Nestavia Home Finance Private Limited

Vision to Action –

Foundation for the Future

Second Annual Report – FY 2025-26

Vision statement

"Empowering homeownership dreams with innovative financing, exceptional service, and unwavering integrity."

Mission statement

"To be the most trusted and innovative home financing partner, making a lasting positive impact on the well-being of all stakeholders."

Core Values

A new age home finance company with **CRISP framework** as core values for potential homeowners of affordable homes in rural areas in alignment with ESG framework:

Customer-Centricity with Market Insight

We put customers first in terms of financial inclusion, gender empowerment, etc. by combining market expertise with personalized solutions to exceed expectations.

Reliable Risk Management

We build trust through robust risk management, consistent quality through evolved underwriting standards, and transparent communication.

Innovative Excellence with Intelligent Technology

We harness technology and expertise to deliver cutting-edge solutions, optimizing collateral management and driving innovation.

Speed and Supportive Partnerships

We respond swiftly, fostering collaborative relationships with customers, partners, and stakeholders to achieve shared success.

Passionate Performance Culture with Purpose

We drive lasting positive impact, fuelled by a performance-oriented culture that rewards innovation, teamwork, and customer satisfaction, guided by integrity and purpose.

Corporate Information

Board of Directors:

Independent Directors

Dr. Nivedita P Haran, *Chairperson*

Mr. Venkataraman S

Mr. Vaideswaran V

Executive Directors

Mr. Suchindran V G, *MD & CEO*

Mr. Venkatesh KP, *ED & CBO*

Mr. Kalyanasundaram C, *ED & COO*

Senior Management Team:

SVP & Head – Business Intelligence
Mr. Ramesh N

SVP & National Legal Head
Mr. Boopalan D

SVP & National Credit Head
Mr. Sankara Krishnan G V

SVP & Head – HR & Administration
Mr. Hrishikesh NC

SVP & Head – Finance & Treasury
Ms. Lakshmi Priya K

Deputy All India Business Head
Mr. Periya Karupan

Chief Technology Officer
Mr. Ravikumar Jayanthi

VP & Head – IT Infrastructure
Mr. Jayavel G

Company Secretary & CCO
Ms. Aruna V

Bankers

State Bank of India, Chennai

AU Small Finance Bank Limited, Chennai

IDFC First Bank Limited, Chennai

IndusInd Bank Limited, Chennai

Statutory Auditors

M/s N C Rajagopal & Co.
Chartered Accountants
22, Krishnaswamy Avenue, Luz Church Road,
Mylapore, Chennai - 600004.

Internal Auditors

M/s Deloitte Touche Tohmatsu India LLP
52, ASV N Ramana Towers,
Venkatanarayana Road, T. Nagar,
Chennai – 600017.

Registered Office

Unit 005 - Cowrks, 2nd Floor, 2nd Wing,
Sterling Technopolis, No. 4/293, OMR,
Perungudi, Chennai - 600096.

Key Registrations

CIN: U64920TN2024PTC174499

LEI: 6488706YT60A0P3RIO17

RBI Regn No: DOR-00188

Registrar & Transfer Agent

KFin Technologies Limited
Selenium Tower - B, Plot No.31-32,
Gachibowli, Financial District,
Nanakramguda, Hyderabad – 500032.

Contact Details

Phone: +91 44 4606 5151

Email: IR@nestaviahomefin.com

Website: https://www.nestaviahomefin.com

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Message from our Chairperson

"A home is more than just four walls — it is the bedrock of dignity, security, and financial independence"

"I see in Nestavia a clear vision to make financial inclusion a living reality."

Dear Shareholders,

It gives me immense pride to present our second Annual Report. We began this journey with a powerful, singular belief: that a home is more than just four walls — it is the bedrock of dignity, security, and financial independence.

Our Mission: Inclusion First

While the housing sector has grown rapidly, a vast segment of our society — the economically weaker sections and low-income families — remains underserved. These are the hardworking individuals who form the backbone of our economy but often find the doors of traditional banking closed. Nestavia Home Finance was founded to open those doors and turn their aspirations into reality.

Reflecting on our First Year of Business

In this inaugural year of operations, our focus was on building a resilient and empathetic foundation. We have successfully achieved this through:

- **Localized Credit Assessment:** Since many of our customers belong to the informal economy, we have moved beyond "paper-only" appraisals. Our teams spent time on the ground, understanding the life stories and actual cash flows of our borrowers.
- **Empowering the Aspirant:** We didn't just provide loans; we provided "Home Solutions." From guidance on legal documentation to advice on affordable

construction materials, we walked alongside our customers as partners.

- **Tech-Led Empathy:** We deployed a digital-first approach to keep our operating costs low, ensuring that the benefit of affordability is passed directly to our homeowners.

Performance Highlights

Despite being in our gestation phase, the response has been heartening. We have already touched on the lives of **169 families**, the majority of whom are first-time homeowners. Our portfolio remains healthy, reflecting the deep sense of responsibility and pride our customers feel toward their own homes.

The Road Ahead

Our journey has just begun. As we scale, we remain committed to the vision of "Housing for All", we are not just looking at balance sheets; we are measuring our success by the number of keys we hand over to families who once thought a home was a distant dream.

Nestavia Home Finance, founded on strong principles of good governance and driven by a passionate management team, is determined to make a positive impact. I see in Nestavia a clear vision to make financial inclusion a living reality. I am pleased to support our efforts to practice sustainable and environment friendly approaches, focus on renewable energy, build innovative business models, and maintain a sharp focus on operating efficiency.

The company is already delivering much-needed differentiation from the customer's point of view. This is evident in our **zero-commission insurance** offerings, a **one-stop customer app** with instant access to property documents, and **real-time statements of account** provided at zero cost and with no waiting period.

I thank our regulators, investors, bankers, partners, and our passionate employees for believing in this vision. Together, we are not just financing houses; we are building a more inclusive nation.

Warm regards,

Ms. Nivedita P. Haran
Chairperson & Independent Director

Message from the Founders

Dear Shareholders,

When we launched this company a year or so ago, we didn't set out to be just another financial institution. We set out to be a partner for the hardworking families who have spent generations dreaming of having a place to call their own. Our mission was equally clear internally: to build an empathetic organization for the dedicated employees who have joined us to make this vision a reality.

"We didn't set out to be just another financial institution. We set out to be a partner for hardworking families."

As we look back on our first year of operations, we don't see just loan portfolios or balance sheets; we see the faces of the families we served. We see the pride of a mother watching her children study under a permanent roof, and the relief of a father who no longer worries about rising rents or uncertain tenures. Our journey of "**Turning Dreams into Homes**" has truly begun.

"Our team doesn't just hand over a cheque; they stand by our customers as advisors, guiding them from a piece of land to a finished home."

Building a Foundation for Scale

We spent our inaugural year constructing a high-performance operational engine. By strategically deploying our branch network, recruiting industry-leading talent, and launching a digital technology stack. Consequently, we have built a scalable architecture, ready to support rapid and efficient expansion.

"Doing things the right way is the only way to build a home."

Putting Customers at the Heart of Our Business

For an economically aspiring family, a home loan is the biggest commitment of a lifetime. We have designed our processes and policies to respect this reality:

- **We Listen to their Story**: We understand that income doesn't always come with a salary slip. Whether a customer runs a small grocery shop or works in the vibrant informal sector, we have developed ways to understand their hard work and reward it with trust.
- **Support Beyond the Loan**: Navigating property papers and construction can be daunting for first-time buyers. Our team doesn't just hand over a cheque; they stand by our customers as advisors, guiding them from a piece of land to a finished home.
- **Making it Affordable**: We believe dignity shouldn't lead to financial distress. By keeping our processes digital and efficient, we ensure our solutions remain affordable, leaving room for families to dream bigger.

Governance as a Shield

Our first year has been defined by a simple principle: **Doing things the right way is the only way to build a home**. We believe providing access to credit is only half the job; providing it *responsibly* is the other half.

- **Transparency Above All**: We have eliminated the "fine print." Our governance framework ensures every customer understands their rights and commitments in their own language, without hidden surprises.
- **Responsible Lending**: We don't just ask **"Can we lend?" we ask "Should we?"** We conduct deep, empathetic credit assessments to ensure a home remains a joyful asset, protecting our families from over-indebtedness.
- **Ethics First**: From data privacy to ground-level interactions, we ensure every family—regardless of income level—is treated with the highest degree of respect and professional integrity.

Success of our Customers is Our Performance

In our first year, we didn't just build a loan book; we built a culture of integrity. We have established rigorous internal checks and an independent board to ensure our growth never comes at the cost of our values. To our shareholders, this represents sustainable business; to our customers, it represents a partner they can trust for the next 20 years.

Our first year has been a success because our customers succeeded. Every house built and every key handed over is a win for us. To the 169 families who trusted us with their dreams this year: **Thank you for letting us be part of your story.**

The Road Ahead: Stability and Inclusion

As we enter our first full year of operations, our promise remains the same: we will continue to innovate, simplify, and listen. We aren't just building a company; we are helping our customers build a legacy for their children and grandchildren.

With integrity and commitment,

Suchindran V G
MD & CEO

Venkatesh K P
ED & CBO

Kalyanasundaram C
ED & COO

Overview of our Loan Products

Nestavia Home Finance commenced business in April 2025 with Home Loan Products across four categories for both salaried and self-employed through a simple process enabled by a digital journey. This was expanded in November 2025 with two Mortgage Loan Products, of which one was essentially to support the completion of the construction so it is ready to occupy and the other was to support expansion of their business.

A. Home Loan Products

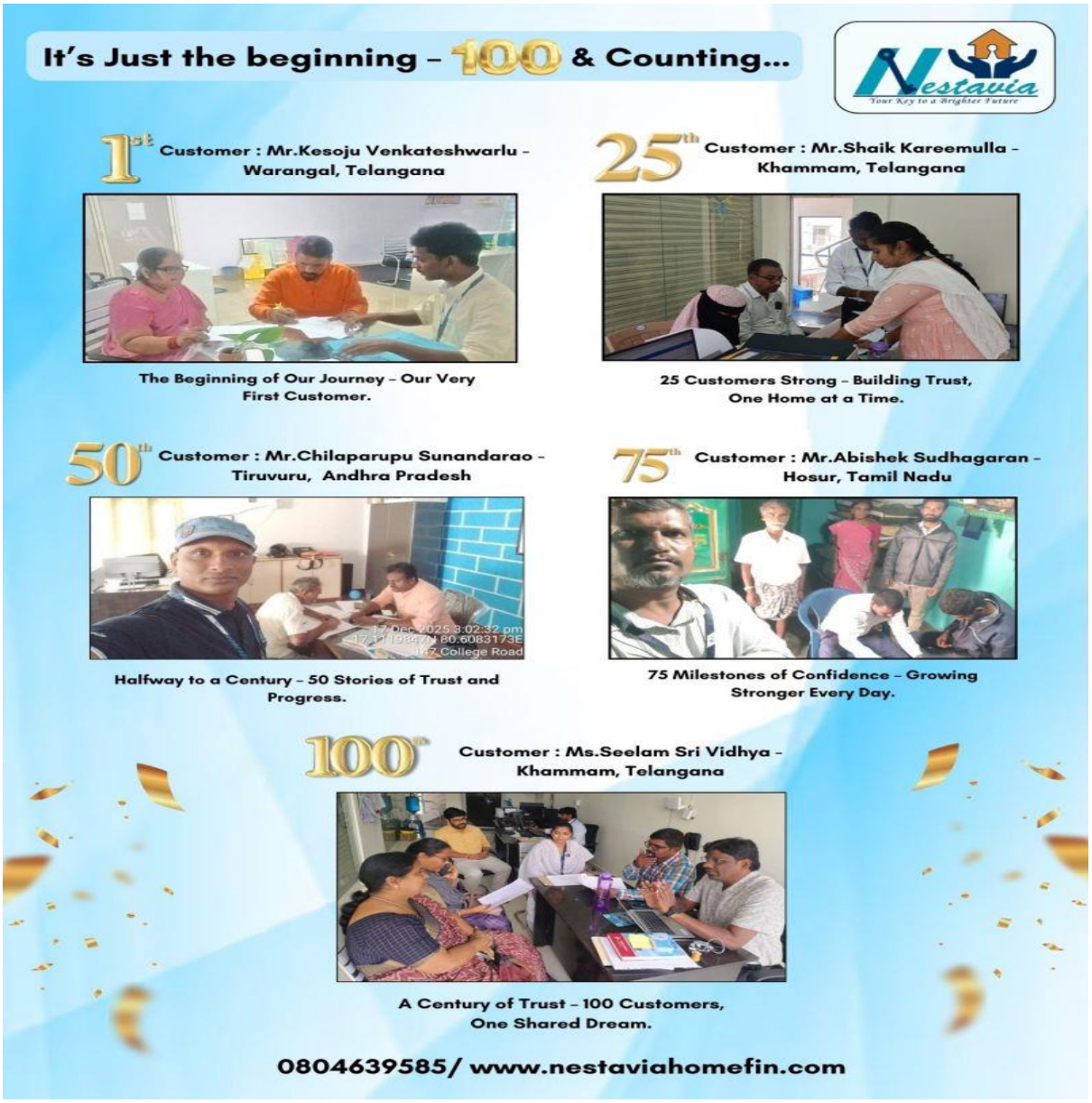
- *Nest Svasthya – Home Loan for Purchase*
- *Nest Nirman – Home Loan for self-Construction*
- *Nest Aakriti – Home Loan for Extension or expansion*
- *Nest Sudhaar – Home Loan for Renovation*

B. Mortgage Loan Products

- *Nest Samriddhi – Mortgage Loan product for MSMEs*
- *Nest Pragati – Mortgage Loan product for Refinance of just completed homes or almost completed homes.*

From 1 to 100 – A Century of Customer Delight

Celebration on converting dreams of 100 families into reality by supporting them to either build, construct or leverage their house as a stepping stone to a better quality of life. In welcoming our **100th customer in February 2026** — a significant milestone in our journey, what makes this achievement even more special is that it comes **within just one year of commencing our business operations**. This milestone reflects the trust our customers place in us and the dedication of our entire team across all locations.



Expanding Outreach

Nestavia started its operations in Warangal as an Area Office cum Branch and the further expansion happened over the year to 30 branches across six area offices as follows:

	No. of Branches fully operational			
Period Ended	**Andhra Pradesh**	**Tamil Nadu**	**Telangana**	**Total**
Q1 – FY 2025-26	0	0	2	2
Q2 – FY 2025-26	4	4	4	12
Q3 – FY 2025-26	10	10	5	25
Q4 – FY 2025-26	10	10	10	30

Women's Charter and Forum

The 'Charter' lays the Mission & Vision statement along with those objectives and key activities that are initiated to create an inclusive, safe, and empowering workplace for all women at Nestavia. It is a significant step towards our commitment to enable people practices that focuses on growth, wellbeing and nurturing of women employees.

Young Managers

We are proud of Our Young Leaders at Nestavia Participating in the 29th MMA Competition for Young Managers 2026, organized by the Madras Management Association, Chennai

Training and Induction Programs

Training and skilling have been the key focus to ensure that the employees are provided the necessary guidance and support for better alignment with the processes, policies and technology of Nestavia. Induction programs were commenced in Chennai and then held across five area offices covering more than 200 employees. There is a weekly online induction program for all joiners to speed up their integration into Nestavia's culture.

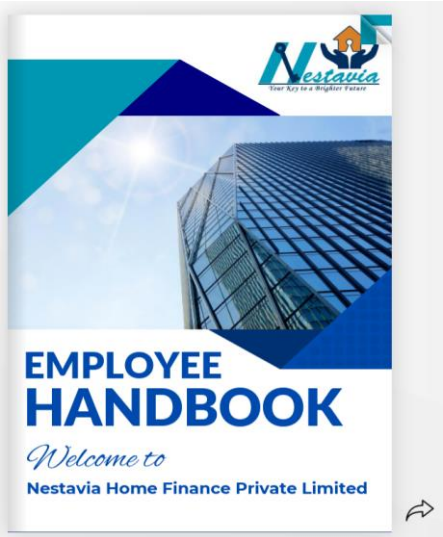
An Overview of Orientation & functional overview sessions at Vijayawada and Warangal locations

HR Initiatives

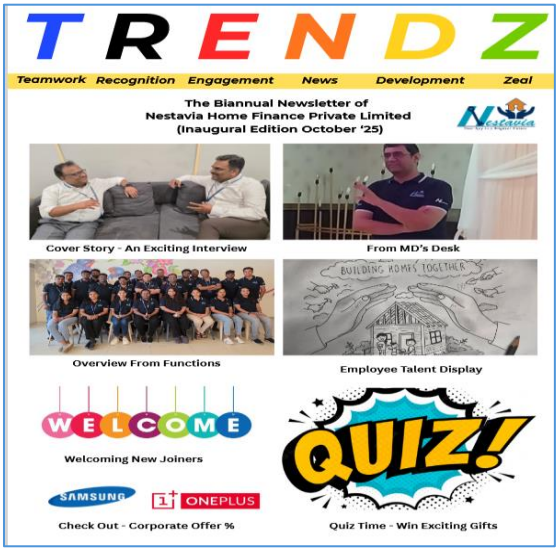
A Beginning with Blessings for Freshers - At Nestavia, we believe every career milestone is worth celebrating — and what better way to mark the beginning of a professional journey as a Fresher than receiving your first salary from your Parents and seeking their blessings.

As part of a heartwarming tradition of "First Salary with Parental Blessings", Graduate Trainees and Management Trainees received their First Salary from their Parents.

