--	--	--	--	--	--	--
2) Others	--	--	1,334.07	--	--	--	1,334.07
3) Disputed Dues- MSME	--	--	--	--	--	--	--
4) Disputed Dues- Others	--	--	--	--	--	--	--

(Rs. In Hundred)

Particulars As at 31 st March 2025	Unbilled		Outstanding for following period from due date of Payment				Total
	Dues	Not Due	Less than 1 Yr.	1-2 Yrs	2-3 Yrs.	More than 3 yrs.	
1) MSME	--	--	--	--	--	--	--
2) Others	--	--	2,281.96	--	--	--	2,281.96
3) Disputed Dues- MSME	--	--	--	--	--	--	--
4) Disputed Dues- Others	--	--	--	--	--	--	--

9. (b) There are amounts that need to be disclosed in accordance with the Micro Small and Medium Enterprise Development Act, 2006 (the 'MSMED') Pertaining to Micro or Small Enterprises for the year ended March 31, 2026.



Note: 10 Other Current Liabilities

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Audit Fees Payable (Statutory & Internal Audit)	769.50	450.00
Duties & Taxes	2,163.48	3,378.40
TOTAL	2,932.98	3,828.40

Note: 11 Short Term Provisions

Particulars	31 st March 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Expenses Payable (Salary & Directors Remuneration)	10,852.50	31,701.64
TOTAL	10,852.50	31,701.64

*Provision for Gratuity & Leave Encashment transfer to Long Term Provision during the year.

Note : 12 Fixed Assets

(Rs. In Hundred)

Description	Gross Block				Depreciation				Net Block	
	As at 01-4-2025	Addition	Deduction	As at 31-03-2026	Upto 31-03-2025	For the Period	Deduction	Upto 31-03-2026	As at 31-03-2026	As at 31-03-2025
Tangibles										
Computer	11,501.53	---	--	11,501.53	10,180.13	460.41	-	10,640.54	690.99	1,321.40
Furniture & Fixture	9,322.71	220.34	--	9,543.05	6,603.09	338.09	-	6,941.18	2,601.87	2,719.62
Motor Car	15,038.68	--	--	15,038.68	5,242.17	1,490.75	-	6,732.92	8,305.75	9,796.51
TOTAL	35,862.92	220.34	--	36,083.26	22,025.39	2,289.25	-	24,314.64	11,768.61	13,837.53

Note : 13 Loans and Advances - Housing Loans

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Long Term Housing Loans		
Individuals (Secured)		
Self Construction	21,508.93	
Builder cases	9,00,308.50	
Resale (Home Loan)	<u>5,86,963.84</u>	
Project Loan	15,08,781.28	
Residential Real Estate Project Loan (Secured)		14,32,200.21
	2,01,669.09	2,01,673.01
TOTAL	17,10,450.37	16,33,873.22



Loans granted by VHFL are secured or partly secured by one or combination of following securities :

- a) Registered/ Equitable mortgage of property and / or
- b) Personal guarantees

Note: 14 Loans and Advances - Others

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Long Term Non- Housing Loans Individuals (Secured)		
Mortgage Loans	4,92,280.33	5,03,766.55
Loans towards Insurance (Property & Life Insurance)	83,833.10	85,824.73
Loan to Employees & Director (Unsecured)	364.02	565.43
TOTAL	5,76,477.45	5,90,156.70

Note: 15 Deferred Tax Assets

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Opening Balance Deferred Tax Asset (Net)	--	174.72
Add/ Less :- During the Year	--	(283.60)
Less Transfer to Deferred Tax Liability (Liability)	--	108.88
TOTAL	--	--

Note : 16 Cash & Bank Balances

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Cash & Cash equivalents:		
Cash on hand	105.17	113.53
Balance with Banks		
In Current account	12,386.74	43,397.07
Fixed Deposits with Bank	1,65,045.63	55,379.24
TOTAL	1,78,486.54	98,889.84

Note: 17 Other Short Term Loans & Advances

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Deposit towards Rented Office	4,500.00	4,500.00
Deposit with Central KYC Registry	39.45	44.65
DNA Infotech Pvt. Ltd. (Deposit)	10.00	--
TOTAL	4,549.45	4,544.65



Note : 18 Other Current Assets

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Advances to Creditors for Exp.	11,257.78	11,630.65
Accrued Interest on Fixed Deposits	—	64.78
Advance Tax (Net of Provision)	3,719.77	1,885.42
TDS Receivable (Net of Provision)	2,999.75	2,682.91
Prepaid Expenses	522.65	1,561.09
GST Input	10,609.46	9,260.33
TOTAL	29,109.40	27,085.19

Note: 19 Income from Operation

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Processing Fees	6,541.29	8,725.38
Interest on Home & Mortgage Loans	2,57,361.26	2,62,630.50
Interest on Other Loans (Staff Loan)	34.87	103.51
Other Miscellaneous incomes	1,987.38	635.62
Recovery in Prudential W/off Accounts	8,898.00	29822.17
TOTAL	2,74,822.79	3,01,917.18

Note: 20 Other Income

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Interest on Fixed Deposits with Bank	7,957.45	2,627.02
Interest on IT Refund	317.69	207.98
TOTAL	8,275.14	2,835.00

Note: 21 Employee Benefit Expenses

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Salaries & Allowances	72,471.51	80,886.63
Salary to Advisor	23,000.00	—
Gratuity	10,102.91	4,221.52
Leave Encashment	5,361.20	13,416.25
Directors Remuneration	54,500.00	1,05,500.00
Staff Welfare Exp.	1,802.63	2,693.96
TOTAL	1,67,238.25	2,06,718.36



