Independent Auditor's Report
To The Members of
Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited)
Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) (the "Company"), which comprise the Balance Sheet as at March 31, 2026, the Statement of Profit and Loss (including Other Comprehensive Income), the Statement of Changes in Equity and the Statement of Cash Flows for the year ended on that date and a summary of significant accounting policies and other explanatory information (hereinafter referred to as the "Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid Financial Statements give the information required by the Companies Act, 2013 (the "Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at March 31, 2026 and its loss, total comprehensive loss, changes in equity and its cash flows for the year ended on that date.

Basis for Opinion

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

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 for the financial year ended March 31, 2026. 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. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have determined the matters described below to be the key audit matters to be communicated in our report. We have fulfilled the responsibilities described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the Financial Statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying Financial Statements.

Key Audit Matters	How our audit addressed the key audit matters
a) Demerger of NBFC Business – Accounting and Going Concern Assessment (Refer Note 1 b) to the Financial Statements) The Board of Directors of the Company approved, at its meeting held on 31 December 2025, a scheme of demerger ('the Scheme') under Sections 230 to 232 of the Companies Act, 2013, pursuant to which the Company's NBFC business undertaking is proposed to be demerged and vested into its Sammaan Capital Limited (the Holding Company and 'the Resulting Company'), on a going concern basis. Subsequent to 31 March 2026 and prior to the date of this report: • Observation / no-objection letters were received from the Stock Exchanges dated 21 April 2026 and 22 April 2026; • A No-Objection Certificate ('the RBI NOC') was received from the Reserve Bank of India on 7 May 2026, valid for six months, subject to certain conditions. The Company is yet to submit the First Motion Application with the NCLT. The Scheme will be given effect to in the financial statements of the Company upon receipt of all applicable regulatory approvals. Consequent to the Scheme becoming effective, the Company shall surrender its NBFC license. We determined this to be a Key Audit Matter due to the significance of the Scheme to the Company, accounting evaluation involved, going concern assessment and adequacy of disclosures.	Our audit procedures in respect of this matter included the following: • Obtained and read the resolution dated 31 December 2025 passed by the Board of Directors of the Company, approving the Scheme. • Obtained and read the Scheme document, and the No objection letter (NOC) dated 7 May 2026 from the RBI and Exchange observation letters dated 21 April 2026 and 22 April 2026. • Evaluated the appropriateness of classification of post-balance sheet events related to the Scheme as non-adjusting subsequent events under Ind AS 10. • Obtained management's written assessment of the feasibility of filing the Scheme with the NCLT. • Applied professional skepticism to management's representations on the achievability of the filing date of the Scheme. • Conducted specific inquiries of senior management and obtained written representations from management regarding the existence of any adverse information, regulatory investigations, or other matters in respect of the Scheme. • Evaluated the Company's capital adequacy position under the RBI Master Directions (SBR) 2023 as at 31 March 2026. • Reviewed the Company's asset liability maturity pattern and assessed the adequacy of liquidity and funding sources. • Assessed the appropriateness of disclosures in the Financial Statements in respect of the Scheme.

Key Audit Matters	How our audit addressed the key audit matters
b) Impairment of Loans (Refer Notes 7 and 45(8) to the Financial Statements) In accordance with the requirements of Ind AS 109, the Company is required to provide for impairment of its financial assets using the expected credit loss ('ECL') approach which involves an estimation of the probability of loss on the financial assets over their life, considering reasonable and supportable information about past events, current conditions and forecasts of future economic conditions which could impact the credit quality of the Company's loans and advances. In the process, a significant degree of judgement has been applied by the management in respect of following matters: (i) Classification and staging of loan portfolio, and estimation of behavioural life. (ii) Estimation of losses in respect of those classes of loans which had no or minimal historical defaults. (iii) Management overlay for macro-economic factors and estimation of their impact on the credit quality of the loans. (iv) The disclosures (including disclosures prescribed by RBI) regarding the Company's application of Ind AS 109 are key to explaining the key judgements and material inputs to the Ind AS 109 ECL results. Given the high degree of management's judgement involved in estimation of ECL, it is an area of material uncertainty and a key audit matter.	Our audit procedures in respect of this matter included the following: • Read and assessed the Company's accounting policies for the impairment of loans with regard to the governance framework approved by the Board of Directors pursuant to the applicable Ind AS/ Reserve Bank of India guidelines/directions. • Evaluated the appropriateness of the Company's assumptions used by the Company and tested (on a sample basis) the input data for grouping and staging of loan portfolio and their appropriateness for determining the probability of default (PD) and loss-given default (LGD) rates and agreed the data with the underlying books of account and records, as applicable. • Tested the operating effectiveness of the controls for application of the staging criteria of loans. • Tested the arithmetical accuracy of calculation of the provision for ECL performed by the Company. • Assessed the appropriateness and sufficiency of disclosures in the Financial Statements in respect of provision for ECL.
c) De-recognition of financial assets (Refer Notes 7, 41 and 53 to the Financial Statements) The Company has, during the year ended March 31, 2026, derecognized loans amounting to Rs. 1,293.56 crores and recorded net income of Rs. 293.32 crores in the Statement of Profit and Loss. In accordance with Ind AS 109, de-recognition of financial assets (loans) transferred by the Company through assignment is based on the 'risk and reward' model and a 'control' model. In case de-recognition criteria are met, the financial assets assigned are de-recognized and difference between carrying value and consideration including the present value of interest payments that it would not give up (excess interest spread (EIS) receivable) is recognized as income in the Statement of Profit and Loss for the year.	Our audit procedures in respect of this matter included the following: • Assessed (on sample basis) assignment agreements to evaluate whether the de-recognition criteria have been met. • Assessed the significant estimates and judgments, including the discount rate and expected remaining life of the portfolio transferred used by the Company for computation of excess interest spread receivable. • Tested the arithmetical accuracy of computation of the excess interest spread receivable.

Key Audit Matters	How our audit addressed the key audit matters
Further, the Company has recorded a gain of Rs. 158.68 Crore, recognised under Net Gain on Derecognition of Financial Instruments under amortised cost category on account of change in estimates (Refer Note 53) used in calculation of the present value of EIS receivable and gain on de-recognition as aforesaid. The assessment of derecognition criteria being met and determination of EIS receivable involves significant judgements and management estimates. Given the materiality and complexity and estimates involved, the same has been considered a key audit matter.	• Verified the gain of Rs. 158.68 crores arising from the change in estimates, including arithmetical accuracy, appropriate classification and consistency of recognition with the change in methodology. • Assessed the appropriateness of disclosures included in the Financial Statements in respect of the De-recognition of financial assets and resulting gains.
d) Accounting and valuation of investments in debt securities (Refer Notes 8, 37 and 43 to the Financial Statements) During the year ended March 31, 2026, the Company has purchased investments, primarily in unlisted, debentures of various investees from its Holding Company, at their respective fair values determined by external valuation experts, for a purchase consideration of Rs 2,015.04 Crore, by way of securities purchase agreements, executed between the Company and its Holding Company as approved by the Company's Board of the Directors. The determination of fair value for these unlisted debentures involves judgement and the use of complex valuation methodologies, including discounted cash flow techniques, assessment of credit risk, evaluation of underlying collateral, and consideration of market-based inputs where observable. Given the materiality of the investments, the related-party nature of the transaction, and the inherent subjectivity involved in valuation of unlisted investments, the same has been identified as a key audit matter.	Our audit procedures in respect of this matter included the following: • Obtained an understanding of and evaluated the governance framework around the transaction, including review of minutes of meetings of Board of Directors / Audit Committee, terms of the Securities Purchase Agreements, and compliance with applicable regulatory requirements. • Assessed the design and operating effectiveness of internal controls relating to recognition and measurement of investments, including management's review and evaluation of valuation reports from independent valuation experts. • Evaluated the competence, capabilities, and objectivity of the external valuation experts engaged for determining the fair values of investments. • Assessed whether the methodologies applied in the valuation reports were consistent with generally accepted valuation practices and the requirements of Ind AS 109. • Tested the reasonableness of key assumptions used in the valuation models. • Assessed the appropriateness of the disclosures in the Financial Statements in respect of fair valuation of investments.

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

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Management Discussion and Analysis, Board's Report including Annexures to Board's Report, Business Responsibility Report, Corporate Governance and Shareholder's Information, but does not include the consolidated financial statements, financial statements and our auditor's 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 during the course of our 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 Responsibilities for the Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Act with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance, including other comprehensive income, changes in equity and cash flows of the Company in accordance with the Ind AS and other accounting principles generally accepted in India. This responsibility also includes maintenance of adequate accounting records in accordance with the 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 is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Auditor’s Responsibilities for the Audit of the Financial Statements (continued)

- Obtain an understanding of internal financial control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Act, we are also responsible for expressing our opinion on whether the Company has adequate internal financial controls system in place and the operating effectiveness of such controls.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

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

Report on Other Legal and Regulatory Requirements

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

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

   b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.

Report on Other Legal and Regulatory Requirements (continued)

c) The Balance Sheet, the Statement of Profit and Loss including Other Comprehensive Income, Statement of Changes in Equity and the Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

d) In our opinion, the aforesaid Financial Statements comply with the Ind AS specified under Section 133 of the Act.

e) On the basis of the written representations received from the directors as on March 31, 2026 taken on record by the Board of Directors, none of the directors of the Company is disqualified as on March 31, 2026 from being appointed as a director in terms of Section 164(2) of the Act.

f) With respect to the adequacy of the internal financial controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate Report in "Annexure A". Our report expresses an unmodified opinion on the adequacy and operating effectiveness of the Company's internal financial controls over financial reporting.

g) In our opinion and to the best of our information and according to the explanations given to us, the Company has paid remuneration to its managing director during the year in accordance with the provisions of and limits laid down under Section 197 read with Schedule V to the Act. In respect of amounts paid to non-executive directors, in excess of the limits laid down under Section 197 read with Schedule V to the Act, the Company is required to obtain shareholder authorization. Management of the Company has represented that the Company proposes to obtain the necessary approval of the shareholders within the time period prescribed under Schedule V to the Act.

h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014, as amended, in our opinion and to the best of our information and according to the explanations given to us:

   i. The Company has disclosed the impact of pending litigations on its financial position in its financial statements – Refer Note 32 to the Financial Statements.

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

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

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

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

Report on Other Legal and Regulatory Requirements (continued)

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

v. Based on our examination which included test checks, the Company has used accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Additionally, the audit trail has been preserved by the Company as per the statutory requirements for record retention.

vi. According to the information and explanations given to us, no dividend has been declared or paid during the year by the Company. Accordingly, provisions of Section 123 of the Act are not applicable.

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

For P A R Y & Co.
Chartered Accountants
ICAI Firm registration number: 007288C

per Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026
UDIN: 26013794BJKAWP3265

ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 1(f) under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) of even date)

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

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting of the Company based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") issued by the ICAI and the Standards on Auditing prescribed under Section 143(10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls. 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 judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error.

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

ANNEXURE “A” TO THE INDEPENDENT AUDITOR’S REPORT (continued)

Meaning of Internal Financial Controls over Financial Reporting (continued)

(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 31, 2026, based on the criteria for internal financial control over financial reporting established by the Company considering the essential components of internal control stated in the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting issued by the ICAI.

For P A R Y & Co.
Chartered Accountants
ICAI Firm registration number: 007288C

per Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026
UDIN: 26013794BJKAWP3265

ANNEXURE 'B' TO THE INDEPENDENT AUDITOR'S REPORT

(Referred to in paragraph 2 under 'Report on Other Legal and Regulatory Requirements' section of our report to the Members of Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) of even date)

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

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

(a) (A) The Company has maintained proper records showing full particulars, including quantitative details and situation of property, plant and equipment (including right of use assets) and assets held for sale.

(B) The Company has maintained proper records showing full particulars of intangible assets.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has a regular programme of physical verification of its property, plant and equipment (including right of use assets) and assets held for sale by which all property, plant and equipment (including right of use assets) and assets held for sale are verified in a phased manner over a period of three years. In accordance with this programme, certain property, plant and equipment (including right of use assets) and assets held for sale were verified during the year. In our opinion, this periodicity of physical verification is reasonable having regard to the size of the Company and the nature of its assets. No material discrepancies were noticed on such verification.

(c) Based on our examination of the property tax receipts and lease agreement for land registered sale deed / transfer deed / conveyance deed / allotment letters and such other documents provided to us, we report that, the title in respect of immovable properties (other than properties where the Company is the lessee and the lease agreements are duly executed in favour of the lessee), disclosed in the Financial Statements included under property, plant and equipment and assets held for sale are held in the name of the Company as at the balance sheet date. In respect of certain immovable properties held for sale, the Company's right or legal ownership is evidenced by certain documents in the Company's favour which, in our view, constitute adequate evidence of title.

(d) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not revalued its property, plant and equipment (including right of use assets) or intangible assets or both during the year.

(e) According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no proceedings initiated or pending against the Company for holding any benami property under the Prohibition of Benami Property Transactions Act, 1988 and rules made thereunder.

ii. (a) The Company is engaged in the business of a non-banking finance company and does not hold any physical inventory. Accordingly, reporting under clause 3(ii)(a) of the Order is not applicable.

(b) The Company has been sanctioned working capital limits in excess of Rs. five crores, in aggregate, during the year, from banks on the basis of security of current assets of the Company. In our opinion and according to the information and explanations given to us, the quarterly returns or statements filed by the Company with such banks are in agreement with the unaudited books of account of the Company of the respective quarters and no material discrepancies have been observed.

iii. During the year, the Company has granted loans or advances in the nature of loans, secured or unsecured to and made investments in companies, firms, Limited Liability Partnerships or any other parties. The Company has not provided any guarantee or security to any other entity during the year. With respect to such loans and advances given and investments made:

(a) The Company is registered as a Non-Banking Finance Company engaged in the primary business of financing/ granting loans. Accordingly, reporting under clause 3(iii)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and based on the audit procedures conducted by us, in our opinion the terms and conditions of the grant of loans and advances in the nature of loans and investments made during the year are, prima facie, not prejudicial to the interest of the Company.

(c) In respect of loans and advances in the nature of loans granted by the Company (together referred to as "loan assets"), the schedule of repayment of principal and payment of interest has been stipulated. Note 3.15 to the Financial Statements, explains the Company's accounting policy relating to impairment of financial assets which include loan assets. In accordance with that policy, read with Notes 7 and 45(8) to the Financial Statements, loan assets with balances as at March 31, 2026 aggregating Rs. Nil crores were categorized as credit impaired ("Stage 3") and Rs. 66.25 crores were categorised as those where the credit risk has increased significantly since initial recognition ("Stage 2"). Disclosures in respect of such loans have been provided in Note 7, read with Note 45(8), to the Financial Statements. Additionally, out of total loans and advances in the nature of loans, balances as at the year-end aggregating Rs. 2,212.89 crores, where credit risk has not significantly increased since initial recognition were categorized as "Stage 1". Having regard to the nature of the Company's business and the volume of information involved, it is not practicable to provide an itemized list of loan assets where delinquencies in the repayment of principal and interest have been identified (as suggested in the Guidance Note on CARO 2020, issued by the Institute of Chartered Accountants of India for reporting under this clause). Further, except for loans where there are delays or defaults in repayment of principal and / or payment of interest as at the balance sheet date, in respect of which the Company has disclosed asset classification / staging in note 7 to the Financial Statements in accordance with Indian Accounting Standards (Ind AS) and the applicable directions/ guidelines issued by the Reserve Bank of India, in all other cases, the repayment of principal and interest is regular, as applicable.

(d) According to information and explanation given to us, there are no amounts overdue for more than ninety days in respect of loans and advances in the nature of loans granted by the Company.

(e) The Company is registered as a Non-Banking Finance Company and is engaged in the primary business of financing/ granting of loans. Accordingly, reporting under clause 3(iii)(e) of the Order is not applicable.

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

iv. The Company has complied with the provisions of Sections 185 and 186 of the Companies Act, 2013 in respect of loans granted, investments made and guarantees and securities provided, as applicable.

v. The Company has not accepted any deposit or amounts which are deemed to be deposits. Hence, reporting under clause 3(v) of the Order is not applicable.

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

vii. In respect of statutory dues:

(a) The Company does not have liability in respect of Service tax, Duty of excise, Sales tax and Value added tax during the year since effective 1 July 2017, these statutory dues has been subsumed into Goods and Services Tax ("GST").

According to the information and explanations given to us and on the basis of our examination of the records of the Company, in our opinion amounts deducted / accrued in the books of account in respect of undisputed statutory dues including GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues have generally been regularly deposited by the Company with the appropriate authorities though there has been a slight delay in a few cases.

According to the information and explanations given to us and on the basis of our examination of the records of the Company, no undisputed amounts payable in respect of GST, Provident fund, Employees' State Insurance, Income-Tax, Duty of Customs, Cess and other statutory dues were in arrears as at March 31, 2026 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the details of statutory dues relating to GST, Provident Fund, Employees State Insurance, Income-Tax, Sales Tax, Service Tax, Duty of Customs, Value Added Tax or Cess or other statutory dues which have not been deposited on account of any dispute, are as follows:

Name of the Statute	**Nature of dues**	**Amount (In Rs. crores)**	**Amount paid/ deposited under protest (In Rs. crores)**	**Period to which the amount relates**	**Forum where dispute is pending**
Income Tax Act, 1961	Income Tax	Rs. 58.96 crores	-	Financial year 2017-2018	Income Tax Appellate Tribunal
Income Tax Act, 1961	Income Tax	Rs. 91.75 crores	-	Financial year 2018-2019	Commissioner Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	Rs. 62.40 crores	-	Financial year 2019-2020	Commissioner Income Tax (Appeals)
Income Tax Act, 1961	Income Tax	Rs. 1.28 crores	-	Financial year 2023-2024	Commissioner Income Tax (Appeals)
Goods and Services Tax Act, 2017	Goods and Services Tax	Rs. 0.48 crores	Rs. 0.02 crores	Financial year 2017-2018	Commissioner (Appeals) Chennai
Goods and Services Tax Act, 2017	Goods and Services Tax	Rs. 3.91crores	Rs. 0.19 crores	Financial year 2018-2019	Commissioner (Appeals) Delhi
Goods and Services Tax Act, 2017	Goods and Services Tax	Rs. 0.58 crores	Rs. 0.03 crores	Financial year 2018-2019	Commissioner (Appeals) Gujarat

viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not surrendered or disclosed any transactions, previously unrecorded as income in the books of account, in the tax assessments under the Income Tax Act, 1961 as income during the year.

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

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not been declared a willful defaulter by any bank or financial institution or government or government authority.

(c) In our opinion, and according to the information and explanations given to us by the management, term loans were applied for the purpose for which the loans were obtained.

(d) According to the information and explanations given to us and on an overall examination of the balance sheet of the Company, we report that no funds raised on short-term basis have been used for long-term purposes by the Company.

(e) The Company does not have any subsidiaries, associate or joint venture (as defined under the Act). Accordingly, reporting on clause 3(ix)(e) of the Order is not applicable.

(f) The Company does not have any subsidiaries, joint ventures or associate companies (as defined under the Act). Accordingly, reporting on clause 3(ix)(f) of the Order is not applicable.

x. (a) The Company has not raised any moneys by way of initial public offer or further public offer (including debt instruments) Accordingly, clause 3(x)(a) of the Order is not applicable.

(b) According to the information and explanations given to us and on the basis of our examination of the records of the Company, the Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally) during the year. Accordingly, clause 3(x)(b) of the Order is not applicable.

xi. (a) According to the information and explanations given to us, no material fraud by the Company or on the Company has been noticed or reported during the year ended March 31, 2026, other than one instance of fraud of Rs. 2.03 crores, noticed and reported by the management in terms of the regulatory provisions applicable to the Company, as mentioned in Note 52 of the Financial Statements.

(b) According to the information and explanations given to us, no report under sub-section (12) of Section 143 of the Act was required to be filed and accordingly, has not been filed by the auditors in Form ADT-4 as prescribed under Rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government.

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

xii. The Company is not a Nidhi Company and hence reporting under clause (xii) of the Order is not applicable.

xiii. In our opinion, the Company is in compliance with Section 177 and 188 of the Companies Act, 2013 with respect to applicable transactions with the related parties and the details of related party transactions have been disclosed in the Financial Statements as required by the applicable accounting standards.

xiv. (a) In our opinion the Company has an adequate internal audit system commensurate with the size and the nature of its business.

(b) The internal audit is performed as per a planned program approved by the Audit Committee of the Board of Directors of the Company. We have considered the internal audit reports for the year under audit issued to the Company during the year.

ANNEXURE ‘B’ TO THE INDEPENDENT AUDITOR’S REPORT (continued)

xv. In our opinion, during the year the Company has not entered into any non-cash transactions with its Directors or persons connected with its directors. and hence provisions of section 192 of the Companies Act, 2013 are not applicable to the Company.

xvi. (a) According to the information and explanations given to us, the Company is engaged in the business of Non-Banking Financial Institution as defined under section 45-IA of Reserve Bank of India Act, 1934 (“RBI Act”) and is duly registered under section 45-IA of the RBI Act, holding certificate of registration (CoR) as a Non-Banking Financial Institution without accepting public deposits under section 45-IA of the said RBI Act.

(b) In our opinion and according to the information and explanations given to us, the Company has conducted its business activities of a Non-Banking Financial Company and is duly registered under section 45-IA of the RBI Act, holding certificate of registration (CoR) as a Non-Banking Financial Institution without accepting public deposits under section 45-IA of the said RBI Act.

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

(d) According to the information and explanations provided to us during the course of audit, the Group does not have any CICs.

xvii. The Company has incurred cash losses of Rs. 42.85 crores during the financial year covered by our audit. The Company did not incur cash losses in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year and accordingly, the requirement to report on clause 3 (xviii) of the Order is not applicable.

xix. On the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, Asset Liability Maturity (ALM) pattern as disclosed in the Notes to the Financial Statements, other information accompanying the Financial Statements and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report indicating that Company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the Company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the Company as and when they fall due.

xx. In our opinion and according to the information and explanations given to us, the provisions related to corporate social responsibility in terms of section 135 of the Act are not applicable to the Company. Accordingly, reporting on clauses 3(xx)(a) and 3(xx)(b) of the Order is not applicable.

For P A R Y & Co.
Chartered Accountants
ICAI Firm registration number: 007288C

per Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026
UDIN: 26013794BJKAWP3265

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Balance Sheet as at March 31, 2026

Amount Rs. in crores

Particulars	Notes	As at March 31, 2026	As at March 31, 2025
ASSETS			
Financial assets			
Cash and cash equivalents	5	319.01	796.91
Bank balances other than cash and cash equivalents	6	236.02	217.49
Loans	7	2,273.48	3,243.28
Investments	8	2,184.18	1,244.49
Other financial assets	9	405.34	452.92
Total Financial Assets		**5,418.03**	**5,955.09**
Non- financial assets			
Current tax assets (net)		295.47	291.08
Deferred tax assets (net)	10	9.64	339.06
Investment Property	11.1	-	-
Property, plant and equipment	11.2	9.17	2.68
Other Intangible assets	11.3	0.94	1.09
Right of Use assets	11.4	50.87	55.46
Other non- financial assets	12	32.42	50.22
Assets held for sale	50	262.10	425.92
Total Non- financial assets		**660.61**	**1,165.51**
TOTAL ASSETS		**6,078.64**	**7,120.60**
LIABILITIES AND EQUITY			
LIABILITIES			
Financial liabilities			
Trade payables	13		
(i) total outstanding dues of micro enterprises and small enterprises		-	-
(ii) total outstanding dues of creditors other than micro enterprises and small enterprises		0.02	0.46
Debt securities	14	921.21	1,069.59
Borrowings (other than debt securities)	15	2,072.44	1,818.95
Subordinated liabilities	16	353.02	352.17
Lease Liabilities	40	55.10	56.49
Other financial liabilities	17	206.53	565.07
Total Financial Liabilities		**3,608.32**	**3,862.73**
Non financial liabilities			
Provisions	18	13.88	10.93
Other non-financial liabilities	19	56.60	175.90
Total Non financial liabilities		**70.48**	**186.83**
Equity			
Equity share capital	20	247.80	247.80
Other equity	21	2,152.04	2,823.24
Total Equity		**2,399.84**	**3,071.04**
TOTAL LIABILITIES AND EQUITY		**6,078.64**	**7,120.60**

The accompanying Notes are an integral part of the financial statements.

In terms of our report attached of even date

For P A R Y & Co.
Chartered Accountants
Firm Registration No. 007288C

For and on behalf of the Board of Directors of
Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited)

Sd/-
Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026

Sd/-
Rajiv Gandhi
Managing Director & CEO
DIN : 09063985
Mumbai, May 19, 2026

Sd/-
Naveen Uppal
Non Executive Director
DIN : 10813991
New Delhi, May 19, 2026

Sd/-
Ashish Kumar Jain
Chief Financial Officer
New Delhi, May 19, 2026

Sd/-
Ajit Kumar Singh
Company Secretary
Membership No. A20840
New Delhi, May 19, 2026

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Statement of profit and loss for the year ended March 31, 2026

Amount Rs. in crores

Particulars	Notes	Year ended March 31, 2026	Year ended March 31, 2025
Revenue from operations			
Interest income	22	404.86	874.15
Fees and commission income	23	41.40	17.31
Net gain on fair value changes	24	50.07	60.70
Net gain on derecognition of financial instruments under amortised cost category (Refer Note 41)		293.32	315.17
Total revenue from operations		**789.65**	**1,267.33**
Other income	25	5.01	1.89
Total income (A)		**794.66**	**1,269.22**
Expenses			
Finance costs	26	420.25	628.88
Impairment losses (net)	27	70.82	4,144.80
Employee benefits expenses	28	109.49	64.07
Depreciation and amortization		8.86	2.92
Other expenses	29	43.77	51.04
Total expenses (B)		**653.19**	**4,891.71**
Profit/ (Loss) before tax (C=A-B)		**141.47**	**(3,622.49)**
Tax expense:	30		
(1) Current tax expenses		1.25	1.90
(2) Deferred tax charge/ (credit)		444.86	(906.47)
Total tax expenses/ (credit) (D)		**446.11**	**(904.57)**
Loss for the year (E=C-D)		**(304.64)**	**(2,717.92)**
Other comprehensive income/(Loss)			
1. (i) Items that will not be reclassified to profit or loss			
(a) Remeasurement gain /(loss) on defined benefit plan		(1.40)	(3.25)
(b) (Loss)/ Gain on equity instruments designated at FVOCI		(500.14)	129.57
(ii) Income tax impact on above		115.44	(15.99)
2. (i) Items that will be reclassified to profit or loss			
(ii) Income tax impact on above		-	-
Other comprehensive (loss)/ income (F=1+2)		**(386.10)**	**110.33**
Total comprehensive (loss) for the year (E+F)		**(690.74)**	**(2,607.59)**
Earnings per equity share	38		
Basic (Rs.)		(2.46)	(43.47)
Diluted (Rs.)		(2.46)	(43.47)
Nominal value per share (Rs.)		2.00	2.00

The accompanying Notes are an integral part of the financial statements.

In terms of our report attached of even date

For P A R Y & Co.
Chartered Accountants
Firm Registration No. 007288C

For and on behalf of the Board of Directors of
Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited)

Sd/-
Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026

Sd/-
Rajiv Gandhi
Managing Director & CEO
DIN : 09063985
Mumbai, May 19, 2026

Sd/-
Naveen Uppal
Non Executive Director
DIN : 10813991
New Delhi, May 19, 2026

Sd/-
Ashish Kumar Jain
Chief Financial Officer
New Delhi, May 19, 2026

Sd/-
Ajit Kumar Singh
Company Secretary
Membership No. A20840
New Delhi, May 19, 2026

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Statement of Cash flows for the year ended March 31, 2026

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
A Cash flow from operating activities :		
Profit/(Loss) before tax	141.47	(3,622.49)
Adjustments for:		
Provision for gratuity	1.70	1.07
Provision for compensated absences	0.74	1.27
Share based payments to employees	19.54	11.48
Provision for impairment losses	93.00	3,650.00
Bad debts written off	23.66	648.13
Interest expenses	417.93	623.88
Interest income	(698.18)	(1,189.32)
Gain on modification of leases	(0.23)	(0.16)
Deemed cost of fair value of corporate guarantee	1.66	3.07
Loss on sale of property, plant and equipment	0.02	0.06
Unrealised (gain)/loss on investments (net)	(38.49)	8.73
Realised gain on investments (net)	(11.58)	(69.43)
Depreciation and amortisation	8.86	2.92
Operating (loss)/profit before working capital changes	**(39.90)**	**69.21**
Adjustment for changes in working capital:		
Other financial assets	239.42	939.40
Other non financial assets	14.97	(2.23)
Loans	1,679.34	278.81
Trade payables	(0.44)	0.41
Provisions for gratuity and compensated absences	(0.87)	(0.54)
Other financial liabilities	(311.80)	(1,091.11)
Other non financial liabilities	(119.30)	(70.45)
Net cash generated from operations	**1,461.42**	**123.50**
Interest received	495.16	1,411.97
Interest paid	(414.69)	(686.16)
Income tax (paid) (net)	(5.65)	(54.73)
Net cash generated from operating activities	**1,536.24**	**794.58**
B Cash flow from investing activities		
Purchase of property, plant and equipment (net)	(8.20)	(2.88)
Movement in capital advances	0.99	(1.32)
Movement in fixed deposits with banks	(18.53)	(2.67)
Sale of investment property	-	32.62
Interest received	21.41	14.18
Movement in assets held for sale	142.32	(65.99)
(Investments in) /redemption of mutual funds / other investments (net)	(1,474.73)	2,300.46
Net cash (used in)/ generated from investing activities	**(1,336.74)**	**2,274.40**
C Cash flow from financing activities		
Repayment of loan taken from holding company(net)	-	(1,330.00)
(Repayment of)/ issue of secured redeemable non-convertible debentures (net)	(151.23)	(1,463.51)
Proceeds from/ (repayment of) working capital loans(net)	48.00	(181.89)
(Repayment of)/ Proceeds from bank loans and other borrowings (net)	(565.11)	551.76
Payment of lease liabilities	(9.06)	(2.79)
Net cash used in financing activities	**(677.40)**	**(2,426.43)**
D Net (decrease)/ increase in cash and cash equivalents (A+B+C)	(477.90)	642.55
E Cash and cash equivalents at the beginning of the year	796.91	154.36
F Cash and cash equivalents at the close of the year (D + E) (Refer Note 5)	**319.01**	**796.91**

The accompanying Notes are an integral part of the financial statements.