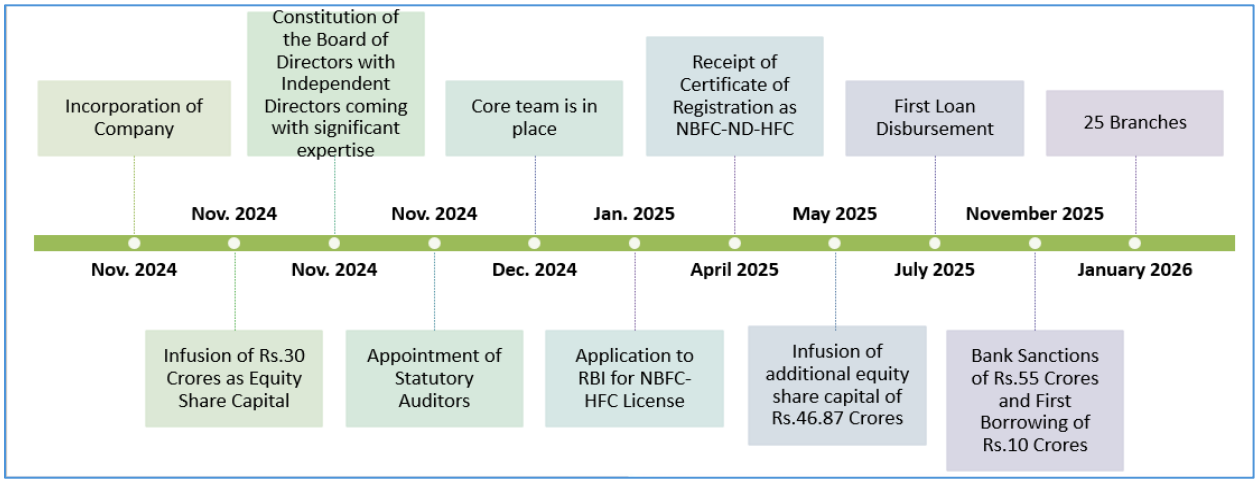
Launch of Employee Handbook in August 2025



Launch of Employee Newsletter in November 2025



Key Milestones



Celebrations

Celebrating the completion of First year is always special as the baby becomes a toddler.

Foundation Day Celebration at Head office on 6th November 2025

Management Discussion & Analysis

Macroeconomic Outlook

India remains one of the fastest-growing major economies globally, anchored by favourable demographics, resilient domestic demand and a steady pace of structural reforms.

As of the January 2026 IMF World Economic Outlook update, India is projected to remain the world's fastest-growing major economy, with an estimated Real GDP growth of 7.3% in CY25, and a steady 6.4% in CY26 and CY27. Driven by strong domestic demand, robust consumption, and improved financial conditions, India's growth is significantly outperforming other major economies and emerging markets. The country's growth is fuelled by high consumer spending and positive investment sentiment, allowing it to outpace China's growth, which is projected to be around 5% in CY25-26 and 4.5% in CY26-27. This sustained growth trajectory reinforces India's position as a major contributor to global economic growth, poised to continue its upward momentum despite global uncertainties. CPI inflation is expected to rise to 5% in the next fiscal year, up from an estimated 2.5% in the current fiscal year as food inflation normalizes. This forecast is in line with recent trends as CPI inflation rose to 1.3% in December 2025 from 0.7% in November 2025, still within the RBI target range of 2-6%. Given the creeping up of inflation, the RBI is expected to maintain the current policy rates keeping a close watch on the evolving inflation trajectory.

Market Overview:

Housing and real estate: A foundational pillar of economic growth

Housing occupies a central position in India's socio-economic framework and is widely regarded as a foundational necessity, alongside food and clothing—often encapsulated in the phrase "Roti, Kapda aur Makaan". Beyond its social significance, housing is one of the most powerful engines of economic activity in the country, with deep and wide-ranging multiplier effects across industries, employment, consumption and financial intermediation.

The residential real estate sector in India has strong forward and backward linkages with more than 250 allied industries, including cement, steel, construction materials, electricals, fittings, transport, logistics, and professional services. Investment in housing stimulates demand across this entire ecosystem, generates large-scale direct and indirect employment, and catalyses capital formation. As a result, housing development has consistently been recognised as a critical

lever for inclusive economic growth and urban development in India.

Demand dynamics: Structural and long term in nature

Demand for housing in India is driven by enduring structural factors rather than short-term cyclical trends. These include population growth, rapid urbanisation, rural-to-urban migration, rising household formation, and increasing aspiration for home ownership. India continues to witness a steady transition towards nuclear families, higher workforce mobility, and migration to economic centres, all of which translate into incremental demand for residential housing.

Urbanisation remains a particularly strong demand driver. As cities expand and new economic corridors emerge, housing demand increasingly shifts towards peripheral urban and peri-urban locations supported by transport infrastructure and employment hubs. Importantly, a significant proportion of housing demand is driven by first-time homebuyers seeking stable and secure ownership, rather than speculative or discretionary purchases. The demand profile is heavily skewed towards the affordable and mid-income segments, reflecting India's income distribution and demographic structure. This creates a large and resilient base of end-user demand that is less dependent on market sentiment and more closely linked to lifecycle needs such as marriage, family formation and employment stability.

As per 2011 census, India has ~331 million houses of which only 130 million houses were in good habitable condition. As per 2011 census, India has 331 million houses of which 80% houses were used for residence purpose and residence-cum-other use purpose. Further, out of 245 million houses which were occupied, 53% was classified as 'good habitable condition', followed by 41% as 'liveable habitable condition' and remaining 5% as 'dilapidated habitable condition'.

Problem Summary

- The housing shortage continues where the economically weaker section (EWS) accounts for ~56% of the shortage and lower Income Group (LIG) approximately accounts for ~39% of housing shortage in urban regions.
- The demand for new houses continues due to formation of multiple single families out of one large joint family and higher affordability with demand shifting to younger population.

Solution Summary

- At Nestavia Home Finance, we envision a world where every individual and family has a place to call home. We believe that home ownership is the foundation of strong communities, economic growth, and personal freedom.
- Our mission is to empower people to achieve their dreams of home ownership through innovative financing solutions, exceptional customer experiences, and a

commitment to integrity. With every loan, we're not just financing a home, we're building a foundation for a brighter future.

Market

- The loans for housing and for loans against property with be targeted at self-employed and salaried with focus on direct sourcing without any intermediation using cash-flow based assessment approach:
- Financial Inclusion – First-time borrowers with clear validation of credit bureau records to ensure they are indeed first-time borrowers from a formal financial institution.
- Gender empowerment – Not by default but by design to empower.
- Within self-employed, focus will be on:
    - Suppliers for housing eco-system
    - Enabling sustainable and green solutions for housing
- Within salaried, the focus would be employees in rural and semi-urban areas and employed with lesser-known corporates, small businesses etc.

Competition

- The housing finance industry predominantly focusses on lending to formal segment of customers who are paying income taxes and have a good credit bureau score.
- The focus of housing loans is predominantly on Urban locations with loans of higher ticket sizes and growth coming from the use of DSAs including take-over of loans from other lenders and use of top-up loans.

Summary:

India's real estate sector is poised to sustain strong growth, fuelled by rapid urbanisation, economic expansion and rising demand across residential, commercial and industrial segments. Technology and sustainability are reshaping the landscape, with greater adoption of renewable energy and a focus on ESG-compliant developments catering to evolving buyer preferences.

India's affordable housing finance sector is witnessing strong growth, supported by steady demand and government initiatives aimed at expanding access to housing.

COMPANY OVERVIEW

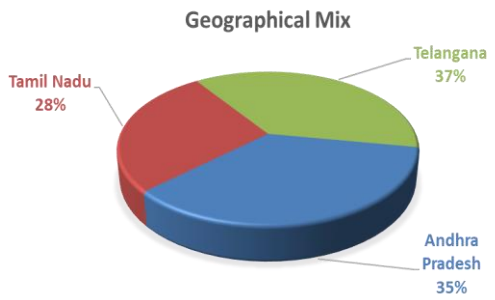
Nestavia Home Finance follows a structured risk management approach that proactively identifies risks, implements effective mitigation strategies and continuously monitors them for ongoing enhancement.

The Home Loans business is subject to several critical risks, including valuation risk, legal risk, credit risk, market and interest rate risk, liquidity risk and operational risk. To effectively manage these exposures, Nestavia has implemented a suite of risk management tools like Location Potential Scorecard (LPS) before setting up a branch, marketability score for every property financed done by an in-house technical team, in-house legal validation of title and revenue records, pre-

screening of customers from a Risk Control perspective to avoid frauds, mis-representation etc. before credit appraisal itself, active management of liquidity and investments such as time-bucketed liquidity statements, duration gap reports. These tools enable the Company to monitor and mitigate various risks effectively and pro-actively.

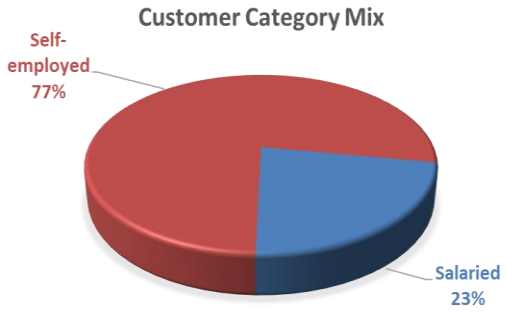
Diversified Loan Book:

No single state concentration in early years helps in better risk management. Hence, from the very beginning, Nestavia has a well-diversified loan portfolio mix across the three states as below:



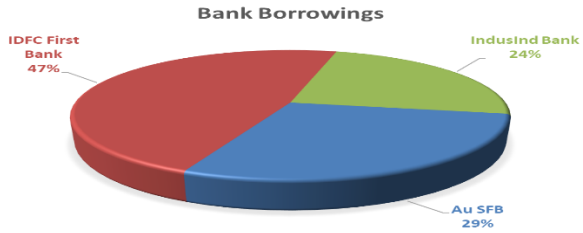
Customer Segments:

Customer segment is reasonably diversified with Self-Employed at 77% and Salaried at 23%.



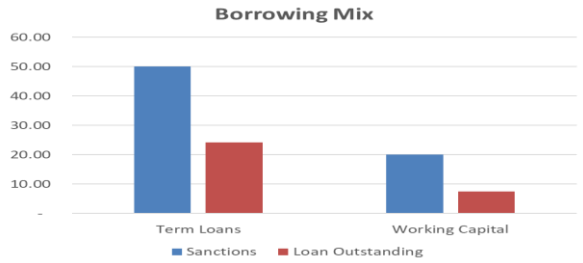
Well Diversified Borrowings:

The borrowings are well-diversified across 3 banks. This early diversification helps in scaling up the business operations and providing a longer runway till the next capital raise.



Mix of Loan Instruments:

This optimum mix ensures that better utilization of resources.



Future outlook:

Nestavia Home Finance commenced the business in the month of April 2025 and has built a customer base of 169 customers, operating with 30 branches in the state of Andhra Pradesh, Tamil Nadu and Telangana.

While the latent potential in market segment Nestavia plans to operate is well known, Nestavia is also well aware of the challenges in the affordable home loan business. Lending in an extremely unorganized segment where assessment of the credit worthiness of the customer, understanding their business and earning model, background of the customer and their living

style, indebtedness, repayment culture etc. calls for strong credit appraisal skills. Nestavia's Founding Team has decades of experience in the informal segment and are aware that this unique ability to assess the segment and in the long run, this would differentiate Nestavia from other HFCs and give Nestavia sustained business growth.

Internal Financial controls:

Your Company has put in place effective internal financial controls with Risk Control Matrix developed for ten areas backed by periodic review and testing of controls. It is made effective by means of well-defined organisational structure, documented policies and procedures reviewed regularly at fixed intervals, defined delegation of authority and independent evaluation by the Internal Auditors. Further, controls have been implemented to strengthen fraud detection and prevention, thereby protecting the Company's assets. The management committee – ALCO regularly assess the adequacy and effectiveness of the internal financial systems and devise mitigation measures in line with the company's strategic objectives and regulatory requirements.

The Internal Audit reports were regularly reviewed by the Audit Committee. Based on the reports of the Statutory and Internal Auditors, and with the review by the Audit Committee, the Board is of the opinion that the Company's internal financial controls were adequate and operating effectively during the financial year under review. More details on the control measures have been given under the Management Analysis & Discussion Section, that forms an integral part of this Board's Report.

Cautionary Statement (Disclaimer):

Statements made in the Management Discussion & Analysis describing the Company's objectives, projections, estimates, and expectations may be "forward-looking statements" within the meaning of applicable laws & regulations. Actual results could differ from those expressed or implied. Important factors that could make a difference to the Company's operations include economic conditions affecting demand supply and price conditions in the markets in which the Company operates, changes in government regulations, tax laws & other statutes and other incidental factors

Directors' Report

Dear Shareholders,

Your Directors have immense pleasure in presenting the second annual report of Nestavia Home Finance Private Limited (hereinafter "Nestavia" or "Company") on the affairs of your Company together with the Audited Financial Statements for the financial year ended 31 March 2026.

Background:

Nestavia was founded to provide the best possible home financing solutions for potential homeowners to experience the joy of home ownership with the primary objective of meeting a social need of encouraging home ownership in alignment with PMAY 2.0 by providing long-term finance in semi-urban and rural areas. As a new age Company with CRISP framework as core values in alignment with ESG framework, Nestavia envisions a world where every individual and family have a place to call home. Nestavia's mission is to empower people to achieve their dreams of home ownership through innovative financing solutions, exceptional customer experiences, and a commitment to integrity. With every loan, Nestavia is not just financing a home, it is intending to build a foundation for a brighter future.

Nestavia was incorporated on 06 November 2024 and had applied for the Certificate of Registration as a Non-Banking Finance Company-Housing Finance Company (NBFC-HFC) on 07 January 2025, with the Reserve Bank of India (RBI). Post scrutiny, the RBI granted the Certificate of Registration (CoR) to the Company dated 07 April 2025, to commence its operation as a non-deposit taking NBFC-HFC.

Your Company commenced its business operations as non-deposit taking NBFC-HFC with effect from 16 April 2025 and communicated the business commencement to the Reserve Bank of India (RBI), the National Housing Bank (NHB) and Ministry of Corporate Affairs (MCA) accordingly.

Financial Results:

This summary is from the date of incorporation:

Amount in Rs. Lakhs

Particulars	Year ended 31 March 2026	Period ended 31 March 2025
Gross Income	526.10	67.66
Less:		
Borrowing cost	72.86	-
Employee cost	889.22	45.51

Particulars	Year ended 31 March 2026	Period ended 31 March 2025
Other Operating Cost	303.06	53.70
(Loss)/Profit Before Tax	(739.04)	(31.55)
Less: Tax Expenses	(173.02)	-
(Loss)/Profit After Tax	(566.02)	(31.55)
Add: Brought forward Profit / (Loss)	(31.55)	-
Less: Transfer to reserves	-	-
Balance Carried Forward	(597.58)	(31.55)
Earnings per share (basic)	(0.82)	(0.31)
Earnings per share (diluted)	(0.82)	(0.31)

Operational Highlights:

Your Company commenced business post the receipt of Certificate of Registration as NBFC-HFC-ND from RBI in the month of April 2025 and the first loan was disbursed in the month of July 2025.

Some of the highlights for the period ended 31 March 2026, are:

1) The Company sanctioned 236 Loans amounting to Rs.23.92 Crores.
2) The Company disbursed Rs.13.05 Crores to 169 families during the period resulting in the assets under management of Rs.13.04 Crores.
3) The Company has 30 branches with six area offices in, Vijayawada and Machilipatnam in Andhra Pradesh, Dharmapuri and Kumbakonam in Tamil Nadu as well as Warangal and Nizamabad in Telangana.
4) The Company has implemented fully integrated and automated process from lead origination including technical, RCU, legal and credit in LOS, as well as loan accounting in LMS.

Performance:

With commencement of first disbursement in July 2025, the revenue from operations has grown steadily quarter on quarter. However, due to the significant investment in the infrastructure, technology and hiring the best talent, it resulted in the loss increasing significantly for the current financial year.

Lending Operations:

Post commencement of Business Operations, the main thrust is on individual housing loans. All the home loans are only individual housing loans either for Home Purchase, Home Construction, Home Extension or Home

Renovation. Mortgage Loans includes Construction re-finance if the building is near completion or already completed to support the family to occupy the house and the loans for business expansion or asset acquisition for MSMEs.

Capital to Risk-weighted Asset Ratio (CRAR): As per the Reserve Bank of India (Non-Banking Financial Companies – Prudential Norms on Capital Adequacy) Directions, 2025 (erstwhile Master Direction – NBFC-HFC (Reserve Bank) Directions, 2021), your Company is required to maintain a minimum CRAR of 15% of the aggregate RWAs. As on 31 March 2026, your Company has maintained a healthy CRAR of 110.36%.

Transfer to Reserves:

In the absence of profits, your Company has not made any transfers to reserves during the period under review.

Dividend:

In the absence of profits, your directors do not recommend for any dividend for the year under review.

Extract of the Annual Return:

In terms of provisions of Section 92 and Section 134(3)(a) of the Act the copy of Annual Return of the Company in form MGT-7 shall be available on the website of the Company at the following link: https://nestaviahomefin.com/investor-relations/disclosures/.

Deposits:

Your Company, being registered as a non-deposit accepting housing finance company, had not accepted any public deposits during the year under review.

Hence, the disclosure requirements under Rule 8(5)(v) and 8(5)(vi) of the Companies (Accounts) Rules, 2014 are not applicable to the Company.

Share Capital:

a) Authorized Share Capital:

During the year under review, your Company has increased its Authorized Share Capital from Rs. 30,00,00,000/- comprised of 3,00,00,000 Equity Shares of face value Rs. 10/- each to Rs. 1,00,00,00,000/- comprised of 10,00,00,000 Equity Shares of face value Rs. 10/- each with the approval of the members at the First Annual General Meeting (AGM) held on 16 May 2025, as recommended by the Board of Directors at their meeting held on 23 April 2025.

b) Issued, Subscribed and Paid-up Share Capital:

Your Company has issued and allotted following classes of Equity Shares under Preferential Allotment pursuant to the members' approval at the first AGM held on 16 May 2025:

- 4,63,00,000 Class A - Fully Paid-up Equity Shares of face value Rs. 10/- each.
- 57,00,000 Class B – Partly Paid-up Equity Shares of face value Rs. 10/- each with paid-up value per Equity Share stood at Rs. 1/-.

As of 31 March 2026, the Paid-up Share Capital of your Company is Rs. 76,87,00,000/-

Capital Infusion:

Your Company was additionally capitalized with Rs. 46.87 crores during the year under review. Since the preferential allotment included allotment of shares to existing shareholders who are under the Promoter category, there is no change in the Ownership Structure of the Company. The Networth of your Company as on 31 March 2026 is Rs.70.89 Crores.

Subsidiary / Joint Ventures / Associate Companies:

As on 31 March 2026, your Company does not have any subsidiary, joint venture or associate company. Accordingly, disclosures under Rule 8(1) and Rule 8(5)(iv) of Companies (Accounts) Rules, 2014 relating to subsidiary, joint venture and associate companies are not applicable to the Company.