Note: 22 Other Administrative Expenses

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Advertising Exp.	50.00	40.00
Membership & Subscription	2,642.58	1,345.17
Audit Fees & Professional Fees	2,000.00	1,700.00
Bank Charges	87.83	22.51
Repairs & Maintenance	2,209.80	2,497.62
Service Charge & Storage Charges	5,614.46	5,232.76
Computer Exp, Software Exp	972.05	2,934.60
Cloud Service Charges	752.96	528.28
Conveyance Expenses	612.22	725.42
Credit Guarantee Fees	191.87	--
DR Site Exp.	1500.00	--
Professional Fees	3,025.77	3,585.81
Rent Exp.	1,200.00	1,200.00
ROC Fees	707.00	106.40
Electricity Exp	1,495.80	1,490.80
Printing & Stationery Exp	1,045.29	1,112.17
Insurance Exp.	201.28	227.49
Postage & Courier	26.39	55.76
Office Exp	760.39	1,020.57
Commission Expenses	1,274.04	1,295.69
Penalty Exp (RBI)	100.00	--
Sundry Balances W/off	11,767.03	7,545.72
Court Fees & Stamp Papers	564.90	16.65
Recruitment Exp.	12.99	160.00
Travelling Exp.	928.50	386.00
Short/Excess Income Tax Provision for earlier years	(1,078.19)	128.26
GST (RCM) Exp.	666.00	371.52
TOTAL	39,330.97	33,729.21

Note: 23 Finance Cost

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Bank Interest on Term Loan	--	--
TOTAL	--	--

Note: 24 a) Details of Provision for Loan Assets during the year as under:

Particulars	31 st March 2026 Rs. In Hundred	31 st March 2025 Rs. In Hundred
Provision for Sub-standard Loan A/cs	45,665.63	(3,556.90)
Provision for Doubtful Loan A/cs	14,766.13	36,205.19
Provision for Std. Structured A/cs	(16,116.26)	--
Provision for Standard Loan A/cs	600.00	600.00
TOTAL	44,315.50	33,248.29



Note: 24 b) Contingent Provisions against Standard / Sub- standard, doubtful and loss assets For the year ended 31st March 2026
(Rs. In Hundred)

Particulars	Standard	Sub-standard	Doubtful	Loss	Total
Loans					
Housing Loan					
Individuals	14,07,429.90	34,559.50	66,791.88	--	15,08,781.28
Corporate	2,01,669.09	--	--	--	2,01,669.09
Non Housing Loans (Mortgage Loan)					
Individuals	4,29,713.40	49,750.14	12,816.79	--	4,92,280.33
Corporate	--	--	--	--	--
Insurance Loan					
Individuals	74,044.64	4,495.45	5,293.01	--	83,833.10
Corporate	--	--	--	--	--
Staff Loan	364.02	--	--	--	364.02
TOTAL LOANS	21,13,221.05	88,805.09	84,901.68	-	22,86,927.82
Provision					
Housing Loan					
Individuals	3,600.00	17,279.80	45,972.74	-	66,852.54
Corporate	1,550.00	-	-	-	1,550.00
Non Housing Loans (Mortgage Loan)					
Individuals	1,750.00	24,875.07	9,404.09	--	36,029.16
Corporate	--	--	--	--	--
Insurance Loan					
Individuals	298.50	2,247.79	3,306.35	--	5,852.64
Corporate	--	--	--	--	--
Staff Loan	1.50	--	--	--	1.50
Provision Restructured Loans	35,550.00	--	--	--	35,550.00
Total Provision	42,750.00	44,402.66	58,683.18	-	1,51,688.48



Note : 24 c) Details of movement in provisions for Standard and NPA Assets during the year ended as under:
(Rs. In Hundred)

Particulars	As at 31 st March 2025	Addition/(Deduction)	As at 31 st March 2026
Loans			
Housing Loan (Previous Year Indculding Insurance Loan)			
Standard Assets			
Individual			
Corporate	3,380.00	220.00	3,600.00
	1,520.00	0.30	1,550.00
Non -Housing Loan (Mortgage Loans & Insurance Loan)			
Standard Asset			
Individual			
Corporate	2,300.00	(250.00)	2,050.00
	--	--	--
	7,200.00	--	7,200.00
Restructure Loan Assets			
Housing Loan (Including Insurance Loan)			
Individual @10%	19,939.09	(913.50)	19,025.59
Individual @ 8%	29,908.63	(14,690.63)	15,218.00
Corporate	--	--	--
Non -Housing Loan (Mortgage Loans & Insurance Loan)			
Individual @ 10%	727.41	--	727.41
Individual @ 8%	1,091.12	(509.12)	582.00
Corporate	--	--	--
	51,266.25	(16,113.25)	35,153.00
Sub-standard & Doubtful Loan Assets			
Housing Loan (Previous Yer Including Insurance Loan)			
Individual	51,007.20	16154.50	67,161.70
Corporate	--	--	--
Non -Housing Loan (Mortgage Loans & Insurance Loan)			
Individual	8,423.05	27,501.09	35,924.14
Corporate	--	--	--
	59,430.25	43,655.59	103,085.84
Provision utilized for prudential W/off Loans	--	--	--
	--	--	--
Total	1,17,896.50	27,542.34	1,45,438.84



Note : 25 Depreciation & Amortised Cost

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Depreciation	2,289.25	4,007.71
TOTAL	2,289.25	4,007.71

26. There are no Micro, Small and Medium Enterprises, to whom the Company owes dues, which are outstanding for more than 45 days as at March 31, 2026.

27. The main business of the Company is to provide loans for the purchase or construction of residential houses and as such there are no separate reportable segments as specified in Accounting Standard (AS 17) on "Segment Reporting", and under paragraph 29 (2) of the Housing Finance Companies (NHB) Directions, 2010, which needs to be reported.