In terms of our report attached of even date

For P A R Y & Co.
Chartered Accountants
Firm Registration No. 007288C

For and on behalf of the Board of Directors of
Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited)

Sd/-
Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026

Sd/-
Rajiv Gandhi
Managing Director & CEO
DIN : 09063985
Mumbai, May 19, 2026

Sd/-
Naveen Uppal
Non Executive Director
DIN : 10813991
New Delhi, May 19, 2026

Sd/-
Ashish Kumar Jain
Chief Financial Officer
New Delhi, May 19, 2026

Sd/-
Ajit Kumar Singh
Company Secretary
Membership No. A20840
New Delhi, May 19, 2026

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632

Statement of Changes in Equity for the year ended March 31, 2026

a.

Equity Share Capital (issued, subscribed and fully paid up):	**Number**	**Amount Rs. in crores**
Equity shares of face value Rs. 2 each		
At April 1, 2024	24,77,99,324	247.80
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2024	24,77,99,324	247.80
Changes in equity share capital during the year (Refer Note 20.1(ii))	99,11,97,296	-
At March 31, 2025	**1,23,89,96,620**	**247.80**
Changes in equity share capital due to prior period errors	-	-
Restated balance as at April 1, 2025	1,23,89,96,620	247.80
Changes in equity share capital during the year	-	-
At March 31, 2026	**1,23,89,96,620**	**247.80**

b. **Other Equity***

Amount Rs. in crores

	Reserves & Surplus										**Other Comprehensive Income/ (Loss)**	**Total**
	Capital Reserve	**Capital Redemption Reserve**	**Securities Premium Account**	**Special Reserve U/s 36(I)(viii) of the Income Tax Act, 1961**	**Reserve (II) (Reserve fund u/s 45-IC of the R.B.I. Act, 1934)**	**Debenture Redemption Reserve**	**General Reserve**	**Share based Payment reserve**	**Fair value of corporate guarantee**	**Retained earnings**	**Equity instruments through other comprehensive income**	
At April 01, 2024	**0.17**	**4.00**	**3,249.40**	**167.57**	**525.68**	**1.01**	**246.03**	**8.42**	**59.84**	**1,141.77**	**15.46**	**5,419.35**
Loss for the year	-	-	-	-	-	-	-	-	-	(2,717.92)	-	(2,717.92)
Other Comprehensive (loss)/Income	-	-	-	-	-	-	-	-	-	(2.43)	112.76	110.33
Total comprehensive income/(loss)	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**(2,720.35)**	**112.76**	**(2,607.59)**
Add: Transferred / Addition during the year	-	-	-	-	-	-	-	11.48	-	-	-	11.48
Appropriations:-												
Transferred to Reserve Fund u/s 45-IC of the R.B.I. Act, 1934	-	-	-	-	-	-	-	-	-	-	-	-
Total Appropriations	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**-**
At March 31, 2025	**0.17**	**4.00**	**3,249.40**	**167.57**	**525.68**	**1.01**	**246.03**	**19.90**	**59.84**	**(1,578.58)**	**128.22**	**2,823.24**

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632

Statement of Changes in Equity for the year ended March 31, 2026 (Continued...) **Amount in Rs. Crores**

	Reserves & Surplus										Other Comprehensive Income/ (Loss)	Total
	Capital Reserve	Capital Redemption Reserve	Securities Premium Account	Special Reserve U/s 36(I)(viii) of the Income Tax Act, 1961	Reserve (II) (Reserve fund u/s 45-IC of the R.B.I. Act, 1934)	Debenture Redemption Reserve	General Reserve	Share based Payment reserve	Fair value of corporate guarantee	Retained earnings	Equity instruments through other comprehensive income/(loss)	
As at April 01, 2025	**0.17**	**4.00**	**3,249.40**	**167.57**	**525.68**	**1.01**	**246.03**	**19.90**	**59.84**	**(1,578.58)**	**128.22**	**2,823.24**
Loss for the year	-	-	-	-	-	-	-	-	-	(304.64)	-	(304.64)
Other Comprehensive Income/(loss)	-	-	-	-	-	-	-	-	-	(1.05)	(385.05)	(386.10)
Total comprehensive income/(loss)	-	-	-	-	-	-	-	-	-	**(305.69)**	**(385.05)**	**(690.74)**
Add: Transferred / Addition during the year	-	-	-	-	-	-	-	19.54	-	-	-	19.54
Appropriations:-												
Transferred to Reserve Fund u/s 45-IC of the R.B.I. Act, 1934	-	-	-	-	-	-	-	-	-	-	-	-
Total Appropriations	-	-	-	-	-	-	-	-	-	-		-
At March 31, 2026	**0.17**	**4.00**	**3,249.40**	**167.57**	**525.68**	**1.01**	**246.03**	**39.44**	**59.84**	**(1,884.27)**	**(256.83)**	**2,152.04**

*There are no changes in accounting policy/prior period errors in other equity during the year and previous year

The accompanying Notes are an integral part of the financial statements.

In terms of our report attached of even date

For P A R Y & Co.
Chartered Accountants
Firm Registration No. 007288C

For and on behalf of the Board of Directors of
Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited)

Sd/-
Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026

Sd/-
Rajiv Gandhi
Managing Director & CEO
DIN : 09063985
Mumbai, May 19, 2026

Sd/-
Naveen Uppal
Non Executive Director
DIN : 10813991
New Delhi, May 19, 2026

Sd/-
Ashish Kumar Jain
Chief Financial Officer
New Delhi, May 19, 2026

Sd/-
Ajit Kumar Singh
Company Secretary
Membership No. A20840
New Delhi, May 19, 2026

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to Financial Statements for the year ended March 31, 2026

Note 1:

a. Corporate information

Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited) (“the Company”) ("SFL") was incorporated on July 07, 2006 and is engaged in the business of financing, investment and allied activities. On February 12, 2008, the Company was registered under section 45-IA of the Reserve Bank of India Act, 1934 to carry on the business of a Non Banking Financial Company but does not have permission from the Reserve Bank of India to accept public deposits.

In accordance with the provisions of section 13 and other applicable provisions of the Companies Act, 2013 read with Companies (Incorporation) Rules, 2014 members of the Company at their Extraordinary General Meeting held on April 29, 2024, accorded their approval to change the name of the company. The Company has since received a fresh certificate of incorporation (CIN: U65923DL2006PLC150632) consequent upon change of name from the Registrar of Companies National Capital Territory of Delhi and Haryana dated June 21, 2024 and a fresh Certificate of Registration (“CoR”) (No. N-14.03136) dated October 4, 2024, as an NBFC-ICC (Non-Banking Financial Company – Investment and Credit Company), from the Reserve Bank of India in respect of the said change. Accordingly, the name of the company was changed from "Indiabulls Commercial Credit Limited" to "Sammaan Finserve Limited".

The registered office of the Company is at 2nd Floor, Plot No-3, Block-A, Pocket-2, District Court Complex Dwarka, Delhi, India – 110075.

Under the Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025 dated November 28, 2025, the Company falls under the "Middle Layer (NBFC-ML)" category.

b. Demerger of NBFC Business

In accordance with Regulations 51 read with Schedule III of the SEBI LODR Regulations, the Board of Directors of the Company (SFL) upon consideration of the recommendations and reports of the Audit Committee at its respective meetings held on December 31,2025 and pursuant to Regulation 30 and 51 of the SEBI LODR Regulations, the Board of Directors of Sammaan Capital Limited (SCL) (Holding Company / SCL), upon consideration of the recommendations and the report of the Audit Committee and the Independent Directors Committee at its meeting held on December 31,2025 has, inter alia, considered and approved the Scheme of Arrangement (the demerger of the Demerged Undertaking (as defined in the Scheme) (in relation to the NBFC business of SFL into SCL on a going-concern basis; and various other matters consequential or otherwise integrally connected therewith) between the Demerged Company, i.e. SFL and the Resulting Company, i.e. SCL and their respective shareholders and creditors under Sections 230 to 232 read with Section 52, Section 66 and other applicable provisions of the Companies Act, 2013. The Scheme will become effective upon fulfilment of all the conditions set out in the Scheme including receipt of applicable regulatory approvals. SCL and SFL has received the observation letter with ‘no adverse observations’ from BSE Limited on April 21, 2026, and observation letter with ‘no objection’ from the National Stock Exchange of India Limited on April 22, 2026. SCL and SFL has also received a letter dated May 7, 2026 from RBI whereby RBI has accorded its ‘no objection’ for the Scheme, subject to certain conditions as specified therein. On the proposed Scheme becoming effective, the Demerged Company (SFL) shall surrender its NBFC license.

c. Change in control
During the year ended March 31, 2026, consequent to the receipt of approval from its shareholders, the Competition Commission of India and the Reserve Bank of India, the Holding Company, Sammaan Capital Limited (SCL), formally completed the strategic investment by Avenir Investment RSC Ltd, owned and controlled by International Holding Company PJSC (IHC), Abu Dhabi, with Avenir Investment RSC Ltd emerging as the promoter and controlling shareholder of SCL. Subsequent to the year ended March 31, 2026, Avenir Investment RSC Ltd has been classified as promoter of the Holding Company. The Reserve Bank of India formally approved the above change in control vide its letter dated March 24, 2026 and acknowledged the resulting indirect change in control of the Company (Sammaan Finserve Limited).

Note 2 :

(i) Basis of preparation

The financial statements have been prepared in accordance with Indian Accounting Standards (Ind AS) as per the Companies (Indian Accounting Standards) Rules, 2015 as amended from time to time and notified under section 133 of the Companies Act, 2013 (the Act) along with other relevant provisions of the Act, and all applicable regulations/directions, issued by RBI or other regulators which are implemented as and when they are issued. The Company uses accrual basis of accounting except in case of significant uncertainties.

The financial statements are presented in Indian Rupee (INR) which is also the functional currency of the Company.

The financial statements are prepared on a going concern basis, as the Management is satisfied that the Company shall be able to continue its business for the foreseeable future and no material uncertainty exists that may cast significant doubt on the going concern assumption. In making this assessment, the Management has considered a wide range of information relating to present and future conditions, including future projections of profitability, cash flows and capital resources.

Note 2 (continued…)

(ii) Presentation of financial statements
The Company presents its balance sheet in order of liquidity. Financial assets and financial liabilities are generally reported gross in the balance sheet. They are only offset and reported net when, in addition to having an unconditional legally enforceable right to offset the recognised amounts without being contingent on a future event, the parties also intend to settle on a net basis in all of the following circumstances:

A. The normal course of business
B. The event of default
C. The event of insolvency or bankruptcy of the Group and/or its counterparties.

(iii) The material accounting policy information related to preparation of the financial statements have been discussed in the following notes.

(iv) The items appearing in the financial statements as '0.00' represents balances not considered due to rounding off to the nearest rupees in crores.

These financial statements have been prepared in Indian Rupee which is the functional currency of the Company.

The financial statements for the year ended March 31, 2026 were authorised and approved for issue by the Board of Directors on May 19, 2026

Note 3 :

Material accounting policies

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

A. Impairment loss on financial assets
The measurement of impairment losses across all categories of financial assets except assets valued at FVTPL, enquires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.

The Company's expected credit loss (ECL) calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:

• The Company's model, which assigns Probability of Defaults (PDs)
• The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a Long Term ECL (LTECL) basis
• The segmentation of financial assets when their ECL is assessed on a collective basis
• Development of ECL models, including the various formulas and the choice of inputs
• Determination of associations between macroeconomic scenarios and, economic inputs, and the effect on PDs, Exposure at Default (EADs) and Loss Given Default (LGDs)
• Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models.

B. Business Model Assumption
Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how groups of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost that are de-recognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.

Note 3 (continued…)

C. Defined employee benefit assets and liabilities
The cost of the defined benefit gratuity plan and other post-employment benefits and the present value of the gratuity obligation are determined using actuarial valuations. An actuarial valuation involves making various assumptions that may differ from actual developments in the future. These include the determination of the discount rate, future salary increases and mortality rates. Due to the complexities involved in the valuation and its long-term nature, a defined benefit obligation is highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

D. Share Based Payments
Estimating fair value for share-based payment transactions requires determination of the most appropriate valuation model, which is dependent on the terms and conditions of the grant. This estimate also requires determination of the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them.

E. Fair value measurement
When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the DCF model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

F. Effective interest rate (EIR) method
The Company's EIR methodology, recognises interest income using a rate of return that represents the best estimate of a constant rate of return over the expected behavioural life of loans and recognises the effect of potentially different interest rates charged at various stages and other characteristics of the product life cycle. This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to the company's base rate and other fee income/expense that are integral parts of the instrument.

G. Useful Lives of assets:
The Company reviews the useful life of property, plant and equipment at the end of each reporting period. This reassessment may result in change in depreciation expense in future periods.

H. Provisions and contingencies
The Company creates a provision when there is present obligation as a result of a past event that probably requires an outflow of resources and a reliable estimate can be made of the amount of the obligation.

3.2 Cash and cash equivalents
Cash and cash equivalent comprises cash in hand, demand deposits and time deposits held with bank, debit balance in cash credit account.

3.3 Recognition of income and expense
a) Interest income
The Company earns revenue primarily from giving loans. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Interest revenue is recognized using the effective interest method (EIR). The effective interest method calculates the amortized cost of a financial instrument and allocates the interest income. The effective interest rate is the rate that discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period, to the gross carrying amount of the financial asset or liability. The calculation takes into account all contractual terms of the financial instrument (for example, prepayment options) and includes any fees or incremental costs that are directly attributable to the instrument and are an integral part of the EIR, but not future credit losses.

The Company recognises interest income by applying the EIR to the gross carrying amount of financial assets other than credit-impaired assets. When a financial asset becomes credit-impaired and is, therefore, regarded as 'Stage 3', the Company recognises the interest to the extent recoverable. If the financial assets cures and is no longer credit-impaired, the Company reverts to recognising interest income.

b) Interest expense
Interest expense includes issue costs that are initially recognized as part of the carrying value of the financial liability and amortized over the expected life using the effective interest method. These include fees and commissions payable to arrangers and other expenses such as external legal costs, provided these are incremental costs that are directly related to the issue of a financial liability.

c) Other charges and other interest
Additional interest and Overdue interest is recognised on realisation basis.

Note 3 (continued…)

e) Dividend income
Dividend income is recognized when the Company's right to receive the payment is established, it is probable that the economic benefits associated with the dividend will flow to the entity and the amount of the dividend can be measured reliably. This is generally when shareholders approve the dividend.

3.4 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.

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

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

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

Company as a lessee
The Company applies a single recognition and measurement approach for all leases, except for short-term leases. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right-of-use assets
Lease Liability
At the commencement date of the lease, the Company recognises lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments less any lease incentives receivable. The lease payments also include payments of penalties for terminating the lease, if the lease term reflects the Company exercising the option to terminate. Variable lease payments that do not depend on an index or a rate are recognised as expenses in the period in which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Company uses its incremental borrowing rate at the lease commencement date because the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the lease payments or a change in the assessment of an option to purchase the underlying asset.

Short-term leases
The Company applies the short-term lease recognition exemption to its short-term leases (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognised as expense on a straight-line basis over the lease term.

Significant accounting, judgements, estimates and assumptions

Determining the lease term of contracts with renewal and termination options – Company as lessee
The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

Leases - Estimating the incremental borrowing rate
The Company cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease.

Note 3 (continued…)

3.6 Property, plant and equipment (PPE) and Intangible assets

PPE
PPE are stated at cost (including incidental expenses directly attributable to bringing the asset to its working condition for its intended use) less accumulated depreciation and impairment losses, if any. Cost comprises the purchase price and any attributable cost of bringing the asset to its working condition for its intended use. Subsequent expenditure related to PPE is capitalized only when it is probable that future economic benefits associated with these will flow to the Company and the cost of item can be measured reliably. Other repairs and maintenance costs are expensed off as and when incurred.

An item of property, plant and equipment and any significant part initially recognised is derecognised upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss when the asset is derecognised.

Intangible fixed assets
Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses.

3.7 Depreciation and amortization

Depreciation
Depreciation on PPE is provided on straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013, except for Vehicles and Mobile phone.

Vehicles are amortised on a straight line basis over a period of five years from the date when the assets are available for use and mobile phone is amortised on a straight line basis over a period of two years from the date when the assets are available for use . The life has been assessed based on past usage experience and considering the change in technology.

Depreciation on additions to PPE is provided on a pro-rata basis from the date the asset is put to use. Leasehold improvements are amortised as per the rates prescribed in Schedule II to the Companies Act, 2013, however where the lease period is less than 10 years, the leasehold improvements are amortised over the period of Lease. Depreciation on sale / deduction from PPE is provided for up to the date of sale / deduction, as the case may be.

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

Amortization
Intangible assets consisting of Software are amortised on a straight line basis over a period of four years from the date when the assets are available for use.

The amortisation period and the amortisation method for these software's with a finite useful life are reviewed at least at each financial year-end.

3.8 Impairment of non-financial assets
The carrying amount of assets is reviewed at each balance sheet date if there is any indication of impairment based on internal/external factors. An impairment loss is recognised wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the assets, net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and risks specific to the asset. In determining net selling price, recent market transactions are taken into account, if available. If no such transactions can be identified, an appropriate valuation model is used.

After impairment, depreciation is provided on the revised carrying amount of the asset over its remaining useful life.

3.9 Provisions, Contingent Liability and Contingent Assets
A provision is recognised 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 determined based on the best estimate required to settle the obligation at the balance sheet date. Contingent liability is disclosed for (1) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or (2) Present obligations arising from past events where it is not probable that an outflow of resources will be required to settle the obligation or a reliable estimate of the amount of the obligation cannot be made. Contingent Assets are not recognised in the financial statements.

Note 3 (continued…)

3.10 Retirement and other employee benefits

Retirement benefit in the form of provident fund and Employee State Insurance Scheme is a defined contribution scheme. The Company has no obligation, other than the contribution payable to the provident fund and Employee State Insurance scheme. The Company recognizes contribution payable to the provident fund and Employee State Insurance scheme as an expense, when an employee renders the related service. If the contribution payable to the scheme for service received before the balance sheet date exceeds the contribution already paid, the deficit payable to the scheme is recognized as a liability after deducting the contribution already paid. If the contribution already paid exceeds the contribution due for services received before the balance sheet date, then excess is recognized as an asset to the extent that the pre-payment will lead to, for example, a reduction in future payment or a cash refund.

The Company has unfunded defined benefit plans Gratuity plan for all eligible employees, the liability for which is determined on the basis of actuarial valuation at each year end. Separate actuarial valuation is carried out for each plan using the projected unit credit method.

Remeasurements, comprising of actuarial gains and losses, the effect of the asset ceiling, excluding amounts included in net interest on the net defined benefit liability and the return on plan assets (excluding amounts included in net interest on the net defined benefit liability), are recognised immediately in the balance sheet with a corresponding debit or credit to retained earnings through OCI in the period in which they occur. Remeasurements are not reclassified to profit or loss in subsequent periods.

3.11 Taxes

Tax expense comprises current and deferred tax.

Current income tax

Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities in accordance with Income tax Act, 1961, Income Computation and Disclosure Standards and other applicable tax laws. The tax rates and tax laws used to compute the amount are those that are enacted at the reporting date.

Current income tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Current tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Minimum Alternate Tax (MAT) paid in accordance with the tax laws, which during the specified period gives future economic benefits in the form of adjustment to future income tax liability, is considered as an asset if there is convincing evidence that the Company will pay normal income tax. Accordingly, MAT is recognised as an asset in the Balance Sheet when it is highly probable that future economic benefit associated with it will flow to the Company.

Deferred tax

Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.

Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilised.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Unrecognised deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity). Deferred tax items are recognised in correlation to the underlying transaction either in OCI or directly in equity.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Note 3 (continued…)

3.12 Earning per share
Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the period. Partly paid equity shares are treated as a fraction of an equity share to the extent that they are entitled to participate in dividends relative to a fully paid equity share during the reporting year.

For the purpose of calculating diluted earnings per share, the net profit or loss for the year attributable to equity shareholders and the weighted average number of shares outstanding during the period are adjusted for the effects of all dilutive potential equity shares.

3.13 Share based payments
Equity-settled share based payments to employees and others providing similar services are measured at the fair value of the equity instruments at the grant date.

The fair value determined at the grant date of the equity-settled share based payments is expensed on a straight line basis over the vesting period, based on the Company`s estimate of equity instruments that will eventually vest, with a corresponding increase in equity. At the end of each reporting period, the Company revises its estimate of the number of equity instruments expected to vest. The impact of the revision of the original estimates, if any, is recognised in Statement of Profit and Loss such that the cumulative expenses reflects the revised estimate, with a corresponding adjustment to the Share Based Payments Reserve.

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

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

3.14.1 Financial Assets

3.14.1.1 Initial recognition and measurement
Financial assets, with the exception of loans and advances to customers, are initially recognised on the trade date, i.e., the date that the Company becomes a party to the contractual provisions of the instrument. Loans and advances to customers are recognised when funds are disbursed to the customers. The classification of financial instruments at initial recognition depends on their purpose and characteristics and the management's intention when acquiring them. All financial assets are recognised initially at fair value plus, in the case of financial assets not recorded at fair value through profit or loss, transaction costs that are attributable to the acquisition of the financial asset.

3.14.1.2 Classification and Subsequent measurement
For purposes of subsequent measurement, financial assets are classified in four categories:
• Debt instruments at amortised cost
• Debt instruments at fair value through other comprehensive income (FVTOCI)
• Debt instruments and equity instruments at fair value through profit or loss (FVTPL)
• Equity instruments measured at fair value through other comprehensive income (FVTOCI)
• Equity instruments measured at fair value through profit or loss (FVTPL)

3.14.1.3 Debt instruments at amortised costs
A 'debt instrument' is measured at the amortised cost if both the following conditions are met:
• The asset is held within a business model whose objective is to hold assets for collecting contractual cash flows, and
Contractual terms of the asset give rise on specified dates to cash flows that are solely payments of principal and interest (SPPI) on the principal amount outstanding.

Business model: The business model reflects how the Company manages the assets in order to generate cash flows. That is, where the Company's objective is solely to collect the contractual cash flows from the assets, the same is measured at amortized cost or where the Company's objective is to collect both the contractual cash flows and cash flows arising from the sale of assets, the same is measured at fair value through other comprehensive income (FVTOCI). If neither of these is applicable (e.g. financial assets are held for trading purposes), then the financial assets are classified as part of 'other' business model and measured at FVTPL.

Note 3 (continued…)

SPPI: Where the business model is to hold assets to collect contractual cash flows (i.e. measured at amortized cost) or to collect contractual cash flows and sell (i.e. measured at fair value through other comprehensive income), the Company assesses whether the financial instruments' cash flows represent solely payments of principal and interest (the 'SPPI test'). In making this assessment, the Company considers whether the contractual cash flows are consistent with a basic lending arrangement i.e. interest includes only consideration for the time value of money, credit risk, other basic lending risks and a profit margin that is consistent with a basic lending arrangement. Where the contractual terms introduce exposure to risk or volatility that are inconsistent with a basic lending arrangement, the related financial asset is classified and measured at fair value through profit or loss. The amortized cost, as mentioned above, is computed using the effective interest rate method.

After initial measurement, such financial assets are subsequently measured at amortised cost using the effective interest rate (EIR) method less impairment. Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included in interest income in the statement of profit or loss. The losses arising from impairment are recognised in the statement of profit and loss.

3.14.1.4 Debt instruments at FVTOCI
A 'debt instrument' is classified as at the FVTOCI if both of the following criteria are met:

-The instrument is held within a business model, the objective of which is achieved by both collecting contractual cash flows and selling the financial assets.
-The contractual terms of the financial assets meet the SPPI test.

Debt instruments included within the FVTOCI category are measured initially as well as at each reporting date at fair value. Fair value movements are recognized in the other comprehensive income (OCI). However, the Company recognizes interest income, impairment losses & reversals and foreign exchange gain or loss in the Statement of Profit and Loss. On derecognition of the asset, cumulative gain or loss previously recognised in OCI is reclassified from the equity to Statement of Profit and Loss. Interest earned whilst holding FVTOCI debt instrument is reported as interest income using the EIR method.

3.14.1.5 Debt instruments at FVTPL
FVTPL is a residual category for debt instruments. Any debt instrument, which does not meet the criteria for categorization as at amortized cost or as FVTOCI, is classified as at FVTPL.

In addition, the Company may elect to designate a debt instrument, which otherwise meets amortized cost or FVTOCI criteria, as at FVTPL. However, such election is allowed only if doing so reduces or eliminates a measurement or recognition inconsistency (referred to as 'accounting mismatch'). Debt instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

3.14.1.6 Equity Investments
All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by- instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from Other Comprehensive Income to Statement of Profit and Loss, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the Statement of Profit and Loss.

Investments in Subsidiaries, Associates and Joint Ventures are accounted at cost in accordance with Ind AS 27 "Separate Financial Statements". At the end of each reporting period if there are indicators that the investment may be impaired, the recoverable amount is estimated. An impairment provision is recorded if the carrying amount exceeds the recoverable amount.

3.14.2 Financial Liabilities

3.14.2.1 Initial recognition and measurement
Financial liabilities are classified and measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for trading or it is designated as on initial recognition. All financial liabilities are recognised initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

The company's financial liabilities include trade and other payables, loans and borrowings including bank overdrafts and derivative financial instruments.

Note 3 (continued…)

3.14.2.2 Loans and borrowings
After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortised cost using the EIR method. Gains and losses are recognised in profit or loss when the liabilities are derecognised as well as through the EIR amortisation process.

Amortised cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortisation is included as finance costs in the statement of profit and loss. This category generally applies to borrowings.

3.14.3 Reclassification of financial assets and liabilities
The Company does not reclassify its financial assets except in exceptional circumstances, as approved by its Board, on account of a change in its business model for managing such financial assets. Such changes are expected to be infrequent and are determined by senior management as a result of external or internal changes that are significant to the Company's operations. The reclassification is applied prospectively from the date of reclassification in accordance with the applicable Ind AS. Financial liabilities are never reclassified.

3.14.4 De recognition of financial assets and liabilities

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

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

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

Pass-through arrangements are transactions whereby the Company retains the contractual rights to receive the cash flows of a financial asset (the 'original asset'), but assumes a contractual obligation to pay those cash flows to one or more entities (the 'eventual recipients'), when all of the following three conditions are met:
• The Company has no obligation to pay amounts to the eventual recipients unless it has collected equivalent amounts from the original asset, excluding short-term advances with the right to full recovery of the amount lent plus accrued interest at market rates.
• The Company cannot sell or pledge the original asset other than as security to the eventual recipients.
• The Company has to remit any cash flows it collects on behalf of the eventual recipients without material delay.

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

A transfer only qualifies for derecognition if either:
• The Company has transferred substantially all the risks and rewards of the asset
Or
• The Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.
The Company considers control to be transferred if and only if, the transferee has the practical ability to sell the asset in its entirety to an unrelated third party and is able to exercise that ability unilaterally and without imposing additional restrictions on the transfer.

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

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration the Company could be required to pay.

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

Note 3 (continued…)

3.14.4.2 Financial Liabilities
A financial liability is derecognised when the obligation under the liability is discharged, cancelled or expires. Where an existing financial liability is replaced by another from the same lender on substantially different terms or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability. The difference between the carrying value of the original financial liability and the consideration paid is recognised in profit or loss.

3.15 Impairment of financial assets

3.15.1 Overview of the ECL principles
The Company is recording the allowance for expected credit losses for all loans and other debt financial assets not held at FVTPL, together with loan commitments and financial guarantee contracts, (in this section all referred to as 'financial instruments'). Equity instruments are not subject to impairment under IND AS 109.

The ECL allowance is based on:

a) 12 months' expected credit loss (12mECL) where there is no significant increase in credit risk since origination and
b) on the credit losses expected to arise over the life of the asset (the lifetime expected credit loss or LTECL)

The 12mECL is the portion of LTECL that represents the ECL that results from default events on a financial instrument that are possible within the 12 months after the reporting date.

Both LTECLs and 12mECLs are calculated on individual and collective basis, depending on the nature of the underlying portfolio of financial instruments. The Company has established a policy to perform an assessment, at the end of each reporting period, of whether a financial instrument's credit risk has increased significantly since initial recognition.

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

Stage 1 : When loans are first recognised, the Company recognises an allowance based on 12mECLs. Stage 1 also includes facilities that were previously classified under stage 3 but have e been subsequently regularised, with entire arrears of interest and principal are paid by the borrower.
Stage 2: When a loan has shown a significant increase in credit risk since origination, the company records an allowance for the LTECLs.
Stage 3: Loans considered credit-impaired. The Company records an allowance for the LTECLs.

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

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

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

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

The maximum period for which the credit losses are determined is the expected life of a financial instrument.

The mechanics of the ECL method are summarised below:
Stage 1: The 12mECL is calculated as the portion of LTECLs that represent the ECLs that result from default events on a financial instrument that are possible within the 12 months after the reporting date. The Company calculates the 12mECL allowance based on the expectation of a default occurring in the 12 months following the reporting date. These expected 12-month default probabilities are applied to an EAD and multiplied by the expected LGD.

Stage 2: When a loan has shown a significant increase in credit risk since origination, the Company records an allowance for the LTECLs. The mechanics are similar to those explained above, but PDs and LGDs are estimated over the lifetime of the instrument.

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

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

3.15.3 Forward looking information
While estimating the expected credit losses, the Company reviews macro-economic developments occurring in the economy and market it operates in. On a periodic basis, the Company analyses if there is any relationship between key economic trends like GDP, Unemployment rates etc. with the estimate of PD, LGD determined by the Company based on its internal data. While the internal estimates of PD, LGD rates by the Company may not be always reflective of such relationships, temporary overlays are embedded in the methodology to reflect such macro-economic trends reasonably.

3.15.4 Write-offs
Financial assets are written off either partially or in their entirety only when the Company has stopped pursuing the recovery. 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 profit and loss account.

3.16 Fair value measurement
The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:
- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability

The principal or the most advantageous market must be accessible by the Company.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

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

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable
For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Note 3 (continued…)

3.17 Dividend

The Company recognises a liability to make cash distributions to equity holders when the distribution is authorised and the distribution is no longer at the discretion of the Company. Final dividends on shares are recorded as a liability on the date of approval by the shareholders and interim dividends are recorded as a liability on the date of declaration by the Company's Board of Directors.

3.18 Assets held for Sale

In the course of its business activities, the Company acquires and holds certain assets (residential / commercial) for sale. The Company is committed to sell these assets and such assets and the carrying amounts of such assets will be recovered principally through the sale of these assets.

In accordance with Ind AS 105 , assets held for sale are measured on the reporting date at the lower of carrying value or fair value less costs to sell. The Company does not charge depreciation on such assets. Fair value of such assets is determined based on independent valuations conducted by specialists.