Bank Borrowings:

During the year, your Company has availed borrowings in the form of Term Loans, Working Capital Loan and Cash Credit from the following banks:

a) AU Small Finance Bank Limited

Facility Type: Term Loan
Sanctioned: Rs. 30 crores
Availed: Rs. 10 crores
Tenure: 36 months

b) IDFC First Bank Limited

Facility Type: Term Loan
Sanctioned: Rs. 30 crores
Amount: Rs. 15 crores
Tenure: 60 months

Facility Type: Cash Credit
Amount: Rs. 5 crores
Tenure: 12 months (revolving)

c) IndusInd Bank Limited

Facility Type: WCDL
Sanctioned: Rs. 15.00 crores
Amount: Rs. 7.50 crores
Tenure: 60 months

Employees Stock Option Scheme:

Your company believes that encouraging employees' ownership of the Company's equity shares would help in retaining the best available talent to contribute and share the wealth creation during the growth of the Company. Hence an Employee Stock Option Scheme (ESOP) called **"Nestavia ESOP Scheme"** was introduced with the approval of the members at the Extra-Ordinary General Meeting held on 18 August 2025. The

Nomination & Remuneration Committee (NRC) of the Board, inter-alia administers and monitors the ESOP scheme in accordance with the provisions of Section 62(1)(b) of the Companies Act, 2013 read with Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014.

The disclosures of information as required under Section 62 of the Act read with Rule 12(9) of Companies (Share Capital and Debentures) Rules, 2014, as amended from time to time, as on 31 March 2026, is enclosed herewith at **Annexure I** to this Board's Report.

Risk Management:

Your Company being a financial service provider naturally prone to a wide range of risks encompassing capital risk, credit risk, interest rate risk, liquidity risk, market risk, operational risk, information technology risk, as well as regulatory and compliance risk. Your Board, recognising the diverse range of risks, has established Risk Management Policy for effective evaluation of risks, impact assessments, developing mitigation measures and reviewing the existing control systems and procedures and subsequent periodic enhancement under the monitoring and guidance of the Risk Management Committee and Audit Committee.

The Senior management team through various management committees, ensure to implement and effective risk governance and risk management framework.

Statutory and Regulatory Compliance:

a. Companies Act, 2013 and Rules made thereunder:

Your Company has complied with all the mandatory regulatory compliances as required under the Companies Act, 2013 and the rules made thereunder, as amended from time to time.

b. Accounting Standards:

Your Company has followed the applicable accounting standards in the preparation of the Annual Accounts.

c. Secretarial Standards:

In terms of provisions of Section 118 of the Act, your Company has complied with the provision of Secretarial Standards on the Meetings of the Board of Directors (SS-1) and Secretarial Standards on General Meetings (SS-2) issued by the Institute of Company Secretaries of India (ICSI).

d. RBI/NHB Master Directions, Regulations & Circulars:

Your company ensures to comply with all the applicable Master Directions, Regulations, Circulars and Advisories issued by RBI and NHB, from time to time.

e. Labour Laws:

Your Company has complied with all the registration requirements with respect to its branches under various applicable labour

laws including but not limited to Shops & Establishments Act, Professional Tax, National Holidays and Festivals Act and Labour Welfare Fund as applicable in the States of Tamil Nadu, Andhra Pradesh and Telangana. The compliance requirements with respect to remittance of Social Security Benefits of employees under applicable labour codes and regulations have also been complied with.

f. Direct and Indirect Taxation Laws:

Your Company has complied with all the applicable Direct and Indirect Taxation Laws, as amended from time to time. The Income Tax Assessment for the Financial Year 2024-25 was completed during this financial year, and the Company received the refund of taxes along with interest.

Dematerialization of Shares:

Pursuant to Rule 9B of Companies (Prospectus and Allotment of Securities) Rules, 2014, both the Class A and Class B equity shares of the Company have been issued in dematerialised form through Kfin Technologies Limited (Kfintech), RTA of the Company. The shares were admitted by National Securities Depository Limited (NSDL) with ISIN No. INE1K0601016 for Class A and ISIN No. IN91K0601014 for Class B.

Non-convertible Debentures (NCDs)

During the year under review, your company has not issued any Non-convertible Debentures.

Credit Ratings:

During the year under review, your company did not approach any Credit Rating Agencies for external credit rating.

Board of Directors:

During the year ended 31 March 2026, the following changes took place in the constitution of the Board:

Mr. Vaideswaran V was appointed as the Additional Director - Independent Category by your Board of Directors on 23 April 2025. Accordingly, his appointment as an Independent Director was approved by the members as recommended by the Board at the first Annual General Meeting (AGM) held on 16 May 2025, for a period of five years with effect from 16 May 2025.

Your company proposed Ms. Nivedita P Haran, Independent Director, to be appointed as the Chairperson to preside over all meetings of the Board and Members of the Company. Accordingly, the Board of Directors approved her appointment as the Chairperson at their meeting held on 23 October 2025, with immediate effect till the balance tenure of her directorship in your company.

Your company sought the prior approval of RBI, as recommended by the Nomination & Remuneration Committee and Board of Directors, for the appointments of Mr. Venkatesh KP, President & Chief Business Officer (CBO) and Mr. Kalyanasundaram C,

President & Chief Operating Officer (COO) as the Executive Directors of the Company. Pursuant to the approval of RBI for the proposed appointments on 15 September 2025, both Mr. Venkatesh KP and Mr. Kalyanasundaram C, were appointed as the Additional Directors-Executive Category by the Board of Directors on 23 October 2025. Accordingly, their appointments were approved by the members, as recommended by the Board, at the Extra-Ordinary General Meeting (EGM) held on 17 November 2025, by appointing them as the Executive Directors of the Company for a period of five years with effect from 23 October 2025.

Board Meetings held during the period:

During the period, six meetings of the Board of Directors were held and the gap between two meetings were not more than 120 days. The details of Board Meeting dates, and directors' attendance have been provided in the Corporate Governance Report which is annexed to and forms an integral part of this Board's Report.

Statement on Declaration from Independent Directors:

Your Board is of the opinion that all the Independent Directors of the Company possess requisite qualifications, experience and expertise and that they hold the highest standards of integrity. In terms of Section 150 of the Act, read with the Companies (Appointment and Qualification of Directors) Rules, 2014, the Independent Directors of the Company have registered themselves with the data bank of Independent Directors created and maintained by the Indian Institute of Corporate Affairs (IICA), Manesar post ascertainment of their proficiency under prescribed criteria of IICA.

For the year under review, your Company has received necessary declaration from all the Independent Directors under Section 149(7) of the Companies Act, 2013 that he / she meets the criteria of independence laid down in Section 149(6) of the Companies Act, 2013.

Fit & Proper Criteria of Board:

Your Company, being a private limited company, as part of its good Corporate Governance practices, has adopted a policy on 'Fit and Proper Criteria for Directors', pursuant to Section 178(3) read with Schedule IV of the Act, as approved by the Board of Directors on 24 November 2024 to determine qualifications, positive attributes and independence (in case of Independent Directors) and set out skills/ expertise/ competence to act as members of the Board.

Post commencement of business, the policy was reviewed in line with the RBI (NBFC – Governance) Directions, 2025 by the Nomination & Remuneration Committee (NRC) and approved by the Board on 23 April 2025, as recommended.

Since then, all the proposed members were evaluated and recommended by the NRC as per the said policy, basis the Declaration and Undertaking received from them pursuant to the above-mentioned regulations.

None of the of the Directors on the Board of your Company are disqualified from being appointed / continuing as Directors. Accordingly, all the members have executed the Deed of Covenant with the Company post their induction into the Board as required under the afore-mentioned RBI's directions.

Details of the Policy on 'Fit and Proper Criteria for Directors' have been provided in the Corporate Governance Report which is annexed to and forms an integral part of this Board's Report and is also available on the website of the Company at https://nestaviahomefin.com/investor-relations/disclosures/.

Performance Evaluation of Board, its Committees, Independent Directors and KMP/Senior Management:

Your Company, subsequent to its registration as NBFC-HFC, has formulated the policy on "Criteria for evaluation of Board, its Committees and the Independent Directors" approved by the Board of Directors on 23 April 2025, based on the recommendations of the NRC detailing the process and criteria to evaluate and determine the performance of Board, its Committees and the Independent Directors on an ongoing basis. Given that this is the first financial year after the commencement of business activities, the annual evaluation process will be undertaken in April 2026 for FY 2025–26 in accordance with the above-mentioned company's policy.

Similarly, the performance of KMP and Senior Management shall be evaluated based on the key performance indicators (KPI) defined at the beginning of each financial year.

Policy on Remuneration to Directors, KMP and Senior Management:

Your Company has in place the "Remuneration Policy" pursuant to the provisions of Section 178(3) of the Act, and erstwhile Master Direction – Non-Banking Financial Company-Housing Finance Company (Reserve Bank) Directions, 2021 (*currently RBI (NBFC – Governance) Directions, 2025*) framed by the Nomination & Remuneration Committee (NRC) and approved by the Board on 23 April 2025, *inter-alia* setting out the criteria for determining remuneration along with the provisions with regard to Malus/Clawback clauses for its Directors and Key Managerial Personnel and Senior Management of the Company.

Details of the Remuneration Policy have been provided in the Corporate Governance Report which is annexed to and forms an integral part of this Board's Report. The Remuneration Policy is also available on the website of the Company at https://nestaviahomefin.com/investor-relations/disclosures/.

Committees:

Your Board of Directors, in compliance with the requirements of Reserve Bank of India (Non-Banking Financial Companies – Governance) Directions, 2025 (erstwhile NBFC – Housing Finance Company (Reserve Bank) Directions, 2021), and RBI's Master Direction on Information Technology Governance, Risk, Controls and Assurance Practices, 2023, as amended from time to time, and as part of the good corporate governance practices has constituted several Board committees namely Audit Committee, Nomination & Remuneration Committee, Risk Management Committee, and IT Strategy Committee.

Further, for operational and administrative convenience, your Board of Directors has constituted several management committees namely Asset and Liability Management Committee (ALCO), Credit Committee, IT Steering Committee and IT Information Security Committee to deal with specific matters as per their Terms of Reference. Accordingly, they have devised roles, prescribed responsibilities and delegated powers to the each such committees.

Details with respect to the composition, terms of reference, number of meetings held and attended by the respective member(s), have been provided in the Corporate Governance Report which is annexed to and forms an integral part of this Board's Report.

Key Management Personnel (KMP):

Ms. Aruna V, the Company Secretary and Compliance Officer of the Company was designated as the Chief Compliance Officer with effect from 06 May 2025, pursuant to the RBI's guidelines on Scale Based Regulation (SBR) read with RBI's circular on 'Compliance Function and Role of Chief Compliance Officer (CCO)-NBFCs dated 11 April 2022.

During the year under review, the following are the KMPs of the Company:

Name	Designation
Mr. Suchindran VG	Managing Director & Chief Executive Officer
Mr. Venkatesh KP	Executive Director & Chief Business Officer
Mr. Kalyanasundaram C	Executive Director & Chief Operating Officer
Ms. Aruna V	Company Secretary & Chief Compliance Officer

Statutory Auditors:

M/s. N. C. Rajagopal & Co., Chartered Accountants, Statutory Auditors of the Company have been recommended by the Board of Directors at the meeting held on 23 April 2025, to be reappointed for a further period of 2 years to hold office till the conclusion of the 3rd Annual General meeting (AGM) of the Company to be held in the year

2027. The members of the Company, accordingly, approved their re-appointment at the first AGM held on 16 May 2025, and hence, M/s. N. C. Rajagopal & Co., Chartered Accountants continue to hold office of the Statutory Auditors of your company.

Internal Auditors:

M/s Deloitte Touche Tohmatsu India LLP have been appointed as the Internal Auditors of the Company by the Board of Directors at the meeting held on 23 July 2025, for the FY 2025-26 based on the recommendations of the Audit Committee.

Material changes and commitments:

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

Corporate Governance Report:

The Corporate Governance Report for the year under review, including disclosures as stipulated under the provisions of Reserve Bank of India (Non-banking Financial Companies – Financial Statements – Presentation and Disclosures) Directions, 2025 read with Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Paragraph C of Schedule V-Annual Report) as amended from time to time, is annexed to and forms an integral part of this Board's Report.

Auditors' Report:

The Auditors did not make any qualification, reservation or adverse remark or disclaimer on the financial statements prepared as per Section 133 of Companies Act, 2013, and notes on Accounts annexed thereto. Further, they have not reported any instances of fraud committed by the officers or employees of the Company to the Audit Committee under Section 143(12) of the Companies Act, 2013.

Secretarial Audit Report:

Your Company does not fall under the limits prescribed under Section 204 of the Act, and the rules made thereunder for the year under review and hence Secretarial Audit is not applicable.

Maintenance of Cost Records and Cost Audit:

Since your company is engaged in the business of providing financial services, it is not required to maintain the cost records as specified by the Central Government under sub-section (1) of section 148 of the Act.

Corporate Social Responsibility Initiatives:

As your company recently commenced its operations, it does not fall under the limits prescribed under Section 135 of the Companies Act, 2013, and the rules made thereunder for the year under review. Hence, it is not required to constitute a Corporate Social Responsibility (CSR) Committee and spend towards CSR activities.

Particulars of Loans, Guarantees or Investments under Section 186 of Companies Act, 2013:

Your Company being a NBFC- Housing Finance Company, the requirements and disclosures regarding particulars of loans given, guarantees given and security provided are exempted under the provisions of Section 186(11) of the provisions of Act.

The details with respect to the investments made by your Company are given in the Notes of the Financial Statements.

Particulars of Contracts or Arrangements with Related Parties under Section 188(1) of Companies Act, 2013:

Your Company has not entered into any transaction with the related parties in terms of Section 188 of the Companies Act, 2013, during the period under review.

Conservation of Energy, Technology Absorption, Foreign Exchange Earnings and Outgo:

The Company has no activity relating to conservation of energy and technology absorption and the requirement of disclosure of particulars relating to conservation of energy and technology absorption in terms of Rule 8 of the Companies (Accounts) Rules, 2014 does not arise. There were no foreign exchange earnings or outflow during the period.

Particulars of Employees:

Your Company, being a private limited company, disclosures related to Particulars required under Section 197 of the Companies Act, 2013, read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014 are not applicable.

Directors Responsibility Statement:

To the best of their knowledge and belief, and according to the information and explanations obtained by them, your Directors confirm the following in terms of Section 134(3)(c) of the Companies Act, 2013:

a. that in preparation of the financial statements for the period ended 31 March 2026, the generally accepted accounting principles (GAAP) of India and applicable accounting standards issued by Institute of Chartered Accountants of India have been followed.
b. that appropriate accounting policies have been selected and applied consistently and judgments and estimates that are reasonable and prudent have been made so as to give a true and fair view of the state of affairs of the Company at the end of the financial year and of the profit or loss of the Company for period ended 31 March 2026.
c. that the Company has taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of the Companies Act, 2013 for safeguarding the assets of the Company and for

preventing and detecting fraud and other irregularities.

d. that the Company has established internal control systems, consistent with its size and nature of operations and were followed by the Company. These systems are reviewed and updated on an on-going basis.

e. that the Company has prepared the annual accounts on a going concern basis.

f. that proper systems to ensure compliance with the provisions of all applicable laws are in place and that such systems are adequate and operating effectively.

Disclosure of Orders passed by Regulators or Courts or Tribunal:

No significant and material orders have been passed by any Regulator or Court or Tribunal which can have an impact on the going concern status and the Company's operations in future.

Disclosure as per the Sexual Harassment of Women at workplace (Prevention, Prohibition and Redressal) Act, 2013 ("the POSH Act"):

Your Company is committed to providing and promoting a safe and healthy work environment for all its employees. A 'Prevention of Sexual Harassment' Policy (POSH Policy), which is in line with the statutory requirements, along with a structured reporting and redressal mechanism, including the constitution of Internal Complaints Committee (ICC) in accordance with the provisions of the POSH act is in place.

The policy along with the details of the ICC composition is available on the website of your Company at the following link: https://nestaviahomefin.com/investor-relations/disclosures/.

During the year, your Company has conducted POSH Awareness sessions at Chennai on 24 July 2025, for the employees at the Head Office (HO), at Warangal on 27 October 2025, for all the employees of Telangana, at Vijayawada on 30 October 2025, for all the employees of Andhra Pradesh and at Dharmapuri on 06 March 2026, for all the employees of Tamil Nadu.

The ICC met two times on 24 July 2025 and 31 October 2025, to devise measures to strengthen workplace safety and prevent harassment and to develop POSH training and awareness programmes.

During the year, no complaints were received by the ICC under POSH Act. Accordingly, a Nil report for the calendar year ending on 31 December 2025, has been filed with the District Officer as required under the POSH Act on 31 December 2025.

The Company has complied with the provisions of the Maternity Benefit Act, 1961, and the rules made thereunder

Employees Relationship:

The employees at all ranks of the Company have extended their whole-hearted cooperation to the Company for the smooth conduct of the affairs of the Company and the employee relations of the Company have been cordial. Your Directors wish to place on record their appreciation to all the employees for their contribution to the performance of the Company.

Acknowledgement:

Your Directors take this opportunity to thank the shareholders, employees, bankers, financial institutions, auditors, Reserve Bank of India, other Regulatory authorities for their co-operation and continued support to the Company. We look forward to their continued patronage and encouragement in all our future endeavours.

On behalf of the Board of Directors,
For Nestavia Home Finance Private Limited,

Sd/	Sd/
Nivedita P Haran	**Suchindran V G**
Chairperson & Independent Director	Managing Director & Chief Executive Officer
DIN: 06441500	DIN: 10828949

Date: April 30, 2026
Place: Chennai

Report on Corporate Governance

Corporate Governance is the commitment of an organization to follow ethics, fair practices and transparency in all its dealings with its various stakeholders such as Customers, Employees, Lenders, Investors, Government, Regulators and the Community at large. Sound corporate governance is the result of Board effectiveness and Independence, Accountability to Stakeholders, Ethical Conduct, Risk Management and Internal Controls and Sustainable and Responsible Business Practices.

Corporate Governance Philosophy

Nestavia Home Finance Private Limited's philosophy on corporate governance is designed to ensure the highest standards of business conduct, regulatory compliance, and risk management. We are committed to upholding the highest levels of accountability, transparency, and fairness in the conduct of our business and in all engagements with our stakeholders. Your company continues to demonstrate its commitment to good Corporate Governance by embedding robust governance principles in all aspects of its operations with a consistent focus on ethical conduct and stakeholder confidence.