28. Expenditure in Foreign Currency:-

(Rs. In Hundred)

Particulars	2025-26	2024-25
Foreign Exchange Earning	Nil	Nil
Foreign Exchange Outgo (Recruitment Charges)	Nil	Nil

29. Payment to Auditors:-

(Rs. In Hundred)

Particulars	2025-26	2024-25
Audit Fees (Statutory)	500.00	500.00
Other Professional Fees (Statutory Auditor)	100.00	385.00
Concurrent & Internal Audit Fees	1,500.00	1,200.00
Total	2,100.00	2,085.00

30. Earnings per share (EPS)

(Rs. In Hundred)

Particulars	2025-2026	2024-25
a. Profit/ (Loss) after Tax	22,126.53	18,650.44
b. Weighted Average number of equity shares for Basic EPS (in Numbers)	2,07,00,000	1,97,00,000



c. Weighted Average number of equity shares for diluted EPS (in Numbers)	2,07,00,000	1,97,00,000
d. Nominal value of equity shares	10	10
e. Basic EPS (In Rs.)	0.11	0.09
f. Diluted EPS (In Rs.)	0.11	0.09

31. Disclosure as required by National Housing Bank: The following disclosures have been given in terms of National Housing Bank's notification no. NHB.HFC.CG-DIR.1/MD&CEO/2016 dated February 9, 2017 and in terms of the circular no. NHB/ND/DRS/Pol-No.35/2010-11 dated October 11, 2010:

i) Additional Information (as certified and confirmed by the management)

Particulars	As at 31.03.2026	As at 31.03.2025
a. Capital to Risk Assets Ratio (CRAR)	158.20%	151.73%
b. Exposure to real estate sector, both direct and indirect	Rs.22,86.56 Lac	Rs.22,23.46 Lac

ii) Reserve Fund u/s 29C of National Housing Bank Act, 1987

Particulars	31 st March, 2026 Rs. In Hundred	31 st March, 2025 Rs. In Hundred
Balance at the beginning of the year	40,573.10	36,817.36
Add:- Transfer During the Year	4,209.67	3,755.74
Less:- Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 198	Nil	Nil
Balance at the end of the year TOTAL	44,782.77	40,573.10

iii) VHFL has not exceeded limit prescribed by National Housing Bank for Single Borrower Limit (SBL) and Group Borrower Limit (GBL).

iv) VHFL has not obtained registration from any other financial sector regulator.

v) During the year, (a) no prior period items occurred which has impact on profit and loss account, (b) no change in any accounting policy, (c) there were no circumstances in which revenue recognition has been postponed pending the resolution of significant uncertainties and (d) there is no withdrawal from Reserve fund.

vi) VHFL has no subsidiary company. Hence, requirement of consolidated Financial Statements is not applicable to VHFL.



32. Disclosures:

Disclosures required by the Reserve Bank of India /National Housing Bank as per Notification DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021- Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021.

32.1 Summary of Significant Accounting Policies

The accounting policies regarding key areas of operations are disclosed as note 1 of Accounting Policy to the Financial Statement for the year ended March 31, 2026.

32.1 Capital

Particulars	Current Year	Previous Year
(i) CRAR (%)	158.20%	151.73%
(ii) CRAR - Tier I Capital (%)	157.71%	151.23%
(iii) CRAR - Tier II Capital (%)	0.49%	0.50%
(iv) Amount of subordinated debt raised as Tier- II Capital	NIL	NIL
(v) Amount raised by issue of Perpetual Debt Instruments	NIL	NIL

32.2 Principal Business Criteria

The Principal Business Criteria of the Company as specified vide RBI Master Circular DOR.FIN.HFC.CC. No. 120/03.10118/03.10136/2020-21 Dtd.17.02.2021, we confirm that out of total assets, the Company's percentage of Total Housing Finance to Total Assets is 68.14% & Housing Finance to Individuals is 60.10% which is more than stipulated minimum requirement of 60% & 50% respectively. The Company meets the aforesaid principal business criteria.

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

Particulars	[Rs. in Hundred]	
	Current Year	Previous Year
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	40,573.10	36,817.36
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	NIL	NIL
c) Total	40,573.10	36,817.36
Addition/ Appropriation/ Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	4,209.67	3,755.74
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	NIL	NIL
Less:		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	NIL	NIL
b) Amount withdrawn from the special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	NIL	NIL
Balance at the end of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987		



b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	NIL	NIL
c) Total	44,782.77	40,573.10

32.4 Investments:-

[Rs. In Hundred]

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

32.5 Derivatives

- 1) The Company has no transactions/exposure in derivatives in the current and previous year.
- 2) The Company has no unhedged foreign currency exposure on March 31, 2026 (P.Y. Nil)

32.6.1 Forward Rate Agreement (FRA)/Interest Rate Swap

[Rs.in Hundred]

Particulars	Current Year	Previous Year
(i) The notional principal of swap agreements	NIL	NIL
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	NIL	NIL
(iii) Collateral required by the HFC upon entering into swaps	NIL	NIL
(iv) Concentration of credit risk arising from the swaps ^{\$}	NIL	NIL
(v) The fair value of the swap book [@]	NIL	NIL



32.6.2 Exchange Traded Interest Rate (IR) Derivative

[Rs. In Hundred]

Particulars	Amount
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	NIL
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31 st March 2026. (instrument wise)	NIL
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NIL
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NIL

32.6.3 Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure

The Company has no transactions/exposure in derivatives in the current and previous year.

B. Quantitative Disclosure

[Rs. In Hundred]

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

32.7 Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)

Maturity pattern of certain items of Assets and Liabilities As At March 31, 2026.

(Rs. In Hundred)

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Borrowings from banks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market Borrowings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foreign Currency Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assets											
Advances	0.00	2,245.33	8,301.57	11,359.76	10,861.34	33,238.30	69,366.45	2,74,383.65	1,94,934.84	16,82,236.58	22,86,927.82
Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foreign Currency Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



Maturity pattern of certain items of Assets and Liabilities As At March 31, 2025.