Note 4:
Recent accounting pronouncements

The Ministry of Corporate Affairs ("MCA") notifies new standards or amendments to existing standards under the Companies (Indian Accounting Standards) Rules as issued from time to time. In May 2025, the MCA notified amendments to Ind AS 21, The Effects of Changes in Foreign Exchange Rates, effective April 1, 2025. The Company has evaluated the amendment and concluded that it does not have a material impact on its financial statements. In August 2025, the MCA notified the following amendments:

a) Ind AS 1, Presentation of Financial Statements, effective April 1, 2025 – The amendments clarify the requirements for classification of liabilities as current or non-current, including liabilities with covenants. Specifically, for a liability to be classified as non-current, the right to defer settlement must exist and have substance as at the reporting date. The amendments also provide guidance on the classification of liabilities with covenants. The Company has assessed these amendments and concluded that there is no impact on the classification of its current and non-current liabilities.

b) Ind AS 7, Statement of Cash Flows, and Ind AS 107, Financial Instruments: Disclosures, effective April 1, 2025 – The amendments to Ind AS 7 require entities to provide disclosures relating to supplier finance arrangements, including their nature, the carrying amount of related liabilities and the range of payment due dates. The amendments to Ind AS 107 include supplier finance arrangements as a factor that may result in concentration of liquidity risk. The Company has evaluated these amendments and concluded that it does not have a material impact on its financial statements.

c) Ind AS 12, International Tax Reform – Pillar Two Model Rules, effective immediately – The amendments introduce a temporary mandatory exception from accounting for deferred taxes arising from the implementation of the Pillar Two model rules and require specified related disclosures. The Company has assessed these amendments and concluded that there is no material impact on its financial statements.

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Notes to the Financial Statements for the year ended March 31, 2026

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 5 : Cash and cash equivalents		
Cash on hand	0.70	0.79
Balance with banks		
a. In current accounts	243.31	796.12
b. In fixed deposit accounts - With original maturity less than three months	75.00	-
Total	**319.01**	**796.91**

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 6: Bank Balances other than cash and cash equivalents		
Balances with banks in fixed deposits		
a. to the extent held as security against the borrowings (1)	229.94	217.49
b. Bank Deposits having maturity exceeding three months	6.08	-
	236.02	**217.49**

(1) Fixed deposit accounts with banks are under lien as security for the Company's borrowings. The Company has the complete beneficial interest on the income earned from these fixed deposits.

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 7: Loans (at amortised cost)		
Term Loans(Net of Assignment)(1 to 6)	2,323.70	3,291.15
Less: Impairment loss allowance	50.22	47.87
Total (A) Net	**2,273.48**	**3,243.28**
Secured by tangible assets and intangible assets (2&4)	2,292.89	3,262.61
Unsecured (3)	30.81	28.54
Less: Impairment loss allowance	50.22	47.87
Total (B) Net	**2,273.48**	**3,243.28**

	As at March 31, 2026	As at March 31, 2025
Loans in India		
Term Loans	2,323.70	3,291.15
Less: Impairment loss allowance	50.22	47.87
Total (C) (1) Net	**2,273.48**	**3,243.28**
Loans outside India	-	-
Total (C) (2) Net	**-**	**-**
Total (C)	**2,273.48**	**3,243.28**

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Note 7 : Loans (continued...)

(1) Term Loans (net of assignment):

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Total term loans	6,190.79	7,125.21
Less: Loans assigned	3,911.65	3,888.05
	2,279.14	**3,237.16**
Add: Interest accrued on loans [@]	44.56	53.99
Term loans(net of assignment)	**2,323.70**	**3,291.15**

(2) Secured loan includes loan to Holding Company for Rs. Nil (March 31, 2025: Rs. 1,115.00 crores).

(3) Secured loans and other credit facilities given to customers are secured / partly secured by :
(a) Equitable mortgage of property and / or
(b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or
(c) Hypothecation of assets and / or
(d) Company guarantees and / or
(e) Personal guarantees and / or
(f) Negative lien and / or Undertaking to create a security.

(4) Gross carrying amount - Loans at amortised cost*:

Amount Rs. in crores

	March 31, 2026			
	Stage 1	Stage 2	Stage 3	Total
Portfolio opening balance	**3,119.67**	**85.16**	**32.33**	**3,237.16**
Assets originated or purchased	1,095.65	0.82	8.90	1,105.37
Assets derecognised or repaid(Including write offs and ARC Sale)	(1,961.60)	(20.93)	(80.86)	(2,063.39)
Transfers from Stage 1	(79.75)	51.71	28.04	-
Transfers from Stage 2	38.12	(52.85)	14.73	-
Transfers from Stage 3	0.80	2.34	(3.14)	-
Portfolio closing balance	**2,212.89**	**66.25**	**-**	**2,279.14**

Amount Rs. in crores

	March 31, 2025			
	Stage 1	Stage 2	Stage 3	Total
Portfolio opening balance	**8,411.06**	**613.35**	**202.07**	**9,226.48**
				-
Assets originated or purchased	2,407.00	1.76	143.80	2,552.56
Assets derecognised or repaid(Including write offs and ARC Sale)	(6,040.34)	(208.17)	(2,293.37)	(8,541.88)
Transfers from Stage 1	(1,675.43)	63.11	1,612.32	-
Transfers from Stage 2	15.73	(385.33)	369.60	-
Transfers from Stage 3	1.65	0.44	(2.09)	-
Portfolio closing balance	**3,119.67**	**85.16**	**32.33**	**3,237.16**

* excludes assets originated of purchase and derecognised during the year

Note 7 : Loans (continued...)

An analysis of changes in the ECL allowances in relation to Loans & advances is, as follows:

Amount Rs. in crores

Particulars	**March 31, 2026**			
	Stage 1	**Stage 2**	**Stage 3**	**Total**
Opening Balance	**28.79**	**4.04**	**15.04**	**47.87**
ECL on assets added/ change in ECL estimates	20.95	3.33	64.80	89.08
ECL on Assets derecognised or repaid(Including write offs)	(6.53)	(1.17)	(79.03)	(86.73)
Transfers from Stage 1	(0.26)	0.17	0.09	-
Transfers from Stage 2	0.91	(1.27)	0.36	-
Transfers from Stage 3	0.32	0.94	(1.26)	-
Closing balance#	**44.18**	**6.04**	**-**	**50.22**

#Includes ECL on undrawn loan commitments for Rs. 0.72 crores.
The Company has written-off the stage III / non recoverable exposures to achieve the Zero NPA status.

Amount Rs. in crores

Particulars	**March 31, 2025**			
	Stage 1	**Stage 2**	**Stage 3**	**Total**
Opening balance	**46.80**	**12.09**	**134.09**	**192.98**
ECL on assets added/ change in ECL estimates*	3,285.94	370.22	89.60	3,745.76
ECL on Assets derecognised or repaid(Including write offs)	(2,340.92)	(4.31)	(1,545.64)	(3,890.87)
Transfers from Stage 1	(963.09)	1.51	961.58	-
Transfers from Stage 2	0.05	(375.48)	375.43	-
Transfers from Stage 3	0.01	0.01	(0.02)	-
Closing balance #	**28.79**	**4.04**	**15.04**	**47.87**

'*Includes Rs 2,333 Cr on account of impairment loss allowances on loan assets transferred to the Holding Company as part of the business transfer of the wholesale loan business (Refer Note 47).

#Includes ECL on undrawn loan commitments for Rs. 0.49 crores.

(5) Impairment assessment
The Company's impairment assessment and measurement approach is set out in the notes below. It should be read in conjunction with the material accounting policy information.

6. (i) Definition of Default
The Company considers a loan as defaulted and classified it as Stage 3 (credit-impaired) for ECL calculations typically when the borrowers become 90 days past due on contract payments.

Classification of loans into Stage 2 is done on a conservative basis and typically accounts where contractual repayments are more than 30 days past due are classified in Stage 2. Accounts typically go over 30 days past due owing to temporary mismatch in timing of borrower's or his/her business' underlying cashflows, and are usually quickly resolved. The Company may also classify a loan in Stage 2 if there is significant deterioration in the loans collateral, deterioration in the financial condition of the borrower or an assessment that adverse market conditions may have a disproportionately detrimental effect on loan repayment. Thus as a part of the qualitative assessment of whether an instrument is in default, the Company also considers a variety of instances that may indicate delay in or non-repayment of the loan. When such event occurs, the Company carefully considers whether the event should result in treating the borrower as defaulted and therefore assessed as Stage 3 for ECL calculations or whether Stage 2 is appropriate.

Note 7 : Loans (continued...)

6. (ii) Internal model and PD Estimation process
The Company has designed and operates its Internal Model which factors in both quantitative as well as qualitative information about the loans and the borrowers. Both Lifetime ECL and 12 months ECL are calculated either on individual basis or a collective basis, depending on the nature of the underlying loan portfolio. In addition to information specific to the borrower and the performance of the loan, the model may also utilise supplemental external information that could affect the borrower's behaviour. The model is also calibrated to incorporate external macro-economic inputs such as GDP growth rate, unemployment rate, interest rates, savings, consumption and factors specific to the sector/industry of the borrower.

(6) (iii) Exposure at default
The outstanding balance as at the reporting date is considered as EAD by the Company. Considering that PD determined above factors in amount at default, there is no separate requirement to estimate EAD.

6. (iv) Loss given default (LGD)
The Company uses historical loss data for identified homogenous pools for the purpose of calculating LGD. The estimated recovery cash flows are discounted such that the LGD calculation factors in the NPV of the recoveries.

(6) (v) Significant increase in credit risk
The model evaluates the loans on an ongoing basis. The rating model also assesses if there has been a significant increase in credit risk since the previously assigned risk grade. One key factor that indicates significant increase in credit risk is when contractual payments are more than 30 days past due.

(7) Collateral
In the ordinary course of its business, the Company extends secured loans mainly backed by mortgage of property (residential or commercial).

In addition to the above mentioned collateral, the Company holds other types of collateral and credit enhancements, such as cross-collateralisation on other assets of the borrower, share pledge, guarantees of parent/holding companies, personal guarantees of promoters/proprietors, hypothecation of receivables via escrow account, hypothecation of receivables in other bank accounts etc.

In its normal course of business, the Company does not physically repossess properties or other assets, but recovery efforts are made on delinquent loans through on-rolls collection executives, along with legal means to recover due loan repayments. Once contractual loan repayments are more than 90 days past due, repossession of property may be initiated under the provisions of the SARFAESI Act 2002. Re-possessed property is disposed of in the manner prescribed in the SARFAESI act to recover outstanding debt.

The Company did not hold any financial instrument for which no loss allowance is recognised because of collateral at March 31, 2026 (Previous year: Nil). There was no change in the Company's collateral policy or collateral quality during the year.

(8) As at the year end, the Company has undrawn loan commitments of Rs. 65.85 Crores (Previous Year Rs. 97.14 Crores).

(9) The Company has not granted any loans or advances in the nature of loans to promoters, directors, KMPs and the related parties (as defined under the Companies Act, 2013), either severally or jointly with any other person that are (a) repayable on demand or (b) without specifying any terms or period of repayment.

Amount Rs. in crores

	As at March 31, 2026			
	At amortised Cost	**At fair value through profit or loss**	**Through other comprehensive income**	**Total**
Note 8: Investments				
Mutual funds (Refer footnote 1 below)	-	14.48	-	14.48
Debt Securities, and Pass Through Certificates (PTCs) (Refer footnote 2 below)	-	1,731.50	438.20	2,169.70
Total gross	**-**	**1,745.98**	**438.20**	**2,184.18**
Less: Allowance for impairment loss	-	-	-	-
Total net	**-**	**1,745.98**	**438.20**	**2,184.18**

Amount Rs. in crores

	As at March 31, 2025			
	At amortised Cost	**At fair value through profit or loss**	**Through other comprehensive income**	**Total**
Note 8: Investments				
Mutual funds (including alternative investment funds) (Refer footnote 1 below)	-	43.30	514.95	558.25
Debt Securities, and Pass Through Certificates (PTCs) (Refer footnote 2 below)		83.92	602.32	686.24
Total gross	**-**	**127.22**	**1,117.27**	**1,244.49**
Less: Allowance for impairment loss	-	-	-	-
Total net	**-**	**127.22**	**1,117.27**	**1,244.49**

(1) Investment in mutual funds of Rs. 14.48 crores (March 31, 2025 Rs. 43.30 crores) under lien / provided as credit enhancement in respect of assignment deal for loans.
(2) Investments in Debt Securities includes investments in pass through certificates of Rs. 24.72 crores (Previous year: Rs. 25.63 crores).

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		Amount Rs. in crores
	As at March 31, 2026	As at March 31, 2025
Note 9: Other financial assets		
Security deposits	2.49	2.18
Interest only strip receivable	385.40	193.90
Interest accrued on fixed deposit accounts	12.96	12.49
Interest accrued on investments	-	0.29
Other receivables*	4.49	244.06
Total	**405.34**	**452.92**

* includes escrow account amounting Rs. 3.12 Crore (Previous year Rs. 0.44 Crore).

		Amount Rs. in crores
	As at March 31, 2026	As at March 31, 2025
Note 10: Deferred tax assets /(liabilities) (net)		
Deferred tax assets:		
Arising on account of temporary differences due to:		
Provision for employee benefit obligations	3.49	3.60
Property, plant and equipment and Intangible assets	0.50	0.59
Lease liabilities and right-of-use assets	1.09	0.27
Impairment allowance for financial assets	12.64	12.05
Provision for impairment on assets held for sale	5.41	-
Fair value changes in investments carried at fair value through profit or loss / other comprehensive income	84.08	-
Carry forward business losses	-	398.66
	107.21	**415.17**
Deferred tax liabilities:		
Arising on account of temporary differences due to:		
Difference between accounting income and taxable income	-	(0.33)
Provision for bad debts under section 36(1)(viia) of the Income Tax Act,1961	0.15	0.15
Impact on account of EIS and Servicing assets/ liability to Securitisation liabilities	97.00	48.80
Financial liabilities measured at amortised cost	0.42	0.51
Gain on investments carried at fair value through profit or loss / other comprehensive income	-	26.98
	97.57	**76.11**
Deferred tax assets (net)	**9.64**	**339.06**

Note: Deferred tax assets are expected to be utilized during the stipulated carry forward period from the year in which the same arose.

Note 10: Deferred tax assets /(liabilities) (net)

Movement in deferred tax balances:

Amount Rs. in crores

March 31, 2026	Balance as on April 01, 2025	Recognised in Profit and loss	Recognised in OCI	others*	Balance as on March 31, 2026
Arising on account of temporary differences due to:					
Provision for employee benefit obligations	3.60	(0.46)	0.35	-	3.49
Impairment allowance for financial assets	12.05	0.59	-	-	12.64
Property, plant and equipment and Intangible assets	0.59	(0.08)	-	-	0.51
Lease liabilities and right-of-use assets	0.27	0.82	-	-	1.09
Difference between accounting income and taxable income	0.33	(0.33)	-	-	-
Provision for bad debts under section 36(1)(viia) of the Income Tax Act,1961	(0.15)	-	-	-	(0.15)
Impact on account of EIS and Servicing assets/ liability to Securitisation liabilities	(48.80)	(48.20)	-	-	(97.00)
Financial liabilities measured at amortised cost	(0.51)	0.09	-	-	(0.42)
Gain on investments carried at fair value through profit or loss / other comprehensive income	(26.98)	(4.04)	115.09	-	84.07
Provision for impairment on assets held for sale	-	5.41	-	-	5.41
Carry forward business losses	398.66	(398.66)	-	-	-
Total	**339.06**	**(444.86)**	**115.44**	**-**	**9.64**

Amount Rs. in crores

March 31, 2025	Balance as on April 01, 2024	Recognised in Profit and loss	Recognised in OCI	others*	Balance as on March 31, 2025
Arising on account of temporary differences due to:					
Provision for employee benefit obligations	1.51	1.27	0.82	-	3.60
Impairment allowance for financial assets	48.57	550.65	-	(587.17)	12.05
Financial assets measured at amortised cost	-	-	-	-	-
Property, plant and equipment and Intangible assets	0.79	(0.20)	-	-	0.59
Lease liabilities and right-of-use assets	0.08	0.19	-	-	0.27
Difference between accounting income and taxable income	(28.80)	(13.32)	-	42.45	0.33
Provision for bad debts under section 36(1)(viia) of the Income Tax Act,1961	(6.55)	6.40	-	-	(0.15)
Impact on account of EIS and Servicing assets/ liability to Securitisation liabilities	(12.52)	(36.28)	-	-	(48.80)
Financial liabilities measured at amortised cost	(0.59)	0.08	-	-	(0.51)
Gain on investments carried at fair value through profit or loss / other comprehensive income	(9.55)	(0.62)	(16.81)	-	(26.98)
Investment property	0.36	(0.36)	-	-	-
Carry forward business losses		398.66	-		398.66
Deferred tax assets /(liabilities) (net)	**(6.70)**	**906.47**	**(15.99)**	**(544.72)**	**339.06**

"*On account of deferred tax of Rs. 587.17 Crores in respect of Impairment allowance and Rs. 42.45 Crores in respect of other temporary differences pertaining to the sale of the wholesale loan business (Refer Note 47).

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Notes to Financial Statements for the year ended March 31, 2026

Note 11

Note 11.1 Investment Property

Amount Rs. in crores

		Total
At April 1, 2024	34.24	34.24
Additions	-	-
Disposals	34.24	34.24
At March 31, 2025	**-**	**-**
Additions	-	-
Disposals	-	-
At March 31, 2026	**-**	**-**
Amortization		
At April 1, 2024	1.42	1.42
Charged for the year	0.20	0.20
Disposals	1.62	1.62
At March 31, 2025	**-**	**-**
Charged for the year	-	-
Disposals	-	-
At March 31, 2026	**-**	**-**
Net block		
At March 31, 2025	**-**	**-**
At March 31, 2026	**-**	**-**

Note 11.2 Property, plant and equipment

Amount Rs. in crores

	Leasehold Improvements	Computers and printers	Furniture and fixtures	Motor vehicles	Office equipment	Land	Total
Gross block							
At April 1, 2024	0.82	1.73	0.73	4.82	0.73	0.10	8.93
Additions	1.18	0.09	0.05	0.45	0.07	-	1.84
Disposals	-	0.09	-	0.25	0.01	-	0.35
At March 31, 2025	**2.00**	**1.73**	**0.78**	**5.02**	**0.79**	**0.10**	**10.42**
Additions	1.58	2.84	0.45	2.69	0.51	-	8.07
Disposals	-	0.83	-	-	0.02	-	0.85
At March 31, 2026	**3.58**	**3.74**	**1.23**	**7.71**	**1.28**	**0.10**	**17.64**
Depreciation							
At April 1, 2024	0.47	1.66	0.53	4.21	0.67	-	7.54
Charged for the year	0.09	0.04	0.07	0.19	0.04	-	0.43
Disposals	-	0.09	-	0.13	0.01	-	0.23
At March 31, 2025	**0.56**	**1.61**	**0.60**	**4.27**	**0.70**	**-**	**7.74**
Charged for the year	0.49	0.36	0.09	0.49	0.12	-	1.55
Disposals	-	0.81	-	-	0.01	-	0.82
At March 31, 2026	**1.05**	**1.16**	**0.69**	**4.76**	**0.81**	**-**	**8.47**
Net Block							
At March 31, 2025	**1.44**	**0.12**	**0.18**	**0.75**	**0.09**	**0.10**	**2.68**
At March 31, 2026	**2.53**	**2.58**	**0.54**	**2.95**	**0.47**	**0.10**	**9.17**

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Note 11

Note 11.3 Other Intangible assets

	Amount Rs. in crores	
	Software	**Total**
Gross block		
At April 1, 2024	9.85	9.85
Additions	1.09	1.09
Disposals	-	-
At March 31, 2025	10.94	10.94
Additions	0.14	0.14
Disposals	-	-
At March 31, 2026	**11.08**	**11.08**
Amortization		
At April 1, 2024	9.84	9.84
Charged for the year	0.01	0.01
At March 31, 2025	**9.85**	**9.85**
Charged for the year	0.29	0.29
At March 31, 2026	**10.14**	**10.14**
Net block		
At March 31, 2025	**1.09**	**1.09**
At March 31, 2026	**0.94**	**0.94**

Note 11.4 Right of use Assets

	Amount Rs. in crores	
		Total
At April 1, 2024	8.50	8.50
Additions	56.87	56.87
Disposals	0.26	0.26
At March 31, 2025	**65.11**	**65.11**
Additions	2.90	2.90
Disposals	0.47	0.47
At March 31, 2026	**67.54**	**67.54**
Amortization		
At April 1, 2024	7.37	7.37
Charged for the year	2.28	2.28
At March 31, 2025	**9.65**	**9.65**
Charged for the year	7.02	7.02
At March 31, 2026	**16.67**	**16.67**
Net block		
At March 31, 2025	**55.46**	**55.46**
At March 31, 2026	**50.87**	**50.87**

		Amount Rs. in crores
	As at March 31, 2026	**As at March 31, 2025**
Note12: Other non financial assets		
Capital advances	0.32	1.32
Unamortised portion of deemed cost for corporate guarantees	0.41	2.07
Others including prepaid expenses, GST input Credit and employee advances	31.69	46.83
Total	**32.42**	**50.22**

		Amount Rs. in crores
	As at March 31, 2026	**As at March 31, 2025**
Note 13: Trade payables (Refer Note 34)		
(a) Total outstanding dues of micro enterprises and small enterprises; and	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	0.02	0.46
Total	**0.02**	**0.46**

As at March 31, 2026					
Particulars	**Outstanding for following periods from due date of payment**				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Undisputed					
MSME	-	-	-	-	-
Others	0.02	-	-	-	0.02
Disputed					
MSME	-	-	-	-	-
Others	-	-	-	-	-

As at March 31, 2025					
Particulars	**Outstanding for following periods from due date of payment**				
	Less than 1 year	**1-2 years**	**2-3 years**	**More than 3 years**	**Total**
Undisputed					
MSME	-	-	-	-	-
Others	0.46	-	-	-	0.46
Disputed					
MSME	-	-	-	-	-
Others	-	-	-	-	-

		Amount Rs. in crores
	As at March 31, 2026	**As at March 31, 2025**
Note 14: Debt securities (at amortised cost)		
Secured*		
Debentures (Refer note : 31(i))	921.21	1,069.59
Total	**921.21**	**1,069.59**
Debt securities in India	921.21	1,069.59
Debt securities outside India	-	-
Total	**921.21**	**1,069.59**

* Redeemable Non-Convertible Debentures are secured against mortgage of immovable property, hypothecation on the financial and non-financial assets (including investments) of the Company, both present and future; and on present and future loan assets of the Company, including all monies receivable for the principal amount and interest thereon (collectively referred to as “Hypothecated Properties”, which term shall exclude the Excluded Assets (as defined below)), on a first pari-passu basis with all other secured lenders to the Issuer holding pari-passu charge over the security.

Excluded Assets mean such portion of High Quality Liquid Assets (as defined in Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 RBI/DoR/2025-26/355 DoR.LRG.REC.No.274/13-10-004/2025-26 November 28, 2025, as amended from time to time (the “RBI ALM framework”)) which remain unencumbered in accordance with the RBI ALM Framework. For the avoidance of doubt, Excluded Assets at no point of time form part of the Hypothecated Properties.

The Company has, in all material respects, utilised the proceeds of issue of non convertible debt securities as stated in the respective offer documents. There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.

		Amount Rs. in crores
	As at March 31, 2026	**As at March 31, 2025**
Note 15: Borrowings (at amortised cost)		
Secured		
Term loans from banks and Others (1 & 2) (Refer note : 31(ii))	769.64	1,330.27
'Cash Credit / Overdraft Facilities from banks (3 &4)	63.00	15.00
Working Capital loan from bank (3)	200.00	200.00
Securitisation Liability (Refer Note 41)	1,039.80	273.68
Total	**2,072.44**	**1,818.95**
Borrowings in India	2,072.44	1,818.95
Borrowings outside India	-	-
Total	**2,072.44**	**1,818.95**

(1) Secured by way of hypothecation over the Company’s loan receivables (present and future), other financial assets, and cash and cash equivalents (including bank balances and investments), excluding
(i) receivables and investments specifically charged to other parties, and
(ii) balances representing High Quality Liquid Assets (HQLAs) as at March 31, 2026, utilised for the purpose of computing the Liquidity Coverage Ratio, in accordance with the applicable RBI guidelines, which shall remain unencumbered in accordance with The RBI LRM Framework.

(2) Linked to reference rate used by respective lenders.
(3)The Company has availed cash credit and working capital loan from a bank and the same is repayable on demand. The cash credit and working capital loan is secured by way of pari passu charge over the Company’s loan receivables (present and future), other financial assets, and cash and cash equivalents (including bank balances and investments), excluding (i) receivables and investments specifically charged to other parties, and (ii) balances representing High Quality Liquid Assets (HQLAs) as at March 31, 2026 utilised for the purpose of computing the Liquidity Coverage Ratio, in accordance with the applicable RBI guidelines, which shall remain unencumbered in accordance with The RBI LRM Framework. Overdraft facilities from banks are secured against cash margin in the form of fixed deposits maintained with the respective bank.
(4) This includes cheques issued but not presented from Cash Credit accounts.
There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 16: Subordinated liabilities (at amortised cost)		
Subordinate debt (unsecured) (Refer note : 31(iii))	353.02	352.17
Total	**353.02**	**352.17**
Subordinated liabilities in India	353.02	352.17
Subordinated liabilities outside India	-	-
Total	**353.02**	**352.17**

The Company has, in all material respects, utilised the proceeds of issue of the above debt securities as stated in the respective offer document. There is no continuing default in the repayment of the aforesaid loans or interest as at the balance sheet date.

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 17: Other financial liabilities		
Interest accrued but not due on borrowings	64.83	75.28
Amount payable on assigned loans	17.41	179.11
Other liabilities	124.29	192.31
Temporary overdrawn Balances as per books	-	118.37
Total	**206.53**	**565.07**

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 18: Provisions		
Provision for employee benefits (Refer Note 36)		
Compensated absences	3.08	2.35
Gratuity	10.80	8.58
Total	**13.88**	**10.93**

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Note 19: Other Non-financial liabilities		
Statutory dues payable and other non financial liabilities	56.60	175.90
Total	**56.60**	**175.90**

Note 20: Share capital

Note 20.1: Equity share capital

Details of authorized, issued, subscribed and paid up equity share capital

	As at March 31, 2026		As at March 31, 2025	
Authorized equity share Capital[1]	**No of Shares**	**Amount Rs. in crores**	**No of Shares**	**Amount Rs. in crores**
Equity shares of face value Rs. 2 each	1,87,50,00,000	375.00	1,87,50,00,000	375.00
Total	**1,87,50,00,000**	**375.00**	**1,87,50,00,000**	**375.00**

(1) The Board of Directors of the Company, at their Extra Ordinary General meeting held on November 13, 2024 granted their approval for Sub- Division (Stock Split) of Equity Shares and Preference Shares from Rs. 10/- (Rupees Ten only) each to Rs. 2/- (Rupee Two only) each and the increase in authorised Share Capital of the Company from Rs. 272,50,00,000 (Rupees Two Hundred Seventy Two Crore Fifty Lakh only) divided into 25,00,00,000 (Twenty Five Crores) Equity Shares of Rs. 10/- (Rupees Ten only) each, and 2,25,00,000 (Two Crores Twenty Five Lacs) Preference Shares of Rs. 10/- (Rupees Ten only) each to Rs. 397,50,00,000/- (Rupees Three Hundred Ninety Seven Crore Fifty Lakh only) divided into 187,50,00,000 (One Hundred Eighty Seven Crore Fifty Lakh Only) Equity Shares of Rs. 2/- (Rupees Two only) each, and 11,25,00,000 (Eleven Crore Twenty Five Lakh) Preference Shares of Rs. 2/- (Rupees Two only).

	As at March 31, 2026		As at March 31, 2025	
Issued, Subscribed & Paid up capital	**No of Shares**	**Amount Rs. in crores**	**No of Shares**	**Amount Rs. in crores**
Equity shares of face value Rs. 2 each	1,23,89,96,620	247.80	1,23,89,96,620	247.80
Total	**1,23,89,96,620**	**247.80**	**1,23,89,96,620**	**247.80**

(i) Terms/ rights attached to Equity Shares:
The Company has only one class of equity shares having a par value of Rs. 2 per share. Each holder of equity shares is entitled to one vote per share.

In the event of liquidation of the Company, the holders of equity shares will be entitled to receive remaining assets of the Company, after distribution of all preferential amounts. The distribution will be in proportion to the number of equity shares held by the shareholders.

(ii) The Board of Directors of the Company, at their Extra Ordinary General meeting held on November 13, 2024 granted their approval for Sub- Division (Stock Split) of Equity Shares and Preference Shares from Rs. 10/- (Rupees Ten only) each to Rs. 2/- (Rupee Two only) each. Consequently, increase in Issued, Subscribed and Paid up Equity Share Capital of the Company from Rs. 247,79,93,240 (Rupees Two Hundred Forty Seven Crore Seventy Nine Lakh Ninety Three Thousand Two Hundred Forty only) divided into 24,77,99,324 (Twenty Four Crores Seventy Seven Lakh Ninety Nine Thousand Three Hundred Twenty Four) Equity Shares of Rs. 10/- (Rupees Ten only) each to Rs. 247,79,93,240 (Rupees Two Hundred Forty Seven Crore Seventy Nine Lakh Ninety Three Thousand Two Hundred Forty only) divided into 123,89,96,620 (One Hundred Twenty Three Crores Eighty Nine Lakh Ninety Six Thousand Six Hundred Twenty) Equity Shares of Rs. 2/- (Rupees Two only).

The reconciliation of equity shares outstanding at the beginning and at the end of the reporting year.

	As at March 31, 2026		As at March 31, 2025	
	No. of shares	**Amount Rs. in crores**	**No. of shares**	**Amount Rs. in crores**
Equity shares outstanding at the beginning of year	1,23,89,96,620	247.80	24,77,99,324	247.80
Add:				
Increase in number of equity shares due to face value split (Refer note 20.1(ii))	-	-	99,11,97,296	-
Equity share outstanding at the end of year	**1,23,89,96,620**	**247.80**	**1,23,89,96,620**	**247.80**

Note 20.1: Equity share capital (continued...)

Details of shareholders holding more than 5% shares in the Company

Name of the shareholder	As at March 31, 2026		As at March 31, 2025	
	No. of shares	% of holding	No. of shares	% of holding
Holding Company				
Sammaan Capital Limited	1,23,89,96,620	100%	1,23,89,96,620	100%
Total	**1,23,89,96,620**		**1,23,89,96,620**	

Aggregate number and class of shares allotted as fully paid up pursuant to contract without payment being received in cash

Particulars	March 31, 2026	March 31, 2025	March 31, 2024	March 31, 2023	March 31, 2022
Equity shares allotted as fully paid pursuant to contract without payment being received in cash	-	-	-	-	-

As per records of the Company, including its register of shareholders/ members and other declarations received from shareholders regarding beneficial interest, the above shareholding represents both legal and beneficial ownerships of shares.