We believe that an empowered, diverse, and professionally qualified Board is central to good governance. Such eminent Board with Board Committees to manage specific area of governance play a crucial role in providing strategic guidance and oversight, reviewing internal control mechanisms and protecting stakeholder interests.

Board of Directors

In terms of the Corporate Governance philosophy all statutory and other significant material information is placed before the Board of Directors at regular intervals to enable it to discharge its responsibility of strategic supervision of the Company as trustees of the Shareholders.

The Board currently consists of Six Directors comprising of three Independent Directors including a Chairperson and three Executive Directors including a Managing Director & CEO. The appointment of Ms. Nivedita P Haran, independent director as Chairperson of your company promotes balanced oversight and reinforces good corporate governance practices.

None of the directors of your company are related to each other. During the period ended 31 March 2026, none of the Independent Directors have resigned before expiry of her/his term. The brief profile of the Directors and details of familiarization program are available in our website at https://nestaviahomefin.com/investor-relations/disclosures/)

(i) **Composition of the Board:**

Particulars of the Directors' attendance to the Board Meeting and particulars of their other company directorships and committee memberships are given in the below table.

The Board of Directors met 6 times during the Year on 1. April 16, 2025, 2. April 23, 2025, 3. July 23, 2025, 4. October 23, 2025, 5. November 25, 2025, and 6. January 20, 2026. The intervening gap between the Meetings are within the period as prescribed under section 173(1) of the Companies Act, 2013. All the meetings have been conducted in compliance with the provisions of section 173(2) and (3) of the Act and Secretarial Standards-1 on "Meetings of the Board of Directors" issued by the Institute of Company Secretaries of India (ICSI).

S. No.	Name of Director	Director since	Capacity (Executive/Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	DIN	Number of Board Meetings		No. of other Directorships	Remuneration			No. of shares and convertible instruments held in the Company
					Held	Attended		Salary & Compensation	Sitting Fee	Commission	
1.	Mr. Suchindran VG	06 Nov. 2024	Promoter – Managing Director & CEO	10828949	6 (six)	6 (six)	Nil	Rs. 36,92,631/-	Nil	Nil	6,00,00,000 *Class A 15,00,000 **Class B
2.	Mr. Venkataraman S	06 Nov. 2024	Independent Director	09099119	6 (six)	6 (six)	3	Nil	Rs. 2,75,000	Nil	Nil

S. No.	Name of Director	Director since	Capacity (Executive/ Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	DIN	Number of Board Meetings		No. of other Directorships	Remuneration			No. of shares and convertible instruments held in the Company
					Held	Attended		Salary & Compensation	Sitting Fee	Commission	
3.	Ms. Nivedita P Haran	20 Nov. 2024	Chairperson & Independent Director	06441500	6 (six)	6 (six)	1	Nil	Rs. 2,75,000	Nil	Nil
4.	Mr. Vaideswaran V	23 Apr. 2025	Independent Director	08164262	# 4 (four)	4 (four)	Nil	Nil	Rs. 1,95,000	Nil	Nil
5.	Mr. Venkatesh K P	23 Oct. 2025	Executive Director & CBO	02742011	# 3 (three)	3 (three)	Nil	Rs. 36,92,631/-	Nil	Nil	25,00,000 **Class B
6.	Mr. Kalyanasundaram C	23 Oct. 2025	Executive Director & COO	11204057	# 3 (three)	3 (three)	Nil	Rs. 36,92,631/-	Nil	Nil	25,00,000 **Class B

** Class A: Fully paid-up equity shares of FV Rs. 10/- each; ** Class B: Partly paid-up equity shares of FV Rs. 10/- each*
 # Board Meetings conducted post their induction into the Board

(i) Directorship in other Listed entities:

S. No.	Name of Director	DIN	Name of the Listed Entity	Category of Directorship
1.	Mr. Venkataraman S	09099119	Sundaram Brake Linings Limited	Independent Director

(ii) Details of change in composition of the Board during the current and previous financial year:

S. No.	Name of Director	Capacity (Executive/Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	Nature of change (resignation /appointment)	Effective Date
1.	Mr. Vaideswaran V	Independent Director	Appointment	23 April 2025
2.	Mr. Venkatesh K P	Executive Director	Appointment	23 Oct. 2025
3.	Mr. Kalyanasundaram C	Executive Director	Appointment	23 Oct. 2025

(iii) Details of last Annual General Meeting (AGM) and Directors' attendance:

No. of AGMs held since incorporation: *1*

Date of AGM: *16 May 2025*
Time: *10.00 AM*
Place: *Registered office of the Company*

S. No.	Name of Director	Attended (Yes/No)
1.	Mr. Suchindran VG	Yes
2.	Mr. Venkataraman S	No
3.	Ms. Nivedita P Haran	No
4.	Mr. Vaideswaran V	No
5.	Mr. Venkatesh K P	Not Applicable
6.	Mr. Kalyanasundaram C	Not Applicable

Committees of the Board and their Composition:

a. Audit Committee

Terms of reference

Constitution:

The Audit Committee of Directors shall comprise of three or more directors, out of which not less than 2/3rd shall be independent directors.

All members of the Audit Committee including the Chairperson shall have the ability to read and understand financial statements and at least one Member shall have accounting or related financial management expertise.

Chairperson*:*

(i) The Chairperson of Audit Committee shall be an independent director.

(ii) The Chairperson shall be appointed by the Board. In case the Chairperson is not present at any Audit Committee meeting, the members present at the meeting shall, amongst themselves, elect a Chairperson for that particular meeting.

(iii) The Chairperson of the Audit Committee shall be present at the Annual General Meeting (AGM) to answer shareholders queries.

Role*:*

The Audit Committee shall consider and review the following matters and perform such other duties that may be assigned to it by the Board, from time to time, including but not limited to:

- **Auditors:**

a) Recommend to the Board the appointment, re-appointment, if required removal / replacement of statutory and internal auditor, remuneration and terms of appointment of statutory and internal auditor of the Company.

b) Discuss with statutory auditors before the audit commencement, about the nature and scope of audit and post audit discussions to ascertain any area of concern.

c) Approve payments to be made in respect of any other services rendered by statutory auditors.

d) Review and monitor the statutory auditor independence and performance and effectiveness of the audit process.

e) Review with management, performance of statutory and internal auditors and adequacy of internal control systems.

f) Review the adequacy of the internal audit function, including structure of policy implementation and process monitoring, staffing, reporting structure, and frequency of audit.

g) Review internal audit reports relating to internal control weaknesses and discuss with internal auditors, if deemed necessary, of any significant findings and follow up thereon.

h) Review findings of internal investigation by the internal auditors into matters where there is suspected fraud or irregularity or failure of internal control

systems of a material nature and reporting the matter to the Board.

i) Review management letters / letters of internal control weaknesses issued by the statutory auditors, if any.

j) Ensure that an Information System Audit of the internal systems and processes is conducted, through a Certified Information System Auditor (CISA), at least once in two years to assess operational risks faced by the company.

k) Review information system audit report and discuss any significant findings, if deemed necessary, with information system auditors.

- **Financial Statements and report thereon:**

a) Oversight of financial reporting process and disclosure of financial information to ensure that the financial statement is correct, sufficient, and credible.

b) Review with management, the quarterly financial statements (including statement of cash flows for the period) before submission to the Board for its approval.

c) Review with the management, the annual financial statements and auditor's report, before submission to the Board for its approval, with particular reference to.

- Matters to be included in directors' responsibility statement under Sec. 134 of the Companies Act, 2013:

- Changes if any, in accounting policies and practices.

- Major accounting entries involving estimates based on exercise of judgment management.

- Significant adjustment made in the financial statements arising out of audit findings.

- Compliance with listing and other legal requirements relating to financial statements as applicable.

- Disclosure of related party transactions; and

- Modified opinion(s) in draft audit report.

d) Review of Management Discussion and Analysis of the financial conditions and results of operations.

- **Related Party Transactions:**

a) Review and recommend the Policy on Related Party Transactions and monitor the compliance to the policy;

b) Approval or any subsequent modification of transactions of the Company with related parties and grant of omnibus approval for related party transactions proposed to be entered by the Company, subject to the terms and conditions as prescribed under Section 177 of the Act read with Rule 6A of Companies (Meetings of Board and its Powers) Rules, 2014.

c) Review statement of related party transactions including details of related party transactions entered pursuant to grant of omnibus approval on a quarterly basis.

- **Fraud Monitoring:**

a) Review compliance with the guidelines on Reporting and Monitoring of Frauds issued from time to time by RBI, NHB or any other regulator and

b) The Fraud Risk Management Policy of the Company as far as it relates to this Committee.

- **Governance:**

a) Oversee the vigil / whistle blower mechanism and review the safeguards in place against victimization of employees and directors who avail of such mechanism and ensure adequate provision is there to provide direct access to the Chairperson of the Audit Committee, in appropriate or exceptional cases.

b) Review compliance with the provisions of regulation 9 of the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 on a periodic basis, as applicable and verify that the systems for internal control are adequate and operating effectively.

- **Miscellaneous:**

a) Evaluation of the internal financial controls and risk management systems.

b) Reviewing and monitoring the end use of funds raised through an issue of securities.

c) Review of adherence to compliance with the KYC & AML Policy of the Company, assess the efficacy of the measures taken by the Company to prevent instances of material non- adherence.

d) Scrutiny of inter-corporate loans and investments.

e) Valuation of undertakings or assets of the Company, wherever it is necessary.

f) Look into reasons for substantial defaults in the payment to debenture holders, shareholders [in case of non-payment of declared dividends] and creditors.

g) Approve the appointment of the Chief Financial Officer (CFO) (whole-time finance director or any other person heading the finance function or discharging that function), after assessing the qualification, experience, and background etc. of the candidate.

h) Review statements of deviation in relation to utilisation of proceed of rights issue, preferential issue etc., from the objects stated in offer document, as applicable:

(a) quarterly statement of deviation(s) including report of monitoring agency, if applicable, submitted to stock exchange(s) in terms of Regulation 32(1).

(b) annual statement of funds utilized for purposes other than those stated in the offer document/prospectus/notice in terms of Regulation 32(7).

i) The management of the Company shall provide necessary support and information through presentations, notes, documents / papers, reports, etc. to the Audit Committee in order to appropriately carry out the functions mentioned above.

j) The Audit Committee shall perform such other functions as may be required under the relevant provisions of the Companies Act, 2013, the Rules made thereunder or the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 or any

other applicable laws, as amended from time to time or as may be assigned by Board from time to time.

Report:

The Chairperson of the Audit Committee shall apprise the Board on the recommendations made by it on any matter under these terms of reference. The minutes of the meeting of the Committee duly approved, shall be tabled at the meeting of the Board of Directors of the Company for its noting.

Composition of the Audit Committee:

S. No.	Name of Director	Member of the Committee since	Capacity (Executive/Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Venkataraman S	24 Nov. 2024	Chairperson - Independent Director	4	4
2.	Ms. Nivedita P Haran	24 Nov. 2024	Independent Director	4	4
3.	Mr. Suchindran VG	24 Nov. 2024	Executive – Managing Director & CEO	4	4
4.	Mr. Vaideswaran V	23 April 2025	Independent Director	*3	3

** Meetings held post his appointment as Independent Director.*

b. Nomination and Remuneration Committee:

Terms of reference

Constitution:

The Nomination and Remuneration Committee (NRC) shall comprise of two or more non-executive directors, out of which not less than one half shall be independent directors.

Chairperson:

(i) The Chairperson of NRC shall be an independent director.

(ii) The Chairperson shall be appointed by the Board. In case the Chairperson is not present at any NRC meeting, the members present at the meeting shall, amongst themselves, elect a Chairperson for that particular meeting.

(iii) The Chairperson of the NRC or, in her absence, any other member of NRC authorised by her in this behalf shall attend the general meetings to answer shareholders' queries; however, it shall be upon the Chairperson of the general meeting to decide who shall answer the queries at such meetings.

Role:

The NRC shall consider and review the following matters and perform such other duties that may be assigned to it by the Board, from time to time, including but not limited to:

- **Nomination:**

(i) The NRC shall identify persons who are qualified to become Directors of the Company and who may be appointed in senior management in accordance with the fit and proper criteria laid down pursuant to the Master Direction NBFC-HFC (Reserve Bank) Directions, 2021, and recommend to the Board their appointment, re-appointment and removal after scrutinizing the declarations from Directors required under the master directions.

(ii) The NRC shall ensure that there is no conflict of interest in appointment of directors and their independence is not subject to potential threats as per the RBI Master Directions.

(iii) The NRC shall formulate and recommend to the Board the criteria for determining qualifications, positive attributes, and independence of a director and for evaluating their performance as well as a policy on Board Diversity.

(iv) For every appointment of an independent director, the NRC shall evaluate the balance of skills, knowledge and experience on the Board and on the basis of such evaluation, prepare a description of the role and capabilities required of an independent director. The person recommended to the Board for appointment as an independent director shall have the capabilities identified in such description. For the purpose of identifying suitable candidates, the Committee may:

a. use the services of external agencies, if required;

b. consider candidates from a wide range of backgrounds, having due regard to diversity; and

c. consider the time commitments of the candidates.

(v) The NRC shall review and ensure that the persons who are proposed to be appointed/ re-appointed as the whole-time directors of the Company meet the conditions as set out in Part I of Schedule V to the Companies Act, 2013 or any re-enactment or amendment or modification thereto.

(vi) The NRC shall review the declarations and undertakings received from the directors confirming that they continue to meet the Fit and Proper criteria for Directors, as required guidelines issued from time to time by RBI, NHB or any other regulator.

(vii) The NRC shall review the agreement(s) and/or deed(s) to be executed with any

director to be appointed/re-appointed, including but not limited to the Deed of Covenant as required under the guidelines issued from time to time by RBI, NHB or any other regulator.

- **Evaluation:**

(i) The NRC shall specify the criteria/ manner for effective evaluation of performance of Board, its Committees, and individual Directors of the Company to be carried out either by the Board, by itself or by an independent external agency and review its implementation and compliance.

(ii) The NRC shall determine whether to extend or continue the term of appointment of directors on the basis of the report of performance evaluation of the concerned director(s).

- **Compensation:**

(i) The NRC shall formulate and recommend to the Board a Remuneration Policy for all Directors, Key Managerial Personnel, Senior Management, and other employees of the Company. While formulating the policy, to ensure that –

a. the level and composition of remuneration is reasonable and sufficient to attract, retain and motivate directors of the quality required to run the company successfully;

b. relationship of remuneration to performance is clear and meets appropriate performance benchmarks; and

c. remuneration to directors, key managerial personnel and senior management involves a balance between fixed and incentive pay reflecting short and long-term performance objectives appropriate to the working of the company and its goals.

(ii) The NRC shall recommend to the Board, all remuneration payable to the senior management as defined in the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, in whatever form. [‘Senior Management’ shall have the same meaning as defined under Regulation 16(1)(d) of SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and as amended from time to time]

(iii) NRC shall review and recommend the payment of remuneration and change in remuneration payable to managing director(s) and other whole-time directors and ensure that such remuneration is within the overall limits as set out in Section 197, read with Schedule V and other applicable provisions of the Companies Act, 2013 or any re-enactment or amendment or modification thereto and subject to such limits, terms and conditions, as may be approved by the Members of the Company, from time to time.

(iv) To ensure that compensation levels are supported by the need to retain earnings of the company and the need to maintain adequate capital based on Internal Capital Adequacy Assessment Process (ICAAP) as per RBI Master Directions.

(v) To act as the Compensation Committee in terms of Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021;

(vi) The NRC shall review and recommend to the Board the payment of profit related commission to the Chairperson of the Company within the overall limits as may be approved by the shareholders of the Company, in terms of Section 197 of the Companies Act, 2013.

(vi) The NRC shall have the authority to formulate, adopt, administer, enforce and modify the employee stock option schemes of the Company, including grant of options to eligible employees under the employee stock option schemes of the Company, in accordance with the provisions of SEBI (Share Based Employee Benefits) Regulations, 2014 and other applicable laws.

- **Miscellaneous:**

The NRC shall perform such other functions as may be required under the relevant provisions of the Companies Act, 2013, the Rules made thereunder or the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 or any other applicable laws, as amended from time to time.

Report*:*

The Chairperson of the NRC shall apprise the Board on the recommendations made by it on any matter under these terms of reference. The minutes of the meeting of the Committee duly approved, shall be tabled at the meeting of the Board of Directors of the Company for its noting.

Composition of the Nomination & Remuneration Committee:

S. No.	Name of Director	Member of the Committee since	Capacity (Executive/Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	No. of meetings of the Committee	
				Held	Attended
1.	Ms. Nivedita P Haran	24 Nov. 2024	Independent Director - Chairperson	3	3
2.	Mr. Venkataraman S	24 Nov. 2024	Independent Director	3	3
3.	Mr. Vaideswaran V	23 April 2025	Independent Director	*2	2

** Meetings held post his appointment as Independent Director.*

c. Risk Management Committee:

Terms of reference

Constitution:

(i) The Risk Management Committee (RMC) shall comprise of minimum three members with atleast two independent directors (one of whom shall also act as the Chairperson of the Committee) and Managing Director & Chief Executive Officer and such other members as the Board of Directors may decide from time to time.

(ii) The Company Secretary of the Company shall act as the Secretary to the Committee.

Chairperson:

(i) The Chairperson shall be an Independent Director.

(ii) The Chairperson shall be appointed by the Board. In case the Chairperson is not present at RMC meeting, the members present at the meeting shall, amongst themselves, select a Chairperson for that particular meeting.

Role:

(i) Formulate a detailed Risk Management Policy which *inter alia* shall include a framework for identification of internal and external risks specifically faced by the Company including financial, operational, sectoral, sustainability (particularly Environmental, Social and Governance related risks), information, cyber security risks or any other risks as may be determined by the Committee, risk mitigation measures, and business continuity plan and recommend the said Policy and any amendments thereto to the Board for its approval;

(ii) Ensure strengthening credit standards by fixing and monitoring the limits in respect of various subsegments under consumer credit more specifically for unsecured consumer credit exposures as may be considered necessary as part of prudent risk management required under the Master Direction NBFC-HFC (Reserve Bank) Directions, 2021, and Master Direction – Reserve Bank of India (Non-Banking Financial Company –Scale Based Regulation) Directions, 2023.