[Rs. In Hundred]

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Deposits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Borrowings from banks	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Market Borrowings	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foreign Currency Liabilities	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assets											
Advances	0.00	1,967.10	6,992.56	9,595.88	9,150.79	28,488.25	61,737.28	2,52,283.19	1,60,655.22	16,93,159.65	22,24,029.92
Investments	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Foreign Currency Assets	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

32.8 Exposure

32.8.1 Exposure to Real Estate Sector

[Rs. in Hundred]

Category			Current Year	Previous Year
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	20,84,894.71	20,21,791.48
	(ii)	Commercial Real Estate -		
		Lending secured by mortgages on commercial real estates (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based limits	NIL	NIL
	(iii)	Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
	a.	Residential	2,01,669.09	2,01,673.01
	b.	Commercial Real Estate	NIL	NIL
b)	Indirect Exposure		NIL	NIL
	Fund based and non-fund based exposure on NHB and HFCs			
	Total Exposure to Real Estate Sector		22,86,563.80	22,23,464.49



32.8.2 Exposure to Capital Market

The Company has no exposure to capital market directly or indirectly in the current and previous year.
[Rs. In Hundred]

Particulars	Current Year	Previous Year
(i) Direct investment in equity shares, convertible bonds, convertible debentures and units of equity-oriented mutual funds the corpus of which is not exclusively invested in corporate debt	NIL	NIL
(ii) Advances against shares / bonds / debentures or other securities on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds	NIL	NIL
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	NIL	NIL
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances	NIL	NIL
(v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	NIL	NIL
(vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	NIL	NIL
(vii) Bridge loans to companies against expected equity flows / issues	NIL	NIL
(viii) All exposures to Venture Capital Funds/ Alternate Investment Funds (both registered and unregistered)	NIL	NIL
Total Exposure to Capital Market	NIL	NIL

32.8.3 Sectoral Exposure

Sectors	Current Year			Previous Year		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ crore)	Gross NPAs (₹ crore)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ crore)	Gross NPAs (₹ crore)	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	NIL	NIL	NIL	NIL	NIL	NIL
2. Industry	NIL	NIL	NIL	NIL	NIL	NIL
i....	NIL	NIL	NIL	NIL	NIL	NIL
ii....	NIL	NIL	NIL	NIL	NIL	NIL
Others	NIL	NIL	NIL	NIL	NIL	NIL



Total of Industry (i+ii+...+Others)	NIL	NIL	NIL	NIL	NIL	NIL
3. Services						
i...	NIL	NIL	NIL	NIL	NIL	NIL
ii...	NIL	NIL	NIL	NIL	NIL	NIL
Others	NIL	NIL	NIL	NIL	NIL	NIL
Total of Services (i+ii+...+Others)	NIL	NIL	NIL	NIL	NIL	NIL
4. Personal Loans						
i) Home Loans	15.09	1.01	4.86%	14.71	0.86	5.85%
ii) Loan Against Property	4.92	0.63	3.00%	5.04	0.13	2.58%
iii) Insurance Loan	0.84	0.10	0.47	0.86	0.06	6.98%
Total of Personal Loans (i+ii+...+Others)	20.85	1.74	8.33%	20.61	1.05	5.09%
5. Others						
Real Estate Project Loan	2.02	NIL	NIL	2.02	NIL	NIL

32.8.4 Details of financing of parent company products
There is no financing of parent Company products.

32.8.5 Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the HFC
The Company has not exceeded the Single Borrower Limit and Group Borrower Limit as prescribed by NHB during the financial year.

32.8.6 Unsecured Advances
The Company has not financed any unsecured advances against intangible securities such as rights, licenses, authority etc. as collateral security.

32.8.7 Exposure to group companies engaged in Real estate business
The Company has following exposures to group companies engaged in the real estate business in the current and previous year.

S.No.	Description	Current Year Amount (₹ in Hundred)	Current Year % of owned fund	Previous Yr. Amount (₹ in Hundred)	Previous Yr. % of owned fund
(i)	Exposure to any single entity in a group engaged in real estate business	2,01,669.09	8.71%	2,01,673.01	9.20



(ii)	Exposure to all entities in a group engaged in real estate business	2,01,669.09	8.71%	2,01,673.01	9.20
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32.8.8 Intra-group exposures

- a. Total amount of intra-group exposures: - Current Year Rs.2,01,66,909/-, (Previous Year Rs. 2,01,67,301/-).
- b. Total amount of top 20 intra-group exposures: - Current Year Rs.2,01,66,909/-, (Previous Year 2,01,67,301/-).
- c. Percentage of intra-group exposures to total exposure of the HFC on borrowers/customers: - Current Year 8.82%, Previous Year 9.07%.

32.8.9 Unhedged foreign currency exposure

Company's unhedged foreign currency exposures is NIL, Previous Year NIL.



32.8.10 Related Party Disclosure

Related Party Items	Parent (as per ownership or control)		Subsidiaries		Associates / Joint Ventures/ Group of Cos.		Key Management @		Relatives of Key Management Personnel@		Others*		Total	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
Borrowings	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Placement Of Deposits	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	2,01,669.09	2,01,673.01	-	-	-	-	-	-	2,01,669.09	2,01,673.01
Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sale of fixed Assets	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest received	-	-	-	-	22,841.17	23,002.58	-	-	-	-	-	-	22,841.17	23,002.58
Others*	-	-	-	-	-	-	-	-	-	-	-	-	-	-

32.8.11 M/s Viva Winner Venture Realtors LLP has been sanctioned with Term Loan facility of Rs 2.00 Crore, during the financial year 2023-24. The credit facility granted to the said company is well within the permitted exposure ceiling to group companies, as prescribed by Reserve Bank Of India Master Direction 2021.

32.8.12 Except above, No other group company is having any investment or financial dealings with M/s Viva Home Finance Ltd.