Employee Stock Options: Refer note 33

Details of shareholding of promoters in the Company

Shares held by promoters at the end of the year March 31, 2026				% Change during the year
S.No	Promoter Name	No. of Shares	% of total shares	
1	Sammaan Capital Limited	1,23,89,96,620	100%	0.00%
Total				

Shares held by promoters at the end of the year March 31, 2025				% Change during the year
S.No	Promoter Name	No. of Shares	% of total shares	
1	Sammaan Capital Limited	1,23,89,96,620	100%	0.00%
Total				

Note 20.2: Preference share capital

Details of authorized preference share capital

	As at March 31, 2026		As at March 31, 2025	
Authorized preference share Capital	No of Shares	Amount Rs. in crores	No of Shares	Amount Rs. in crores
Preference shares of Rs. 2 each(Refer note 20.1(ii))	11,25,00,000	22.50	11,25,00,000	22.50
Total	**11,25,00,000**	**22.50**	**11,25,00,000**	**22.50**

	As at March 31, 2026		As at March 31, 2025	
Issued, subscribed & paid up capital (1 &2)	No of Shares	Amount Rs. in crores	No of Shares	Amount Rs. in crores
Preference shares of Rs. 2 each	-	-	-	-
Total	-	-	-	-

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Note 21: Other equity

		Amount Rs. in crores
	As at March 31, 2026	**As at March 31, 2025**
Capital reserve[1]		
Opening balance	0.17	0.17
Add: Additions during the year	-	-
Closing balance	**0.17**	**0.17**
Capital redemption reserve [2]		
Opening balance	4.00	4.00
Add: Additions during the year	-	-
Closing balance	**4.00**	**4.00**
Securities premium account [3]		
Opening balance	3,249.40	3,249.40
Add: Additions during the year	-	-
Closing balance	**3,249.40**	**3,249.40**
Special reserve u/s 36(1)(viii) of I Tax Act, 1961[4]		
Opening balance	167.57	167.57
Add: Additions during the year	-	-
Closing balance	**167.57**	**167.57**
Reserve fund [5]		
(U/s 45IC of the R.B.I. Act, 1934)		
Opening balance	525.68	525.68
Add: Amount transferred during the year	-	-
Closing balance	**525.68**	**525.68**
Fair value of corporate guarantee [6]		
Opening balance	59.84	59.84
Add: Additions during the year	-	-
Closing balance	**59.84**	**59.84**
General Reserve [7]		
Opening balance	246.03	246.03
Add: Additions during the year	-	-
Closing balance	**246.03**	**246.03**
Debenture redemption reserve [8]		
Opening balance	1.01	1.01
Add: Additions during the year	-	-
Closing balance	**1.01**	**1.01**

Note 21: Other equity (continued…)

Amount Rs. in crores

	As at March 31, 2026	As at March 31, 2025
Share based payment reserve [9]		
Opening balance	19.90	8.42
Add: Additions during the year	19.54	11.48
Closing balance	**39.44**	**19.90**
Retained earnings [10]	(1,884.27)	(1,578.58)
Other Comprehensive Income/(Loss) [11]	(256.83)	128.22
Closing balance	**(2,141.10)**	**(1,450.36)**
Total	**2,152.04**	**2,823.24**

(1) Capital reserve
The Company recognises profit and loss on purchase, sale, issue or cancellation of its own equity instruments to capital reserve.

(2) Capital redemption reserve
As per Companies Act, 2013, capital redemption reserve is created when the Company purchases its own shares out of free reserves or securities premium. A sum equal to the nominal value of the shares so purchased is transferred to capital redemption reserve. The reserve is utilized in accordance with the provisions of section 69 of the Companies Act, 2013.

(3) Securities premium
Securities premium is used to record the premium on issue of shares. The reserve is utilised in accordance with the provisions of section 52 of the Companies Act, 2013.

(4) Special reserve u/s 36(1)(viii) of I Tax Act, 1961
In terms of Section 36(1)(viii) of the Income Tax Act, 1961, a deduction is allowed for income from eligible business viz, Income from providing long-term infrastructure finance, long-term finance for the construction or purchase houses in India for residential purposes and the business of providing long-term finance for industrial or agricultural development etc. The Company claims the deduction as it falls under some of the categories of eligible business as defined under Section 36(1)(viii) of the Income Tax Act, 1961.

(5) Reserve fund
In terms of Section 45-IC of the RBI Act, 1934, the Company is required to transfer at least 20% of its Net Profits (after tax) to a reserve before any dividend is declared.

(6) Fair value of corporate guarantee
The reserve has been created against initial measurement of financial guarantee (given by Holding Company) at fair value

(7) General Reserve
General reserve is free reserve available for distribution as recommended by Board in accordance with requirements of the Companies Act, 2013.

(8) Debenture Redemption Reserve
The Ministry of Corporate Affairs vide notification dated August 16, 2019, amended the Companies (Share capital and Debenture) Rules, 2014 by which the Company is no longer required to create DRR towards the debentures issued. Earlier to this amendment, the Company was required to maintain a DRR of 25% of the value of debentures issued, either by a public issue or on a private placement basis and the amounts credited to the DRR was not to be utilised by the Company except to redeem debentures. The above amount represents the DRR created out of profits of the Company prior to the said notification.

(9) Share based payment reserve
The share based payment reserve is used to record the value of equity-settled share based payment transactions with employees. The amounts recorded in share based payment reserve are transferred to share premium/retained earnings upon exercise of stock options by employees.

(10) Retained earnings
Retained earnings are the accumulated profits/(losses) earned/incurred by the Company till date, less transfer to general reserves, dividend (including dividend distribution tax) and other distributions made to the shareholders.

(11) Other Comprehensive Income/(Loss)
Other comprehensive income/(loss) includes fair value gain/(loss) on equity instruments designated as FVTOCI on initial recognition and remeasurement gain /(loss) on defined benefit plan.

Amount Rs. in crores

	Year ended March 31, 2026			Year ended March 31, 2025		
	On financial assets measured at Amortised cost	Interest income on securities classified at fair value through profit and loss	Total	On financial assets measured at Amortised cost	Interest income on securities classified at fair value through profit and loss	Total
Note 22: Interest income						
Interest on loans	383.27	-	383.27	856.47		856.47
Interest on debt securities	-	2.06	2.06	-	-	-
Interest on deposits with banks	19.53	-	19.53	17.68	-	17.68
Total	**402.80**	**2.06**	**404.86**	**874.15**	**-**	**874.15**

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 23: Fee and commission income		
Foreclosure income	28.60	11.57
Fee income from services	12.80	5.74
Total	**41.40**	**17.31**

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 24: Net gain/(loss) on fair value changes		
a) Investments (At fair value through profit or loss)	50.60	64.33
b) Others - Assets held for sale	(0.53)	(3.63)
Total	**50.07**	**60.70**
Break up of Net Gain/(loss) on fair value changes:		
-Realised	11.58	69.43
-Unrealised	38.49	(8.73)
Total	**50.07**	**60.70**

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 25: Other income		
Interest On Income tax Refund	4.76	0.80
Miscellaneous Income	0.25	0.16
Rental Income	-	0.93
Total	**5.01**	**1.89**

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 26: Finance costs		
(a) Interest on:		
Debt securities	95.33	185.61
Borrowings (other than debt securities)	143.61	261.90
Subordinated liabilities	31.62	31.51
(b) Processing and other Fee	10.83	19.42
(c) Bank charges	0.64	0.36
(d) Interest on lease liabilities (Refer Note 40)	5.51	1.44
(e) Other interest expenses	132.71	128.64
Total	**420.25**	**628.88**

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 27: Impairment losses		
Provision for impairment due to expected credit loss / bad debts Written Off (net of recoveries) (1) (Refer Note 7)	70.82	4,144.80
Total	**70.82**	**4,144.80**

(1) Provision for impairment due to expected credit loss / bad debts written off (net of recoveries) includes;

Amount Rs. in crores

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Provision for impairment due to expected credit loss-Loans	71.50	3,650.00
Provision for impairment on Assets held for sale	21.50	-
Bad debt/advances written off/(recovered) (net)*	(22.18)	494.80
Total	**70.82**	**4,144.80**

*Net of bad debt written off of Rs. 23.66 crores (Previous year: Net of bad debt recovered Rs. 153.33 crores).

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 28: Employee benefits expenses		
Salaries and wages	85.70	49.40
Provision for gratuity, compensated absences (Refer Note 36)	2.44	2.34
Contribution to provident and other funds (Refer Note 36)	1.43	0.71
Share based payments to employees	19.54	11.48
Staff welfare expenses	0.38	0.14
Total	**109.49**	**64.07**

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Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Note 29: Other expenses		
Rent and other charges (Refer Note 40)	6.60	0.57
Rates and taxes	0.82	0.72
Repairs and maintenance	3.48	1.47
Stamp Duty	0.56	0.70
Communication Cost	0.46	0.08
Electricity and water	0.58	0.59
Printing and stationery	0.21	0.07
Advertisement and publicity	0.44	0.65
Commission & brokerage	0.12	1.17
Loss on Sale of Fixed Assets	0.02	0.06
Business Promotion	0.02	-
Auditor's remuneration		
-As Auditors [(1)]	0.30	0.38
Legal and Professional charges#	24.61	32.32
Service Charges	0.04	-
Expenditure on corporate social responsibility [(2)]	-	7.26
Travelling and Conveyance	0.91	0.45
Depository Charges	0.07	0.01
Director's fees, allowances and expenses	3.37	3.29
Recruitment Expenses	0.15	-
Membership Fee	0.36	0.67
Miscellaneous Expenses	0.65	0.58
Total	**43.77**	**51.04**

Includes expenses incurred for various legal, professional and technical services obtained by the Company during the year.

(1) Fees paid to the auditors include:

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
As auditor		
Statutory Audit Fee (including limited review)	0.30	0.38
Certification fee*	0.09	0.03
Total	**0.39**	**0.41**

*Included in Legal and Professional Charges

Note 29: Other expenses (continued…)

2. Corporate Social Responsibility (CSR):

Amount Rs. in crores

Particulars	**Year ended March 31, 2026**	**Year ended March 31, 2025**
Gross amount required to be spent by the Company during the year	-	7.26
Amount spent during the year on ongoing projects	-	7.26
Shortfall at the end of the year	Nil	Nil
Nature of CSR activities:	NA	(i) To develop age appropriate life skills & enhance the knowledge and basic football skills among children and youth. Also raise awareness about gender, sexual and reproductive health and rights. (ii) Welfare and empowerment of disadvantaged girls and women that offers care, education, vocational training, and social skills to integrate less privileged girls and women into mainstream life and careers. (iii) Covering sensitive issues of Maternal and child health care, covering education of street children and school dropouts, covering immediate disaster relief services and community preparation towards disaster and covering legal services to women in need. (iv) Providing Health, medical, Education, Self-Employment, Women Empowerment to the Socio economic backward society.

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Note 30 : Tax Expenses

The major components of income tax expenses/(credit) for the years ended March 31, 2026 and March 31, 2025 are :

Amount Rs. in crores

	Year ended March 31, 2026	Year ended March 31, 2025
Current income tax:		
Current income tax charge	-	1.90
Adjustments in respect of current income tax of previous year	1.25	-
Deferred tax:		
Relating to origination and reversal of temporary differences	444.86	(906.47)
Income tax expense /(credit) reported in the statement of profit or loss	**446.11**	**(904.57)**

Reconciliation of tax expense/ (credit) and the accounting profit multiplied by India's domestic tax rate:

Amount Rs. in crores

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Accounting profit/(loss) for the year (before income tax)	141.47	(3,622.49)
India's statutory income tax rate	25.168%	25.168%
Computed expected tax expense/ (credit)	35.61	(911.71)
Tax effect of amounts to reconcile expected income tax expense/ (credit) to reported income tax expense:		
Tax on Expenses / deductions allowed/disallowed in Income tax Act,	0.42	2.60
Tax effect of expenditure/(income) not considered for tax provision (net)	410.08	4.54
Tax expenses/(credit) related to the profit for the year (a)	**446.11**	**(904.57)**
Effective tax rate	**315.34%**	**0.00%**
Tax (credit)/ expenses on Other comprehensive income (b)	**(115.44)**	**15.99**
Total tax expenses/ (credit) for the comprehensive income (a+b)	**330.67**	**(888.58)**

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Note - 31

(i) Redeemable Non Convertible Debentures (payable at par unless otherwise stated)(Secured unless otherwise stated) include: **Amount Rs. in crores**

Particulars	As at March 31, 2026	As at March 31, 2025
9.60% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2025 (3)	-	57.10
10.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2025 (3)	-	7.14
9.57% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2025 (3)	-	7.18
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2025 (3)	-	5.18
9.55% Redeemable Non convertible Debentures of Face value Rs. 1,00,000 each Redeemable on January 16, 2026 (1)	-	39.98
10.05% Redeemable Non convertible Debentures of Face value Rs. 667 each Redeemable on February 02, 2026 (3)	-	2.15
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on February 02, 2026 (3)	-	8.77
9.61% Redeemable Non convertible Debentures of Face value Rs. 667 each Redeemable on February 02, 2026 (3)	-	1.85
10.25% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2026 (3)	2.19	4.32
9.80% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2026 (3)	1.79	3.53
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2026 (3)	0.04	0.04
0.00% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on April 25, 2026 (3)	5.24	4.67
9.00% Redeemable Non convertible Debentures of Face value Rs.1,000,000 each Redeemable on September 21, 2026 (1)	214.77	214.79
9.65% Redeemable Non convertible Debentures of Face value Rs. 1,00,000 each Redeemable on January 13, 2027 (1)	49.96	50.03
9.65% Redeemable Non convertible Debentures of Face value Rs. 1,00,000 each Redeemable on January 13, 2027 (1)	34.96	34.99
10.30% Redeemable Non convertible Debentures of Face value Rs. 400 each Redeemable on February 02, 2028 (3)	2.84	4.23
9.40% Redeemable Non convertible Debentures of Face value Rs. 400 each Redeemable on February 02, 2028 (3)	-	0.01
9.85% Redeemable Non convertible Debentures of Face value Rs. 400 each Redeemable on February 02, 2028 (3)	4.27	6.36
9.80% Redeemable Non convertible Debentures of Face value Rs. 400 each Redeemable on February 02, 2028 (3)	17.17	25.68
10.03% Redeemable Non convertible Debentures of Face value Rs. 600 each Redeemable on April 25, 2028 (3)	6.82	8.96
10.50% Redeemable Non convertible Debentures of Face value Rs. 600 each Redeemable on April 25, 2028 (3)	5.19	6.82
9.57% Redeemable Non convertible Debentures of Face value Rs. 600 each Redeemable on April 25, 2028 (3)	0.01	0.01
8.75% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 (2)	0.06	0.06
8.84% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 (2)	12.25	12.20
9.10% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 (2)	0.35	0.35
9.20% Redeemable Non convertible Debentures of Face value Rs. 1000 each Redeemable on September 25, 2028 (2)	13.77	13.72
9.80% Redeemable Non convertible Debentures of Face value Rs. 1,00,000 each Redeemable on September 06, 2029 (1)	29.96	29.96
9.70% Redeemable Non convertible Debentures of Face value Rs. 1,000,000 each Redeemable on July 13, 2032 (1)	499.55	499.55
9.60% Redeemable Non convertible Debentures of Face value Rs. 1,00,000 each Redeemable on March 07, 2035 (1)	20.02	19.96
Total	**921.21**	**1,069.59**

(1) Issued by way of private placement and listed on the Wholesale Debt Market Segment of the National Stock Exchange of India Limited and BSE Limited.
(2) Issued in terms of the provisions of the Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2008, the Companies Act, 2013 as amended and other applicable laws, by way of public issue, and listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).
(3) Issued in terms of the provisions of the Securities and Exchange Board of India (Issue and Listing of Debt Securities) Regulations, 2021, the Companies Act, 2013 as amended and other applicable laws, by way of public issue, and listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).

Note - 31 (continued…)

(ii) (a) Term Loans from banks /financial institutions as at March 31, 2026 includes[1]:

Particulars	Amount Rs. in crores
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 54 months from the Balance Sheet date.	198.37
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 12 months from the Balance Sheet date.	367.16
Term Loan taken from Banks, These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 13 months from the Balance Sheet date.	183.40
Term Loan taken from Bank, This loan is repayable in Monthly instalment from the date of disbursement. The balance tenure for this loan is 5 months from the Balance Sheet date.	20.71
Total	**769.64**

(1) Linked to reference rate used by respective lenders

(ii) (a) Term Loans from banks /financial institutions as at March 31, 2025 includes[1]:

Particulars	Amount Rs. in crores
Term Loan taken from Bank. This loan is repayable in quarterly instalments with moratorium period of 3 month from the date of disbursement. The balance tenure for this loan is 66 months from the Balance Sheet date.	242.50
Term Loan taken from Banks. These loans are repayable in quarterly instalments from the date of disbursement. The average balance tenure for these loans is 20 months from the Balance Sheet date.	678.61
Term Loan taken from Bank(s), These loans are repayable in quarterly instalment with moratorium period of 6 months from the date of disbursement. The average balance tenure for these loans is 25 months from the Balance Sheet date.	338.95
Term Loan taken from Bank(s), These loans are repayable in Monthly instalment from the date of disbursement. The average balance tenure for these loans is 16 months from the Balance Sheet date.	70.21
Total	**1,330.27**

(1) Linked to reference rate used by respective lenders

(iii) Subordinated debt (unsecured) (repayable at par) — **Amount Rs. in crores**

Particulars	As at March 31, 2026	As at March 31, 2025
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 08, 2027	59.57	59.35
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on November 30, 2027	39.70	39.56
8.45% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on January 05, 2028	49.97	49.97
8.85% Subordinated Debt of Face value of Rs. 100,000 each Redeemable on March 28, 2028	100.00	100.00
8.85% Subordinated Debt of Face value of Rs.100,000 each Redeemable on March 28, 2028	4.82	4.75
8.80% Subordinated Debt of Face value of Rs.100,000 each Redeemable on May 2, 2028	98.96	98.54
Total	**353.02**	**352.17**

(iv) Changes in liabilities arising from financial activities includes negative movement on account of EIR adjustment for Rs. 9.39 crores (March 31, 2025: negative movement Rs. 14.02 crores).

(v) The Company has not been declared a wilful defaulter by any bank or financial institution or other lender during the year and previous year.

Note - 31 (continued…)

(vi) Disclosure of investing and financing activity that do not require cash and cash equivalents*:

Amount Rs. in crores

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Property, plant and equipment and intangible assets	(1.86)	(0.45)
Investments in subsidiaries and other long-term Investments	(606.09)	(116.89)
Right-of-use assets	(4.60)	(2.28)
Investment Property	-	(0.20)
Borrowings**	714.46	(1,786.63)

* Includes non cash movements such as effective interest rate on borrowings and investment, fair value adjustment on investments, depreciation and amortization etc.
** Represents debt securities, borrowings (other than debt securities) and subordinated liabilities.

Note - 32

Contingent Liabilities and Commitments:

i) Contingent liabilities not provided for in respect of:

The Company is involved in certain appellate and judicial proceedings (including those described below) concerning matters arising in the normal course of business including claims from customers. The proceedings in respect of these matters are in various stages. Management has assessed the possible obligations arising from such claims against the Company, in accordance with the requirements of Indian Accounting Standard (Ind AS) 37 and based on judicial precedents, consultation with lawyers or based on its historical experiences. Accordingly, Management is of the view that based on currently available information no provision in addition to that already recognised in the financial statements is considered necessary in respect of the above.

Given below are the amounts in respect of claims asserted by revenue authorities and others:

- Income tax matters in respect of which appeal is pending Rs. 214.39 Crores (Previous year: Rs. 196.28 Crores)
- Goods and Service tax matters in respect of which appeal is pending Rs.4.97 Crores (Previous year: Rs. 4.99 Crores).

(ii) Capital commitments not provided for:

Capital commitments for acquisition of property, plant and equipment at various branches and assets held for sale as at the March 31, 2026 (net of capital advances paid) Rs. 38.27 Crores (Previous Year Rs. 57.61 crores).

Note - 33

Disclosures in respect of active Employees Stock Options Schemes of the Company and its Holding Company:

A. Relevant disclosures in respect of the ESOS / ESOP Scheme of the Holding Company, are as under:
(i) Grants During the Year:
Year ended March 31, 2026:

1) The Nomination and Remuneration Committee of the Holding Company has, at its meeting held on October 2, 2025

a) granted under the "Indiabulls Housing Finance Limited Employee Stock Benefit Scheme - 2023" (the "Scheme"), 2,00,00,000 (Two Crore) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Holding Company, at an exercise price of Rs. 170/- per share, which is above the closing market price of the fully paid up equity shares of the Holding Company on National Stock Exchange of India Limited, on the working day immediately preceding the date of grant of options, under the Scheme(s) i.e. October 1, 2025. The Stock Options so granted, shall vest within two years beginning from October 3, 2026 the first vesting date. The scheme is for the benefit of the employees of the Holding Company and its wholly owned subsidiaries.

b) granted under the "Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013", (the "Scheme"), 10,53,406 (Ten Lacs Fifty Three Thousand Four Hundred and Six), out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Holding Company, at an exercise price of Rs. 170/- per share, which is above the closing market price of the fully paid up equity shares of the Holding Company on National Stock Exchange of India Limited, on the working day immediately preceding the date of grant of options, under the Scheme(s) i.e. October 1, 2025. The Stock Options so granted, shall vest on October 3, 2026 the first vesting date. The scheme is for the benefit of the employees of the Holding Company.

c) In respect of 2,00,00,000 (Two Crore) options under 'Indiabulls Housing Finance Limited Employee Stock Benefit Scheme – 2023' and 10,53,406 (Ten Lacs Fifty Three Thousand Four Hundred and Six) options under 'Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013', earlier granted, were lapsed during the year ended March 31, 2026.

2) The Nomination and Remuneration Committee of the Holding Company has, at its meeting held on March 30, 2026:

a) granted under the "Indiabulls Housing Finance Limited Employee Stock Benefit Scheme – 2013" (the "Scheme") 10,43,798 (Ten Lacs Forty Three Thousand Seven Hundred Ninety Eight) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company, at an exercise price of Rs. 151/- per share, which is above the closing market price of the fully paid up equity shares of the Company on National Stock Exchange of India Limited, on the working day immediately preceding the date of grant of options, under the Scheme(s) i.e. March 27, 2026. The Stock Options so granted, shall vest within two years beginning from March 31, 2027 the first vesting date. The scheme is for the benefit of the Holding Company and its wholly owned subsidiaries.

b) granted under the "Sammaan Capital Limited - Employee Stock Benefit Scheme 2024", 13,06,260 (Thirteen Lacs Six Thousand Two Hundred Sixty) Stock Options, out of the lapsed Stock Options, granted earlier, representing an equal number of equity shares of face value of Rs. 2/- each in the Company, at an exercise price of Rs. 151/- per share, which is above the closing market price of the fully paid up equity shares of the Company on National Stock Exchange of India Limited, on the working day immediately preceding the date of grant of options, under the Scheme(s) i.e. March 27, 2026. The Stock Options so granted, shall vest within two years beginning from March 31, 2027 the first vesting date. The scheme is for the benefit of the Holding Company and its wholly owned subsidiaries.

c) In respect of 10,43,798 (Ten Lacs Forty Three Thousand Seven Hundred Ninety Eight) options granted under the "Indiabulls Housing Finance Limited Employee Stock Benefit Scheme – 2013" (the "Scheme") and 13,06,260 (Thirteen Lacs Six Thousand Two Hundred Sixty) options under '"Sammaan Capital Limited - Employee Stock Benefit Scheme 2024", earlier granted, were lapsed during the year ended March 31, 2026.

3) 880 (Eight Hundred Eighty) options granted under the "IHFL-IBFSL .Employees Stock Option – 2008" (the "Scheme"), earlier granted, were lapsed during the year ended March 31, 2026.

Note - 33 (continued…)

(ii) The other disclosures in respect of the ESOS / ESOP Schemes are as under:-

Particulars	**IHFL-IBFSL Employees Stock Option – 2008**	**IHFL ESOS - 2013**	**IHFL ESOS - 2013**	**IHFL ESOS - 2013**	**Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 - Regrant**
Total Options under the Scheme	75,00,000	3,90,00,000	3,90,00,000	3,90,00,000	3,90,00,000
Total Options granted under the Scheme	2,30,400	1,08,00,000	1,55,00,000	64,00,000	10,53,406
Vesting Period and Percentage	N.A.	One year, 100% in first year	One year, 100% in first year	One year, 100% in first year	N.A.
First Vesting Date	17th July, 2011	27th April, 2023	20th July, 2023	14th October, 2023	1st March, 2025
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	880	38,07,538	4,13,732	6,32,073	10,53,406
Options granted during the year (Nos.)	-	-	-	-	-
Options vested during the year (Nos.)	-	-	-	-	-
Exercised during the year (Nos.)	-	1,73,970	77,057	49,590	-
Expired during the year (Nos.)	-	-	-	-	-
Cancelled during the year	-	-	-	-	-
Lapsed during the year	880	6,41,273	2,59,775	1,42,750	10,53,406
Re-granted during the year	N.A	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	-	29,92,295	76,900	4,39,733	-
Exercisable at the end of the year (Nos.)	-	29,92,295	76,900	4,39,733	-
Remaining contractual Life (Weighted Months)	-	25	28	30	-

*** Refer Note (i) 1 (c) above**
N.A - Not Applicable

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Note - 33 (continued…)

(iii) The other disclosures in respect of the ESOS / ESOP Schemes are as under (continued….):-

Particulars	**IHFL ESOP Plan - 2023**	**Sammaan Capital Limited Employee Stock Benefit Scheme - 2024**	**Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013**	**IHFL ESOP Plan - 2023-Regrant**	**Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013**	**Sammaan Capital Limited - Employee Stock Benefit Scheme 2024.**
Total Options under the Scheme	2,00,00,000	5,00,00,000	3,90,00,000	2,00,00,000	10,43,798	13,06,260
Total Options granted under the Scheme	2,00,00,000	5,00,00,000	10,53,406	2,00,00,000	10,43,798	13,06,260
Vesting Period and Percentage	Two years, 50% in each year	Two years, 50% in each year	N.A.	Two years, 50% in each year	Two years, 50% in each year	Two years, 50% in each year
First Vesting Date	1st March, 2025	22nd November, 2025	3rd October, 2026	3rd October, 2026	31st March, 2027	31st March, 2027
Revised Vesting Period & Percentage	N.A.	N.A.	One year, 100% in first year	N.A.	N.A.	N.A.
Exercise Price (Rs.)	187.25	151.00	170.00	170.00	151.00	151.00
Exercisable Period	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date	5 years from each vesting date
Outstanding at the beginning of the year(Nos.)	2,00,00,000	5,00,00,000	-	-	-	-
Options granted during the year (Nos.)	-	-	10,53,406	2,00,00,000	10,43,798	13,06,260
Options vested during the year (Nos.)	-	-	-	-	-	-
Exercised during the year (Nos.)	-	-	-	-	-	-
Expired during the year (Nos.)	-	-	-	-	-	-
Cancelled during the year	-	-	-	-	-	-
Lapsed during the year	2,00,00,000	13,06,260	-	-	-	-
Re-granted during the year	N.A	N.A	N.A	N.A	N.A	N.A
Outstanding at the end of the year (Nos.)	-	4,86,93,740	10,53,406	2,00,00,000	10,43,798	13,06,260
Exercisable at the end of the year (Nos.)	-	2,43,46,870	-	-	-	-
Remaining contractual Life (Weighted Months)	-	62	68	72	78	78

* Refer Note (i) 1 (c) above
N.A - Not Applicable

Note - 33 (continued…)

(iv) The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	IHFL - IBFSL Employees Stock Option – 2008 Regrant	IHFL - IBFSL Employees Stock Option – 2013	IHFL - IBFSL Employees Stock Option – 2013	IHFL - IBFSL Employees Stock Option – 2013	Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 - Regrant
Exercise price (Rs.)	158.50	136.25*	85.57*	115.88*	187.25
Expected volatility**	99.60%	53.00%	53.00%	53.00%	51.00%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil
Option Life (Weighted Average)	9.80 Years	1 Year	1 Year	1 Year	1 Year
Expected Dividends yield	2.89%	0.00%	0.00%	0.00%	0.00%
Weighted Average Fair Value (Rs.)	90.24	35.30	22.50	30.00	43.00
Risk Free Interest rate	7.63%	5.47%	6.25%	6.25%	7.00%

Particulars	IHFL ESOP Plan - 2023	Sammaan Capital Limited Employee Stock Benefit Scheme - 2024	IHFL ESOP Plan - 2023-Regrant	Indiabulls Housing Finance Limited Employees Stock Option Scheme - 2013 - Regrant	Indiabulls Housing Finance Limited Employees Stock Option Scheme – 2013	Sammaan Capital Limited - Employee Stock Benefit Scheme 2024.
Exercise price (Rs.)	187.25	151.00	151.00	151.00	151.00	151.00
Expected volatility**	51.00%	51.00%	51.00%	51.00%	51.00%	51.00%
Expected forfeiture percentage on each vesting date	Nil	Nil	Nil	Nil	Nil	Nil
Option Life (Weighted Average)	2 Years	2 Years	2 Years	2 Years	2 Years	2 Years
Expected Dividends yield	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Weighted Average Fair Value (Rs.)	53.00	42.70	47.00	38.00	40.70	40.70
Risk Free Interest rate	7.00%	6.60%	5.60%	5.60%	6.25%	6.25%

* The expected volatility was determined based on historical volatility data.

Note - 33 (continued…)

(b) Schemes administered through the ESOP Trust:
(b) Schemes administered through the ESOP Trust:
The Holding Company has established the “Pragati Employee Welfare Trust” (“Pragati – EWT” or “Trust”) for the implementation and management of its employees benefit schemes viz. the “Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme – 2019 ("IHFL ESOS 2019") ” and the “Indiabulls Housing Finance Limited - Employee Stock Benefit Scheme – 2021 ("IHFL ESOS 2021")” (collectively referred to as the "Schemes"). The Schemes are administered through the Trust, whereby shares held by the Trust are transferred to the employees, upon exercise of stock options as per the terms of the Schemes .

The IHFL-ESOS 2019 has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of the Holding Company at its meeting held on November 6, 2019; and (b) a special resolution of the shareholders’ of the Company passed through postal ballot on December 23, 2019, result of which were declared on December 24, 2019.

This IHFL ESOS 2019 comprises:
a. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2019 (“ESOP Plan 2019”)
b. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2019 (“ESP Plan 2019”)
c. INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2019 (“SARs Plan 2019”)
The IHFL ESOS 2019 is for the benefit of the employees of the Holding Company and its subsidiaries.

The IHFL-ESOS 2021 has been adopted and approved pursuant to: (a) a resolution of the Board of Directors of the Company at its meeting held on June 29, 2021; and (b) a special resolution of the shareholders’ of the Company on July 29, 2021.