(iii) Ensure and oversee the risk management practices and systems required under the RBI Master Direction on IT Governance, Risk, Controls and Assurance Practices, 07.11.23 and RBI's Guidance Note on Operational Risk Management and Operational Resilience' dated 30th April 2024.

(iv) Monitor and oversee the implementation of the risk management policies required under various RBI regulations and master directions, including evaluating the adequacy of the risk management systems.

(v) Review the Risk Management Policy, at least once in two years, including by considering the changing industry dynamics and evolving complexity.

(vi) Ensure that appropriate methodology, processes, and systems are in place to monitor, evaluate and report risks associated with the business of the Company;

(vii) Review the adequacy of the existing measures to mitigate risks covering various functions of the Company;

(viii) Recommend to the Board the appointment, removal, and terms of remuneration of the Chief Risk Officer in conformity with the applicable regulations.

(ix) The Committee shall perform such other functions as may be required under the relevant provisions of the Securities and Exchange Board of India (Listing Regulations and Disclosure Requirements) Regulations, 2015, any other applicable laws and various circulars issued by the regulatory authorities thereof, as amended from time to time.

Report:

(i) The Committee shall apprise the Audit Committee and the Board on the risk profile of the Company atleast once in every financial year. Further, the minutes of the meeting of the Committee duly approved, shall be tabled at the subsequent meeting of the Board of Directors of the Company for its noting.

(ii) The Committee shall coordinate with such other committees of the Company as deemed relevant and as required from time to time with relation to any activity within the terms of reference.

Composition of the Risk Management Committee:

S. No.	Name of Director	Member of the Committee since	Capacity (Executive/Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Venkataraman S	24 Nov. 2024	Chairperson - Independent Director	2	2
2.	Ms. Nivedita P Haran	24 Nov. 2024	Independent Director	2	2
3.	Mr. Suchindran VG	24 Nov. 2024	Executive – Managing Director & CEO	2	2
4.	Mr. Vaideswaran V	23 April 2025	Independent Director	1*	1
5.	Mr. Venkatesh KP	23 Oct. 2025	Executive Director	0#	0

** Meetings held post his appointment as Independent Director*

 # Meetings held post his appointment as Executive Director

d. IT Strategy Committee:

Terms of reference

Constitution:

The IT Strategy Committee (ITSC) shall comprise of minimum of 3 Directors with two independent directors (one of whom shall also act as the Chairperson of the Committee) and Managing Director & Chief Executive Officer and such other members as the Board of Directors may decide from time to time. All the members of the committee shall be technically competent.

Unless otherwise determined by the Board, the duration of appointments of Members shall be for a period taking into account the remaining period of their term as Directors of the Company.

Chairperson:

(i) The Chairperson shall be an Independent Director and have substantial IT expertise in managing/ guiding information technology initiatives.

(ii) The Chairperson shall be appointed by the Board. In case the Chairperson is not present at the Committee's meeting, the members present at the meeting shall, amongst themselves, select a Chairperson for that particular meeting.

Role:

- **IT Governance Framework:**

(i) Devise IT Governance Framework with a key focus on strategic alignment, risk management, resource management, performance management and Business Continuity/ Disaster Recovery Management.

(ii) Ensure that the framework includes mechanisms to develop governance structure and processes to meet the Company's strategic objectives.

(iii) Specify the roles and responsibilities, with reference to the IT Governance Framework, of the Board of Directors, Committees of the Board and Committees of Senior Management.

(iv) Develop an Information Security Governance structure which is effective and efficient and ensure that it has adequate skilled resources, well defined objectives, risk management framework and unambiguous responsibilities to nurture accountability at all levels of management.

(v) Create processes/mechanisms for identifying, assessing and mitigating the IT and cyber/ information security risks at right times and ensure the effectiveness of such IT Risk Management mechanisms at right intervals.

(vi) Ensure that the comprehensive/ operational Risk Management policy of the Company also includes periodic assessments of IT related risks at regular intervals and review such risks in consultation with the Risk Management Committee of the Board as and when required.

(vii) Ensure that the budgetary allocations for the IT function including IT security and cyber security are aligned in line with the Company's IT maturity, digital depth, threat environment and industry standards.

(viii) Ensure the allocated budgets are utilised in a manner intended for meeting the proposed/intended objectives.

(ix) Support the IT operations with necessary infrastructure and ensure contribution to the productivity and effectiveness of the Company's business operations.

(x) Ensure implementation of a robust IT architecture meeting statutory and regulatory compliance.

- **IT Committees at Management Level:**

(i) Constitute the IT Steering Committee comprised of members from Board and Senior Management and ensure the effective implementation of the IT strategy and mechanisms as approved by the Board of Directors.

(ii) Constitute an Information Security Committee (ISC) in the senior management level for managing cyber/information security and appoint the Chief Information Security Officer (CISO) with clear definition of his roles and responsibilities.

- **IT Policies:**

(i) Approve and recommend the IT Governance Framework to the Board of Directors for their approval and adoption.

(ii) Devise and recommend various other IT strategies and policies to the Board of Directors for their approval, as required under the Reserve Bank of India (Information Technology Governance, Risk, Controls and Assurance Practices) Directions, 2023. including but not limited to Information Assets, Business Continuity Planning, Information Security, Cyber Security (including Incident Response and Disaster Recovery Management/ Cyber Crisis Management).

(iii) Develop policies and procedures for change and patch management to assess the impact of business upon implementing change/patch, and to ensure any such change/patch are justified by genuine business needs and approvals.

(iv) Develop a systematic process for data migration through a data migration policy to ensure data integrity, completeness and consistency.

(v) Review the IT strategies and policies every year in line with the prevailing statutory requirements from time to time and submit the same to the Board of Directors for their review and approval.

(vi) Assist the Board of Directors in developing an Information System Audit Policy and review the audit report and ensure necessary actions based on that.

Report:

(i) The Committee shall apprise the Risk Management Committee and the Board on the risk profile of the Company as and when required by the Risk Management Committee and the Board. Further, the minutes of the meeting of the Committee duly approved,

shall be tabled at the subsequent meeting of the Board of Directors of the Company for its noting.

(ii) The Committee shall coordinate with such other committees of the Company as deemed relevant and as required from time to time with relation to any activity within the terms of reference.

Composition of IT Strategy Committee:

S. No.	Name of Director	Member of the Committee since	Capacity (Executive/Non-executive/ Chairperson/ Promoter/ Nominee/ Independent	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Vaideswaran V	23 April 2025	Independent Director - Chairperson	3	3
2.	Ms. Nivedita P Haran	23 April 2025	Independent Director	3	3
3.	Mr. Venkataraman S	23 April 2025	Independent Director	3	3
4.	Mr. Suchindran VG	23 April 2025	Executive – Managing Director & CEO	3	3
5.	Mr. Kalyanasundaram C	23 Oct. 2025	Executive Director	*1	1

** Meetings held post their appointment as Independent Director and Executive Director respectively.*

Senior Management:

Your Company's senior management team comprises highly experienced and eminent professionals who bring extensive industry expertise, strategic vision, and a commitment to operational excellence. Their collective experience, leadership capabilities, and governance standards contribute significantly to the Company's growth and long-term value creation. The brief profile of the senior management team is available on the website of the Company at https://nestaviahomefin.com/managemententeam/. They play a pivotal role in the Company's management committees by providing strategic guidance, regulatory insight, and operational expertise. The committees that include representation from the Executive Directors and senior management team, along with details of their composition, are presented below:

a. Asset and Liability Management Committee (ALCO):

The terms of reference of the Asset Liability Management Committee to monitor its asset liability management includes:

1. Review of macroeconomic indicators affecting the industry as well as the Company.

2. Liquidity Risk Management and monitoring of the regulatory Liquidity Coverage Ratio (LCR) to ensure compliance as well as liquidity maintenance.

3. Management of market (interest rate) risk.

4. Funding for maturities, balance sheet growth and capital planning.

Composition of the Committee:

5. Pricing, profit planning and growth projections.

6. Forecasting and analyzing 'what if scenario' and preparation of contingency plans.

7. Review of operational risk.

8. Monitoring of surplus in terms of bank deposits and investment position on monthly basis.

The Committee meets once in a month and reviews the asset liability management reports to be submitted periodically to the regulators.

S. No.	Name of Member	Designation	Member of the Committee since	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Suchindran VG	MD & CEO - Chairperson	24 Nov. 2024	12	12
2.	Mr. Venkatesh KP	ED & CBO	24 Nov. 2024	12	10
3.	Mr. Kalyanasundaram C	ED & COO	23 July 2025	*8	7
4.	Mr. Sankara Krishnan GV	SVP & National Credit Head	23 July 2025	*8	8
5.	Mr. Periya Karupan PK	Deputy All India Business Head	20 Jan. 2026	*2	1
6.	Ms. Lakshmi Priya K	VP & Head - Finance	24 Nov. 2024	12	12

** Meetings held post their induction into the Committee.*

d) IT Steering Committee:
Terms of Reference:

Constitution:

The IT Steering Committee ("the Committee") shall comprise of minimum of 4 Members with Chief Technology Officer (CTO), AVP & Head – IT Infra, SVP & Head – Business Intelligence and Managing Director & Chief Executive Officer, who shall also act as the Chairperson of the Committee and such other members as the ITSC may decide from time to time. All the members of the committee shall be technically competent.

Unless otherwise determined by the Board of Directors, the constitution of the Committee and the terms of members of the Committee shall be decided by the ITSC, from time to time.

Role:

(i) *IT Strategy:* Assisting the ITSC in strategic IT planning, oversight of IT performance, and

aligning IT activities with business needs and implementation of a robust IT architecture meeting statutory and regulatory compliance.

(ii) *IT Governance:* Ensuring the implementation of IT Governance Framework devised on strategic alignment, risk management, resource management, performance management and Business Continuity/ Disaster Recovery Management under the guidance and supervision of ITSC.

(iii) *IT Risk Management:* Ensuring implementation of processes/mechanisms for identifying, assessing and mitigating the IT risks at right times and report the effectiveness of such IT Risk Management mechanisms at right intervals to the ITSC.

Overseeing the processes put in place for business continuity and disaster recovery management at regular intervals and ensuring implementation of the said processes, as required, in case of need.

(iv) *Directions to the Chief Technology Officer (CTO):* Providing guidance to the CTO in executing his responsibilities w.r.t. execution of IT projects in alignment with the Company's IT Policies and Strategy and putting in place an effective disaster recovery setup and business continuity strategy/ plan.

(v) *Periodic Reporting:* Updating the effectiveness of IT Controls & management processes of IT Risks through periodic assessments and evaluations.

Updating the compliance status of the company with the internal policies, regulatory and legal requirements on IT related aspects.

(vi) *Co-ordination with Information Security Committee*: The Committee shall coordinate with the Information Security Committee and such other committees of the Company as deemed relevant and as required from time to time with relation to any activity within the terms of reference.

(vii) Such other matters as may be assigned by the ITSC or prescribed under any of the directions, circulars, or guidelines issued by Reserve Bank of India (RBI) or National Housing Bank (NHB) or otherwise directed by them, from time to time.

Composition of the Committee:

S. No.	Name of Member	Designation	Member of the Committee since	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Suchindran VG	MD & CEO - Chairperson	23 July 2025	8	8
2.	Mr. Ramesh N	SVP & Head – Business Intelligence	23 July 2025	8	7
3.	Mr. Ravikumar Jayanthi	Chief Technology Officer	23 July 2025	8	8
4.	Mr. Jayavel G	AVP & Head – IT Infra	23 July 2025	8	8

e) IT Information Security Committee:

Terms of Reference:

Constitution:

The IT-Information Security Committee ("the Committee") shall comprise of minimum of 3 Members with Chief Technology Officer (CTO), AVP & Head – IT Infra and Managing Director & Chief Executive Officer, who shall also act as the Chairperson of the Committee and such other members as the ITSC may decide from time to time. All the members of the committee shall be technically competent.

Role:

A. Information Security Governance:

(i) Ensuring the effectiveness of the Information Security Governance Structure developed by the ITSC by employing the required skilled resources, executing the defined objectives and implementing the risk management mechanisms.

(ii) Identifying the critical Information Systems of the Company and strengthening of the security environment of such systems.

(iii) Ensure implementation of comprehensive Information Security management function, internal controls and processes (including applicable insurance covers) to mitigate/ manage identified risks.

(iv) Periodic review of implemented controls and processes on their efficacy in a risk environment characterized by change.

(v) Implementation of necessary systems, procedures and controls to ensure secure storage/ transmission/ processing of data/ information.

B. Cyber Security

(i) Ensuring the effective implementation of the Cyber Security Policy and the Cyber Crisis Management Plan as approved by the Board of Directors under the guidance of the ITSC.

(ii) Development and implementation of policies, standards and procedures to ensure that all identified risks are managed within the company's risk appetite in co-ordination with the Operational Risk Management Committee.

(iii) Approving and monitoring information security projects and security awareness initiatives under the guidance of the ITSC.

(iv) Reviewing cyber incidents, information systems audit observations, monitoring and mitigation activities; and updating the outcomes to the ITSC at regular intervals.

C. IT Risk Management:

(i) Ensuring implementation of processes/mechanisms for identifying and assessing the IT cyber/ information security risks and tackle cyber-attacks including phishing, spoofing attacks and mitigate their adverse effects.

(ii) Establishing appropriate security standards and IT control frameworks to execute the risk assessment of various information assets.

(iii) Ensuring all the employees under the IT Function and service providers comply with the extant information security and acceptable-use policies as applicable to them.

(iv) Reviewing the security infrastructure and the policies at right intervals and report on the efficacy to the ITSC.

(v) Implementing the policies, practices and programs devised by the ITSC w.r.t. Business Continuity Plan and Disaster Recovery Management.

D. Co-ordination with Committees:

The Committee shall coordinate with the IT Steering Committee, Operational Risk Management Committee and such other committees of the Company as deemed relevant and as required from time to time with relation to any activity within the terms of reference.

Roles and Responsibilities of the Chief Information Security Officer (CISO):

(i) The CISO shall be responsible for driving cyber security strategy and ensuring compliance to the extant regulatory/ statutory instructions on information/ cyber security.

(ii) The CISO shall be responsible for enforcing the policies and procedures pertaining to the protection of company's information assets apart from coordinating information/ cyber security related issues within the Company as well as with relevant external agencies.

(iii) The CISO shall be a permanent invitee to the ITSC and IT Steering Committee.

(iv) The CISO shall manage and monitor Security Operations Centre (SOC) and drive cyber security related projects.

(v) The CISO's office shall ensure effective functioning of the security solutions deployed.

(vii) CISO shall place a review of cyber security risks/ arrangements/preparedness of the Company before the Board of Directors/ Risk Management Committee/ IT Strategy Committee atleast on a quarterly basis.

Unless otherwise determined by the Board of Directors, the constitution of the Committee and the terms of members of the Committee shall be decided by ITSC, from time to time.

Composition of the Committee:

S. No.	Name of Member	Designation	Member of the Committee since	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Suchindran VG	MD & CEO - Chairperson	23 July 2025	8	8
2.	Mr. Ravikumar Jayanthi	Chief Technology Officer	23 July 2025	8	8
3.	Mr. Jayavel G	AVP & Head – IT Infra	23 July 2025	8	8

f) Credit Committee:

Terms of Reference:

Constitution:

The Credit Committee ("the Committee") shall comprise a minimum of 3 Members with the Managing Director & Chief Executive Officer, President & Chief Business Officer and President & Chief Operating Officer. The Managing Director & Chief Executive Officer shall act as the Chairperson of the Committee and Senior Vice President & National Credit Head shall be the convenor of the Committee's meetings. The Committee may decide to include such other officials as members from time to time.

Role:

(i) To review loan proposals which are beyond the limit of Rs. 25,00,000/- (Rupees Twenty-

Five Lakhs only) and provide approval/ decision, post review of information.

(ii) To review and decide all credit-related proposals with enhancements/ modifications from the original terms or standard terms and conditions as set out in the Company's policy.

(iii) To review and decide the loan proposals that could constitute an actual or perceived conflict of interest w.r.t. any of the employees of the company.

(iv) To review the credit policies of the Company and recommend any necessary changes at regular intervals.

(v) To monitor the credit risk and work with the Asset Liability Management Committee (ALCO) and the Operational Risk Management Committee to ensure effective implementation of the risk mitigation strategies.

(vi) To monitor and ensure the compliance with the provisions of applicable regulations, master directions, circulars and other notifications of the Reserve Bank of India (RBI).

(vii) To report to the Risk Management Committee and Audit Committee, if required, on lending and guarantee risk issues, including any breaches of policies or limits

(viii) Such other matters as may be assigned by the Audit Committee and Risk Management Committee from time to time.

For the purpose of this clause loan proposals include proposals of all the loan products of the Company beyond the limit mentioned in sub-clause (i) as well as loans offered to the employees of the Company.

The committee shall have the authority to require any information it sees as relevant for prudent decision making on loan requests being brought to it for decision.

Composition of the Committee:

S. No.	Name of Member	Designation	Member of the Committee since	No. of meetings of the Committee	
				Held	Attended
1.	Mr. Suchindran VG	MD & CEO - Chairperson	23 July 2025	4	4
2.	Mr. Venkatesh KP	ED & CBO	23 July 2025	4	4
3.	Mr. Kalyanasundaram C	ED & COO	23 July 2025	4	4
4.	Mr. Boopalan D	SVP & National Legal Head	23 Oct. 2025	*3	3

S. No.	Name of Member	Designation	Member of the Committee since	No. of meetings of the Committee	
				Held	Attended
5.	Mr. Sankara Krishnan GV	SVP & National Credit Head, Convenor	23-Jul-2025	4	4

** Meetings held post their induction into the Committee.*

General Body meetings:

During the period under review, first Annual General Meeting and two Extra-ordinary General Meetings were held. All the proposed resolutions were passed by the shareholders as set out in their respective Notices.

The date, time and venue of the meetings along with the details of Special Resolution passed in the meetings are given below:

S. No.	Type of Meeting (Annual/ Extra-Ordinary)	Date	Place	Time	Special Resolutions Passed *(By way of show of hands)*
1.	First Annual General Meeting	16 May 2025	Registered Office of the Company	10.00 AM	a. Approval of members under Section 180(1)(c) of the Companies Act, 2013 to authorize the Company to borrow money from Banks/ Financial Institutions upto a sum of Rs. 50 Crores. b. Approval of members under Section 62 of the Companies Act, 2013 and Rule 13 of Companies (Share Capital and Debentures) Rules, 2014 to authorize the company to issue, offer and allot 4,63,00,000 Class A- Fully Paid-up Equity Shares on preferential allotment basis.