32.9 Miscellaneous

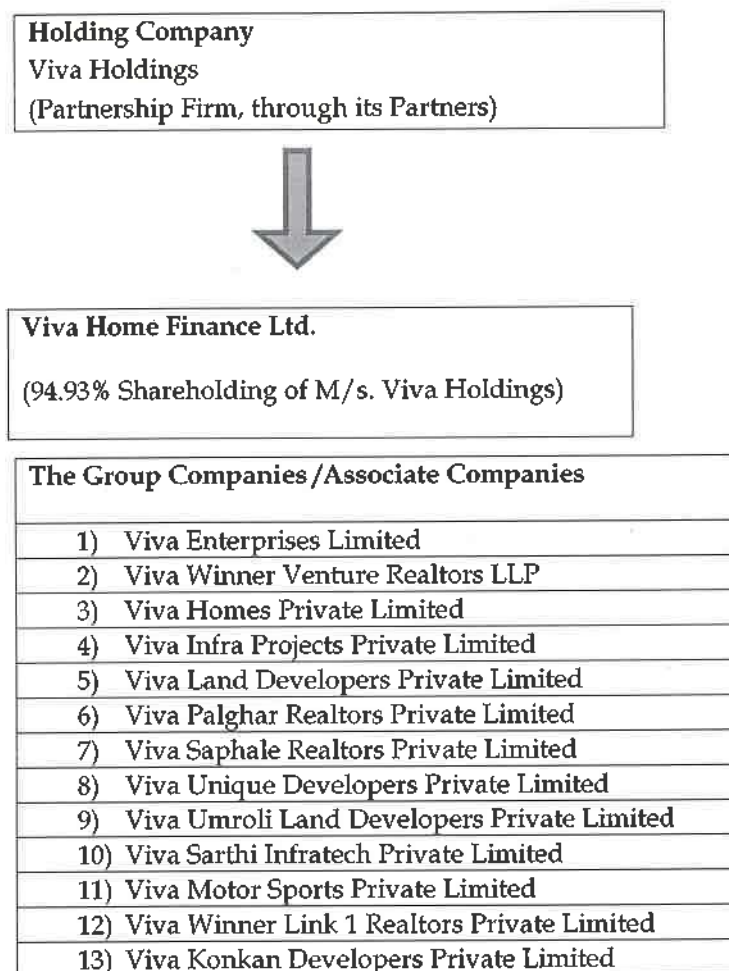
a) Registration obtained from other Financial sector regulators:- No.

b) Group Structure: -

- 1) Viva Home Finance Limited, a group company of Viva Group, is registered with National Housing Bank, vide Registration No. 09.0108.13 dated 4th September 2013.
- 2) M/s Viva Holdings, a partnership firm, is major shareholder of Viva Home Finance Limited, holding (Through its Partners) 94.93% shares.
- 3) The group companies / firms of Viva Group are enumerated as under -

Group Structure

Diagrammatic representation of group structure given below:



4) Among the aforesaid Group Companies, only M/s Viva Holdings (Through its partners) has subscribed for shares of M/s Viva Home Finance Ltd. and is major share holder of company.

c) Ratings assigned by credit rating agencies and migration of ratings during the year:

Company has not borrowed any Loans hence Rating not applicable.

d) Remuneration of Directors



Details of Remuneration of Directors are disclosed in Note 21 Related party transactions.

e) **Management**

Refer to the Management Discussion and Analysis report for the relevant disclosures.

f) **Net Profit or Loss for the period, prior period items and changes in accounting policies**

There are no prior period items that have impact on the current year's profit and loss.

g) **Revenue Recognition**

There have been no instances in which revenue recognition has been postponed pending the resolution of significant uncertainties.

h) **Consolidated Financial Statement (CFS)**

VHFL is not a Holding Company & note have any Subsidiary Company hence Consolidated Financial Statements not applicable.

32.10 Additional Disclosures

a. **Provisions and Contingencies**

[Rs. In Hundred]

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	Current Year	Previous Year
Provisions for depreciation on Investment	NIL	NIL
Provision towards NPA	60,431.76	32,648.29
Provision made towards Income tax	7,780.23	8,114.58
Other Provision and Contingencies (Gratuity & Leave Encashment)	15,464.11	17,637.77
Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.) (Provision for Standard Assets including Loans Restructured)	(16,116.26)	600.00

Note:- Provision for Standard Assets including Loans Restructured, additional Provision taken due to COVID-19 Regulatory package announce by RBI.

[Rs. in Hundred]

Break up of Loans & Advances & Provisions thereon	Housing		Non-Housing (Including Insurance Loan)	
	Current year	Previous year	Current year	Previous year
Standard Assets				
a) Total Outstanding Amount	16,09,098.99	15,48,186.17	5,04,122.06	5,71,053.86
b) Provisions made	5,150.00	4,900.00	2050.00	2,300.00
Sub- Standard Assets				
a) Total Outstanding Amount	34,559.50	53,133.77	54,245.59	11,665.77
b) Provisions made	17,279.80	15,940.14	27,122.86	3,499.76
Doubtful Assets - Category I				
a) Total Outstanding Amount	23,435.10	0.00	7,050.49	0.00
b) Provisions made	11,213.61	0.00	3,525.25	0.00
Doubtful Assets - Category II				
a) Total Outstanding Amount	20,943.58	0.00	0	0
b) Provisions made	10,471.79	0.00	0	0
Doubtful Assets - Category III				
a) Total Outstanding Amount	27,346.64	32,553.27	6,125.89	7,437.08



b) Provisions made	27,346.64	32,553.27	6,125.89	7,437.08
Loss Assets				
a) Total Outstanding Amount	0.00	0.00	0.00	0.00
b) Provisions made	0.00	0.00	0.00	0.00
Total				
a) Total Outstanding Amount	17,15,383.81	16,33,873.21	5,71,544.03	19,102.85
b) Provisions made	71,461.84	53,393.41	38,824.00	10,936.84

Note: a. The category of Doubtful Assets will be as under:

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

a. Draw Down from Reserves

There has been no draw down from reserves during the year ended March 31, 2026 (P.Y. Nil)

b. Concentration of Public Deposits (for Public Deposit taking/ holding HFCs)[Rs. in Hundred]