The IHFL ESOS 2021 comprises:

a. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Option Plan 2021 (“ESOP Plan 2021”)
b. INDIABULLS HOUSING FINANCE LIMITED Employees Stock Purchase Plan 2021 (“ESP Plan 2021”)
c. INDIABULLS HOUSING FINANCE LIMITED Stock Appreciation Rights Plan 2021 (“SARs Plan 2021”)
The IHFL ESOS 2021 is for the benefit of the employees of the Holding Company and its subsidiaries.

Pursuant to Regulation 3(12) of the SEBI (Share Based Employee Benefits) Regulations, 2014, the shares in Trust have been appropriated towards the Schemes for grant of Share Appreciations Rights (SARs) to the employees of the Holding Company and its subsidiaries as permitted by SEBI. The Holding Company will treat these SARs as equity and accounting has been done accordingly. The other disclosures in respect of the SARs are as under:-

Particulars	IHFL ESOS - 2019	IHFL ESOS - 2021
Total Options under the Scheme	1,70,00,000	92,45,000
Total Options issued under the Scheme	-	-
Vesting Period and Percentage	-	-
First Vesting Date	-	-
Exercise Price (Rs.)	-	-
Exercisable Period	-	-
Outstanding at the beginning of the year(Nos.)	-	-

Note - 33 (continued…)

Details of Shares acquired by the Trust pursuant to the above Schemes are as below:

Particulars	IHFL ESOS - 2019	IHFL ESOS - 2021
Maximum no. of shares, which the Trust was authorized to acquire (Nos.)	1,70,00,000.00	92,45,000.00

	March 31, 2026		March 31, 2025	
Particulars	**Fully paid up**	**Partly paid up**	**Fully paid up**	**Partly paid up**
Shares held by the Trust at the beginning of the year (Nos.)*	1,58,70,000	-	84,00,000	42,00,000
Conversion of shares to fully paid-up share on August 29, 2024 pursuant to approval of Securities Issuance and Investment Committee (SIIC) (Nos.)	-	-	42,00,000	(42,00,000)
Fully paid up equity shares acquired by the Trust from the Secondary Market**	-	-	32,70,000	-
Fully paid up shares held by the Trust at the end of the year (Nos.)	1,58,70,000	-	1,58,70,000	-

* (84 Lacs Fully Paid-up equity shares and 42 Lacs Partly Paid-up equity shares)
** Pursuant to the authorisation of the Nomination and Remuneration Committee in its meeting held on February 14, 2025 for upto 1,36,45,000 Fully Paid-up equity shares

Share based payment expense recognized in the Statement of Profit and Loss on account of the Holding Company's ESOS/ESOP Schemes:

Amount Rs. in crores

Particulars	March 31, 2026	March 31, 2025
Share based payment expense	20.16	10.86

75,606,132 Equity Shares (Previous Year : 75,907,629) of Rs. 2 each are reserved for issuance towards Employees Stock options as granted.

The weighted average share price at the date of exercise of these options was Rs. 119.90 per share (Previous Year Rs. 120.21 per share).

B. Relevant disclosures in respect of the ESOS / ESOP Scheme of the Company, are as under:

The Board of Directors of the company at their meeting held on November 12, 2024 and the members of the Company at their Extra Ordinary General Meeting held on November 13, 2024, had approved the “Sammaan Finserve Limited Employee Stock Benefit Scheme - 2024” (the “Scheme” or SFL-ESOS-2024), for the grant of 21,00,00,000 (Twenty One Crore) Stock Options, representing an equal number of equity shares of face value of Rs. 2/- each in SFL, for the benefit of its employees and Non-Independent directors of the company and of the Holding Company (Sammaan Capital Limited).

The Nomination and Remuneration Committee of the Company, had on January 7, 2025, granted under the “Sammaan Finserve Limited Employee Stock Benefit Scheme - 2024” (the “Scheme”), 10,00,00,000 (Ten Crore) Stock Options, representing an equal number of equity shares of face value of Rs. 2.00/- each in the Company, at an exercise price of Rs. 25.81/- per share, which is fair value as determined by a Merchant Banker. The Stock Options so granted, shall vest within one year i.e. January 8, 2026.

During the year, on January 7, 2026, the Nomination and Remuneration Committee (NRC) of the Company approved the following:
(i) lapse of the 10,00,00,000 (ten crore) employee stock options that were approved for grant on January 7, 2025 under the Sammaan Finserve Limited - Employee Stock Benefit Scheme 2024 ("ESOP Plan") and due to vest on January 8, 2026, on account of the current financial condition of the Company

(ii) cessation of any further grants of employee stock options under the ESOP Plan; and

(iii) subject to the approval of the Board, the termination of the ESOP Plan.

Following the NRC's approval and recommendation, the Board of Directors (‘Board’) of the Company on January 07, 2026 approved the termination of the ESOP Plan, effective January 7, 2026. The Company has accordingly reversed previously recognized Employee Stock Compensation cost to the Statement of Profit and Loss.

Note - 33 (continued…)

The other disclosures in respect of the Scheme are as below:

	March 31, 2026
Particulars	**SFL-ESOS-2024**
Total Options under the Scheme	21,00,00,000
Total Options granted under the Scheme	10,00,00,000
Vesting Period and Percentage	One year
First Vesting Date	January 8, 2026
Revised Vesting Period & Percentage	N.A.
Exercise Price (Rs.)	25.81
Exercisable Period	5 years from the vesting date
Outstanding at the beginning of the year(Nos.)	10,00,00,000
Regrant Addition	N.A
Regrant Date	N.A
Options granted during the year (Nos.)	-
Options vested during the year (Nos.)	-
Exercised during the year (Nos.)	-
Expired during the year (Nos.)	-
Cancelled during the year	-
Lapsed during the year	10,00,00,000
Re-granted during the year	N.A
Outstanding at the end of the year (Nos.)	-
Exercisable at the end of the year (Nos.)	-
Remaining contractual Life (Weighted Months)	-

The details of the Fair value of the options as determined by an Independent firm of Chartered Accountants, for the respective plans using the Black-Scholes Merton Option Pricing Model:-

Particulars	**SFL-ESOS-2024**
Exercise price (Rs.)	25.81
Expected volatility*	10.00%
Expected forfeiture percentage on each vesting date	Nil
Option Life (Weighted Average)	One year
Expected Dividends yield	0.00%
Fair value of the equity shares (Rs.)	25.81
Weighted Average Fair Value of the Option (Rs.)	1.85
Risk Free Interest rate	6.25%

*The amount by which a price is expected to fluctuate during a period measures the expected volatility of a share price. Since the shares are not listed expected volatility considered is 10%.

Share based payment expense / (reversal) recognized in the Statement of Profit and Loss on account of SFL-ESOS-2024:

Amount Rs. in crores

Particulars	**March 31, 2026**	**March 31, 2025**
Share based payment expense/(reversal)	(0.62)	0.62

Note - 34
Disclosures required under Section 22 of the Micro, Small and Medium Enterprises Development Act, 2006:

Amount Rs. in crores

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Principal amount remaining unpaid to any supplier as at the end of the accounting year	Nil	Nil
(ii) Interest due thereon remaining unpaid to any supplier as at the end of the accounting year	Nil	Nil
(iii) The amount of interest paid along with the amounts of the payment made to the supplier beyond the appointed day	Nil	Nil
(iv) The amount of interest due and payable for the year	Nil	Nil
(v) The amount of interest accrued and remaining unpaid at the end of the accounting year	Nil	Nil
(vi) The amount of further interest due and payable even in the succeeding year, until such date when the interest dues as above are	Nil	Nil

The above information regarding Micro, Small and Medium Enterprises has been determined to the extent such parties have been identified on the basis of information available with the Company. This has been relied upon by the auditors.

Note - 35
Segment Reporting:
The Company's main business is financing by way of loans against property (LAP), mortgage backed SME loans, and certain other purposes in India, which is considered to be the only reportable segment in accordance with IND-AS 108 - Operating Segments. All other activities of the Company revolve around the main business. Accordingly, there are no separate reportable segments as per IND-AS 108.

Note - 36
Employee Benefits
Employee Benefits – Provident Fund, Employee State Insurance (ESIC), Gratuity and Compensated Absences disclosures as per Indian Accounting Standard (IndAS) 19 – Employee Benefits:

Contributions are made to Government Provident Fund and Family Pension Fund, ESIC and other statutory funds which cover all eligible employees under applicable Acts. Both the employees and the Company make predetermined contributions to the Provident Fund and ESIC. The contributions are normally based on a certain proportion of the employee’s salary. The Company has recognised an amount of Rs. 1.43 crores (Previous year Rs. 0.71 crores) in the Statement of Profit and Loss towards Employers contribution for the above mentioned funds.

Provision for unfunded Gratuity and Compensated Absences for all employees is based upon actuarial valuations carried out at the end of every financial year. Major drivers in actuarial assumptions, typically, are years of service and employee compensation. Pursuant to the issuance of the Indian Accounting Standard (IndAS) 19 on ‘Employee Benefits’, commitments are actuarially determined using the ‘Projected Unit Credit’ Method. Gains and losses on changes in actuarial assumptions are accounted for in the Statement of Profit and Loss.

Note - 36 (continued…)

Disclosures in respect of Gratuity and Compensated Absences:

Particulars	Amount Rs. in crores			
	Gratuity (unfunded) March 31, 2026	Gratuity (unfunded) March 31, 2025	Compensated absences (unfunded) March 31, 2026	Compensated absences (unfunded) March 31, 2025
Reconciliation of liability recognized in the Balance Sheet:				
Present value of commitments (as per actuarial valuation)	10.80	8.58	3.08	2.35
Fair value of plans	-	-	-	-
Net liability in the Balance Sheet (Actual)	10.80	8.58	3.08	2.35
Movement in net liability recognized in the Balance Sheet:				
Net liability as at beginning of the year	8.58	4.80	2.35	1.08
Net expenses recognized in the Statement of Profit and Loss	1.70	1.07	0.73	1.27
Benefits paid during the year	(0.87)	(0.54)	-	-
Actuarial changes arising from changes in financial assumptions	(0.94)	0.20	-	-
Actuarial changes arising from changes in Demographic assumptions	-	-	-	-
Experience adjustments	2.33	3.05	-	-
Net liability as at end of the year	10.80	8.58	3.08	2.35
Expenses recognized in the Statement of Profit and Loss				
Current service cost	1.01	0.63	0.45	0.24
Past service cost	-	-	0.13	-
Interest cost	0.69	0.44	0.18	0.11
Expected return on plan assets	-	-	-	-
Actuarial (gains)/ losses	-	-	(0.03)	0.92
Expenses charged to the Statement of Profit and Loss	1.70	1.07	0.73	1.27
Return on plan assets:				
Expected return on plan assets	-	-	-	-
Actuarial (gains)/ losses	-	-	-	-
Actual return on plan assets	-	-	-	-
Reconciliation of defined-benefit commitments:				
As at beginning of the year	8.58	4.80	2.35	1.08
Current service cost	1.01	0.63	0.45	0.24
Past service cost	-	-	0.13	-
Interest cost	0.69	0.44	0.18	0.11
Benefits paid during the year	(0.87)	(0.54)	-	-
Actuarial (gains)/ losses	-	-	(0.03)	0.92
Actuarial changes arising from changes in financial assumptions	(0.94)	0.20	-	-
Actuarial changes arising from changes in Demographic assumptions	-	-	-	-
Experience adjustments	2.33	3.05	-	-
Commitments as at end of the year	10.80	8.58	3.08	2.35
Reconciliation of plan assets:				
Plan assets as at beginning of the year	-	-	-	-
Expected return on plan assets	-	-	-	-
Contributions during the year	-	-	-	-
Paid benefits	-	-	-	-
Actuarial (gains)/ losses	-	-	-	-
Plan assets as at end of the year	-	-	-	-

Note - 36 (continued…)

The actuarial calculations used to estimate commitments and expenses in respect of Gratuity and Compensated Absences are based on the following assumptions which if changed, would affect the commitment's size, funding requirements and expense.

Particulars	**Gratuity (Unfunded)**		**Compensated Absences (Unfunded)**	
	2025-2026	**2024-2025**	**2025-2026**	**2024-2025**
Discount rate – gratuity and compensated absences	7.78%	6.99%	7.78%	6.99%
Expected return on plan assets	N.A.	N.A.	N.A.	N.A.
Expected rate of salary increase	5.00%	5.00%	5.00%	5.00%
Mortality table	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)	IALM (2012-14)

N.A.: Not Applicable

The employer best estimate of contributions expected to be paid during the annual period beginning after the Balance Sheet date, towards Gratuity and Compensated Absences is Rs. 2.24 crore (Previous year Rs. 1.64 crore) and Rs 0.82 crore (Previous year Rs. 0.59 crore) respectively.

Gratuity

	March 31, 2026		**March 31, 2025**	
Assumptions (Impact of the change in discount rate)	**Discount rate**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation (Rs. in crores)	(0.57)	0.62	(0.47)	0.51
	March 31, 2026		**March 31, 2025**	
Assumptions (Impact of the change in salary increase)	**Future salary increases**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation (Rs. in crores)	0.51	(0.48)	0.51	(0.48)

Compensated absences

	March 31, 2026		**March 31, 2025**	
Assumptions (Impact of the change in discount rate)	**Discount rate**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation (Rs. in crores)	(0.17)	0.18	(0.14)	0.14
	March 31, 2026		**March 31, 2025**	
Assumptions (Impact of the change in salary increase)	**Future salary increases**			
Sensitivity Level	0.5% increase	0.5% decrease	0.5% increase	0.5% decrease
Impact on defined benefit obligation (Rs. in crores)	0.18	(0.17)	0.15	(0.14)

The following payments are expected contributions to the defined benefit plan in future years: **Amount Rs. in crores**

	Gratuity		**Compensated absences**	
Expected payment for future years	**March 31, 2026**	**March 31, 2025**	**March 31, 2026**	**March 31, 2025**
Within the next 12 months (next annual reporting period)	0.61	0.38	0.32	0.13
Between 1 and 2 years	0.56	0.24	0.11	0.06
Between 2 and 5 years	1.07	0.70	0.33	0.16
Between 5 and 6 years	0.43	0.29	0.09	0.10
Beyond 6 years	8.13	6.96	2.24	1.89
Total expected payments	**10.80**	**8.58**	**3.08**	**2.35**

The Government of India has notified New Labour Codes effective from November 21, 2025. The Company has ascertained its estimated obligation under the New Labour Codes based on the broad assessment carried out by the Company and actuarial valuation and best estimate in accordance with Ind AS 19 - 'Employee Benefits'. Accordingly, the Company had recognised an incremental estimated obligation aggregating to Rs. 0.13 Crore on account of employees' past services to the Statement of Profit and Loss for the year ended March 31, 2026. The Company continues to monitor the finalisation by the Government of India and other related aspects of the New Labour Code and will appropriately account for such changes, if needed.

Note - 37

Disclosures in respect of IND AS - 24 ‘Related Party Disclosures’ :
The Company’s principal related parties consist of its holding Company, Sammaan Capital Limited and its subsidiaries, affiliates and key managerial personnel. The Company’s material related party transactions and outstanding balances are with related parties with whom the Company routinely enter into transactions in the ordinary course of business.

(a) Details of related parties:

Description of relationship	**Names of related parties**
(i) Where control exists	
Holding Company	Sammaan Capital Limited (formerly Indiabulls Housing Finance Limited) ("SCL") (also Refer Note 1 c)
Fellow subsidiary companies (including step down subsidiaries)	Sammaan Advisory Services Limited (formerly Indiabulls Advisory Services Limited)
	Indiabulls Capital Services Limited
	Sammaan Insurance Advisors Limited (formerly Indiabulls Insurance Advisors Limited
	Sammaan Investmart Services Limited (formerly Nilgiri Investmart Services Limited)
	Honos Asset Holding Limited (Formerly Indiabulls Asset Holding Company Limited)
	Sammaan Collection Agency Limited (formerly Indiabulls Collection Agency Limited)
	Sammaan Asset Management Limited (formerly Indiabulls Investment Management Limited)
	Sammaan Sales Limited (formerly Ibulls Sales Limited)
Entity under common control	Pragati Employees Welfare Trust (formerly known as Indiabulls Housing Finance Limited- Employee Welfare Trust)

(ii) Other related parties	
Chairman / Vice Chairman / Executive Director	Mr. Ajit Kumar Mittal – Non-Executive Chairman
	Mr. Rajiv Gandhi-Managing Director & CEO
	Mr. Naveen Uppal- Non Executive Director (with effect from November 12, 2024)
	Mr. Anil Malhan- Non Executive Director (till November 12, 2024)
Independent Directors	Mr. Dinabandhu Mohapatra, Independent Director
	Mr. Satish Chand Mathur, Independent Director
	Ms. Nikita Sureshchand Tulsian, Independent Director
	Mr. Gorinka Jaganmohan Rao, Independent Director
Key management personnel	Mr. Ashish Kumar Jain, Chief Financial Officer
	Mr. Ajit Kumar Singh, Company Secretary

(b) Statement of Party wise transactions during the year:

Amount Rs. in crores

Particulars	**For the Year ended March 31, 2026**	**For the Year ended March 31, 2025**
Secured Loans Given to		
Holding Company		
– Sammaan Capital Limited	2,300.00	3,200.00
Total	**2,300.00**	**3,200.00**
Secured Loans repaid by		
Holding Company		
– Sammaan Capital Limited	3,415.00	2,085.00
Total	**3,415.00**	**2,085.00**

Note - 37 (continued…)

(b) Statement of Party wise transactions during the year (continued…):

Amount Rs. in crores

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Secured Loans Taken from		
Holding Company		
– Sammaan Capital Limited	-	2,885.00
Total	**-**	**2,885.00**
Secured Loans repaid to		
Holding Company		
– Sammaan Capital Limited	-	4,215.00
Total	**-**	**4,215.00**
Unsecured Loans repaid by		
Entity under common control		
– Pragati Employees Welfare Trust	-	25.00
Total	**-**	**25.00**
Payment made for Redemption of Bonds to:		
Holding Company		
– Sammaan Capital Limited	-	1,581.88
Fellow Subsidiary		
– Sammaan Asset Management Limited	-	10.00
Total	**-**	**1,591.88**
Net consideration on sale of wholesale loans business to (Refer note 47)		
Holding Company		
– Sammaan Capital Limited	-	530.00
Total	**-**	**530.00**
Purchase of loans from		
Holding Company		
– Sammaan Capital Limited	-	203.17
Total	**-**	**203.17**
Assignment of Loans to		
Holding Company		
– Sammaan Capital Limited	-	201.72
Total	**-**	**201.72**

Note - 37 (continued…)

(b) Statement of Party wise transactions during the year (continued…):

Amount Rs. in crores

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Purchase of investments in units of Alternative investment funds		
Holding Company		
– Sammaan Capital Limited	-	413.40
Total	**-**	**413.40**
Sale of investments in units of Alternative investment funds		
Holding Company		
– Sammaan Capital Limited	577.53	-
Total	**577.53**	**-**
Sale of Bonds / Debentures to		
Holding Company		
– Sammaan Capital Limited	-	1,683.14
Total	**-**	**1,683.14**
Purchase of Bonds / Debentures from		
Holding Company		
– Sammaan Capital Limited	2,015.04	608.29
Total	**2,015.04**	**608.29**
Rental Income		
Holding Company		
– Sammaan Capital Limited	0.03	-
Total	**0.03**	**-**
Rental Expenses		
Holding Company		
– Sammaan Capital Limited	4.89	0.09
Total	**4.89**	**0.09**
Service Charges		
Holding Company		
– Sammaan Capital Limited	0.03	0.02
Total	**0.03**	**0.02**
Income from Service Fee		
Holding Company		
– Sammaan Capital Limited	0.11	0.06
Total	**0.11**	**0.06**
Interest expenses on Loan		
Holding Company		
– Sammaan Capital Limited	-	121.38
Total	**-**	**121.38**

Note - 37 (continued…)

(b) Statement of Party wise transactions during the year (continued…):

Amount Rs. in crores

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Interest income on Loan		
Holding Company		
– Sammaan Capital Limited	143.74	45.79
Fellow Subsidiary		
– Pragati Employees Welfare Trust	-	2.25
Total	**143.74**	**48.05**
Interest Expenses on Bonds		
Holding Company		
– Sammaan Capital Limited	1.69	176.08
Fellow Subsidiary		
– Sammaan Asset Management Limited	1.35	2.71
Total	**3.04**	**178.79**
Salary / Remuneration(Short-term employee benefits)		
Remuneration to Key Management Personnel#		
– Rajiv Gandhi	5.15	5.61
– Ashish Kumar Jain	2.10	1.27
– Ajit Kumar Singh	0.93	0.83
Total	**8.18**	**7.71**
Salary / Remuneration(Post-employment benefits)		
– Rajiv Gandhi	0.33	0.14
– Ashish Kumar Jain	0.15	0.18
– Ajit Kumar Singh	(0.07)	0.02
Total	**0.41**	**0.34**
Salary / Remuneration (Others)**		
– Ajit kumar Mittal	0.85	0.85
– Satish Chand Mathur	0.36	0.33
– Dinabandhu Mohapatra	0.09	0.09
– Gorinka Jaganmohan Rao	1.43	1.41
– Nikita Sureshchand Tulsian	0.36	0.34
Total	**3.09**	**3.02**

Members of the Company, at their Extraordinary General Meeting held on November 13, 2024, accorded their approval for the remuneration paid to Mr. Rajiv Gandhi, Managing Director, for the ongoing financial year ending on March 31, 2025 in excess of the limits specified under Section 197 and 198 of the Companies Act, 2013.

** Remuneration paid to non-executive directors for the year ended March 31, 2026, in excess of the limits specified under Section 197 of the Companies Act, 2013, read with Schedule V to the Act is subject to the approval of the shareholders of the Company.

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to financial statements for the year ended March 31, 2026

Note - 37 (continued…)

(c) Balances outstanding as at the year end:

Amount Rs. in crores

Nature of Transaction	As at March 31, 2026	As at March 31, 2025
Loans given to		
Holding Company		
– Sammaan Capital Limited	-	1,115.00
Total	**-**	**1,115.00**
Outstanding Balance of Borrowings in Bonds held by (at fair value):		
Holding Company		
– Sammaan Capital Limited	-	19.99
Fellow Subsidiary		
– Sammaan Asset Management Limited	14.98	15.00
Total	**14.98**	**34.99**
Amount receivable/(payable) on assigned loans		
Holding Company		
– Sammaan Capital Limited	-	(15.29)
Total	**-**	**(15.29)**
Corporate counter guarantees given to third parties by:		
Holding Company		
– Sammaan Capital Limited	20.00	100.00
Total	**20.00**	**100.00**

(d) Disclosure related to Fair value of Corporate Guarantee taken from Holding Company as per IND As 109, "Financial Instruments":

Amount Rs. in crores

Particulars	For the Year ended March 31, 2026	For the Year ended March 31, 2025
Deemed cost of fair value of corporate guarantee		
– Sammaan Capital Limited	1.66	3.07
Total	**1.66**	**3.07**
Unamortised portion of deemed cost for corporate guarantees		
– Sammaan Capital Limited	0.41	2.07
Total	**0.41**	**2.07**

Note - 38

Earnings per share:

Particulars	Year ended March 31, 2026	Year ended March 31, 2025
Net Loss for computing Basic earnings per share (Rs. in crores)	(304.64)	(2,717.92)
Weighted average number of equity shares used for computing Basic earnings per share (Nos.)	1,23,89,96,620	62,52,68,979
Earnings per share – Basic (Rs. per share)	(2.46)	(43.47)
Net Loss for computing Diluted earnings per share (Rs. in crores)	(304.64)	(2,717.92)
Weighted average number of equity shares used for computing Diluted earnings per share (Nos.)	1,23,89,96,620	62,52,68,979
Earnings per share – Diluted (Rs. per share)	(2.46)	(43.47)
Nominal value of equity shares – (Rs. per share)	2.00	2.00

Note - 39

Risk Management
Sammaan Finserve Limited is a non banking finance Company in India and is regulated by the Reserve Bank of India (RBI). In view of the intrinsic nature of its operations as a lending institution, Company is exposed to various risks that are related to lending business and operating environment. The principal objective of the Company 's risk management processes is to measure and monitor the various risks that Company is subject to and to follow policies and procedures to address such risks. The Company 's risk management framework is driven by its Board of Directors and its subcommittees (including the Audit Committee, the Asset Liability Management Committee and the Risk Management Committee). The Company gives due importance to prudent lending practices and has implemented suitable measures for risk mitigation, which include verification of credit history from credit information bureaus, personal verification of a customer’s business and residence, technical and legal verifications, conservative loan to value, and required term cover for insurance. The Company is exposed to a variety of risks, such as credit risk, market risk, liquidity risk, operational risk and regulatory risks. Well-established systems and procedures provide adequate defense against the regulatory and operational risks.

(A) Liquidity risk
Liquidity risk is the potential for loss to an entity arising from either its inability to meet its obligations or to fund increases in assets as they fall due without incurring unacceptable cost or losses.

The Company manages liquidity risk by maintaining sufficient cash and cash equivalents (including highly marketable and diverse assets that are assumed to be easily liquidated in the event of an unforeseen interruption in cash flows) to meet its obligations at all times. It also ensures having access to funding through an adequate amount of committed credit lines. The Company’s treasury department is responsible for liquidity and funding as well as settlement management. The Company assesses the liquidity position under a variety of scenarios, giving due consideration to stress factors relating to both the market in general and specifically to the Company. The Company also takes into account liquidity of the market in which the entity operates. In addition, processes and policies related to such risks are overseen by the Asset Liability Management Committee and the senior management regularly monitors the position of cash and cash equivalents vis-à-vis projections. In addition, the Asset Liability Management Committee, guides the Company's treasury team in liquidity risk management through various means like liquidity buffers, sourcing of long term funds, positive asset liability mismatch, keeping strong pipeline of sanctions and approvals from banks and assignment of loans. Assessment of maturity profiles of financial assets and financial liabilities including debt financing plans and maintenance of Balance Sheet liquidity ratios are considered while reviewing the liquidity position.

The table below summarises the maturity profile of the undiscounted cash flows of the Company’s financial liabilities :

Amount Rs. in Crores

March 31, 2026	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from banks and others	44.06	1,909.99	704.58	1,283.12	3,941.75
Lease liabilities recognised under Ind AS 116	0.35	7.09	14.45	33.21	55.10
Trade payables	-	0.02	-	-	0.02
Amount payable on assigned loans	17.41	-	-	-	17.41
Other liabilities	5.59	118.70	-	-	124.29
Undrawn Loan Commitments	10.00	55.85	-	-	65.85
Temporary overdrawn balances as per books	-	-	-	-	-
	77.41	**2,091.65**	**719.03**	**1,316.33**	**4,204.42**

The table below summarises the maturity profile of the undiscounted cash flows of the Company’s financial liabilities :

Amount Rs. in Crores

March 31, 2025	Upto One month	Over one months to 2 years	2 years to 5 years	more than 5 years	Total
Borrowings from banks and others	126.58	2,076.14	1,002.82	896.43	4,101.97
Lease liabilities recognised under Ind AS 116	0.30	6.94	11.56	37.69	56.49
Trade payables	-	0.46	-	-	0.46
Amount payable on assigned loans	179.11	-	-	-	179.11
Other liabilities	2.32	189.99	-	-	192.31
Undrawn Loan Commitments	-	97.14	-	-	97.14
Temporary overdrawn balances as per books	118.37	-	-	-	118.37
	426.68	**2,370.67**	**1,014.38**	**934.12**	**4,745.85**

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
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Notes to financial statements for the year ended March 31, 2026

Note - 39 (continued…)

(B) Maturity analysis of assets and liabilities
The table below shows an analysis of assets and liabilities according to when they are expected to be recovered or settled after factoring in rollover and prepayment assumptions.

Particulars	Balance as at March 31, 2026		
	Within 12 Months	After 12 Months	Total
ASSETS			
Financial Assets			
Cash and cash equivalents	319.01	-	319.01
Bank balances other than cash and cash equivalents	249.32	61.70	311.02
Loans	533.12	1,740.36	2,273.48
Investments	1,101.63	1,082.55	2,184.18
Other financial assets	64.29	341.05	405.34
Non-financial Assets			
Current tax assets (net)	-	295.47	295.47
Property, plant and equipment	-	9.17	9.17
Other Intangible assets	-	0.94	0.94
Right of Use assets	-	50.87	50.87
Other non- financial assets	9.83	22.59	32.42
Assets held for sale	262.10	-	262.10
Total Assets	**2,539.30**	**3,614.34**	**6,153.64**
LIABILITIES			
Financial Liabilities			
Payables			
Trade payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small	0.02	-	0.02
Debt securities	325.16	596.05	921.21
Borrowings (other than debt securities)	804.12	1,268.32	2,072.44
Subordinated liabilities	-	353.02	353.02
Lease liabilities	3.86	51.24	55.10
Other financial liabilities	206.53	-	206.53
Non-Financial Liabilities			
Provisions	0.13	13.75	13.88
Deferred tax liabilities (net)	-	-	-
Other non-financial liabilities	43.05	13.55	56.60
Total Liabilities	**1,382.87**	**2,295.93**	**3,678.80**

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to financial statements for the year ended March 31, 2026

Note - 39 (continued…)

(B) Maturity analysis of assets and liabilities (continued…)

Particulars	**Balance as at March 31, 2025**		
	Within 12 Months	**After 12 Months**	**Total**
ASSETS			
Financial Assets			
Cash and cash equivalents	796.91	-	796.91
Bank balances other than cash and cash equivalents	149.26	68.23	217.49
Loans	631.01	2,612.27	3,243.28
Investments	-	1,244.49	1,244.49
Other financial assets	300.19	152.73	452.92
Non-financial Assets			
Current tax assets (net)	-	291.08	291.08
Deferred tax assets (net)	-	339.06	339.06
Property, plant and equipment	-	2.68	2.68
Other Intangible assets	-	1.09	1.09
Right of Use assets	6.78	48.68	55.46
Other non- financial assets	26.21	24.01	50.22
Assets held for sale	425.92	-	425.92
Total Assets	**2,336.28**	**4,784.32**	**7,120.60**
LIABILITIES			
Financial Liabilities			
Trade payables			
(i) total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii) total outstanding dues of creditors other than micro enterprises and small	0.46	-	0.46
Debt securities	148.29	921.30	1,069.59
Borrowings (other than debt securities)	794.13	1,024.82	1,818.95
Subordinated liabilities	-	352.17	352.17
Lease Liabilities	3.66	52.83	56.49
Other financial liabilities	557.02	8.05	565.07
Non-Financial Liabilities			
Provisions	0.51	10.42	10.93
Deferred tax liabilities (net)	-	-	-
Other non-financial liabilities	161.56	14.34	175.90
Total Liabilities	**1,665.63**	**2,383.93**	**4,049.56**

Note - 39 (continued…)

(C) Credit Risk
Credit Risk is the risk of financial loss arising out of either a customer or counterparty's unwillingness to perform on an obligation or its ability to perform such obligation is impaired resulting in economic loss to the Company. The Company's Credit Risk Management framework is categorized into following main components:

- Senior management's oversight
- Organizational structure
- Systems and procedures for identification, acceptance, measurement, monitoring and controlling risks.