S. No.	Type of Meeting (Annual/ Extra-Ordinary)	Date	Place	Time	Special Resolutions Passed *(By way of show of hands)*
					c. Approval of members under Section 62 of the Companies Act, 2013 and Rule 13 of Companies (Share Capital and Debentures) Rules, 2014 to authorize the company to issue, offer and allot 57,00,000 Class B- Partly Paid-up Equity Shares on preferential allotment basis.
2.	Extra-ordinary General Meeting	18 August 2025	Registered Office of the Company	10.00 AM	Approval of members under Section 62(1)(b) of the Companies Act, 2013 read with Rule 12 of the Companies (Share Capital and Debentures) Rules, 2014, to Nestavia ESOP Scheme and granting of 55,00,000 Employee Stock Options (ESOP) under the Scheme.
3.	Extra-ordinary General Meeting	17 November 2025	Registered Office of the Company	10.00 AM	Approval of members under Section 180(1)(c) of the Companies Act, 2013 to authorize the Company to borrow money from Banks/ Financial Institutions upto a sum of Rs. 150 Crore.

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

There is no default in compliance with the requirements of companies Act, 2013, accounting standards and secretarial standards.

Details of penalties and strictures:

There are no penalties or strictures imposed by the RBI or NHB or any other Statutory authorities. Further no inspection has been conducted by the said statutory authorities and hence disclosure of directions issued on the basis of inspection reports or adverse

findings in the public domain is not applicable to your company.

Breach of covenant

There have been no instances of breach of covenant of loan availed.

Management Discussion and Analysis:

In terms of provisions of the RBI (Non-Banking Financial Companies – Financial Statements – Presentation and Disclosure) Directions, 2025, the Management Discussion and Analysis Report for the year under review, to be disclosed under the Corporate Governance Section, is presented in a separate section forming part of the Annual Report.

Remuneration Policy:

In terms of the provisions of Reserve Bank of India (Non-Banking Financial Companies – Governance) Directions, 2025 (erstwhile erstwhile Master Direction – NBFC – HFC (Reserve Bank) Directions, 2021) the Company has framed a Remuneration Policy *inter-alia* setting out the principles for fixed/ variable pay structures and malus/ clawback provisions and is available on the company's website at https://nestaviahomefin.com/investor-relations/disclosures/.

Remuneration of Directors:

The Non-Executive Independent Directors were not paid any remuneration and there were nor pecuniary relationships or transactions between the Company and them.

As approved by the Board of Directors at the meeting held on 15 November 2024, the Non-Executive Independent Directors receive sitting fees of Rs.20,000/- for attending every Board meeting and Rs. Rs.15,000/- for attending every meeting of the Audit Committee or Nomination & Remuneration Committee of the Board and Rs. Rs.10,000/- for all other meetings of the Board Committees.

Mr. Suchindran VG, Managing Director & CEO and Mr. Venkatesh KP and Mr. Kalyanasundaram C, Executive Directors with effect from 23 October 2025 are entitled to remuneration by way of monthly salary / fixed component, which comprises salary, contribution to provident fund, allowances, gratuity, performance linked variable compensation, medical insurance policies etc. in line with the Remuneration Policy of the Company.

The remuneration, service contracts, notice period and severance fees are as per the Employment Agreement executed between the Executive Directors and the Company. No Directors of your Company were granted ESOPs under "Nestavia ESOP Scheme".

Corporate Governance Policy:

In accordance with the RBI (Non-Banking Financial Companies- Governance) Directions, 2021 (erstwhile Master Direction – NBFC – HFC (Reserve Bank) Directions,

2021) the Company has framed its Internal Guidelines on Corporate Governance guidelines, and displayed on the website at https://nestaviahomefin.com/investor-relations/disclosures/.

Compliance Report

Your Board of Directors reviews the compliance of all applicable laws every quarter and gives appropriate directions, wherever necessary.

Vigil Mechanism:

Your Company, in compliance with the provisions of Section 177(9) and 177(10) of the Act read with Rule 7 of the Companies (Meeting of Board and its Powers) Rules, 2014, has established a Vigil Mechanism for its Directors and employees to report their genuine concerns about unethical or illegal practices, actual or suspected fraud, violation of the Codes of Conduct or policies of the Company without fear of retaliation. The Whistle-Blower policy encompassing the Vigil Mechanism also provides safeguards against victimisation of persons who use such mechanism and also provision for direct access to the Chairperson of the Audit Committee.

The grievances of various other stakeholders of the Company will be promptly addressed by the Grievance Redressal Officer of the Company. No person has been denied access to Audit Committee. The policy is available on the website of your Company at https://nestaviahomefin.com/investor-relations/disclosures/.

Code of Conduct:

The Company has a duly approved Code of Conduct policy for the Employees, Senior Management and the Directors of the Company in place. The Code identifies and lists out various elements of commitment, duties and responsibilities that serves as a basis for taking ethical decision-making in the conduct of day-to-day professional work.

The Code of Conduct policy is available on the website of your Company at https://nestaviahomefin.com/investor-relations/disclosures/.

Related Party Transactions

During the year under review, your Company had not entered into any related party transactions covered within the purview of Section 188(1) of the Act, and accordingly, the requirement of disclosure of related party transactions in terms of Section 134(3)(h) of the Act in Form AOC – 2 is not applicable to the Company. Further, during the year under review, the Company had not entered into transactions with related parties which could be considered to be 'material' in accordance with the Related Party Transaction Policy of the Company. Disclosure of the related party transactions as required under Accounting Standard – 18 is reported in the Audited Financial Statements of the Company for the financial year ended March 31, 2026.

Internal Audit:

Your Board of Directors has appointed M/s. Deloitte Touche Tohmatsu India LLP ("Deloitte") as the Internal Auditors of the Company for the FY 2025-26 in the meeting held on 23 July 2025, based on the recommendations of Audit Committee.

The Internal Audit has been conducted in three phases as mentioned in the table below as per the scope and period of coverage defined thereunder. The report of the Internal Auditors for the said periods was accordingly presented before the Audit Committee meetings convened immediately after the audit period on 23 October 2025 and 20 January 2026 respectively. Since there were no key findings or observations by the Audit Committee on the reports, they were adopted by the Board at the meetings held on 23 October 2025 and 20 January 2026 accordingly.

Phase	Scope	Period (2025 – 26)
Phase I	Statutory and Regulatory Compliances	April 01 - August 31
Phase II	- Human Resources & Payroll - Finance & Accounts - Statutory and Regulatory Compliances	- Apr 01 to Nov 30 - Apr 01 to Nov 30 - Sep 30 to Nov 30
Phase III	- Revenue and Operations - Finance & Accounts - Statutory and Regulatory Compliances	- Apr 01 to Mar 31 - Dec 31 to Mar 31 - Dec 31 to Mar 31

General Shareholder Information:

(i) Shareholding pattern as on 31 March 2026:

S. No.	Particulars	Shareholding pattern	
		No. of Equity Shares held	**% of share holding**
A	**Promoters' holding**		
1	Indian Individuals		
	(Class A-Fully Paid-up)	6,08,00,000	74.15%
	(Class B-Partly Paid-up)	15,00,000	1.83%
	Sub-total (A)	**6,23,00,000**	**75.98%**
B	**Non-promoters' holding**		
1	Employees		
	(Class A-Fully Paid-up)	17,50,000	2.13%
	(Class B-Partly Paid-up)	42,00,000	5.12%
2	Resident Individual Investors		
	(Class A-Fully Paid-up)	1,37,50,000	16.77%
	Sub-total (B)	**1,97,00,000**	**24.02%**
	GRAND TOTAL (A+B)	**8,20,00,000**	**100.00%**

(ii) Financial year: April 1 to March 31

(iii) AGM for the FY ended 31 March 2026:

Date: Monday, May 25, 2026
Time: 10.00 AM
Venue: Registered Office of the Company

Address for Correspondence

Nestavia Home Finance Private Limited
Unit 005 - Cowrks, 2nd Floor, 2nd Wing,
Sterling Technopolis, No. 4/293, OMR,
Perungudi, Chennai - 600096.
Tamil Nadu, India

Telephone: +91 44 4606 5151

E-mail: IR@nestaviahomefin.com

Website: https://www.nestaviahomefin.com

On behalf of the Board of Directors,
For Nestavia Home Finance Private Limited,

Nivedita P Haran	**Suchindran V G**
Chairperson &	**Managing Director &**
Independent Director	**Chief Executive Officer**
DIN: 06441500	**DIN: 10828949**

Date: April 30, 2026
Place: Chennai

Annexure I to Board's Report

EMPLOYEES STOCK OPTIONS

(Pursuant to clause 12 (9) of the companies (share capital and Debenture) Rules,2014)

Details of Employee stock option plan list as on 31 March 2026:

S. No.	Particulars	No. of Options
1	Options approved to be issued under "Nestavia ESOP Scheme"	55,00,000
2	Options Granted (under Grant 1 & Grant 2)	30,50,000
3	Options Vested	Nil
4	Options Exercised	Nil
5	The total number of shares arising as a result of exercise of option	Nil
6	Options Lapsed/ Surrendered	1,00,000
7	The exercise price	Rs. 10/-
8	Variation of Terms of Options	NA
9	Money realized by exercise of options during the year 2025-26	Nil
10	Total number of options in force	30,50,000
11	Details of options granted to: i. Key managerial personnel ii. any other employee who receives a grant of options in any one year of option amounting to five percent or more of options granted during that year iii. identified employees who were granted option, during any one year, equal to or exceeding one percent of the issued capital (excluding outstanding warrants and conversions) of the company at the time of grant	 i. Nil ii. Nil iii. Nil

On behalf of the Board of Directors,

For Nestavia Home Finance Private Limited,

Sd/-	Sd/-
Nivedita P Haran **Chairperson &** **Independent Director** **DIN: 06441500**	**Suchindran V G** **Managing Director &** **Chief Executive Officer** **DIN: 10828949**

Date: April 30, 2026
Place: Chennai

Independent Auditors' Report

TO THE MEMBERS OF **NESTAVIA HOME FINANCE PRIVATE LIMITED**

Report on Financial Statements

1. Opinion

We have audited the financial statements of **NESTAVIA HOME FINANCE PRIVATE LIMITED** ("the company"), which comprise the Balance Sheet as at 31 March 2026, the Statement of Profit and Loss, the cash flow statement for the year then ended, notes to financial statements for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Act in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India, of the state of affairs of the Company as at 31 March 2026, and **Loss** and the Cash Flows for the year ended on that date.

2. Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013. Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India together with the ethical requirements that are relevant to our audit of the financial statements under the provisions of the Companies Act, 2013 and the Rules thereunder, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on the Financial Statements

3. Emphasis Of Matter

We draw attention to Note no. 28 of the financial statements regarding Principal Business Criteria and the company's representation before the RBI.

Our opinion is not modified with respect of above-mentioned matter.

4. Information Other than 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 Board's report, including Annexure to Board's Report, but doesn't include the 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 in 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. In this regard, as there is no misstatement based on our examination of the books**.** We have nothing to report in this regard.

5. Responsibility of Management for Financial Statements

The Company's Board of Directors is responsible for the matters stated in section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these financial statements that give a true and fair view of the financial position, financial performance of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statement that give a true and fair view and are free from material misstatement, whether due to fraud or error.

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

6. Auditor's Responsibility 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:

1. 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.

2. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances. Under section 143(3)(i) of the Companies Act, 2013, 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.

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

4. Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether 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 material uncertainty exists, we are required to draw attention in our auditors' 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.

5. 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 Standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the Standalone 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 Standalone 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.

7. Report on Other Legal and Regulatory Requirements

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

2. As required by Section 143(3) of the Act, we report that:

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

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

   (c) The Balance Sheet, the Statement of Profit and Loss and the Cash Flow statement dealt with by this Report are in agreement with the books of accounts.

   (d) In our opinion, the aforesaid financial statements comply with the Accounting Standards specified under Section 133 of the Act, read with Rule 7 of the Companies (Accounts) Rules, 2014.

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

   (f) With respect to the adequacy of the internal financial controls with reference to the Financial Statements of the Company and the operating effectiveness of such controls, we request you to refer to our separate Report in 'Annexure B' to this report.

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

   i. The Company does not have any pending litigations which would impact its financial position.

   ii. The Company 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 have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, as on the date of this Audit Report, 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 have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the audit procedures performed 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-clauses (i) and (ii) of Rule 11(e) of the Companies (Audit and Auditors) Rules, 2014 contain any material misstatement.

v. The Company has not declared or paid dividend during the year.

vi. 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 period 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 and has been preserved by the company as per the statutory requirements for record retention.

For N.C. Rajagopal & Co.
Chartered Accountants
Firm Reg No: 003398S

Arjun S
Partner
Membership No. 230448
UDIN: 26230448OWWZV1730

Place: Chennai
Date: 30-04-2026

ANNEXURE - A TO THE INDEPENDENT AUDITOR'S REPORT
[Referred to in Para 7(I) of our Report of Even Date]

i.

(a) A. The Company is maintaining proper records showing full particulars including quantitative details and situation of Property, Plant and Equipment.

B. The Company is maintaining proper records showing full particulars of intangible assets.

(b) These Property, Plant and Equipment have been physically verified by the management at reasonable intervals and no material discrepancies were noticed on such verification.

(c) The Company does not own any immovable property and hence, reporting under Clause (i) (c) of the Companies (Auditor's Report) Order, 2020 does not arise.

(d) The Company has not revalued its Property, Plant and Equipment or intangible assets during the year.

(e) Based on the information and explanations given to us, there have been no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

ii.

(a) Based on the books and records verified by us, the Company does not hold any inventory. Hence, reporting under Clause (ii) (a) of the Companies (Auditor's Report) Order, 2020 does not arise.

(b) During the year, the Company has been sanctioned working capital limits in excess of five crore rupees, in aggregate, from banks and financial institutions based on the security of current assets and quarterly returns / statements filed by the company with such banks or financial institutions are in agreement with the books of accounts of the company.

iii.

(a) Since the Company's principal business is to give loans, reporting under Clause (iii) (a) of the Companies (Auditor's Report) Order, 2020 does not arise.

(b) In our opinion and based on the information and explanations given to us, the Company has not provided any guarantees, securities, or advances in the nature of loans, and the investments made and the terms and conditions of the grant of all loans are not prejudicial to the company's interest.

(c) In respect of loans and advances in the nature of loans, the schedule of repayment of principal and payment of interest has been stipulated and the repayments of principal and interest receipts are regular.

(d) According to the information and explanations given to us, there are no amounts overdue for more than ninety days in respect of loans and advances granted by the Company as at the balance sheet date. Accordingly, reporting on the total amount overdue and steps taken for recovery does not arise.

(e) Since the Company's principal business is to give loans, reporting under Clause (iii) (e) of the Companies (Auditor's Report) Order, 2020 does not arise.

(f) According to the information and explanation given to us, 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.

iv. In our opinion and according to the information and explanations given to us, the Company has not provided any loans, investments, guarantees or security as envisaged under Section 185 and Section 186 of the Companies Act 2013.

v. According to the information and explanations given to us, the Company has not accepted any deposits or amounts which are deemed to be deposits from the public and hence the directives issued by the Reserve Bank of India and the provisions of Sections 73 to 76 or any other relevant provisions of the Act and the Companies (Acceptance of Deposits) Rules, 2014 with regard to the deposits accepted from the public are not applicable. Further, according to the information and explanations given to us, no order has been passed by the Company Law Board or the National Company Law Tribunal or the Reserve Bank of India or any Court or any other Tribunal.

vi. According to the information and explanations given to us, the Central Government has not prescribed maintenance of cost record under Section 148(1) of the Companies Act, 2013 in respect of the company. Accordingly, the provisions stated under paragraph 3(vi) of the Order are not applicable to the Company.

vii.

a. According to the information and explanations given to us and as per our verification of the records of the Company, in our opinion, the company is regular in depositing undisputed statutory dues including Goods and Services Tax, Employees' Provident Fund, Professional Tax, Income Tax and other statutory dues applicable to it and there are no statutory dues outstanding for a period of more than six months from the date they become payable as on the last day of the financial year.

b. According to the information and explanation given to us and in our opinion, there are no dues on account including Income Tax, Goods and Services Tax, Duty of Customs, Duty of Excise, and other Statutory dues applicable to the Company which have not been deposited on account of any dispute.

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

ix.

(a) The Company has not made any defaults in repayment of loans or other borrowings or in the payment of interest thereon to any lender. Hence, reporting under clause (ix)(a) of the Companies (Auditor's Report) Order, 2020 does not arise.

(b) The Company has not been declared as a wilful defaulter by any bank or financial institution or other lender.

(c) In our opinion and according to the information and explanations given to us, the company has utilized the money obtained by way of term loans during the year for the purposes for which they were obtained.

(d) In our opinion and according to the information and explanations given to us, the funds raised on a short-term basis have not been utilised for long term purposes.

(e) The Company does not have any subsidiary, associate or joint venture. Hence, reporting under clause (ix)(e) of the Companies (Auditor's Report) Order, 2020 does not arise.

(f) The Company does not have any subsidiary, associate or joint venture. Hence, reporting under clause (ix)(f) of the Companies (Auditor's Report) Order, 2020 does not arise.

x.

(a) Based on the information and explanations given to us, the Company has not raised moneys by way of Initial Public Offer or Further Public Offer (including debt instruments) during the year. Hence, reporting under clause (x) (a) of the Companies (Auditor's Report) Order, 2020 does not arise.

(b) The Company has made preferential allotment of equity shares during the year. In our opinion, the requirements of Section 42 and Section 62 of the Companies Act, 2013 have been complied with and the funds raised have been used for the purposes for which the funds were raised.

xi.

(a) According to the information and explanations given to us, no material fraud on or by the company has been noticed or reported during the year;

(b) No report under section 143 (12) of the Companies Act, 2013 has been filed by us in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government;

(c) According to the information and explanation given to us, there have been no whistle blower complaints received by the Company during the year. Hence, reporting under clause (xi) (c) of the Companies (Auditor's Report) Order, 2020 does not arise.

xii. In our opinion and according to the information and explanations given to us, the Company is not a Nidhi company. Hence, reporting under clauses (xii) (a) to (c) of the Companies (Auditor's Report) Order, 2020 does not arise.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with related parties are in compliance with Section 177 and 188 of the Companies Act, 2013 where applicable and details of such transactions have been disclosed in the financial statements etc., as required by the applicable accounting standards.

xiv.