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

c. Concentration of Loans & Advances

[Rs. in Hundred]

Particulars	Current Year	Previous Year
Total loans & advances to twenty largest borrowers	7,57,368.77	7,63,164.75
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC	33.12%	34.31%

d. Concentration of all Exposure (including off-balance sheet exposure)

[Rs. In Hundred]

Particulars	Current Year	Previous Year
Total exposure to twenty largest borrowers/ customers	7,57,368.77	7,63,164.75
Percentage of exposures to twenty largest borrowers/ customers to total exposure of the HFC on borrowers/ customers	33.12%	34.31%



e. Concentration of NPAs

[Rs. in Hundred]

Particulars	Current Year	Previous Year
Total exposure to top ten NPA accounts	1,57,127.54	1,04,789.89

f. Sector-wise NPAs

Sr. No.	Sector	Percentage of NPAs to Total Advances in that sector
A.	Housing Loans	
1.	Individuals	2.53 % (Net)
2.	Builders/Project loans	Nil
3.	Corporates	Nil
4.	Others (specify)	Nil
B.	Non- Housing Loans	
1.	Individuals (LAP & Insurance)	5.65% (Net)
2.	Builders/Project loans	Nil
3.	Corporates	Nil
4.	Others (specify)	Nil

g. Movement of NPAs

[Rs. in Hundred]

Particulars	Current Year	Previous Year
(i) Net NPAs to Net Advances (%)	3.24	2.10
(ii) Movement of NPAs (Gross)		
(a) Opening balance	1,04,789.89	92,890.32
(b) Additions during the year	88,805.10	58,206.15
(c) Reductions during the year	19,888.19	46,306.58
(d) Closing balance	1,73,706.80	1,04,789.89
(iii) Movement of Net NPAs		
(a) Opening balance	45,359.64	40,656.77
(b) Additions during the year	44,402.44	29,124.08
(c) Reductions during the year	19,141.12	24,421.21
(d) Closing balance	70,620.96	45,359.64
(iv) Movement of provisions for NPAs (excluding provisions on standard assets)		
(a) Opening balance	59,430.25	52,233.55
(b) Provisions made during the year	44,315.50	29,262.01
(c) Write-off / write-back of excess provisions	659.91	22,065.31
(d) Closing balance	1,03,085.84	59,430.25

h. Overseas Assets

The Company does not have any overseas assets.

(Rs. In Crore)

Particulars	Current Year	Previous Year
NIL	NIL	NIL

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

The Company does not have any off balance sheet Special Purpose Vehicle (SPV) which are required to be consolidated as per accounting norms.



32.11 Disclosure of Complaints

Sr. No	Particulars	Current Year	Previous Year
(a)	No. of complaints pending at the beginning of the year	NIL	NIL
(b)	No. of complaints received during the year	NIL	NIL
(c)	No. of complaints disposed during the year	NIL	NIL
	(i) Of which, number of complaints rejected by the HFC	NIL	NIL
(d)	No. of complaints pending at the end of the year	NIL	NIL
Maintainable complaints received by the HFC from the Office of Ombudsman (applicable in case included under The Reserve Bank - Integrated Ombudsman Scheme, 2021)			
(e)	Number of maintainable complaints received by the HFC from the Office of Ombudsman	NIL	NIL
	(i) Of (e), number of complaints resolved in favour of the HFC by Office of Ombudsman	NIL	NIL
	(ii) Of (e), number of complaints resolved through conciliation/ mediation/ advisories issued by the Office of Ombudsman	NIL	NIL
	(iii) Of (e), number of complaints resolved after passing of Awards by the Office of Ombudsman against the HFC	NIL	NIL
(f)	Number of Awards unimplemented with the stipulated time (other than those appealed)	NIL	NIL
Note: Maintainable complaints refer to complaints on the grounds specifically mentioned in the Integrated Ombudsman Scheme, 2021 and covered in the ambit of the Scheme.			

Top five ground of Complaints received by HFCs 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					
Excess Interest Charged	NIL	NIL	NIL	NIL	NIL
Others	NIL	NIL	NIL	NIL	NIL
Total	NIL	NIL	NIL	NIL	NIL
Previous Year					
Excess Interest Charged	NIL	NIL	NIL	NIL	NIL
Others	NIL	NIL	NIL	NIL	NIL
Total	NIL	NIL	NIL	NIL	NIL

32.12 Corporate governance

32.12.1 Composition of the Board

Sr. No.	Name of Director	Director since	Capacity (i.e. Executive/ Non-Executive/)	DIN	Number of Board Meetings Held & Attended	No. of other Directorships	Remuneration	No. of shares held in and convertible instruments
1	Awadhesh Kumar Dixit	01-09-2023	Executive	07575417	8 / 8	NIL	52,00,000/-	NIL
2	Rohil J. Thakur	14-12-2011	Executive	03556990	8 / 8	15	NIL	10,07,500



3	Mrs. Sujata Meena	01-10-2024	Non-Executive	10818400	8 / 8	NIL	1,50,000/-	NIL
4	Mrs. Daya Amit Bansal	01/08/2025	Non-Executive	10619274	3 / 8	2	2,00,000/-	NIL

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

Current Year

Sr. No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
1	Mrs. Daya Amit Bansal	Independent	Appointment	01-08-2025

Previous Year

Sr. No.	Name of Director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
1	Mr. Dinesh Kumar Govil	Independent	Cessation due to death	28-08-2024
2	Mrs. Sujata Meena	Independent	Appointment	01/10-2024

32.12.3 Committees of the Board and their composition

32.12.3.1 The names of the committees of the Board.

- ALCO COMMITTEE
- RISK MANAGEMENT COMMITTEE
- AUDIT COMMITTEE
- NOMINATION AND REMUNERATION COMMITTEE

a) Alco Committee:

Sr. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the HFC
				Held	Attended	
1.	Awadhesh Kumar Dixit	01-04-2025	Executive	4	4	NIL
2.	Rohil J Thakur	28-09-2012	Executive	4	4	10,07,500
3.	Sujata Meena	01-10-2024	Independent	4	4	NIL

b) Risk Management Committee:

Sr. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the HFC
				Held	Attended	
1.	Awadhesh Kumar Dixit	01-04-2025 to 07-10-2025	Executive	4	2	NIL



2.	Rohil J Thakur	28-09-2012	Executive	4	4	10,07,500
3.	Sujata Meena	01-10-2024	Independent	4	4	NIL
4.	Daya Amit Bansal	07-10-2025	Independent	4	2	NIL

c) Audit Committee

Sr. No.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the HFC
				Held	Attended	
1.	Awadhesh Kumar Dixit	01-04-2025 to 07-10-2025	Executive	5	3	NIL
2.	Rohil J Thakur	28-09-2012	Executive	5	5	10,07,500
3.	Sujata Meena	01-10-2024	Independent	5	5	NIL
4.	Daya Amit Bansal	07-10-2025	Independent	5	2	NIL

d) Nomination & Remuneration Committee

Sr. NYo.	Name of Director	Member of Committee since	Capacity (i.e., Executive/ Non- Executive/ Chairman/Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the HFC
				Held	Attended	
1.	Awadhesh Kumar Dixit	01-04-2025	Executive	2	2	NIL
2.	Rohil J Thakur	28-09-2012 to 07-10-2025	Executive	2	2	10,07,500
3.	Sujata Meena	01-10-2024	Independent	2	2	NIL
4.	Daya Amit Bansal	07-10-2025	Independent	2	0	NIL

e) IT Strategy Committee (ITSC):

Sr. No.	Name of Director / Member	Member of Committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Number of Meetings of the Committee		No. of shares held in the HFC
				Held	Attended	
1.	Daya Amit Bansal	09-03-2026	Independent	1	1	NIL
2.	Awadhesh Kumar Dixit	24-06-2024	Executive	1	1	NIL
3.	Hukmat D Kingar	24-06-2024	Member	1	1	NIL
4.	Samidha Dhanawde	24-06-2024	Member	1	1	NIL



32.12.4 General Body Meetings

Details of the General Body Meetings held during the year.

Sr. No.	Type of Meeting Annual/ Extra-Ordinary)	Date and Place	Special resolutions passed
1	Annual General Meeting	31-07-2025, Reg. Office, Virar	a) Appointment of Statutory Auditors. b) Adoption of Annual Financial Statements for the year ended 31-03-2025. c) Appointment of Daya Amit Bansal as Independent Director.
2	Extra Ordinary General Meeting	17-06-2025 Reg. Office, Virar	a) Issue of Equity Share, Private Placement.

32.12.5 Details of non-compliance with requirements of Companies Act, 2013

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

32.12.6 Details of penalties and strictures

Reserve Bank of India (RBI) imposed a monetary penalty of ₹10.00 Thousand on the Company vide its order dated 23rd October 2025 (Received by the Company on 4th November 2025) for non-compliance with Paragraph 45.3 of the Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021. The non-compliance pertained to failure to obtain prior written permission of RBI in respect of the appointment of Mr. Awadhesh Kumar Dixit as Whole-time Director on the Board of the Company with effect from 1st September 2023, which resulted in a change of more than 30% of the non-independent directors of the Company. The penalty was administrative in nature and did not have any material impact on the financial position, operations, or customers of the Company.

32.12.7 Disclosure on frauds

Pursuant to the applicable provisions of the Companies Act, 2013, the Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, and other applicable regulatory requirements, the Company confirms that no frauds were reported by the statutory auditors under Section 143(12) of the Companies Act, 2013 during the financial year ended 31 March 2026.

Further, no frauds were detected, reported, or classified by the Company during the financial year in accordance with the applicable directions and guidelines issued by the Reserve Bank of India.

Accordingly, there are no instances of fraud requiring disclosure in the Annual Report for the financial year 2025-26.



32.12.8 Disclosure on Net Owned Fund (NOF)

Pursuant to the provisions of the National Housing Bank Act, 1987 and the applicable directions issued by the Reserve Bank of India for Housing Finance Companies, the Net Owned Fund (NOF) of the Company as on 31 March 2026 stood at ₹23.16 crore.

The Company continues to maintain NOF well above the minimum regulatory requirement prescribed by the Reserve Bank of India for Housing Finance Companies and remains adequately capitalized to support its business operations and future growth plans.

Particulars	Amount (₹ in Crore)
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Net Owned Fund (NOF) as on 31 March 2026	23.16
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The Company has complied with the applicable regulatory requirements relating to Net Owned Fund during the year under review.

32.13 Schedules to the Balance Sheet of an HFC

(Rs. In Hundred)

Particulars		Amount outstanding	Amount overdue
Liabilities Side			
(1)	Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:	NIL	NIL
(a)	Debtentures: Secured	NIL	NIL
	: Unsecured	NIL	NIL
	(other than falling within the meaning of public deposits*)	NIL	NIL
(b)	Deferred Credits	NIL	NIL
(C)	Term Loans	NIL	NIL
(d)	Inter-corporate loans and borrowing	NIL	NIL
(e)	Commercial Paper	NIL	NIL
(f)	Public Deposits*	NIL	NIL
(g)	Other Loans (specify nature)	NIL	NIL
(2)	Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):	NIL	NIL
(a)	In the form of Unsecured debtentures	NIL	NIL
(b)	In the form of partly secured debtentures i.e. debtentures where there is a shortfall in the value of security	NIL	NIL
(C)	Other public deposits	NIL	NIL
Assets Side			
(3)	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:	Amount outstanding	
(a)	Secured	22,86,563.80	
(b)	Unsecured	364.02	