It is the overall responsibility of the Company's senior management to approve the Company's credit risk strategy and lending policies relating to credit risk and its management. The policies are based on the Company's overall business strategy and the same is reviewed every quarter by the senior management.

To maintain credit discipline and to enunciate credit risk management and control process there is a separate Risk Management department independent of loan origination function. The Risk Management department performs the function of Credit policy formulation, credit limit setting, monitoring of credit exceptions / exposures and review /monitoring of documentation.

The Risk Management Committee monitors credit risk the using level of credit exposures, portfolio monitoring, repurchase rate, bureau data of portfolio performance and industry, geographic, customer, portfolio concentration risks; and assessment of any major change in the business environment including economic, political as well as natural calamity/pandemic. The Risk Management Committee also periodically reviews the credit risk management procedures implemented by Risk management department.

The Company's net exposure to credit risk, after taking into account credit risk mitigation, have been tabulated below:-

Amount Rs. in Crores

March 31, 2026	**Outstanding**	**Cash Collateral**	**Nature of Non-Cash Collateral**
Financial assets			
Cash and cash equivalents	319.01	-	-
Bank balance other than Cash and cash equivalents	236.02	-	-
Loans	2,273.48	-	Refer to note below
Investments	2,184.18	-	-
Other financial assets	405.34	-	-
March 31, 2025	**Outstanding**	**Cash Collateral**	**Nature of Non-Cash Collateral**
Financial assets			
Cash and cash equivalents	796.91	-	-
Bank balance other than Cash and cash equivalents	217.49	-	-
Loans	3,243.28	-	Refer to note below
Investments	1,244.49	-	-
Other financial assets	452.92	-	-

Note - 39 (continued…)

The Company by way of loan sanction letter and other loan securing documents agreed with its customers on collateral security to be provided by the customers in secured loan exposures that are subject to credit risk. Collateral security enables us to recover all or part of the outstanding exposure by liquidating the collateral asset provided, in cases where the borrower is unable or unwilling to fulfil its primary obligations
Collateral security accepted by the Company is generally in the form of:
(a) Equitable mortgage of property and / or,
(b) Pledge of shares / debentures, units, other securities, assignment of life insurance policies and / or,
(c) Hypothecation of assets and / or,
(d) Company guarantees and / or,
(e) Personal guarantees and / or,
(f) Negative lien and / or Undertaking to create a security.

(i) Interest Rate Risk:-
Interest rate risk arises when there is a mismatch between positions, which are subject to interest rate adjustment within a specified period. The Company's lending, funding and investment activities give rise to interest rate risk. The immediate impact of variation in interest rate is on the Company's net interest income, while a long term impact is on the Company's net worth since the economic value of the assets, liabilities and off-balance sheet exposures are affected. While assessing interest rate risks, signals given to the market by RBI and government departments from time to time and the financial industry's reaction to them shall be continuously monitored.

Due to the very nature of financial services, the Company is exposed to moderate to higher Interest Rate Risk. This risk has a major impact on the balance sheet as well as the income statement of the Company. Interest Rate Risk arises due to:
i) Changes in regulatory or market conditions affecting the interest rates
ii) Short term volatility
iii) Prepayment risk translating into a reinvestment risk
iv) Real interest rate risk.

In short run, change in interest rate affects Company's earnings (measured by NII or NIM) and in long run it affects Market Value of Equity (MVE) or net worth. It is essential for the Company to not only quantify the interest rate risk but also to manage it proactively. The Company mitigates its interest rate risk by keeping a balanced portfolio of fixed and variable rate loans and borrowings. Further Company carries out Earnings at risk analysis and maturity gap analysis at quarterly intervals to quantify the risk.

Interest Rate sensitivity
The following table demonstrates the sensitivity to a reasonably possible change in interest rates in respect of borrowings subject to variable interest rates (all other variables being constant) of the Company's statement of profit and loss:

Amount Rs. in Crores

Particulars	Basis Points	Effect on Profit/ (loss) before tax and Equity for the year ended March 31, 2026	Effect on Profit before tax and Equity for the year ended March 31, 2025
Borrowings*			
Increase in basis points	+25	5.52	7.60
Decrease in basis points	-25	(5.52)	(7.60)
Loans*			
Increase in basis points	+25	9.01	15.58
Decrease in basis points	-25	(9.01)	(15.58)

*Based on average outstanding balances.

(ii) Foreign currency risk
Foreign currency risk is the risk that the fair value or future cash flows of an exposure will fluctuate because of changes in foreign currency rates. The Company does not have any foreign currency exposure in March 31, 2026 and March 31, 2025.

Note - 39 (continued…)

(iii) Equity Price Risk
As at March 31, 2026, the Company’s investments do not include any investments in equity shares/ instruments which are exposed to equity price risk.

(D) Operational Risk
Operational risk is the risk of loss resulting from inadequate or failed internal processes, people and system or from external events.

Operational risk is associated with human error, system failures and inadequate procedures and controls. It is the risk of loss arising from the potential that inadequate information system; technology failures, breaches in internal controls, fraud, unforeseen catastrophes, or other operational problems may result in unexpected losses or reputation problems. Operational risk exists in all products and business activities.

The Company recognizes that operational risk event types that have the potential to result in substantial losses includes Internal fraud, External fraud, employment practices and workplace safety, clients, products and business practices, business disruption and system failures, damage to physical assets, and finally execution, delivery and process management.

The Company cannot expect to eliminate all operational risks, but it endeavours to manage these risks through a control framework and by monitoring and responding to potential risks. Controls include effective segregation of duties, access, authorisation and reconciliation procedures, staff education and assessment processes, such as the use of internal audit.

Note - 40

Leases

(i) Leases where the Company is a Lessee
(a) The Company has lease contracts for various office premises used in its operations. Leases of office premises generally have lease terms between 1 to 15 years. The Company’s obligations under its leases are secured by the lessor’s title to the leased assets. Generally, the Company is restricted from assigning and subleasing the leased assets.

The Company also has certain leases of office premises with lease terms of 12 months or less. The Company applies the ‘short-term lease’ recognition exemptions for these leases.

(b) Leases are shown as follows in the Company's balance sheet and Statement of profit and loss:

Set out below are the carrying amounts of right-of-use assets recognised and the movements during the year:

Particulars	Building - Office Premises Amount Rs. In Crores
Opening balance as at 1 April 2024	**1.13**
Addition	56.87
Deletion (Terminated during the year)	0.26
Depreciation expense	2.28
Closing balance as at March 31, 2025	**55.46**
Addition	2.90
Deletion (Terminated during the year)	0.47
Depreciation expense	7.02
Closing balance as at March 31, 2026	**50.87**

Note - 40 (continued…)

Set out below are the carrying amounts of lease liabilities (included under Borrowings (Other than debt securities)) and the movements during the year:

Particulars	**Amount Rs. In Crores**
Opening balance as at 1 April 2024	**1.42**
Additions	56.87
Deletion (Terminated during the year)	0.37
Accretion of interest	1.44
Payments	2.87
Change due to modification of leases	-
As at March 31, 2025	**56.49**
Additions	2.90
Deletion (Terminated during the year)	0.48
Accretion of interest	5.51
Payments	9.31
Change due to modification of leases	-
As at March 31, 2026	**55.11**
Current	3.86
Non-current	51.25

(c) Amounts recognized in the Statement of Profit and Loss **Amount Rs. In Crores**

Particulars	**For the year ended March 31,2026**	**For the year ended March 31,2025**
Depreciation expense of right-of-use assets	7.02	2.28
Interest expense on lease liabilities	5.51	1.44
Gain on termination/modification of leases	0.01	0.11
Expense relating to short-term leases (included in other expenses)	6.60	0.57
Total amount recognised in profit or loss	**19.14**	**4.40**

During the year the Company had total cash outflows for leases of Rs. 9.31 crores (March 31, 2025: Rs 2.87 crores)

Note - 41

Transfers of financial assets

Transfers of financial assets that are not derecognised in their entirety
Securitisations: The Company uses securitisations as a source of finance. Such transactions resulted in the transfer of contractual cash flows from portfolios of financial assets to holders of issued debt securities. Such deals resulted in continued recognition of the securitised assets since the Company retains substantial risks and rewards.

The table below outlines the carrying amounts and fair values of all financial assets transferred that are not derecognised in their entirety and associated liabilities.

Amount Rs. In Crores

Securitisations	**As at March 31, 2026**	**As at March 31, 2025**
Carrying amount of transferred assets measured at amortised cost	1,082.44	349.47
Carrying amount of associated liabilities	(1,039.80)	(273.68)

The carrying amount of above assets and liabilities is a reasonable approximation of their respective fair values

Note - 41 (continued…)

Assignment Deals
During the year ended March 31, 2026, the Company has sold certain loans (measured at amortised cost) pursuant to assignment deals, as a source of finance. As per the terms of such deals, since the derecognition criteria as per IND AS 109 are met, including transfer of substantially all the risks and rewards relating to assets being transferred to the buyer, the assets have been derecognised from the books of the Company.

The table below summarises the details of the derecognised loans (measured at amortised cost) and the consequent gain upon derecognition:

Amount Rs. in Crores

Loans (at amortised cost)	For the year ended March 2026	For the year ended March 2025
Amount of derecognised financial assets	1,293.56	2,071.69
Gain from derecognition (Refer note 53)	293.32	182.17

Since the Company has derecognized the above loan assets in entirety, the whole of the interest spread at the present value (discounted over the expected life of the assets) is recognised on the date of derecognition itself as interest-only strip receivable and corresponding gain on derecognition of financial assets is recognized in the Statement of Profit and Loss.

Note - 42

Capital management
For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. 'The Company's capital management objectives are:
- to ensure the Company's ability to continue as a going concern
- to maintain a higher capital base than the mandated regulatory capital at all times
- to maintain an optimal capital structure to reduce cost of capital
- to provide an adequate return to shareholders

The Company monitors capital using a capital adequacy ratio as prescribed by the RBI guidelines (Refer note 45(9) for details), and debt equity ratio: 1.39 as at March 31, 2026 (March 31, 2025: 1.07)

Note - 43

Fair value measurement
As per Ind AS 107, 'Financial Instruments: Disclosures', the fair values of the financial assets or financial liabilities are defined as the price that would be received on sale of asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date Financial assets and financial liabilities are measured at fair value in the financial statements and are grouped into three Levels of a fair value hierarchy. The fair value hierarchy is based on inputs to valuation techniques that are used to measure fair value that are either observable or unobservable. The hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities and lowest priority to unobservable inputs. The three Levels are defined based on the observability of significant inputs to the measurement, as follows:

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

(ii) Valuation governance
The Company's process to determine fair values is part of its periodic financial close process. The Audit Committee exercises the overall supervision over the methodology and models to determine the fair value as part of its overall monitoring of financial close process and controls. The responsibility of ongoing measurement resides with business units. Once submitted, fair value estimates are also reviewed and challenged by the Risk and Finance functions.

Note - 43 (continued…)

(iii) Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by level of the fair value hierarchy:

Amount Rs. in Crores

	March 31, 2026			
	Level 1	**Level 2**	**Level 3**	**Total**
Assets measured at fair value on a recurring basis				
Financial instruments measured at fair value through profit and loss				
Mutual funds	14.48	-	-	14.48
Debt Securities and Pass Through Certificates (PTCs)	-	83.02	1,648.49	1,731.51
Total financial instruments measured at fair value through profit and loss	14.48	83.02	1,648.49	1,745.99
Financial instruments measured at fair value through other comprehensive income				
Mutual funds	-	-	-	-
Debt Securities, and Pass Through Certificates (PTCs)			438.20	438.20
Total Financial instruments measured at fair value through other comprehensive income	**-**	**-**	**438.20**	**438.20**
Total assets measured at fair value on a recurring basis	**14.48**	**83.02**	**2,086.69**	**2,184.19**
Assets measured at fair value on a non-recurring basis	**-**	**-**	**-**	**-**
Total financial assets measured at fair value	**14.48**	**83.02**	**2,086.69**	**2,184.19**
Liabilities measured at fair value on a recurring basis	-	-	-	-
Liabilities measured at fair value on a non-recurring basis	-	-	-	-
Total financial liabilities measured at fair value	**-**	**-**	**-**	**-**

Amount Rs. in Crores

	March 31, 2025			
	Level 1	**Level 2**	**Level 3**	**Total**
Assets measured at fair value on a recurring basis				
Financial instruments measured at fair value through profit and loss				
Mutual funds (including alternative investment funds)	43.30	-	-	43.30
Debt Securities and Pass Through Certificates (PTCs)	-	83.92		83.92
Total financial instruments measured at fair value through profit and loss	**43.30**	**83.92**	**-**	**127.22**
Financial instruments measured at fair value through other comprehensive income				-
Mutual funds (including alternative investment funds)	-	514.95	-	514.95
Debt Securities and Pass Through Certificates (PTCs)	-	-	602.32	602.32
Total Financial instruments measured at fair value through other comprehensive income	**-**	**514.95**	**602.32**	1,117.27
Total assets measured at fair value on a recurring basis	**43.30**	**598.87**	**602.32**	**1,244.49**
Assets measured at fair value on a non-recurring basis				
Total financial assets measured at fair value	**43.30**	**598.87**	**602.32**	**1,244.49**
Liabilities measured at fair value on a recurring basis	-	-	-	-
Liabilities measured at fair value on a non-recurring basis	-	-	-	-
Total financial liabilities measured at fair value	**-**	**-**	**-**	**-**

Note - 43 (continued…)

The following table presents the changes in level 3 items for the year ended March 31, 2026 and March 31, 2025:

Particulars	Mutual funds and Debt Securities	Total
Balance as at April 1, 2024	2,593.88	2,593.88
Acquisitions	-	-
Deletions/redemption	2,174.62	2,174.62
Gains recognised in statement of profit and loss	50.66	50.66
Gains recognised in other comprehensive income	231.94	231.94
Unrealised losses recognised in statement of profit and loss	(12.32)	(12.32)
Unrealised losses recognised in Other Comprehensive Income	(87.22)	(87.22)
As at March 31, 2025	**602.32**	**602.32**
Acquisitions	2,015.04	2,015.04
Deletions/redemption	-	-
Gains recognised in statement of profit and loss	-	-
Gains recognised in other comprehensive income	-	-
Unrealised gains recognised in statement of profit and loss	38.45	38.45
Unrealised losses recognised in Other Comprehensive Income	(569.12)	(569.12)
As at March 31, 2026	**2,086.69**	**2,086.69**

The following table summarises the quantitative information about the significant unobservable inputs used in level 3 fair value measurements:

Particulars	Fair value as at	
	As at March 31, 2026	As at March 31, 2025
Debt Securities	2,086.69	602.32
Total	**2,086.69**	**602.32**

Particulars	Rates for Sensitivity	Impact of Increase in Rates on Total Comprehensive Income			
		March 31, 2026		March 31, 2025	
		Favourable	Unfavourable	Favourable	Unfavourable
Debt Securities	0.25%	5.22	(5.22)	1.51	(1.51)
Total		**5.22**	**(5.22)**	**1.51**	**(1.51)**

Note - 43 (continued…)

(iv) Valuation techniques

Debenture and Bonds
Fair value of these instruments is derived based on the indicative quotes of price and yields prevailing in the market as at reporting date and are classified as Level 2.

Unlisted debentures and bonds
Fair value of these instruments is derived based on the discounted cash flows and market comparison technique as at reporting date and are classified as Level 3.

Mutual Funds
Open ended mutual funds are valued at NAV declared by respective fund house and are classified under Level 1.

Alternative investment Funds(AIFs)
AIFs are valued at NAV declared by respective fund house and are classified under Level 2.

(v) There have been no transfers between Level 1, Level 2 and Level 3 for the year ended March 31, 2026 and March 31, 2025.

(vi) Fair value of financial instruments not measured at fair value

Set out below is a comparison, by class, of the carrying amounts and fair values of the Company’s financial instruments that are not carried at fair value in the financial statements. This table does not include the fair values of non–financial assets and non–financial liabilities.

Amount Rs. in Crores

	March 31, 2026				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets:					
Cash and cash equivalents	319.01	-	-	-	-
Bank balances other than cash and cash equivalents	236.02	-	-	-	-
Loans and advances	2,273.48	-	-	-	-
Other Financial assets	405.34	-	-	-	-
Total financial assets	3,233.85	-	-	-	-
Financial Liabilities:					
Trade payables	0.02	-	-	-	
Debt securities	921.21	-	945.71	-	945.71
Borrowing other than debt securities	2,072.44	-	-	-	-
Subordinated Liabilities	353.02	-	354.59	-	354.59
Lease Liabilities	55.10		-	-	-
Other financial liabilities	206.53	-	-	-	-
Total financial liabilities	3,608.32	-	1,300.30	-	1,300.30
Off-balance sheet items:					
Other commitments	-	-	-	-	-
Total off-balance sheet items	-	-	-	-	-

Note - 43 (continued…)

Amount Rs. in Crores

	March 31, 2025				
	Carrying Value	Fair Value			
		Level 1	Level 2	Level 3	Total
Financial Assets:					
Cash and cash equivalents	796.91	-	-	-	-
Bank balances other than cash and cash equivalents	217.49	-	-	-	-
Loans and advances:	3,243.28	-	-	-	-
Other Financial assets:	452.92	-	-	-	-
Total financial assets	4,710.60	-	-	-	-
Financial Liabilities:					
Trade payables	0.46	-	-	-	-
Debt securities	1,069.59	-	1,113.10	-	1,113.10
Borrowing other than debt securities	1,818.95	-	-	-	-
Subordinated Liabilities	352.17	-	356.90	-	356.90
Lease Liabilities	56.49		-	-	-
Other financial liabilities	565.07	-	-	-	-
Total financial liabilities	3,862.73	-	1,470.00	-	1,470.00
Off-balance sheet items:					
Other commitments	-	-	-	-	-
Total off-balance sheet items	-	-	-	-	-

(vii) Valuation methodologies of financial instruments not measured at fair value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables.

Debt Securities & Subordinated liabilities

These include Subordinated debt and secured debentures. The fair values of such liabilities are estimated using a discounted cash flow model based on contractual cash flows using actual or estimated yields and discounting by yields incorporating the appropriate credit risk. These instruments are classified in Level 2.

Assets and Liabilities other than above

The carrying value of assets and liabilities other than investments at amortised cost, debt securities and subordinated liabilities represents a reasonable approximation of fair value.

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Notes to financial statements for the year ended March 31, 2026

Note - 44

Schedule to the Balance Sheet as per Annex I of non-banking financial company (as required in terms of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025, issued by Reserve Bank of India vide circular no. RBI/DOR/2025-26/359 DOR.ACC.REC.No.278/21.04.018/2025-26 - November 28, 2025 as amended to the extent applicable:

Particulars	**Amount Rs.in Crores**			
	March 31, 2026		**March 31, 2025**	
Liabilities side:	**Amount Outstanding**	**Amount Overdue**	**Amount Outstanding**	**Amount Overdue**
(1) Loans and advances availed by the NBFC inclusive of interest accrued thereon but not paid:				
(a) Debentures : Secured[(1)]	972.28	Nil	1,129.73	Nil
: Unsecured[(3 &4)]	365.30	Nil	364.43	Nil
(other than falling within the meaning of public deposits*)				
(b) Deferred Credits		Nil		Nil
(c) Term Loans[(2)]	771.11	Nil	1,333.13	Nil
(d) Inter-corporate loans and borrowing	Nil	Nil	Nil	Nil
(e) Commercial Paper	Nil	Nil	Nil	Nil
(f) Other Loans – (specify nature)				
– From Banks-Cash Credit Facility	12.79	Nil	15.00	Nil
–From banks- Working Capital Loan	200.00	Nil	200.00	Nil
– From Banks-Overdraft Facility	50.21	Nil	-	Nil

(1) Includes interest accrued but not paid for Rs. 51.07 crores (Previous year Rs.60.14 crores)
(2) Includes interest accrued but not paid for Rs. 1.47 crores (Previous year Rs. 2.87 crores)
(3) Includes interest accrued but not paid for Rs. 12.28 crores (Previous year Rs.12.27 crores)
(4) Unsecured non convertible debentures in the nature of subordinate debts

Assets side:	**Amount Rs. in Crores Outstanding as at**	
	March 31, 2026	**March 31, 2025**
(2) Break-up of Loans and Advances including bills receivables [other than those included in (4) below:]		
(a) Secured	2,248.32	3,208.62
(b) Unsecured	30.81	28.54
(3) Break up of Leased Assets and stock on hire and other assets counting towards AFC activities		
(i) Lease assets including lease rentals under sundry debtors		
(a) Financial lease	Nil	Nil
(b) Operating lease	Nil	Nil
(ii) Stock on hire including hire charges under sundry debtors:		
(a) Assets on hire	Nil	Nil
(b) Repossessed Assets	Nil	Nil
(iii) Other loans counting towards AFC activities		
(a) Loans where assets have been repossessed	Nil	Nil
(b) Loans other than (a) above	Nil	Nil

Note - 44 (continued…)

(4) Break-up of Investments:	**Amount Rs. In Crores Outstanding as at**	
	March 31, 2026	**March 31, 2025**
Current Investments		
1. Quoted:		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	58.29	Nil
(iii) Units of mutual funds	Nil	Nil
(iv) Government Securities	Nil	Nil
(v) Others (please specify)	Nil	Nil
2. Unquoted:		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	1,043.34	Nil
(iii) Units of mutual funds	Nil	Nil
(iv) Government Securities	Nil	Nil
(v) Others (please specify)	Nil	Nil
Long Term investments :		
1. Quoted :		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	Nil	58.29
(iii) Units of mutual funds	Nil	Nil
(iv) Government Securities	Nil	Nil
(v) Others (please specify)	Nil	Nil
2. Unquoted :		
(i) Shares : (a) Equity	Nil	Nil
(b) Preference	Nil	Nil
(ii) Debentures and Bonds	1,043.34	602.32
(iii) Units of mutual funds	14.48	558.25
(iv) Government Securities	Nil	Nil
(v) Others (Pass through certificate)	24.73	25.63

(5) Borrower group-wise classification of assets financed as in (2) and (3) above:

Category	**Amount net of provisions (Rs. in Crores)**					
	March 31, 2026			**March 31, 2025**		
1.Related Parties	**Secured**	**Unsecured**	**Total**	**Secured**	**Unsecured**	**Total**
(a) Subsidiaries	Nil	Nil	Nil	Nil	Nil	Nil
(b) Companies in the same group	Nil	Nil	Nil	1,115.00	Nil	1,115.00
(c) Other related parties	Nil	Nil	Nil	Nil	Nil	Nil
2. Other than related parties*	2,198.10	30.81	2,228.91	2,045.75	28.54	2,074.29
Total	**2,198.10**	**30.81**	**2,228.91**	**3,160.75**	**28.54**	**3,189.29**

*Excludes Provision against loan assets of Rs. 50.22 crores (Previous year Rs 47.87 crores)

Note - 44 (continued…)

(6) Investor group-wise classification of all investments (Current and Long term) in shares and securities (both quoted and unquoted):

	March 31, 2026		**March 31, 2025**	
Category	**Market Value / Break up or fair value or NAV (Rs. in crores)**	**Book Value (Net of Provision) (Rs. in crores)**	**Market Value / Break up or fair value or NAV (Rs. in crores)**	**Book Value (Net of Provision) (Rs. in crores)**
1. Related Parties				
(a) Subsidiaries	Nil	Nil	Nil	Nil
(b) Companies in the same group	Nil	Nil	Nil	Nil
(c) Other related parties	Nil	Nil	Nil	Nil
2. Other than related parties	2,184.18	2,800.89	1,244.49	1,319.36
Total	**2,184.18**	**2,800.89**	**1,244.49**	**1,319.36**

(7) Other information:

Particulars	**Amount (Rs. in Crores)**	
	March 31, 2026	**March 31, 2025**
(i) Gross Non-Performing Assets		
(a) Related parties	Nil	Nil
(b) Other than related parties	Nil	32.33
(ii) Net Non-Performing Assets		
(a) Related parties	Nil	Nil
(b) Other than related parties	Nil	17.29
(iii) Assets acquired in satisfaction of debt	Nil	Nil

*"Public Deposit" shall have the same meaning as defined in the NBFC Acceptance of Public Deposits (Reserve Bank) Directions, 2025
Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the Auditors.

Note - 45

The following additional information is disclosed in the terms of Master Direction – Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025, issued by Reserve Bank of India vide circular no. RBI/DOR/2025-26/359 DOR.ACC. REC.No.278/21.04.018/2025-26 - November 28, 2025 as amended.

(1) Exposures

(i) Exposure to Real Estate Sector: **Amount Rs. in crores**

Category	**As at March 31, 2026**	**As at March 31, 2025**
Direct Exposure		
(a) Residential Mortgages -		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented. Exposure would also include non-fund based (NFB) limits	1,449.90	1,333.04
(b) Commercial Real Estate -		
Lending secured by mortgages on commercial real estates (office buildings, retail space, multipurpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure would also include non-fund based (NFB) limits;	48.47	36.91
(c) Investments in Mortgage Backed Securities (MBS) and other securitised exposures -		
(i) Residential	Nil	Nil
(ii) Commercial Real Estate.	24.73	25.63
Total Exposure to Real Estate Sector	**1,523.10**	**1,395.58**

Note - 45 (continued…)

(ii) Exposure to Capital Market: **Amount Rs. in crores**

Particulars	As at March 31, 2026	As at March 31, 2025
(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	2,086.69	602.32
(ii) Advances against shares / bonds / debentures or other securities or on clean basis to individuals for investment in shares (including IPOs / ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds	-	-
(iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security	-	-
(iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares / convertible bonds / convertible debentures / units of equity oriented mutual funds 'does not fully cover the advances	-	-
(v) Secured and unsecured advances to stockbrokers and guarantees issued on behalf of stockbrokers and market makers	-	-
(vi) Loans sanctioned to corporates against the security of shares / bonds / debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources	-	-
(vii) Bridge loans to companies against expected equity flows / issues	-	-
(viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds	-	-
(ix) Financing to stockbrokers for margin trading		
(x) All exposures to Alternative Investment Funds:		
(i) Category I	-	-
(ii) Category II	-	514.95
(iii) Category III	-	-
Total (2)	-	**514.95**
Total Exposure to Capital Market (1+2)	**2,086.69**	**1,117.27**

(iii) Sectoral Exposure

Sectors	March 31, 2026			March 31, 2025		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (Amount Rs. In crores)	Gross NPAs (Amount Rs. In crores)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (Amount Rs. In crores)	Gross NPAs (Amount Rs. In crores)	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	0.00%	-	-	0.00%
2. Industry						
i)	-	-	0.00%	-	-	0.00%
ii)	-	-	0.00%	-	-	0.00%
Others	-	-	0.00%	-	-	0.00%
Total of Industry	-	-	-	-	-	-
3. Services						
i) Commercial Real Estate	48.47	-	0.00%	36.91	2.07	1.12%
ii) Others	2,230.62	-	0.00%	3,197.08	27.15	2.88%
Total of Services	**2,279.09**	-	0.00%	**3,233.99**	**29.22**	0.90%

Note - 45 (continued…)

(iii) Sectoral Exposure (continued…)

Sectors	March 31, 2026			March 31, 2025		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (Amount Rs. In crores)	Gross NPAs (Amount Rs. In crores)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (Amount Rs. In crores)	Gross NPAs (Amount Rs. In crores)	Percentage of Gross NPAs to total exposure in that sector
4. Personal loans						
i) Personal Loan	0.05	-	0.00%	3.17	3.11	98.11%
ii)	-	-	0.00%	-	-	0.00%
Others	-	-	0.00%	-	-	0.00%
Total of Personal loan	**0.05**	**-**	0.00%	**3.17**	**3.11**	98.11%
5. Others	-	-	0.00%	-	-	0.00%
Total	**2,279.14**	**-**	0.00%	**3,237.16**	**32.33**	**1.00%**

(iv) Intra group Exposure

Amount Rs. in crores

Particulars	As at March 31, 2026	As at March 31, 2025
(i)Total amount of intra-group exposures	-	1,115.00
(ii) Total amount of top 20 intra-group exposures	-	1,115.00
(iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers	0.00%	100.00%

(v) Unhedged foreign currency exposure

The Company does not have any Unhedged foreign currency exposure as at March 31, 2026 (Previous year: Nil)

(2) Disclosures relating to securitisation:

Amount Rs. in crores

Particulars	March 31, 2026	March 31, 2025
(1) No of SPEs holding assets for securitisation transactions originated by the originator	18	14
(2) Total amount of securitised assets as per books of the SPEs	538.48	270.21
(3) Total amount of exposures retained by the originator to comply with MRR as on the date of balance sheet	14.44	34.78
a) Off-balance sheet exposures		
First loss	-	-
Others	-	-
b) On-balance sheet exposures		
First loss	14.44	34.78
Others	-	-

Note - 45 (continued…)

(2) Disclosures relating to securitisation(continued…):

Amount Rs. in crores

Particulars	March 31, 2026	March 31, 2025
(4) Amount of exposures to securitisation transactions other than MRR		
a) Off-balance sheet exposures		-
I) Exposure to own securitisations		-
First loss	-	-
Others	-	-
ii) Exposure to third party securitisations		-
First loss	-	-
Others	-	-
b) On-balance sheet exposures	115.99	31.03
i) Exposure to own securitisations*	115.99	31.03
First loss	-	-
Others	115.99	31.03
ii) Exposure to third party securitisations		-
First loss	-	-
Others	-	-
(5) (a) Sale consideration received for the securitised assets	1,154.20	686.02
(b) Gain/loss on sale on account of securitisation	-	-
(6) Form and quantum (outstanding value) of services provided by way of, liquidity support, post-securitisation asset servicing, etc.		
(7) Performance of facility provided: Credit enhancement		
(a) Opening Balance Outstanding	34.78	43.17
(b) Addition during the year (Fresh Transactions)	13.31	1.12
(c) Repayment / Maturity received (during the Year)	33.66	9.51
(d) Closing Balance Outstanding	14.44	34.78
(8) Average default rate of portfolios observed in the past 5 years for RMBS	2.28%	1.69%
(9)Amount and number of additional/top up loan given on same underlying asset.	-	-
(10) Investor complaints (a) Directly/Indirectly received and; (b) Complaints outstanding	-	-

* including instruments (in PTCs) with pari passu rights of Rs. 14.00 Crores (Previous year : Rs. 14 crores) and other than pari passu rights of Rs. 101.99 Crores (previous year: Rs. 17.03 Crores)
The “Addition during the year” is on account of new securitization transactions undertaken during the year, while the “Repayment during the year” pertains to the full redemption of older securitization transactions.
No credit enhancement has been utilised in any of the active securitization transactions.