(a) Based on the information and explanations given to us and in our opinion, the Company has an internal audit system commensurate with the size and nature of its business;

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

xv. According to the information and explanations given to us, the Company has not entered into any non-cash transactions with the directors or persons connected with them. Hence, reporting under Clause (xv) of the Companies (Auditor's Report) Order, 2020 does not arise.

xvi.

(a) As the Company is a Non-Banking Financial Company (Housing Finance Company) and registered under National Housing Bank (NHB) Act, 1987, it has been exempted from the requirement of Registration under section 45-IA of Reserve Bank of India Act, 1934. Hence, reporting under Clause 3(xvi)(a) of the Companies (Auditor's Report) Order, 2020 does not arise.

(b) Based on the information and explanations given to us, the Company has conducted housing finance activities with a valid Certificate of Registration issued by National Housing Bank.

(c) In our opinion, the Company is not a Core Investment Company (CIC) and hence, reporting under Clause (xvi) (c) of the Companies (Auditor's Report) Order, 2020 does not arise.

(d) According to the information and explanations given to us, there are no Core Investment Companies (CICs) forming part of the Group and hence, reporting under Clause (xvi) (d) of the Companies (Auditor's Report) Order, 2020 does not arise.

xvii. According to the information and explanations given to us and based on our examination of the records of the Company, the company has incurred cash losses during the current financial year amounting to Rs. 725.14 lakhs and Rs. 31.46 lakhs in the immediately preceding financial year.

xviii. Based on the information and explanations given to us, there has been no resignation of the Statutory Auditors during the year. Hence, reporting under clause (xviii) of the companies (Auditor's Report) order, 2020 does not arise.

xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due.

xx. According to the information and explanations given to us and based on our examination of the records of the Company, the provisions of section 135 (5) of the Companies Act, 2013 are not applicable to the Company. Hence, reporting under Clause (xx) of the Companies (Auditor's Report) Order, 2020 does not arise.

xxi. In our opinion, the company does not have to prepare consolidated financial statements. Hence, reporting under Clause (xxi) of the Companies (Auditor's Report) Order, 2020 does not arise.

For N.C. Rajagopal & Co.
Chartered Accountants
Firm Reg No: 003398S

Sd/-

Arjun S
Partner

Membership No. 230448
UDIN: 26230448OWWZB1730

Place: Chennai
Date: 30-04-2026

ANNEXURE - B REFERRED TO PARAGRAPH 7(II)(f) OF OUR REPORT OF EVEN DATE

We have audited the Internal Financial Controls over financial reporting of Nestavia Home Finance Private Limited ("the Company") as of 31 March 2026 in conjunction with our audit of the financial statements of the Company for the year ended on that date.

Management's Responsibility for Internal Financial Controls

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit conducted in accordance with the Guidance Note on Audit of Internal Financial Controls Over Financial Reporting (the "Guidance Note") and the Standards on Auditing, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those standards and the Guidance Note require that we comply the 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 aspects.

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

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

(1) Pertain to the maintenance of records that, in reasonable detail, accurately and fairly reflect the transactions and dispositions of the assets of the Company;

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directions of the company; and

(3) Provide reasonable assurance regarding prevention or timely detection of unauthorized 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 the financial reporting to future periods are subject to the risk that the internal financial control over the 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 aspects, an adequate internal financial controls system over the financial reporting and such internal financial controls over financial reporting were operating effectively as at 31st March, 2026, based on the internal control over the 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 the Financial Reporting issued by the Institute of Chartered Accountants of India.

For N.C. Rajagopal & Co.
Chartered Accountants
Firm Reg No: 003398S

Sd/-

Arjun S
Partner

Place: Chennai
Date: 30-04-2026

Membership No. 230448
UDIN: 26230448OWWZB1730

Balance Sheet

Particulars		Note No.	31 March 2026 (Amount in Rs. Lakhs)	31 March 2025 (Amount in Rs. Lakhs)
A.	**Equity and Liabilities**			
(1)	**Shareholders' funds**			
	(a) Share Capital	3	7,687.00	3,000.00
	(b) Reserves and Surplus	4	(597.58)	(31.55)
			7,089.42	**2,968.45**
(2)	**Non-Current Liabilities**			
	Long-term borrowings	5	1,783.33	-
	Other long-term liabilities	6	6.41	-
	Long-term provisions	7	16.24	-
	Deferred Tax Liabilities	12	0.00	0.00
			1,805.98	**0.00**
(3)	**Current Liabilities**			
	Short-term borrowings	8	1,383.33	-
	Trade Payables - Total outstanding dues of micro enterprises and small enterprises	9	-	-
	- Total outstanding dues of creditors other than micro enterprises and small		3.04	-
	Other current liabilities	10	46.34	5.03
	Short-term provisions	7	1.74	-
			1,434.45	**5.03**
	Total		**10,329.85**	**2,973.48**
B.	**Assets**			
(1)	**Non-Current Assets**			
	Fixed Assets	11		
	- Tangible Fixed Assets	11.1	99.35	0.21
	- Intangible Fixed Assets	11.2	26.19	0.20
	- Capital WIP	11.3	1.85	-
	Deferred tax asset	12	173.02	-
	Long-term loans and advances	13	1,252.18	-
	Other Non-Current Assets	14	32.78	13.85
			1,585.37	**14.26**
(2)	**Current Assets**			
	(a) Cash and Bank Balances	15	3,486.93	2,943.91
	(b) Investments	16	5,114.74	-
	(c) Short-term loans and advances	17	123.74	10.68
	(d) Other Current Assets	18	19.07	13.63
			8,744.48	**2,959.22**
	Total		**10,329.85**	**2,973.48**

Summary of significant accounting policies.

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

As per our report of even date attached

For N C Rajagopal & Co., Chartered Accountants
Firm's Registration Number - 003398S

Sd/-

Arjun S
Partner

Membership No: 230448

Place: Chennai
Date: 30 April 2026

for and on behalf of the Board of Directors of

Nestavia Home Finance Private Limited

Sd/-

Nivedita P Haran
Chairperson and Independent Director
DIN: 06441500

Sd/-

Suchindran V G
MD and CEO
DIN: 10828949

Sd/-

V. Aruna
Company Secretary and Compliance Officer
Membership No.: 30387

Statement of Profit and Loss

Particulars	Note No.	Year Ended 31 March 2026	Period from 06 November 2024 to 31 March 2025
		(Amount in Rs. lakhs)	(Amount in Rs. lakhs)
Revenue			
Revenue from Operations	19	391.48	67.66
Other Income	20	134.62	-
Total Revenue (I)		**526.10**	**67.66**
Expenses			
Finance costs	21	72.86	-
Employee Benefits Expense	22	889.22	45.51
Depreciation and Amortisation Expense	23	13.90	0.09
Provision for loans and advances	24	13.04	-
Other Expenses	25	276.12	53.61
Total Expenses (II)		**1,265.14**	**99.21**
Profit/(Loss) Before Tax (I-II)		**(739.04)**	**(31.55)**
Tax Expenses			
a) Tax Expenses for the Current Period		-	-
b) Deferred Tax		(173.02)	0.00
Total Tax Expenses (III)		**(173.02)**	**0.00**
Profit/(Loss) for the Period (I-II-III)		**(566.02)**	**(31.55)**
Earnings per share (of Rs.10 each)	26		
Basic		(0.82)	(0.31)
Diluted		(0.82)	(0.31)

Summary of significant accounting policies.

The notes referred to above form an integral part of the financial statements.
As per our report of even date attached

For **N C Rajagopal & Co**
Chartered Accountants
Firm's Registration Number - 003398S

for and on behalf of the Board of Directors of
Nestavia Home Finance Private Limited

Sd/-

Arjun S

Partner

Membership No: 230448

Sd/-

Nivedita P Haran

Chairperson and
Independent Director

DIN: 06441500

Sd/-

Suchindran V G

Managing Director
and CEO

DIN: 10828949

Sd/-

V. Aruna
Company Secretary and Compliance Officer
Membership No.: 30387

Place: Chennai
Date: 30 April 2026

Cash Flow Statement

Particulars	Year Ended 31 March 2026 (Amount in Rs. lakhs)	Period from 06 November 2024 to 31 March 2025 (Amount in Rs. lakhs)
Cash Flow from Operating Activities:		
Profit / (Loss) before Tax	(739.04)	(31.55)
Adjustments for:		
Depreciation and Amortisation Expense	13.90	0.09
Capital Gains from Mutual Fund Investments	(132.65)	-
Finance Costs	3.32	-
Provision for Gratuity and Compensated Absences	4.94	-
Provision on Lease Equalisation Reserve	6.41	-
Provision on Loan Assets	13.04	-
	(91.04)	**0.09**
Operating Loss before Working Capital Changes	**(830.09)**	**(31.46)**
Changes in working capital:		
Adjustments for (increase)/decrease in Operating Assets:		
Increase in Loan Assets	(1,252.18)	-
Increase in Other Current Assets	(118.49)	(24.31)
Increase in Other Non-Current Assets	(18.93)	(13.85)
Adjustments for increase/(decrease) in Operating Liabilities:		
Increase in Trade Payables	3.04	-
Increase in Other Current Liabilities	41.30	5.03
Cash used in operations	**(2,175.35)**	**(64.60)**
Net income taxes Paid/(Refunded) – Net	0.00	0.00
Net Cash used in Operations Activities (A)	**(2,175.35)**	**(64.60)**
Cash Flow from Investing Activities:		
Capital Expenditure on fixed assets (including capital advances)	(140.88)	(0.50)
Increase in Other Bank Balances (Fixed Deposits)	1,000.00	(2,500.00)
Purchase of Investments	(39,815.26)	-
Proceeds from Sale of Investments	34,833.17	-
Net Cash used in Investing Activities (B)	**(4,122.97)**	**(2,500.50)**
Cash Flow from Financing Activities:		
Proceeds from Issue of Share Capital	4,687.00	3,000.00
Proceeds from Borrowings	3080.02	-
Repayment of Borrowings	83.33	-
Net cash generated from Financing Activities (C)	**7,850.35**	**3,000.00**
Net Increase / (Decrease) in Cash and Cash Equivalents (A+B+C)	**1,552.03**	**434.91**
Cash and Cash Equivalents at the beginning of the period	434.91	-
Cash and Cash Equivalents at the end of the period	**1,986.93**	**434.91**

Cash and cash equivalents at the end of the period comprises of:		
Cash on Hand	-	-
Balances in Banks		
- Current accounts	886.93	9.91
- Deposit accounts with original maturity of 3 months or less	1,100.00	425.00
Cash and Cash Equivalents at the end of the period	**1,986.93**	**434.91**

Reconciliation of cash and cash equivalents as above with other bank balances

Cash and Cash equivalents at the end of the year as per above	1,986.93	434.91
Add: Fixed deposits with original maturity over 3 months	1,500.00	2,500.00
Cash and cash equivalents and other bank balance as at the end of the year	**3,486.93**	**2,934.91**

Summary of significant accounting policies

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

As per our report of even date attached
For **N C Rajagopal & Co**
Chartered Accountants
Firm's Registration Number - 003398S

for and on behalf of the Board of Directors of
Nestavia Home Finance Private Limited

Sd/-

Arjun S

Partner
Membership No: 230448

Sd/-

Nivedita P Haran
Chairperson and Independent Director
DIN: 06441500

Sd/-

Suchindran V G
MD and CEO

DIN: 10828949

Sd/-

V. Aruna
Company Secretary and Compliance Officer
Membership No.: 30387

Place: Chennai
Date: 30 April 2026

Notes Forming Part of Financial Statements

Note 1 - Corporate Information

Nestavia Home Finance India Private Limited (hereinafter 'the Company') was incorporated on 06 November 2024. The Company had applied for registration with Reserve Bank of India as a NBFC-HFC on 7 January 2025 and had received Certificate of Registration dated 07 April 2025 from the Reserve Bank of India vide powers conferred under Section 29A of the National Housing Bank Act, 1987 to carry on the business of Housing Finance Institution without accepting public deposits (NBFC-HFC).

The Company, since commenced business operations on 16 April 2025 for extending affordable home loans to individuals who are otherwise underserved or unable to access finance from the mainstream banking channels in semi urban and rural locations.

Note 2 - Significant Accounting Policies

1. Basis of accounting and preparation of Financial Statements

The financial statements of the Company have been prepared in accordance with the Generally Accepted Accounting Principles in India (Indian GAAP) to comply with the Accounting Standards specified under Section 133 of the Companies Act, 2013, read with Rule 7 of the Companies (Accounts) Rules, 2014 and the relevant provisions of the Companies Act, 2013 ("the 2013 Act"), as applicable. The financial statements have been prepared on an accrual basis under the historical cost convention. The Company follows the prudential norms for income recognition, asset classification and provisioning as prescribed by the Directions by the Reserve Bank of India (RBI) for Non-Banking Finance Companies – Housing Finance Companies (NBFC-HFC).

2. Use of Estimates

The preparation of financial statements in conformity with Indian GAAP requires the Management to make estimates and assumptions considered in the reported amounts of assets and liabilities (including contingent liabilities) as of the date of the financial statements and the reported income and expenses during the reporting period like provision for employee benefits, provisioning for receivables, useful lives of fixed assets, provisioning for taxation etc. Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. Future results could differ from these estimates and the differences between the actual results and the estimates are recognized in the periods in which the results are known / materialize.

3. Cash Flow Statement

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

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term balances (with an original maturity of three months or less from the date of acquisition), highly liquid investments

that are readily convertible into known amounts of cash and which are subject to insignificant risk of changes in value.

4. Revenue Recognition

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.

i. Interest income is recognized in the statement of profit and loss on an accrual basis. In case of Non-Performing Assets (NPA), interest income is recognized upon realization as per the RBI Guidelines. Interest accrued and not realized before the classification of the asset as an NPA is reversed in the month in which the loan is classified as NPA.

ii. Upfront /processing fees are recovered and recognised at the time of disbursement of loan / receipt.

iii. Interest income on deposits with banks is recognized on a time proportion basis taking into account the amount outstanding and the interest rate applicable.

iv. Profit / Loss on disposal of an investment is recognised at the time of such sale / redemption and is computed based on weighted average cost.

v. Profit / loss on sale of assets is recognised at the time of sale or scrap.

vi. All other income is recognized on an accrual basis, when there is no uncertainty in the ultimate realisation / collection.

5. Fixed Assets, Depreciation and Impairment

Fixed assets both tangible and intangible assets, are stated at cost less accumulated depreciation and impairment losses, if any respectively. The cost includes taxes, duties, freight and incidental expenses directly related to the acquisition and installation of the asset. Subsequent expenditure on fixed assets after their purchase / completion is capitalized, only if such expenditure results in an increase in the future benefits from such assets beyond its previously assessed standard of performance. Fixed assets retired from active use and held for sale are stated at the lower of their net book value and net realizable value and are disclosed separately.

Depreciation on tangible fixed assets is provided on the straight-line method as per the useful life prescribed in Schedule II to the Companies Act, 2013 except in respect of certain categories of assets as provided below, in whose case the life of the assets has been assessed as under taking into account the nature of the asset, the estimated usage of the asset, the operating conditions of the asset and past history of replacements:

Useful life of assets as per Schedule II

Fixed Asset Description	Estimated Useful Life
Tangible assets	
Buildings	**60 Years**

Fixed Asset Description	Estimated Useful Life
Plant and Machinery – Computer Equipment	**3 Years**
Office Equipment	**5 Years**
Furniture and Fixtures*	**5 Years**
Plant and Machinery - Others*	**5 Years**

* Estimated useful life of these assets are based on usage and replacement policy of such assets.

Improvements to leasehold premises are depreciated over the primary lease period or 5 years, whichever is lower.

Fixed assets costing Rs. 5,000/- or less are fully depreciated in the year / period of purchase.

Intangible assets are amortized over their estimated useful life on straight line method as follows:

Fixed Asset Description	Estimated Useful Life
Intangible Assets – Computer Software	**License period or 3 years, whichever is lower**

The estimated useful life of the intangible assets and the amortisation period are reviewed at the end of each financial year, and the amortisation method is revised to reflect the changed pattern.

Impairment

The carrying amounts of fixed assets are reviewed at each balance sheet date if there is any indication of impairment based on internal / external factors. An impairment loss is recognized wherever the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the greater of the asset's net selling price and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value at the weighted average cost of capital.

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

6. Borrowing Costs

Borrowing costs include interest and ancillary costs that the Company incurs in connection with the borrowings. Costs in connection with the borrowing of funds to the extent not directly related to the acquisition of qualifying assets are charged to the Statement of Profit and Loss at the time of availment of the loan.

7. Loan Origination Costs

Brokerage, commission and other costs paid at the time of acquisition of loans are charged to the Statement of Profit and Loss.

8. Foreign Exchange Transactions

Foreign currency transactions are recorded into Indian Rupees using the exchange rates prevailing at the date of the transactions. Exchange differences arising on foreign exchange transactions settled during the year are recognized in the Statement of Profit and Loss. Monetary assets and liabilities denominated in foreign currencies as at the Balance sheet date are translated at the closing exchange rates on that date. Exchange differences arising on foreign exchange transactions during the year and on restatement of monetary assets and liabilities are recognized in the Statement of Profit and Loss.

9. Investments

On initial recognition, all investments are measured at cost. The cost comprises purchase price and directly attributable acquisition charges such as brokerage and fees. Investments maturing within three months from the date of acquisition are classified as cash equivalents if they are readily convertible into cash. Investments that are readily realizable and intended to be held for not more than a year from the date of acquisition are classified as current investments. All other investments are classified as long-term investments. However, that part of long-term investments which is expected to be realized within 12 months after the reporting date is also presented under 'current assets' as "current portion of long-term investments".

Long-term investments (including current portion thereof) are carried at cost less any other-than-temporary diminution in value, determined separately for each individual investment.

Current investments are carried at the lower of cost and fair value.

Any reduction in the carrying amount and any reversals of such reductions are charged or credited to the Statement of Profit and Loss.