(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		NIL
	(a)	Financial Lease	NIL
	(b)	Operating Lease	NIL
(ii)	Stock on hire including hire charges under sundry debtors		NIL
	(a)	Assets on Hire	NIL
	(b)	Repossessed Assets	NIL
(iii)	Other loans counting towards asset financing activities		NIL
	(a)	Loans where assets have been repossessed	NIL
	(b)	Loans other than (a) above	NIL
(5)	Break-up of Investments		NIL
	Current Investments		NIL
(1)	Quoted		NIL
	(i)	Shares	NIL
		(a) Equity	NIL
		(b) Preference	NIL
	(ii)	Debentures and Bonds	NIL
	(iii)	Units of Mutual Funds	NIL
	(iv)	Government Securities	NIL
	(v)	Others (Please Specify)	NIL
(2)	Unquoted		NIL
	(i)	Shares	NIL
		(a) Equity	NIL
		(b) Preference	NIL
	(ii)	Debentures and Bonds	NIL
	(iii)	Units of Mutual Funds	NIL
	(iv)	Government Securities	NIL
	(v)	Others (Please Specify)	NIL
	Long Term Investments		
1.	Quoted		
	(i)	Shares	NIL
		(a) Equity	NIL
		(b) Preference	NIL
	(ii)	Debentures and Bonds	NIL
	(iii)	Units of Mutual Funds	NIL
	(iv)	Government Securities	NIL
	(v)	Others (Please Specify)	NIL



2.	Unquoted				
	(i)	Shares	NIL		
		(a) Equity	NIL		
		(b) Preference	NIL		
	(ii)	Debentures and Bonds	NIL		
	(iii)	Units of Mutual Funds	NIL		
	(iv)	Government Securities	NIL		
	(v)	Others (Please Specify)	NIL		
(6) Borrower group-wise classification of assets financed as in (3) and (4) above:					
Category			Amount net of provisions		
			Secured	Unsecured	Total
1.	Related Parties**				
	(a)	Subsidiaries	NIL	NIL	NIL
	(b)	Companies in the same Group	2,01,669.09	NIL	2,01,669.09
	(c)	Other related parties	NIL	NIL	NIL
2.	Other than Related parties		20,84,894.71	364.02	20,85,258.73
	TOTAL		22,86,563.80	364.02	22,86,927.82
7. Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted) :					
Category			Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)	
1.	Related Parties**				
	(a)	Subsidiaries	NIL	NIL	
	(b)	Companies in the same Group	NIL	NIL	
	(c)	Other related parties	NIL	NIL	
2.	Other than Related parties		NIL	NIL	
	TOTAL		NIL	NIL	
8. Other Information					
Particulars			Amount		
(i)	Gross Non-Performing Assets		1,73,706.80		
	(a)	Related Parties	NIL		
	(b)	Other than related parties	1,73,706.80		
(ii)	Net Non-Performing Assets		70,620.96		
	(a)	Related Parties	NIL		
	(b)	Other than related parties	70,620.96		
(iii)	Assets acquired in satisfaction of debt		NIL		

33. Breach of Covenant

VHFL has not availed any loan or issue debt securities, hence not applicable.

34. Additional Regulatory Information

34.1 There is no such immovable property whose title deeds are not held in the name of the Company.

34.2 There are no investment properties as on March 31, 2026.



- 34.3 The Company has not revalued its Property, Plant and Equipment (including Right- of Use Assets) based on the valuation by a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.
- 34.4 The Company has not revalued its Intangible assets based on the valuation by a registered valuer as defined under rule 2 of Companies (Registered Valuers and Valuation) Rules, 2017.
- 34.5 Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person, that are:
- repayable on demand or
 - without specifying any terms or period of repayment.

Type of Borrower	Amount of Loan or Advance in nature of loan outstanding (Rs. in Lakh)	Percentage to the Total Loans and Advances in the nature of Loans
Promoters	NIL	NIL
Directors	NIL	NIL
KMPS	NIL	NIL
Related Parties	201.67	8.82%

- 34.6 No proceeding has been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made there under.
- 34.7 The Company has not been declared willful defaulter by any bank or financial Institution or other lender.
- 34.8 The Company has not any Transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.
- 34.9 No charges or satisfaction yet to be registered with ROC beyond the statutory period
- 34.10 The Company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017.
- 34.11 No Scheme of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.
- 34.12 Reserve Bank of India (RBI) imposed a monetary penalty of ₹10.00 Thousand on the Company vide its order dated 23rd October 2025 (Received by the Company on 4th November 2025) for non-compliance with Paragraph 45.3 of the Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021. The non-compliance pertained to failure to obtain prior written permission of RBI in respect of the appointment of Mr. Awadhesh Kumar Dixit as Whole-time Director on the Board of the Company with effect from 1st September 2023, which resulted in a change of more than 30% of the non-independent directors of the Company. The penalty was administrative in nature and did not have any material impact on the financial position, operations, or customers of the Company.
- 34.13 Utilisation of Borrowed funds and share premium
- The Company has not advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall:-
 - directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
 - provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;
 - The Company has not received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the Company shall :-



- (i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or
- (ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries
- 34.14 There are no such transaction or undisclosed income that need to be disclosed in accordance with this provision of Companies Act, 2013
- 34.15 The Company has not traded or invested in Crypto currency or Virtual Currency during the financial year.
- 35 The previous year figures have been regrouped and reclassified wherever necessary to make them comparable with the current year figures.

As per our Report of even date

For Devpura Navlakha & Co.

Chartered Accountants

Firm Reg. No.121975W

Satyendra Lahoti

Satyendra Lahoti
Partner
M. No. 135975



Awadhesh Kumar Dixit
Awadhesh Kumar Dixit
Managing Director
DIN.: 07575417

CA Daya A. Bansal
CA Daya A. Bansal
Independent Director
DIN: 10619274

Jagdish S. Jawale
Jagdish S. Jawale
Company Secretary
Mem. No. 63519

UDIN: 26135975 WXS D HL7367

Place: Virar
Date: 30th June 2026