Note - 45 (continued…)

(3) Disclosure of transfer of loan exposure

(i) Details of Loans not in Default transferred / acquired through assignment :

Amount Rs. in crores

Particulars	March 31, 2026		March 31, 2025	
	Transferred	Acquired	Transferred	Acquired
Count of Loan accounts Assigned	2,211	-	3,989	3,810
Amount of Loan accounts Assigned	1,587.31	-	2,500.44	203.17
Retention of beneficial economic interest (MRR)	293.75	-	428.75	-
Weighted Average Maturity (Residual Maturity in months)	143	-	137	202.50
Weighted Average Holding Period [in months]	3	-	3	12.68
Coverage of tangible security coverage	1.00	-	1.00	-
Rating-wise distribution of rated loans	Unrated	-	Unrated	-

(ii) Details of stressed loans transferred during the year

Amount Rs. in crores

Particulars	March 31, 2026		
	To Asset Reconstruction Companies (ARC)		
	NPA	SMA	Total
Number of accounts	29	-	29
Aggregate principal outstanding of loans transferred (Rs. in crores)	21.21	-	21.21
Weighted average residual tenor of the loans transferred (in months)	175	-	175
Net book value of loans transferred (at the time of transfer) (Rs. in	16.09	-	16.09
Aggregate consideration (Rs. in crores)	15.35	-	15.35
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-
Excess provisions reversed to the Profit and Loss Account on account of sale	-	-	-

Apart from above, the Company has assigned written off loans to ARC for a purchase consideration of Rs 33.52 Crores during financial year 2025-26.

Particulars	March 31, 2025		
	To Asset Reconstruction Companies (ARC)		
	NPA	SMA	Total
Number of accounts	18	-	18
Aggregate principal outstanding of loans transferred (Rs. in crores)	895.25	-	895.25
Weighted average residual tenor of the loans transferred (in months)	30.68	-	30.68
Net book value of loans transferred (at the time of transfer) (Rs. in	842.19	-	842.19
Aggregate consideration (Rs. in crores)	367.78	-	367.78
Additional consideration realized in respect of accounts transferred in earlier years	-	-	-
Excess provisions reversed to the Profit and Loss Account on account of sale	-	-	-

Apart from above, the Company has assigned written off loans to ARC for a purchase consideration of ₹ 67.02 Crs during financial year 2024-25.

(iii) The Company has not acquired any stressed loan during the year ended March 31, 2026 (March 31, 2025: NIL)

(iv) Details of Security Receipts held and Credit rating during the year are as follows: **NA**

Amount Rs. in crores

Recovery Rating	Anticipated recovery as per recovery rating	March 31, 2026	March 31, 2025
RR1+	150% and above	-	-
RR1	100% - 150%	-	-
RR4	25% - 50%	-	-
Unrated	100% - 150%	-	-
Total		**-**	**-**

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to financial statements for the year ended March 31, 2026

Note - 45 (continued…)

(4) Related Party Disclosure:

(i) (a) Related Party Transactions and outstanding balances for the year ended March 31, 2026.

Amount Rs. in crores

Related party	Parent (as per ownership or control)	Directors	Key Management Personnel	Others*	Total
Items					
Borrowings#	-	-	-	14.98	14.98
Deposits#	-	-	-	-	-
Placement of deposits#	-	-	-	-	-
Advances#	-	-	-	-	-
Investments#	-	-	-	-	-
Assignment Payable#	-		-	-	-
Outstanding balance of Corporate counter guarantees given to third parties#	20.00	-	-	-	20.00
Outstanding balance of Unamortised Corporate Guarantee#	0.41	-	-	-	0.41
Sale of Bonds / Debentures	-	-	-	-	-
Sale of investments in units of Alternative investment funds	577.53	-	-	-	577.53
Purchase of Bonds / Debentures	2,015.04	-	-	-	2,015.04
Purchase of investments in units of Alternative investment funds	-	-	-	-	-
Payment made for Redemption of Bonds	-	-	-	-	-
Net consideration on sale of wholesale loans business	-	-	-	-	-
Purchase of Loans	-	-	-	-	-
Assignment of Loans	-	-	-	-	-
Loan taken from	-	-	-	-	-
Loan repaid to	-	-	-	-	-
Loan given to	2,300.00	-	-	-	2,300.00
Loan repaid by	3,415.00	-	-	-	3,415.00
Interest paid	1.69	-		1.35	3.04
Interest received	143.74	-		-	143.74
Deemed cost of fair value of corporate guarantee	1.66	-	-	-	1.66
Others		-			-
Salary / Remuneration	-	8.59	-	-	8.59
Other Expenses (including Sitting Fees)	-	-	3.09	-	3.09
Income from Support Services and Other Fee	5.00	-	-	-	5.00
Expense on Support Services and Other Fee	0.03	-	-	-	0.03

Outstanding balance as at the end of the year
* Others includes Entity under Control and fellow subsidiary
The Company does not have any subsidiaries or joint ventures during the reporting period. Further, there are no transactions with relatives of Directors or Key Managerial Personnel. Accordingly, disclosure under the respective columns is not applicable.

Note - 45 (continued…)

(i) (b) Related Party Transactions and outstanding balances for the year ended March 31, 2025.

Amount Rs. in crores

Related party	**Parent (as per ownership or control)**	**Directors**	**Key Management Personnel**	**Others***	**Total**
Items					
Borrowings#	19.99	-	-	14.98	34.97
Deposits#	-	-	-	-	-
Placement of deposits#	-	-	-	-	-
Advances#	1,115.00				1,115.00
Investments#	-	-	-	-	-
Assignment Payable#	15.29	-	-		15.29
Outstanding balance of Corporate counter guarantees given to third parties#	100.00	-	-	-	100.00
Outstanding balance of Unamortised Corporate Guarantee#	2.07	-	-	-	2.07
Sale of Bonds / Debentures	1,683.14	-	-	-	1,683.14
Sale of investments in units of Alternative investment funds	-	-	-	-	-
Purchase of Bonds / Debentures	608.29	-	-	-	608.29
Purchase of investments in units of Alternative investment funds	413.40	-	-	-	413.40
Payment made for Redemption of Bonds	1,581.88	-	-	10.00	1,591.88
Net consideration on sale of wholesale loans business	530.00	-	-	-	530.00
Purchase of Loans	203.17	-	-	-	203.17
Assignment of Loans	201.72	-	-	-	201.72
Loan taken from	2,885.00	-	-	-	2,885.00
Loan repaid to	4,215.00	-	-	-	4,215.00
Loan given to	3,200.00	-	-	-	3,200.00
Loan repaid by	2,085.00	-	-	25.00	2,110.00
Interest paid	297.46	-		2.71	300.17
Interest received	45.79	-		2.25	48.05
Deemed cost of fair value of corporate guarantee	3.07	-	-	-	3.07
Others		-			-
Salary / Remuneration	-	8.05	-	-	8.05
Other Expenses (including Sitting Fees)	-	-	3.02	-	3.02
Income from Support Services and Other Fee	0.15	-	-	-	0.15
Expense on Support Services and Other Fee	0.02	-	-	-	0.02

Outstanding balance as at the end of the year
* Others includes Entity under Control and fellow subsidiary
The Company does not have any subsidiaries or joint ventures during the reporting period. Further, there are no transactions with relatives of Directors or Key Managerial Personnel. Accordingly, disclosure under the respective columns is not applicable.

Note - 45 (continued…)

(ii) (a) Maximum Balance outstanding during the year ended March 31, 2026

Amount Rs. in crores

Related party	Parent (as per ownership or control)	Directors	Relatives of Directors	Key Management Personnel	Others*	Total
Items						
Borrowings[(1)]	20.00	-	-	-	15.00	**35.00**
Deposits	-	-	-	-	-	**-**
Placement of Deposits	-	-	-	-	-	**-**
Advances	1,980.00	-	-	-	-	**1,980.00**
Investments	-	-	-	-	-	-

* Others includes Entity under Control and fellow subsidiary
(1) Borrowings represent the maximum balance outstanding during the period, including Rs. 20.00 crores of debt securities held by the Parent Company and Rs. 15.00 crores of debt securities held by a fellow subsidiary, disclosed under 'Others'.

(ii) (b) Maximum Balance outstanding during the year ended March 31, 2025

Amount Rs. in crores

Related party	Parent (as per ownership or control)	Directors	Relatives of Directors	Key Management Personnel	Others*	Total
Items						
Borrowings[(1)]	4,572.00	-	-	-	25.00	**4,597.00**
Deposits	-	-	-	-	-	**-**
Placement of Deposits	-	-	-	-	-	**-**
Advances	2,272.00	-	-	-	25.00	**2,297.00**
Investments	-	-	-	-	-	-

* Others includes Entity under Control and fellow subsidiary
(1) Borrowings represent the maximum balance outstanding during the period, comprising Rs. 1,817.00 crores of debt securities and Rs 2,755.00 crores of loans taken, disclosed under 'Parent', and Rs. 25.00 crores of debt securities held by a fellow subsidiary, disclosed under 'Others'.

(5) Disclosure of Complaints

a) Summary information on complaints received by the NBFCs from customers and from the Offices of Ombudsman

Particulars	As at March 31, 2026	As at March 31, 2025
Complaints received by the NBFC from its customers		
1. No. of complaints pending at the beginning of the year	NIL	NIL
2. No. of complaints received during the year	245	126
3. No. of complaints disposed during the year	245	126
3.1 Of which, number of complaints rejected by the NBFC	NIL	NIL
4. Number of complaints pending at the end of the year	NIL	NIL
Maintainable complaints received by the NBFC from Office of Ombudsman		
5. Number of maintainable complaints received by the NBFC from Office of Ombudsman	67	29
5.1. Of 5, number of complaints resolved in favour of the NBFC by Office of Ombudsman	67	29
5.2. Of 5, number of complaints resolved through conciliation/mediation/advisories issued by Office of Ombudsman	-	-
5.3. Of 5, number of complaints resolved after passing of Awards by Office of Ombudsman against the NBFC	-	-
6. Number of Awards unimplemented within the stipulated time (other than those appealed)	-	-

Note - 45 (continued…)

(5) Disclosure of Complaints (Continued…)

b) Top five grounds of complaints received by the NBFCs from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/decrease in the number of complaints received over the previous	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
Year ended March 31, 2026					
Foreclosure - Letter , Charges	NIL	109	65.00%	NIL	NIL
CIBIL related	NIL	35	218.00%	NIL	NIL
ROI (ROI reset / Change in EMI / Change in Tenure)	NIL	28	211.00%	NIL	NIL
Collection Related	NIL	26	160.00%	NIL	NIL
EMI/PEMI Related	NIL	14	600.00%	NIL	NIL
Others	NIL	33	18.00%	NIL	NIL
Total	**NIL**	**245**	**94.44%**	**NIL**	**NIL**
Year ended March 31, 2025					
ROI (ROI reset / Change in EMI / Change in Tenure)	NIL	66	39.20%	NIL	NIL
Closure	NIL	13	-	NIL	NIL
Disbursement	NIL	11	57.14%	NIL	NIL
EMI/ PEMI	NIL	10	80.00%	NIL	NIL
Refund	NIL	9	0.00%	NIL	NIL
Others	NIL	17	88.89%	NIL	NIL
Total	**NIL**	**126**	**-23.00%**	**NIL**	**NIL**

Note:- percentage increase in number of complaints in current year is due to re-classification of Complaints/ Query.

(6) Loans to Directors, Senior Officers and Relatives of Directors

Amount in Rs Crores

	March 31, 2026	March 31, 2025
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	0.02	0.55

Note - 45 (continued…)

(7) Liquidity

(i) Funding Concentration based on significant counterparty

	March 31, 2026			
S No	**No. of significant counterparties**	**Amount in Rs Crores**	**% of Total Deposits**	**% of Total Liabilities**
1	12	1,868.91	NA	50.80%

	March 31, 2025			
S No	**No. of significant counterparties**	**Amount in Rs Crores**	**% of Total Deposits**	**% of Total Liabilities**
1	14	2,502.14	NA	61.79%

	March 31, 2026	March 31, 2025
(ii) Top 20 large Deposits	Not Applicable	Not Applicable

(iii) Top 10 borrowings	**Amount in Rs Crores***	
Particulars	**March 31, 2026**	**March 31, 2025**
Top 10 borrowings (Crores)	1,777.75	2,286.84
Top 10 borrowings [% of Total borrowings]	53.12%	70.57%

* Represents contractual amount

(iv) Funding Concentration based on significant instrument/product

Amount in Rs Crores*

Name of the instrument/product	March 31, 2026		March 31, 2025	
	Amount	% of Total Liabilities	Amount	% of Total Liabilities
Term loans from banks and others	769.64	20.92%	1,530.27	37.79%
Secured non convertible debentures	921.21	25.04%	1,069.59	26.41%
Working Capital Loans	200.00	5.44%	-	0.00%
Subordinated debt	353.02	9.60%	352.17	8.70%
Cash credit (includes securitisation)	1,102.80	29.98%	288.68	7.13%

(v) Stock Ratios:

	March 31, 2026	March 31, 2025
CP as % of total public funds	0.00%	0.00%
CP as % of total liabilities	0.00%	0.00%
CP as % of total assets	0.00%	0.00%
NCD (original maturity of less than 1 year) as % of total public funds	0.00%	0.00%
NCD (original maturity of less than 1 year) as % of total liabilities	0.00%	0.00%
NCD (original maturity of less than 1 year) as % of total assets	0.00%	0.00%
Other short term liabilities as % of total public funds	9.41%	22.75%
Other short term liabilities as % of total liabilities	8.56%	18.21%
Other short term liabilities as % of total assets	5.18%	10.35%

*** Total Liabilities = Total Balance Sheet Size - Net Worth**

Institutional set-up for liquidity risk management

The Company has constituted an Asset Liability Management Committee ('ALCO'), a sub-committee of the Board of Directors, to oversee ALM on an ongoing basis. The meetings of ALCO are held at periodic intervals for reviewing the specific risks relating to liquidity risk and interest rate sensitivity.

Note - 45 (continued…)

(8) Comparison between provisions required under IRACP and impairment allowances made under Ind AS 109

Amount in Rs crores

March 31, 2026						
Asset Classification as per RBI Norms	**Asset classification as per Ind AS 109**	**Gross Carrying Amount as per Ind AS**	**Loss Allowances (Provisions) as required under Ind AS 109**	**Net Carrying Amount**	**Provisions required as per IRACP norms**	**Difference between Ind AS 109 provisions and IRACP norms**
(1)	**(2)**	**(3)**	**(4)**	**(5)=(3)-(4)**	**(6)**	**(7) = (4)-(6)**
Performing Assets	Stage 1	2,212.89	43.46	2,169.43	8.85	34.61
	Stage 2	66.25	6.04	60.21	0.27	5.77
Subtotal		2,279.14	49.50	2,229.64	9.12	40.38
Non-Performing Assets (NPA)						
Substandard	Stage 3	-	-	-	-	-
Doubtful	Stage 3	-	-	-	-	-
Loss	Stage 3					-
Subtotal for NPA		-	-	-	-	-
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms(moratorium etc)	Stage 1	65.85	0.72	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		65.85	0.72	-	-	-
Total	**Stage 1**	2,278.74	44.18	2,169.43	8.85	34.61
	Stage 2	66.25	6.04	60.21	0.27	5.77
	Stage 3	-	-	-	-	-
Total Provision		**2,344.99**	**50.22**	**2,229.64**	**9.12**	**40.38**

Amount in Rs crores

March 31, 2025						
Asset Classification as per RBI Norms	**Asset classification as per Ind AS 109**	**Gross Carrying Amount as per Ind AS**	**Loss Allowances (Provisions) as required under Ind AS 109**	**Net Carrying Amount**	**Provisions required as per IRACP norms**	**Difference between Ind AS 109 provisions and IRACP norms**
(1)	**(2)**	**(3)**	**(4)**	**(5)=(3)-(4)**	**(6)**	**(7) = (4)-(6)**
Performing Assets	Stage 1	3,119.67	28.30	3,091.37	12.48	15.82
	Stage 2	85.16	4.04	81.12	0.34	3.70
Subtotal		3,204.83	32.34	3,172.49	12.82	19.52
Non-Performing Assets (NPA)						
Substandard	Stage 3	19.71	7.89	11.82	1.97	5.92
Doubtful	Stage 3	12.62	7.15	5.47	5.84	1.31
Loss	Stage 3	-	-	-		-
Subtotal for NPA		32.33	15.04	17.29	7.81	7.23
Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms(moratorium etc)	Stage 1	97.14	0.49	-	-	-
	Stage 2	-	-	-	-	-
	Stage 3	-	-	-	-	-
Subtotal		97.14	0.49	-	-	-
Total	**Stage 1**	3,216.81	28.79	3,091.37	12.48	15.82
	Stage 2	85.16	4.04	81.12	0.34	3.70
	Stage 3	32.33	15.04	17.29	7.81	7.23
Total Provision		**3,334.30**	**47.87**	**3,189.78**	**20.63**	**26.75**

Note - 45 (continued…)

(9) Disclosure of Capital to Risk Assets Ratio (CRAR):

Items	As at March 31, 2026	As at March 31, 2025
CRAR (%)	38.02%	38.32%
CRAR - Tier I Capital (%)	36.66%	34.80%
CRAR - Tier II Capital (%)	1.36%	3.52%
Amount of subordinated debt raised as Tier-II capital (Rs. in Crores)	90.40	160.57
Amount raised by issue of Perpetual Debt Instruments	Nil	Nil

(10) Disclosures of Investments

Amount Rs. in crores

Particulars	As at March 31, 2026	As at March 31, 2025
(1) Value of Investments		
(i) Gross Value of Investments		
a) In India	2,184.18	1,244.49
b) Outside India	-	-
(ii) Provision for Depreciation		
a) In India	-	-
b) Outside India	-	-
(iii) Net Value of Investments		
a) In India	2,184.18	1,244.49
b) Outside India	-	-
(2) Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off/write-back of excess provisions during the year	-	-
(iv) Closing balance	-	-

The above does not include investment property Net book Value as at March 31, 2026 (Rs. Nil) (March 31, 2025: Rs. Nil)

(11) Disclosures of Derivatives

(a) Forward Rate Agreement/Interest Rate Swap

Amount Rs. in crores

Particulars	March 31, 2026	March 31, 2025
(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 NBFC upon entering into swaps	Nil	Nil
(iv) Concentrations of credit risk arising from swaps	Nil	Nil
(v) The fair value of the swap book	Nil	Nil

(b) Exchange Traded Interest Rate (IR) Derivatives

Amount Rs. in crores

Particulars	March 31, 2026	March 31, 2025
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise)	Nil	Nil
(ii) Notional principal amount of exchange traded IR derivatives outstanding (instrument-wise)	Nil	Nil
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"(instrument-wise)	Nil	Nil
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"(instrument-wise)	Nil	Nil

Note - 45 (continued…)

(c) Disclosures on Risk Exposure in Derivatives

Qualitative Disclosure

During the year ended March 31, 2026, the Company does not have any risk exposure in derivative financial instruments. The Company has in place a policy approved by its Board of Directors which is consistent with its risk management strategy. The Company's risk management activities are subject to the management, direction and control of Risk Management Committee of its Board of Directors, which reports to the Board on the scope of its activities. As at March 31, 2026, the Company has no outstanding forward exchange contract (previous year : Nil).

Quantitative Disclosures

Amount Rs. in crores

Particulars	**March 31, 2026**		**March 31, 2025**	
	Currency Derivatives	**Interest Rate Derivatives**	**Currency Derivatives**	**Interest Rate Derivatives**
(i) Derivatives (Notional Principal Amount)				
For hedging	Nil	Nil	Nil	Nil
(ii) Marked to Market Positions(1)				
(a) Asset(+)	Nil	Nil	Nil	Nil
(b) Liability(-)	Nil	Nil	Nil	Nil
(iii) Credit Exposure(2)	Nil	Nil	Nil	Nil
(iv) Unhedged Exposures	Nil	Nil	Nil	Nil

(12) The Company's assessed CRAR, after considering the observations arising from the RBI inspection report for the financial year ended March 31, 2025, is 29.77%.

(13. a) Maturity pattern of certain items of assets and liabilities March 31,2026*:

Amount Rs. in crores

Particulars	**Deposits**	**Advances**	**Investments#**	**Borrowings**	**Foreign Currency assets**	**Foreign Currency Liabilities**
1 to 7 days	-	48.84	75.02	5.79	-	-
8 to 14 days	-	5.20	-	1.43	-	-
15 days to 30 /31 days	-	24.83	-	16.51	-	-
Over one month to 2 months	-	48.82	-	56.33	-	-
Over 2 months to 3 months	-	47.15	-	102.10	-	-
Over 3 months to 6 months	-	138.50	654.19	655.71	-	-
Over 6 months to 1 year	-	545.67	632.08	356.23	-	-
Over 1 year to 3 years	-	1,192.52	229.57	781.90	-	-
Over 3 years to 5 years	-	681.69	545.59	257.20	-	-
Over 5 years	-	572.12	371.71	1,178.30	-	-
Total	**-**	**3,305.34**	**2,508.16**	**3,411.50**	**-**	**-**

Includes Balances in fixed deposits held with banks, including interest accrued thereon.

(13.b) Maturity pattern of certain items of assets and liabilities March 31,2025*:

Amount Rs. in crores

Particulars	**Deposits**	**Advances**	**Investments**	**Borrowings**	**Foreign Currency assets**	**Foreign Currency Liabilities**
1 to 7 days	-	37.89	8.44	1.23	-	-
8 to 14 days	-	0.76	63.81	1.56	-	-
15 days to 30 /31 days	-	146.74	4.33	96.46	-	-
Over one month to 2 months	-	56.10	-	44.21	-	-
Over 2 months to 3 months	-	54.47	2.25	95.21	-	-
Over 3 months to 6 months	-	148.82	60.64	294.80	-	-
Over 6 months to 1 year	-	926.09	22.25	476.17	-	-
Over 1 year to 3 years	-	1,138.33	68.54	1,300.64	-	-
Over 3 years to 5 years	-	1,691.61	671.25	277.80	-	-
Over 5 years	-	294.31	573.25	727.91	-	-
Total	**-**	**4,495.12**	**1,474.76**	**3,315.99**	**-**	**-**

*In addition to the investments shown in the table above, the Company also had cash and cash equivalents of Rs. 244.01 Crores as at March 31, 2026 (March 31, 2025 Rs. 796.91 Crores).

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to financial statements for the year ended March 31, 2026

Note - 45 (continued…)

(14) Corporate Governance

(a) Composition of Board as on March 31, 2026

Name of director	Director since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	DIN	Number of board meeting*	
				Held	Attended
Mr. Ajit Kumar Mittal	30-09-2013	Non-Executive Chairman	02698115	10	9
Mr. Rajiv Gandhi	15-02-2021	Managing Director & CEO	09063985	10	10
Mr. Naveen Uppal	12-11-2024	Non-Executive Director	10813991	10	10
Mr. Dinabandhu Mohapatra	23-06-2022	Independent Director	07488705	10	9
Mr. Satish Chand Mathur	23-06-2022	Independent Director	03641285	10	10
Mr. Gorinka Jaganmohan Rao	01-07-2023	Independent Director	06743140	10	10
Ms. Nikita Sureshchand Tulsian	23-10-2023	Independent Director	08628087	10	10

Name of director	No. of other directorship	Remunerations			No. of shares held in and convertible instruments held in the NBFC
		Salary & other compensation	Sitting Fee	Commission/incentive	
Mr. Ajit Kumar Mittal	2	-	-	0.85	NIL
Mr. Rajiv Gandhi	0	5.15	-	-	NIL
Mr. Naveen Uppal	0	-	-	-	NIL
Mr. Dinabandhu Mohapatra	2	-	0.09	-	NIL
Mr. Satish Chand Mathur	6	-	0.11	0.25	NIL
Mr. Gorinka Jaganmohan Rao	2	-	0.11	1.32	NIL
Ms. Nikita Sureshchand Tulsian	0	-	0.11	0.25	NIL

**Total Ten Board Meetings held during the financial year 2025-26*

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

Name of director	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)	Nature of change (resignation, appointment)	Effective date
NA	NA	NA	NA

Note - 45 (continued…)

(14) Corporate Governance (Continued…)

(c) Committees of the Board and their composition
(i) Name of the committee of the Board : **Audit Committee**

Summarized terms of reference-

1. To oversee the financial reporting process and disclosure of financial information;
2. To review with management, quarterly, half yearly and annual financial statements and ensure their accuracy and correctness before submission to the Board;
3. To review with management and internal auditors, the adequacy of internal control systems, approving the internal audit plans/ reports and reviewing the efficacy of their function, discussion and review of periodic audit reports including findings of internal investigations;
4. To recommend the appointment of the internal and statutory auditors and their remuneration;
5. To review and approve required provisions to be maintained as per IRAC norms and write off decisions;
6. To hold discussions with the Statutory and Internal Auditors;
7. Review and monitoring of the auditor's independence and performance, and effectiveness of audit process;
8. Examination of the auditors' report on financial statements of the Company (in addition to the financial statements) before submission to the Board;
9. Approval or any subsequent modification of transactions of the Company with related parties;
10. Scrutiny of inter-corporate loans and investments;
11. Review of Credit Concurrent Audit Report/ Concurrent Audit Report of Treasury;
12. Valuation of undertakings or assets of the Company, wherever it is necessary;
13. Monitoring the end use of funds raised through public offers and related matters as and when such funds are raised and also reviewing with the management the utilisation of the funds so raised, for purposes other than those stated in the relevant offer document, if any and making appropriate recommendations to the Board in this regard;
14. Evaluation of the risk management systems (in addition to the internal control systems);
15. Review and monitoring of the performance of the statutory auditors and effectiveness of the audit process;
16. To hold post audit discussions with the auditors to ascertain any area of concern;
17. To review the functioning of the whistle blower mechanism;
18. Approval to the appointment of the CFO after assessing the qualifications, experience and background etc. of the candidate;
19. Approval of Bad Debt Write off in terms of the Policy;
20. Review of information system audit of the internal systems and processes to assess the operational risks faced by the Company and also ensures that the information system audit of internal systems and processes is conducted periodically; and
21. Reviewing the utilisation of loans and/or advances and/or investment by the Company to its subsidiary companies, exceeding ₹100 crores or 10% of the assets side of the respective subsidiary companies, whichever is lower, including existing loans / advances / investment existing as on April 01, 2019.

Composition and other details

Name of director	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		Number of board committee meeting		No. of shares held in NBFC
				Held	Attended	
Mr. Dinabandhu Mohapatra	23-06-2022	Chairman	Non-Executive - Independent Director	8	7	NIL
Mr. Gorinka Jaganmohan Rao	23-12-2024	Member	Non-Executive - Independent Director	8	8	NIL
Mr Satish Chand Mathur	23-06-2022	Member	Non-Executive - Independent Director	8	8	NIL

% *Total Eight Audit Committee Meetings held during the financial year 2025-26*

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
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Notes to financial statements for the year ended March 31, 2026

Note - 45 (continued…)

(14) Corporate Governance (Continued…)

(ii) Name of the committee of the Board : **Nomination & Remuneration Committee**

Summarized terms of reference-

1. Formulation of the criteria for determining qualifications, positive attributes and independence of a director and recommend to the board of directors a policy relating to, the remuneration of the directors, key managerial personnel and other employees;
2. Formulation of criteria for evaluation of performance of Independent Directors and the board of directors;
3. Devising a policy on diversity of board of directors;
4. Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the board of directors their appointment and removal;
5. Whether to extend or continue the term of appointment of the Independent Director, on the basis of the report of performance evaluation of Independent Directors;
6. To ensure 'fit and proper' status of proposed/ existing directors;
7. To recommend to the Board all remuneration, in whatever form, payable to Directors, KMPs and senior management;

Name of director	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		Number of board committee meeting		No. of shares held in NBFC
Mr. Dinabandhu Mohapatra	23-06-2022	Chairman	Non-Executive - Independent	4	3	NIL
Mr. Ajit Kumar Mittal	23-12-2024	Member	Non-Executive - Director	4	4	NIL
Mr Satish Chand Mathur	23-06-2022	Member	Non-Executive - Independent	4	4	NIL

% Total Four Nomination and Remuneration Committee Meetings held during the financial year 2025-26

(iii) Name of the committee of the Board : **Stakeholders Relationship Committee**

Summarized terms of reference-

1 Resolving the grievances of the security holders of the listed entity including complaints related to transfer/transmission of shares/Debentures, non-receipt of annual report, non-receipt of declared dividends/interest, issue of new/duplicate certificates, general meetings etc.,
2 Review of measures taken for effective exercise of voting rights by shareholders,
3 Review of adherence to the service standards adopted by the listed entity in respect of various services being rendered by the Registrar & Share Transfer Agent.
4 Review of the various measures and initiatives taken by the listed entity for reducing the quantum of unclaimed dividends and ensuring timely receipt of dividend warrants/annual reports/statutory notices by the shareholders of the company.

Name of director	Member of committee since	Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)		Number of board committee meeting		No. of shares held in NBFC
				Held	Attended	
Mr. Ajit Kumar Mittal	23-12-2024	Chairman	Non-Executive –Director	4	4	NIL
Mr. Dinabandhu Mohapatra	23-06-2022	Member	Non-Executive - Independent Director	4	2	NIL
Mr Satish Chand Mathur	23-06-2022	Member	Non-Executive - Independent Director	4	4	NIL

% Total Four Stakeholders Relationship Committee Meetings held during the financial year 2025-26

Note - 45 (continued…)

(14) Corporate Governance (Continued…)

(iv) Name of the committee of the Board : **Risk Management Committee**

Summarized terms of reference-

1. Review of Grievance Redressal Mechanism and Customers Services
2. Approve the Credit/Operation Policy and its review/modification from time to time;
3. Review of applicable regulatory requirements;
4. Approve all the functional policies of the Company;
5. Place appropriate mechanism in the system to cater Fraud while dealing with customers/approval of loans etc;
6. Review of profile of the high loan Customers and periodical review of the same;
7. Review of Branch Audit Report;
8. Review Compliances of lapses;
9. Review of implementation ofFPCs, KYC and PMLA guidelines;
10. Define loan sanctioning authorities, including process of vetting by credit committee, for various types/values of loans as specified in Credit Policy approved by the Board;
11. Recommend Bad Debt Write Off in terms of the Policy, for approval to Audit Committee;
12. Ensure appropriate mechanisms to detect customer fraud and cyber security during the loan approval process etc.;
13. Evaluation of the risk management systems (in addition to the internal control systems);
14. Recovery action on NPA cases to be approved/ratified by the committee;
15. ‘Approval of waiver of charges accrued but nor recognized/booked’ For NPA cases;
16. Any other matter involving Risk to the asset/business of the Company.

Name	**Member of committee since**	**Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)**		**Number of board committee meeting**		**No. of shares held in NBFC**
				Held	**Attended**	
Mr. Dinabandhu Mohapatra	23-06-2022	Chairman	Non-Executive - Independent Director	8	7	NIL
Mr. Ashish Jain	30-09-2021	Member	CFO	8	8	NIL
Mr. Rajiv Gandhi	01-04-2023	Member	Managing Director & CEO	8	8	NIL

% *Total Eight Risk Management Committee Meetings held during the financial year 2025-26*

(v) Name of the committee of the Board : **Corporate Social Responsibility [CSR] Committee**

Summarized terms of reference-

1. To recommend to the Board, the CSR activities to be undertaken by the Company.
2. To approve the expenditure to be incurred on the CSR activities.
3. To oversee and review the effective implementation of the CSR activities.
4. To ensure compliance of all related applicable regulatory requirements.

Name of director	**Member of committee since**	**Capacity (i.e., Executive/ Non-Executive/ Chairman/ Promoter nominee/ Independent)**		**Number of board committee meeting**		**No. of shares held in NBFC**
				Held	**Attended**	
Mr. Rajiv Gandhi	23-12-2024	Chairman	Managing Director & CEO	2	2	NIL
Mr. Dinabandhu Mohapatra	23-06-2022	Member	Non-Executive - Independent Director	2	1	NIL
Mr Satish Chand Mathur	23-06-2022	Member	Non-Executive - Independent Director	2	2	NIL

% *Total Two Corporate Social Responsibility [CSR] Committee held during the financial year 2025-26*

Note - 45 (continued…)

(14) Corporate Governance (Continued…)

(d) General Body Meetings FY 2025-26

Type of meeting (Annual/Extra Ordinary)	Date and Place	Special resolutions passed
Extraordinary General Meeting	June 20, 2025 and 10TH FLOOR, AIPL MASTERPIECE, SECTOR - 54, GOLF COURSE ROAD, DLF PHASE 5, GURUGRAM, HARYANA-122002	1.RE-APPOINTMENT OF MR. DINABANDHU MOHAPATRA (DIN: 07488705), AS AN INDEPENDENT DIRECTOR, NOT LIABLE TO RETIRE BY ROTATION, FOR ANOTHER TERM OF THREE YEARS WITH EFFECT FROM JUNE 23, 2025 UP TO JUNE 22, 2028. 2.RE-APPOINTMENT OF MR. SATISH CHAND MATHUR (DIN: 03641285), AS AN INDEPENDENT DIRECTOR, NOT LIABLE TO RETIRE BY ROTATION, FOR ANOTHER TERM OF THREE YEARS WITH EFFECT FROM JUNE 23, 2025 UP TO JUNE 22, 2028.
Annual General Meeting	September 29, 2025 and 2ND FLOOR, PLOT NO-3, BLOCK-A, POCKET-2, SECTOR-17, DWARKA RESIDENTIAL SCHEME, DWARKA, NEW DELHI – 110075	1. ISSUE OF NON – CONVERTIBLE DEBENTURES/BONDS, OF THE COMPANY, UPTO ₹ 5,000 CRORE, ON PRIVATE PLACEMENT BASIS

(e) Details of non-compliance with requirements of Companies Act, 2013- None

(f) Details of penalties and strictures- No penalties have been imposed by RBI or other regulators during the financial year ended March 31, 2026 (Previous year: Nil)

(15)The Company has been assigned the following credit ratings during the year:

Deposits Instrument	March 31, 2026			
	Name of rating agency	Date of rating / revalidation	Rating assigned	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Crs)
Term Loans	CRISIL	23-Mar-26	CRISIL AA	2,500
Subordinate debt	CRISIL	24-Mar-26	CRISIL AA	500
Retail Bond	CRISIL	24-Mar-26	CRISIL AA	4,509
NCDs	CRISIL	24-Mar-26	CRISIL AA	2,887
NCDs (Public Issue of retail secured redeemable non-convertible debentures)	CRISIL	24-Mar-26	CRISIL AA	151
Short Term Debt (CPs)	CRISIL	24-Mar-26	CRISIL A1+	3,000
Long-term/Short term bank facilities	CARE	07-Oct-25	CARE AA-/CARE A1+	380.19
Subordinate debt	CARE	07-Oct-25	CARE AA-	355.00
Public Issue of secured redeemable non-convertible debentures	CARE	07-Oct-25	CARE AA-	26.77
NCDs	Brickwork	13-Oct-25	BWR AA+	500
NCDs	Brickwork	13-Oct-25	BWR AA+	1,200
Subordinate debt	Brickwork	13-Oct-25	BWR AA+	600
NCDs (Public Issue of retail secured redeemable non-convertible debentures)	Brickwork	13-Oct-25	BWR AA+	1,000
Short Term Debt (CPs)	Brickwork	13-Oct-25	BWR A1+	500
NCDs	ICRA	13-Oct-25	ICRA AA	2,700
Retail Bond	ICRA	13-Oct-25	ICRA AA	2,151
Subordinate debt	ICRA	13-Oct-25	ICRA AA	450

Note - 45 (continued…)

(15)The Company has been assigned the following credit ratings during the year (Continued…):

Deposits Instrument	March 31, 2025			
	Name of rating agency	Date of rating / revalidation	Rating assigned	Borrowing limit or conditions imposed by rating agency, if any (Amt. in Rs. Crs)
Term Loans	CRISIL	24-Mar-25	CRISIL AA	2,500.00
Subordinate debt	CRISIL	25-Feb-25	CRISIL AA	500.00
Retail Bond	CRISIL	25-Feb-25	CRISIL AA	4,508.83
NCDs	CRISIL	25-Feb-25	CRISIL AA	3,486.79
NCDs (Public Issue of retail secured redeemable non-convertible debentures)	CRISIL	25-Feb-25	CRISIL AA	249.98
Short Term Debt (CPs)	CRISIL	25-Feb-25	CRISIL A1+	3,000.00
Long-term/Short term bank facilities	CARE	01-Oct-24	CARE AA-/CARE A1+	1,255.00
Subordinate debt	CARE	03-Dec-24	CARE AA-	355.00
NCDs	CARE	03-Dec-24	CARE AA-	40.00
Public Issue of secured redeemable non-convertible debentures	CARE	03-Dec-24	CARE AA-	26.77
NCDs	Brickwork	09-May-24	BWR AA+	500.00
NCDs	Brickwork	09-May-24	BWR AA+	1,800.00
Bank Loan Facilities	Brickwork	09-May-24	BWR AA+	1,000.00
Subordinate debt	Brickwork	09-May-24	BWR AA+	600.00
NCDs (Public Issue of retail secured redeemable non-convertible debentures)	Brickwork	09-May-24	BWR AA+	1,000.00
Commercial Papers	Brickwork	09-May-24	BWR A1+	500.00
NCDs	ICRA	25-Nov-24	ICRA AA	3,300.00
Retail non-convertible debenture (NCD) programme	ICRA	25-Nov-24	ICRA AA	2,250.00
Subordinate debt	ICRA	25-Nov-24	ICRA AA	450.00

(16) Provisions and Contingencies **Amount Rs. in crores**

Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	March 31, 2026	March 31, 2025
Provisions for depreciation on Investment property	-	0.20
Provision towards NPA	55.33	1,343.06
Provision made towards Income tax(including deferred tax)	446.11	(904.57)
Provision for standard assets	16.17	2,306.94
Other Provisions and contingencies	23.94	2.34

(17) Concentration of Advances* **Amount Rs. in crores**

	As at March 31, 2026	As at March 31, 2025
Total Advances to twenty largest borrowers*	261.50	233.26
Percentage of Advances to twenty largest borrowers to Total Advances of the NBFC	11.47%	7.21%

* does not include loans & advances to Holding Company/Fellow Subsidiaries

Note - 45 (continued…)

(18) Concentration of Exposures* **Amount Rs. in crores**

	As at March 31, 2026	As at March 31, 2025
Total Exposure to twenty largest borrowers / customers*	285.47	236.27
Percentage of Exposures to twenty largest borrowers / customers to Total Exposure of the NBFC on borrowers / customers	12.17%	7.30%

* does not include loans & advances to Holding Company/Fellow Subsidiaries

(19) Concentration of NPAs **Amount Rs. in crores**

	As at March 31, 2026	As at March 31, 2025
Total Exposure to top four NPA accounts	-	7.94

(20) Concentration of NPAs **Amount Rs. in crores**

Particulars	As at March 31, 2026	As at March 31, 2025
(i) Net NPAs to Net Advances (%)	0.00%	0.53%
(ii) Movement of NPAs (Gross)		
a) Opening balance	32.33	202.07
b) Additions during the year	89.30	1,393.95
c) Reductions during the year	121.63	1,563.69
d) Closing balance	-	32.33
(iii) Movement of Net NPAs		
a) Opening balance	17.29	67.98
b) Additions during the year	25.31	-
c) Reductions during the year	42.60	50.69
d) Closing balance	-	17.29
(iv) Movement of provisions for NPAs (excluding provisions on standard assets)		
a) Opening balance	15.04	134.09
b) Provisions made during the year	63.99	1,426.59
c) Write off/write back of excess provisions	79.03	1,545.64
d) Closing balance	-	15.04

(21) Overseas Assets (for those with Joint Ventures and Subsidiaries abroad)- The company does not have any joint venture or subsidiary abroad, hence not applicable.

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

Name of the SPV sponsored	
Domestic	**Overseas**
None	None

Note - 45 (continued…)

(23) Disclosure on Liquidity Coverage Ratio (LCR)

From	**December 1, 2020**	**December 1, 2021**	**December 1, 2022**	**December 1, 2023**	**December 1, 2024**
Minimum LCR	50%	60%	70%	85%	100%

LCR disclosure	**Q4 FY 2025-26**		**Q3 FY 2025-26**	
	Total Unweighted Value(average)	**Total Weighted Value(average)**	**Total Unweighted Value(average)**	**Total Weighted Value(average)**
High Quality Liquid Assets				
1. Total High Quality Liquid Assets (HQLA)	**104.20**	**104.20**	**99.94**	**99.94**
Cash in Hand and Bank balance	104.20	104.20	99.94	99.94
Cash Outflow				
2. Deposit for deposit taking companies	NA	NA	NA	NA
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	84.17	96.80	73.70	84.75
5 Additional Requirements, of which				
(i) Outflow related to derivative exposures and other collateral	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6 Contractual funding Obligations	150.00	172.50	66.04	75.94
7 Other Contingent funding Obligations	-	-	-	-
8. Total Cash Outflow	**234.17**	**269.30**	**139.73**	**160.69**
Cash Inflows				
9. Secure Lending	125.00	93.75	34.95	26.21
10. Inflow from fully performing exposure	265.97	199.48	125.00	93.75
11. Other Cash inflows	432.71	324.53	545.48	409.11
12. Total Cash Inflows	**823.68**	**617.76**	**705.43**	**529.07**
		Total Adjusted value		**Total Adjusted value**
13. Total HQLA		**104.20**		**99.94**
14. Total Net cash outflow over next 30 days (Weighted value of total cash outflow- Minimum of weighted value of total cash inflows, 75% of weighted value of total cash outflow)		**67.32**		**40.17**
15. Liquidity Coverage Ratio*		155%		249%

* computed based on the simple daily average for the quarter.

Note - 45 (continued…)

(23) Disclosure on Liquidity Coverage Ratio (LCR) (Continued…)

LCR disclosure	**Q2 FY 2025-26**		**Q1 FY 2025-26**	
	Total Unweighted Value(average)	**Total Weighted Value(average)**	**Total Unweighted Value(average)**	**Total Weighted Value(average)**
High Quality Liquid Assets				
1. Total High Quality Liquid Assets (HQLA)	**388.65**	**388.65**	**268.20**	**268.20**
Cash in Hand and Bank balance	388.65	388.65	268.20	268.20
Cash Outflow				
2. Deposit for deposit taking companies	NA	NA	NA	NA
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	76.99	88.54	99.92	114.90
5 Additional Requirements, of which				
(i) Outflow related to derivative exposures and other collateral	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6 Contractual funding Obligations	65.00	74.75	65.00	74.75
7 Other Contingent funding Obligations	-	-	-	-
8. Total Cash Outflow	**141.99**	**163.29**	**164.92**	**189.65**
Cash Inflows				
9. Secure Lending	-	-	41.62	31.21
10. Inflow from fully performing exposure	150.00	112.50	150.00	112.50
11. Other Cash inflows	54.77	41.08	27.31	20.48
12. Total Cash Inflows	**204.77**	**153.58**	**218.93**	**164.19**
		Total Adjusted value		**Total Adjusted value**
13. Total HQLA		**388.65**		**268.20**
14. Total Net cash outflow over next 30 days (Weighted value of total cash outflow- Minimum of weighted value of total cash inflows, 75% of weighted value of total cash outflow)		**40.82**		**47.41**
15. Liquidity Coverage Ratio		**952%**		**566%**

Note - 45 (continued…)

(23) Disclosure on Liquidity Coverage Ratio (LCR) (Continued…)

RBI vide vide Circular No. RBI/201920/88 DOR.NBFC (PD) CC.No.102/03.10.001/2019-20 dated November 4, 2019 introduced Liquidity Coverage Ratio (LCR) guidelines for NBFCs.

The objective of the LCR is to promote an environment wherein Balance Sheet carries a strong liquidity for short term cash flow requirements. To ensure this NBFCs are required to maintain adequate pool of unencumbered high-quality liquid assets (HQLA) which can be easily converted into cash to meet their stressed liquidity needs for next 30 calendar days. The LCR is expected to improve the ability of financial sector to absorb the shocks arising from financial and/or economic stress, thus reducing the risk of spill over from financial sector to real economy.

The Liquidity Risk Management of the Company is managed by the Asset Liability Committee (ALCO) under the governance of Board approved Liquidity Risk Framework and Asset Liability Management policy. The LCR levels for the Balance Sheet date is derived by arriving the stressed expected cash inflow and outflow for the next 30 days. To compute stressed cash outflow, all expected and contracted cash outflows are considered by applying a stress factor of 15%. Similarly, inflows for the Company are arrived at by considering all expected and contracted inflows by applying a haircut of 25%.

For the purpose of computing outflows, company considers: (1) all the contractual debt repayments, (2) committed credit facilities contracted with the customers, and (3) other expected or contracted cash outflows.

Inflows comprises: (1) expected receipt from all performing loans, (2) Any other contractual inflow and sanctioned but undrawn available lines, (3) Cash and Bank balances (which are unencumbered and have not been considered as part of HQLA) , and (4) liquid investments [including Fixed Deposits and Mutual Funds etc] which are unencumbered and have not been considered as part of HQLA.

Redeemable Non-Convertible Debentures are secured against mortgage of immovable property, hypothecation on the financial and non-financial assets (including investments) of the Group, both present and future; and on present and future loan assets of the Group, including all monies receivable for the principal amount and interest thereon (collectively referred to as “Hypothecated Properties”, which term shall exclude the Excluded Assets (as defined below)), on a first pari-passu basis with all other secured lenders to the Issuer holding pari-passu charge over the security.

Excluded Assets shall mean such portion of High Quality Liquid Assets (as defined in Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 RBI/DoR/2025-26/355 DoR.LRG.REC.No.274/13-10-004/2025-26 November 28, 2025, as amended from time to time (the “RBI ALM framework”)) which shall remain unencumbered in accordance with the RBI ALM Framework. For the avoidance of doubt, Excluded Assets will at no point of time form part of the Hypothecated Properties.

The HQLA for LCR is also being maintained by the Company in a separate bank account.

The LCR is computed by dividing the stock of HQLA by its total net cash outflows for next 30 days.

LCR guidelines were made effective from 1 December 2020, requiring NBFCs to maintain minimum LCR of 50%, which was required to be increased to 100%, gradually by December 1, 2024. As on March 31, 2026, NBFCs are required to maintain LCR of 100%.

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to financial statements for the year ended March 31, 2026

Note - 45 (continued…)

(23) Disclosure on Liquidity Coverage Ratio (LCR) (Continued…)

LCR disclosure	Q4 FY 2024-25		Q3 FY 2024-25	
	Total Unweighted Value(average)	Total Weighted Value(average)	Total Unweighted Value(average)	Total Weighted Value(average)
High Quality Liquid Assets				
1. Total High Quality Liquid Assets (HQLA)	**141.76**	**141.76**	**175.90**	**175.90**
Cash in Hand and Bank balance	141.76	141.76	175.90	175.90
Cash Outflow				
2. Deposit for deposit taking companies	NA	NA	NA	NA
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	102.74	118.16	60.59	69.68
5 Additional Requirements, of which	-	-	-	-
(i) Outflow related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6 Contractual funding Obligations	50.00	57.50	50.00	57.50
7 Other Contingent funding Obligations	-	-	-	-
8. Total Cash Outflow	**152.74**	**175.66**	**110.59**	**127.18**
Cash Inflows				
9. Secure Lending	51.36	38.52	89.80	67.35
10. Inflow from fully performing exposure	150.00	112.50	150.00	112.50
11. Other Cash inflows	104.54	78.40	113.97	85.48
12. Total Cash Inflows	**305.90**	**229.42**	**353.77**	**265.33**
		Total Adjusted value		**Total Adjusted value**
13. Total HQLA		**141.76**		**175.90**
14. Total Net cash outflow over next 30 days (Weighted value of total cash outflow- Minimum of weighted value of total cash inflows, 75% of weighted value of total cash outflow)		**43.92**		**31.80**
15. Liquidity Coverage Ratio		**323%**		**553%**

Sammaan Finserve Limited
(Formerly known as Indiabulls Commercial Credit Limited)
CIN: U65923DL2006PLC150632
Notes to financial statements for the year ended March 31, 2026

Note - 45 (continued…)

(23) Disclosure on Liquidity Coverage Ratio (LCR) (Continued…)

LCR disclosure	**Q2 FY 2024-25**		**Q1 FY 2024-25**	
	Total Unweighted Value(average)	**Total Weighted Value(average)**	**Total Unweighted Value(average)**	**Total Weighted Value(average)**
High Quality Liquid Assets				
1. Total High Quality Liquid Assets (HQLA)	**139.69**	**139.69**	**162.86**	**162.86**
Cash in Hand and Bank balance	139.69	139.69	162.86	162.86
Cash Outflow				
2. Deposit for deposit taking companies	NA	NA	NA	NA
3. Unsecured wholesale funding	-	-	-	-
4. Secured wholesale funding	124.48	143.15	50.76	58.37
5 Additional Requirements, of which	-	-	-	-
(i) Outflow related to derivative exposures and other collateral requirements	-	-	-	-
(ii) Outflow related to loss of funding on debt products	-	-	-	-
(iii) Credit and Liquidity facilities	-	-	-	-
6 Contractual funding Obligations	50.00	57.50	50.00	57.50
7 Other Contingent funding Obligations	-	-	-	-
8. Total Cash Outflow	**174.48**	**200.65**	**100.76**	**115.87**
Cash Inflows				
9. Secure Lending	122.81	92.11	146.26	109.70
10. Inflow from fully performing exposure	300.00	225.00	300.00	225.00
11. Other Cash inflows	-	-	-	-
12. Total Cash Inflows	**422.81**	**317.11**	**446.26**	**334.70**
		Total Adjusted value		**Total Adjusted value**
13. Total HQLA		**139.69**		**162.86**
14. Total Net cash outflow over next 30 days (Weighted value of total cash outflow- Minimum of weighted value of total cash inflows, 75% of weighted value of total cash outflow)		**50.16**		**28.97**
15. Liquidity Coverage Ratio		**278%**		**562%**

Note: In computing the above information certain estimates, assumptions and adjustments have been made by the Management for its regulatory submission which have been relied upon by the auditors.

(24) Disclosures on Co-Lending Arrangements

Particulars	**March 31, 2026**
1. Number of Co- Lending Arrangement	1
2. Number of Outstanding Loans	76
3. Amount of Gross outstanding (₹ in crore)	33.20
4. Weighted average rate of interest (%)	11.05%
5. Fees Paid during the year	-
6. Sector of Co- Lending Arrangement	Mortgage Backed Loans
7. Performance of loans under Co- Lending Arrangement	-
-Standard Loans (₹ in crore)	-
- Non- Performing loans (₹ in crore)	33.20
8. Default loss guarantee(if any)	-

Numbers pertain only to loans disbursed under the new co-lending arrangement effective from January 1, 2026.

Note - 45 (continued…)

(25) Other Miscellaneous

(i) Loans against gold and silver collateral

i) Details of loans extended against eligible gold and silver collateral- Nil

ii) Details of gold and silver collateral and auctions-Nil

(ii) Credit Default Swaps- The company has not undertaken any credit default swaps transaction during the financial year ended March 31, 2026. (Previous year: Nil)

(iii) Area of Operation- The company operates in India and does not have any overseas joint ventures and subsidiaries.

(iv) Currency Options- The company has not undertaken any currency options transaction during the financial year ended March 31, 2026. (Previous year: Nil)

(v) Draw down from Reserves- No draw down from reserves during the financial year ended March 31, 2026. (Previous year: Nil)

(vi) Remuneration of Directors- Refer Note 37

(vii) Net Profit or Loss for the period, prior period items and changes in accounting policies - There are no prior period items and changes in accounting policies which are impacting the Company's net loss for the year ended March 31, 2026.

(viii) Currency Futures- The company has not undertaken any currency futures transaction during the financial year ended March 31, 2026. (Previous year: Nil)

(ix) Postponement of revenue recognition- There are no circumstances under which revenue recognition has been postponed in the financial year ended March 31,2026 (Previous year: Nil).

(x) Unsecured Advances - Refer Note 7

(xi) Details of financing of parent company product - None

(xii) Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the NBFC
The Company has not exceeded the limits for SGL / GBL

(xiii) Breach of covenant of loan availed or debt securities issued - None

(xiv) Divergence in Asset Classification and Provisioning- NA for Current Year (NA for Previous Year)

(xv) Registration from other financial sector regulator- The company is registered only with RBI as Non- Banking Finance Company. No other registration has been obtained from any other financials sector regulator**.**

(xvi) Disclosure on restructuring of advances- Nil

(xvii) Disclosure related to project finance- The Company does not any exposure classified as project finance as at the reporting date. Accordingly, disclosure requirement s relating to project finance are not applicable.

(xvii) Off-balance sheet exposures and structured products-

Off-balance sheet exposures: Refer Note 7(8) and 33

Structured products : The company has disclosed all the details of loan exposures outstanding in note 7 of the financial statement and there is no other loan exposure as of March 31, 2026.

Note - 46
There are no proceedings initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) during the year ended March 31, 2026 (March 31, 2025: Rs. Nil).

Note - 47
During the year ended March 31, 2025, the Company had sold the “Legacy, Wholesale Loan Business” to its Holding Company through a Business Transfer Agreement (BTA) executed between the Company and the Holding Company. The sale included a group of assets, primarily comprising the wholesale loan book (net of Expected Credit Losses), related liabilities, and business contracts associated with the wholesale division. The transaction was carried out for a purchase consideration of Rs. 530.00 crores. As part of the transfer, total assets amounting to Rs. 6,744.59 crores and total liabilities of Rs. 6,214.59 crores were sold out to the Holding Company, based on an independent fair valuation report and duly approved by the Company’s Board of Directors.

Note - 48
The Company has been sanctioned / renewed working capital limits in excess of Rs. 5 crore in aggregate from banks during the year on the basis of Security by way of hypothecation over the Company’s loan receivables (present and future), other financial assets, and cash and cash equivalents (including bank balances and investments), excluding (i) receivables and investments specifically charged to other parties, and (ii) balances representing High Quality Liquid Assets (HQLAs) as at March 31, 2026 utilised for the purpose of computing the Liquidity Coverage Ratio, in accordance with the applicable RBI guidelines, which shall remain unencumbered in accordance with The RBI LRM Framework. The quarterly returns / statements filed by the Company with such banks or financial institutions are in agreement with the books of accounts of the Company.

Note - 49
(A) Disclosures in terms of Annex I of the Reserve Bank of India (Non-Banking Financial Companies – Prudential Norms on Declaration of Dividends) Directions, 2025;

Details of dividend declared during the financial year

Accounting period	Net profit/(loss) for the accounting period (₹ crore)(A)	Rate of dividend (%) (B)*	Amount of dividend (₹ crore) (C)	Dividend Pay Out Ratio (%) (C)/(A)
Year ended March 31, 2026	(304.64)	0.00%	-	0.00%
Year ended March 31, 2025	(2,717.92)	0.00%	-	0.00%

* Amount of dividend per share as a percentage of face value per equity share.

Note - 50
Major classes of assets in the form of immovable properties held for sale as below:

Amount Rs. in crores

Description	As at March 31, 2026	As at March 31, 2025
Residential	280.89	401.85
Commercial	2.71	24.07
Total #	**283.60**	**425.92**

Excluding provisions for impairment of Rs 21.50 crores (Previous year Nil). The Company is committed to sell these assets and such assets and the carrying amounts of such assets will be recovered principally through the sale of these assets.

Note - 51
Disclosures pursuant to RBI Notification RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated 06 August 2020 and RBI/2021-22/31/DOR.STR.REC.11/21.04.048/2021-22 dated 5 May 2021:

Disclosures of cases restructured under Resolution Framework for COVID-19-related Stress:

Amount Rs. in crores

	For the half year ended March 31, 2026				
Type of borrower	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)**	**Of (A), aggregate debt that slipped into NPA during the half-year**	**Of (A) amount written off during the half-year**	**Of (A) amount paid by the borrowers during the half-year**	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year**
Personal Loans	0.99	-	-	0.01	0.98
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**0.99**	**-**	**-**	**0.01**	**0.98**

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

Note - 51 (continued…)

Disclosures of cases restructured under Resolution Framework for COVID-19-related Stress (continued…);

Amount Rs. in crores

	For the half year ended September 30, 2025				
Type of borrower	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)**	**Of (A), aggregate debt that slipped into NPA during the half-year**	**Of (A) amount written off during the half-year**	**Of (A) amount paid by the borrowers during the half-year**	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year**
Personal Loans	1.00	-	-	0.01	0.99
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**1.00**	**-**	**-**	**0.01**	**0.99**

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

Amount Rs. in crores

	For the half year ended March 31, 2025				
Type of borrower	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)**	**Of (A), aggregate debt that slipped into NPA during the half-year**	**Of (A) amount written off during the half-year**	**Of (A) amount paid by the borrowers during the half-year**	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year**
Personal Loans	1.01	-	-	0.01	1.00
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**1.01**	**-**	**-**	**0.01**	**1.00**

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

Amount Rs. in crores

	For the half year ended September 30, 2024				
Type of borrower	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)**	**Of (A), aggregate debt that slipped into NPA during the half-year**	**Of (A) amount written off during the half-year**	**Of (A) amount paid by the borrowers during the half-year**	**Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year**
Personal Loans	1.02	-	-	0.01	1.01
Corporate persons*	-	-	-	-	-
Of which, MSMEs	-	-	-	-	-
Others	-	-	-	-	-
Total	**1.02**	**-**	**-**	**0.01**	**1.01**

Note - 52
During the year, the Company has reported fraud in 1 loan account with amount involved of Rs. 2.03 crores (Previous year: Nos. 1, Amount Rs. 0.88 crores) in accordance with RBI Master Directions, 2023 issued by the Reserve Bank of India read with RBI/DOS/2024-25/120 DOS.CO.FMG.SEC.No.7/23.04.001/2024-25 dated July 15, 2024 on Monitoring of Frauds in NBFCs.

Note - 53
During the year ended March 31, 2026, the Company changed its accounting estimates relating to the tenure estimation methodology applied for assignment and co-lending transactions, wherein the Company's approach from a market/trend-based tenure estimation was shifted to an actual tenure-based methodology, resulting in a gain of Rs. 69.32 Crores. Further, during the year ended March 31, 2026, a reduction in benchmark bank rates also led to an increase in the present value of future EIS receivable, resulting in a gain of Rs. 89.36 Crores. Pursuant to the above changes in estimates, the aforesaid gains have been recognized in the Statement of Profit and Loss for the year ended March 31, 2026. The above gains represent changes in accounting estimates as defined under Ind AS and have been recognised prospectively in accordance with the requirements of Ind AS 8 – Accounting Policies, Changes in Accounting Estimates and Errors.

Note - 54
There are no borrowing costs to be capitalised as at March 31, 2026 (March 31, 2025: Rs. Nil).

Note - 55
In respect of amounts as mentioned under Section 124 of the Companies Act, 2013, there were no dues required to be credited to the Investor Education and Protection Fund as on March 31, 2026 (March 31, 2025: Nil).

Note - 56
The Company has not entered into any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956 during the year ended March 31, 2026 (March 31, 2025: Nil)

Note - 57
The Company has not advanced or loaned or invested funds to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediaries shall;
(a) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

Note - 58
The Company has not received any funds 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;

(a)directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Company (Ultimate Beneficiaries) or
(b) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries.

Note - 59
The Company does not have any charges or satisfaction of charges which are yet to be registered with the Registrar of Companies beyond the statutory period.

Note - 60
The Company did not enter into any transactions which are not recorded in the books of accounts and has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961. (March 31, 2025 Rs. Nil).

Note - 61
The Company has not traded or invested in crypto currency or virtual currency during the financial year ended March 31, 2026 (March 31, 2025 Rs. Nil).

Note - 62
In terms of Circular no. RBI/2014-15/458, DNBR(PD).CC.No 019/03.10.01/2014-15 dated February 06, 2015, every NBFC is required to become a member of all Credit information Companies. As of the date of these financial statements, the Company has obtained the membership of Equifax Information Services Private Limited, TransUnion CIBIL Limited, Experian Credit Information Company of India Private Limited and Credit Information Bureau (India) Limited.

Note - 63
The Company is in compliance with RBI Circular No. RBI/DOR/2025-26/356 DOR.STR.REC.No.275/21.04.048/2025-26 dated November 28, 2025, related to classification of NPA and up-gradation of accounts classified as NPA.

Note - 64
Prior year figures have been regrouped, wherever necessary, to conform to the current year presentation.

The accompanying Notes are an integral part of the financial statements.

In terms of our report attached of even date

For P A R Y & Co.
Chartered Accountants
Firm Registration No. 007288C

For and on behalf of the Board of Directors of
Sammaan Finserve Limited (formerly known as Indiabulls Commercial Credit Limited)

Sd/-
Bhupinder Nath Mukhi
Partner
Membership No. 013794
New Delhi, May 19, 2026

Sd/-
Rajiv Gandhi
Managing Director & CEO
DIN : 09063985
Mumbai, May 19, 2026

Sd/-
Naveen Uppal
Non Executive Director
DIN : 10813991
New Delhi, May 19, 2026

Sd/-
Ashish Kumar Jain
Chief Financial Officer
New Delhi, May 19, 2026

Sd/-
Ajit Kumar Singh
Company Secretary
Membership No. A20840
New Delhi, May 19, 2026