10. Employee Benefits:

i) Defined Contribution Plan

Provident Fund: Contributions to the Employees Provident Fund Scheme maintained by the Central Government are accounted for on an accrual basis.

ii) Defined Benefit Plan

Gratuity: As per the Payment of Gratuity Act, 1972, Section 1, Clause (c) when the establishment has less than 10 employees employed then the provisions for payment of gratuity are not applicable.

The Company, once it reaches 10 employees, will estimate its liability towards employees' gratuity based on actuarial valuation on the projected unit credit method done at the end of each accounting period.

iii) Compensated Absences

As per the policy, the employee will be eligible for PL upon completion of 12 months of service. Hence, provisions for the actuarial valuation for compensated balances are not applicable.

11. Income Taxes

Current tax is the amount of tax payable on the taxable income for the year and is determined in accordance with the provisions of the Income Tax Act, 1961.

Deferred tax is recognized, on timing differences, being the difference between taxable income and accounting income that originate in one period and are capable of reversal in one or more subsequent periods.

Deferred tax assets in respect of unabsorbed depreciation and carry forward losses are recognized if there is virtual certainty that there will be sufficient future taxable income available to realize such losses. Other deferred tax assets are recognized if there is reasonable certainty that there will be sufficient future taxable income available to realize such assets.

12. Goods and Services Tax Input Credit

Goods and Services Tax Input Credit is accounted for in the books in the period when the underlying service received is accounted and when there is no uncertainty in availing / utilising the same.

13. Classification and Provisioning of Receivables from Financing Activity

Receivable from financing activities is recognized on disbursement of loans to customers.

The details of the policy are given below:

a. Receivable from financing activities is classified as standard, sub - standard and doubtful assets and provided for as per the Company's policy and Management's estimates, subject to the minimum classification and provisioning norms as per the Reserve Bank of India (Housing Finance Companies) Directions, 2025 as amended from time to time.

b. Classification of Loans

Asset Classification	All Types of Loans
Standard Assets	Not Overdue or Overdue for less than or equal to 90 days
Non-Performing Assets (NPA)	
1. Sub-Standard Assets	An asset which has been classified as Non-Performing Assets for a period not exceeding 12 months.
2. Doubtful Assets	Assets which remain sub-standard for a period exceeding 12 months.
3. Loss Assets	Assets which are identified as loss asset by the Company or the internal auditor or the external auditor or by the regulator.

Note: Overdue refers to interest and / or principal and / or installment remaining unpaid from the day it became receivable.

c. Provisioning norms for loans:

Asset Classification	All Types of Loans
Standard Assets Provision	1%
Non-Performing Assets (NPA)	
1. Sub-Standard Assets	15%
2. Doubtful Assets	25% to 100%
3. Loss Assets	100%

Under exceptional circumstances, Management may renegotiate loans by rescheduling repayment terms for customers who have defaulted in repayment but who appear willing and able to repay their loans under a longer-term agreement. Rescheduled Standard Assets are classified / provided for as Sub-Standard Assets as per (b) above which classification / provisioning is retained till the tenure of such loans.

14. Provisions, Contingent Liabilities and Contingent Assets

Provisions are recognized only when there is a present obligation as a result of past events and when a reliable estimate of the amount of obligation can be made.

Contingent liability is disclosed for

(i) Possible obligations which will be confirmed only by future events not wholly within the control of the Company or

(ii) 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 recognized in the financial statements since this may result in the recognition of income that may never be realized.

15. Leases

Lease arrangements where the risks and rewards incidental to ownership of an asset substantially vest with the lessor are recognised as operating leases. Lease rentals under operating leases are recognised in the Statement of Profit and Loss on a straight-line basis.

16. Segment Reporting

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

The operating segments are the segments for which separate financial information is available and for which operating profit / loss amounts are evaluated regularly by executive Management in deciding how to allocate resources and in assessing performance.

17. Earnings per Share

Basic earnings per share is computed by dividing the profit / (loss) after tax (including the post-tax effect of extraordinary items, if any) by the weighted average number of equity shares outstanding during the year. Diluted earnings per share is computed by dividing the profit / (loss) after tax (including the post-tax effect of extraordinary items, if any) as adjusted for dividend, interest and other charges to expense or income relating to the dilutive potential equity shares, by the weighted average number of equity shares considered for deriving basic earnings per share and the weighted average number of equity shares which could have been issued on the conversion of all dilutive potential equity shares. Potential equity shares are deemed to be dilutive only if their conversion to equity shares would decrease the net profit per share from continuing ordinary operations. Potential dilutive equity shares are deemed to be converted as at the beginning of the period, unless they have been issued at a later date. The dilutive potential equity shares are adjusted for the proceeds receivable had the shares been actually issued at fair value (i.e. average market value of the outstanding shares). Dilutive potential equity shares are determined independently for each period presented. The number of equity shares and potentially dilutive equity shares are adjusted for share splits / reverse share splits and bonus shares, as appropriate.

18. Preliminary Expenses

Preliminary expenses are written off fully in the year of commencement of commercial operations.

19. Operating Cycle

Assets and Liabilities are classified as Current and Non-Current based on the Operating Cycle which has been estimated to be 12 months. All assets and liabilities which are expected to be realised and settled, within a period of 12 months from the date of Balance Sheet have been classified as Current and other assets and liabilities are classified as Non-current. All non-performing assets are classified as Non-Current.

Note 3 - Share Capital

	Particulars	As at 31 March 2026		As at 31 March 2025	
		No. of Shares	Amount in Rs. Lakhs	No. of Shares	Amount in Rs. Lakhs
3	**Share Capital**				
(a)	**Authorized**				
	Equity shares of Rs. 10 each	10,00,00,000	10,000.00	3,00,00,000	3,000.00
(b)	**Issued, Subscribed and Paid-up**				
	Class A Equity shares of Rs. 10 each fully paid-up	7,63,00,000	**7,630.00**	3,00,00,000	3,000.00
	Total (I)	7,63,00,000	**7,630.00**	**3,00,00,000**	**3,000.00**
	Class B Equity shares of Rs. 10 each, Re.1 paid-up	57,00,000	57.00	-	-
	Total (II)	**57,00,000**	**57.00**	**-**	**-**
	Grand Total (I + II)	**8,20,00,000**	**7,687.00**	**3,000.00**	**3,000.00**

3.1 Reconciliation of Shares Outstanding at the beginning and at the end of the Year

Particulars	As at 31 March 2026		As at 31 March 2025	
	No. of Shares	Amount in Rs. Lakhs	No. of Shares	Amount in Rs. Lakhs
Equity Shares				
At the Beginning of the Year/Incorporation Date (Note 1)	3,00,00,000	3,000.00	1,50,000	15.00
Issued during the Year/Period (Refer Notes below)	5,20,00,000	5,200.00	2,98,50,000	2,985.00
Outstanding at the End of the Year	**8,20,00,000**	**8,200.00**	**3,00,00,000**	**3,000.00**

Notes:

(1) Initial Capital of Rs.15 Lakhs was brought in at the time of incorporation of the Company.

(2) Based on Rights issue, the Company allotted 2,98,50,000 Equity Shares of Rs.10 each fully paid-up at a price of Rs.10 per share on 29 November 2024.

(3) Based on Preferential allotment, the Company issued Equity Shares of 5,20,00,000 of which 4,63,00,000 shares of Rs.10 each fully paid-up and 57,00,000 shares of Re.1 partly paid up on 29 May 2025.

3.2 Details of Shareholders holding more than 5% Shares in the Company

Particulars	As at 31 March 2026		As at 31 March 2025	
	No. of Shares	% Holding	No. of Shares	% Holding
Equity Shares of Rs. 10 each				
Class A				
Suchindran V G	6,00,00,000	78.64%	2,99,85,000	99.95%
Santosh Kamath	50,00,000	6.55%	-	
Class B				
Venkatesh K P	25,00,000	43.86%	-	-
Kalyanasundaram C	17,00,000	29.82%	-	-
Suchindran V G	15,00,000	26.32%	-	-

3.3 Details of Shareholding of Promoters

Particulars	As at 31 March 2026		% Change during the year	As at 31 March 2025	
	No. of Shares	% Holding		No. of Shares	% Holding
Equity Shares of Rs. 10 each					
Class A					
Suchindran V G	6,00,00,000	78.64%	-21.31%	2,99,85,000	99.95%
Vasantha C	8,00,000	1.05%	1.00%	15,000	0.05%
Class B					
Suchindran V G	15,00,000	26.32%	26.32%	-	-

3.4 Terms/rights attached to Equity Shares

The Company has two classes of equity shares, namely Class A and Class B, which rank pari passu. Accordingly, both classes of equity shares have equal rights with respect to payment of dividends and participation in the Company's residual assets. The equity shareholders are entitled to receive dividends as and when declared, subject to the prior payment of dividends to preference shareholders. Dividends are payable in Indian Rupees. Any dividend proposed by the Board of Directors is subject to the approval of the shareholders at the General Meeting, except in the case of interim dividends, which may be declared by the Board.

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.

3.5 Employee Stock Option Scheme

The Company in order to encourage its employees' ownership in the Company's equity shares which it believes would help in retaining the best available talent to contribute and share in the growth of the Company, had proposed the Employee Stock Option Scheme (ESOP) hereinafter called "Nestavia ESOP Scheme (the Scheme)" to the Board of Directors. The Board of Directors, in their meeting held on 23 July 2025, approved the said Scheme and recommended to the Shareholders for their approval.

The shareholders of the Company at their Extra-ordinary General Meeting held on 18 August 2025 approved the Scheme and authorized the Board of Directors to create, offer and grant from time to time Employee Stock Options ["ESOPs"] not exceeding 55,00,000 (Fifty-five Lakhs only) to the current and future employees of the Company, as may be decided by the Board of Directors upon the recommendation of the Nomination and Remuneration Committee (NRC) in consultation with the management.

Accordingly, the Board of Directors issued 28,50,000 ESOPs to its ten employees on 18 August 2025 and 3,00,000 ESOPs to one of its employees on 25 November 2025 totalling to 31,50,000 ESOPs. Among the total issued ESOPs, 1,00,000 ESOPs issued to one employee was lapsed due to relieving of services during the financial year. None of the Key Managerial Personnels (KMP) of the Company are granted any ESOP under the Scheme. The details of the options granted are provided in Annexure 1.

3.6 Options issued under "Nestavia ESOP Scheme"

As of 31 March 2026, the outstanding options under the "Nestavia ESOP Scheme" are as follows:

Plan	Grant date	Number of options	Exercise price in Rs.	Vesting period	Vesting condition
ESOP Grant 1	18-08-2025	27,50,000	10	1 to 3 years	Time and performance-based vesting
ESOP Grant 2	25-11-2025	3,00,000	10	1 to 3 years	Time and performance-based vesting
		30,50,000			

3.7 Reconciliation of outstanding options

Particulars	As at 31 March 2026	As at 31 March 2025
	No. of Options	No. of Options
Outstanding at beginning of year	-	-
Granted during the year	31,50,000	-
Forfeited during the year	1,00,000	-
Exercised during the year	-	-
Outstanding as at end of year	**30,50,000**	-
Vested and Exercisable as at end of year	-	-

Note 4: Reserves and Surplus

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
4.1 Securities premium account		
At the commencement of the year	-	-
Add: Premium received on Shares issued during the year	-	-
Less: Utilized during the year for Share issue expenses	-	-
Balance as at the end of the year	-	-
4.2 Statutory Reserve		
At the commencement of the year	-	-
Add: Amount transferred during the year	-	-
Less: Utilization during the year	-	-
Balance as at the end of the year	-	-
4.3 Surplus/(deficit) in the Statement of profit and loss		
At the commencement of the year	**(31.55)**	-
Add: Profit(Loss) for the year	**(566.03)**	(31.55)
Less: Appropriations		
- Transfer to Statutory Reserve	-	-
Balance as at the end of the year	**(597.58)**	**(31.55)**

Note: Since the Company is at loss during the FY 2025-26, the requirement of transferring 20% of profits to the Statutory reserve does not arise.

Note 5: Long-Term Borrowings

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Long-term borrowings		
Term loans		
- From Banks (Secured)	**2,416.67**	-
Less: current maturities of long-term borrowings	**633.33**	-
Balance as at the end of the year	**1,783.33**	-

Details of term loans:

a. Terms of repayment of term loans from Banks (secured)

Name of the Bank	Tenure of the Loan	Principal Repayment	As at 31 March 2026 (Amount in Rs. Lakhs)	As at 31 March 2025 (Amount in Rs. Lakhs)
AU Small Finance Bank Limited	36 Months	Monthly	916.67	-
IDFC First Bank Limited	60 Months	Monthly	1,500.00	-
Total Borrowings			**2,416.67**	-
Less: current maturities of long-term borrowings			633.33	-
Long-Term Borrowings			**1,783.33**	-

Name of the Bank	Tenure of the Loan	Principal Repayment	As at 31 March 2026 (Amount in Rs. Lakhs)	As at 31 March 2025 (Amount in Rs. Lakhs)
As at Balance sheet date, Interest rates range			**11.50% to 11.70%**	**NA**
Default			**Nil**	**NA**

b. All secured term loans including current maturity of long-term debt from banks are secured by way of hypothecation of present and future loan receivables.

Note 6: Other Long-Term Liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Lease Equalization Reserve	**6.41**	-

Note 7: Provisions

	Non-Current		Current	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
	Amount in Rs. Lakhs			
a) Loan Assets				
Contingent provision against standard assets	12.52	-	0.52	-
Provision for non-performing assets	-	-	-	-
b) Employee Benefits				
Provision for Gratuity	1.98	-	0.05	-
Provision for Compensated Absences	1.73	-	1.18	-
c) Others				
Provision for income tax (net of advance taxes)	-	-	-	-
Total	**16.24**	**-**	**1.74**	**-**

Note 8: Short-Term Borrowings

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Loans Repayable on Demand		
- Cash credit from banks (Secured)	-	-
- Working Capital Demand Loan from bank (Secured)	750.00	-
Current maturities of long-term borrowings	633.33	-
Balance as at the end of the year	**1,383.33**	**-**

Details of working capital demand loans:

a. Terms of repayment of loans repayable on demand from Banks (secured)

Name of the Bank	Tenure of the Loan	As at 31 March 2026 (Amount in Rs. Lakhs)	As at 31 March 2025 (Amount in Rs. Lakhs)
IndusInd Bank Limited	12 Months	750.00	-
Total Borrowings		**750.00**	-
As at Balance sheet date, Interest rates range		**11.50%**	**NA**
Default		**Nil**	**NA**

b. All secured term loans including current maturity of long-term debt from banks are secured by way of hypothecation of present and future loan receivables.

Note 9: Trade Payables

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Trade Payables		
(a) Total outstanding dues of micro enterprises and small enterprises	-	-
(b) Total outstanding dues of creditors other than micro enterprises and small enterprises	3.04	-
Total	**3.04**	**-**

9.1 Trade Payables ageing schedule

Particulars	As at 31 March 2026				
	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	3.04	-	-	-	3.04
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	**3.04**	**-**	**-**	**-**	**3.04**

Particulars	As at 31 March 2025				
	Outstanding for following periods from due date of payment				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total
(i) MSME	-	-	-	-	-
(ii) Others	-	-	-	-	-
(iii) Disputed dues – MSME	-	-	-	-	-
(iv) Disputed dues - Others	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**

9.2 Disclosure under Micro, Small and Medium Enterprises Development Act, 2006:

This information as required to be disclosed under the Micro, Small and Medium Enterprises Development Act, 2006 (MSMED) has been determined to the extent such parties have been identified on the basis of information available with the Company and relied upon by the auditors.

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
i) Principal amount due to suppliers as at the year end	-	-
ii) Interest accrued, due to suppliers on the above amount, and unpaid as at the year end	-	-
iii) Payment made to suppliers (other than interest) beyond the appointed date under Section 16 of MSMED	-	-
iv) Interest paid to suppliers under MSMED Act (other than Section 16)	-	-
v) Amount of Interest paid by the Company in terms of Section 16 of the MSMED, along with the amount of payment made to the supplier beyond the appointed day during the accounting year	-	-
vi) Amount of Interest due and payable for the period of delay in making the payment, which has been paid, but beyond the appointed date during the year, but without adding the interest specified under MSMED Act.	-	-
vii) Amount of Interest accrued and remaining unpaid at the end of each accounting year to suppliers	-	-
viii) Amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues, as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23 of MSMED Act	-	-

Note 10: Other Current Liabilities

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Interest accrued but not due on borrowings	3.77	
Employee related payables	4.88	-
Statutory due payables	24.23	3.18
Other Payables	13.45	**1.86**
Total	**46.34**	**5.03**

Note 11: Fixed Assets

			Gross Block			Accumulated Depreciation and Impairment				Net Block	
	Particulars	Balance as at	For the year		Balance as at	Balance as at	For the year		Balance as at	Balance as at	Balance as at
		01 April 2025	Additions	Deletions	31 March 2026	01 April 2025	Additions	Deletions	31 March 2026	01 April 2025	31 March 2026
		Amount in Rs. Lakhs									
11.1	**Tangible Assets (Property, Plant and Equipment) - Owned**										
	Computers and Accessories	0.22	48.78	-	49.00	0.01	6.62	-	6.64	42.36	0.21
	Office Equipment	0.05	10.75	-	10.80	0.05	0.94	-	0.99	9.81	-
	Furniture and Fittings	-	25.17	-	25.17	-	2.02	-	2.02	23.15	-
	Improvements in Lease Hold-Asset	-	26.17	-	26.17	-	2.15	-	2.15	24.03	-
	Sub-Total	**0.27**	**110.87**	**-**	**111.14**	**0.06**	**11.73**	**-**	**11.80**	**99.35**	**0.21**
11.2	**Intangible Assets - Acquired**										
	Computer Software	0.23	28.15	-	28.38	0.03	2.17	-	2.20	26.19	0.20
11.3	**Capital WIP**	**-**	**1.85**		**1.85**	**-**	**-**	**-**	**-**	**-**	**1.85**
	Balance - 31 March 2026	**0.50**	**140.88**	**-**	**141.37**	**0.09**	**13.90**	**-**	**13.99**	**0.41**	**127.38**
	Balance - 31 March 2025	**-**	**0.50**	**-**	**0.50**	**-**	**0.09**	**-**	**0.09**	**-**	**0.41**

Note 12: Deferred Tax Liability/(Asset)

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Balance at the Beginning of the Year		
Deferred Tax Liabilities		
- On Account of Depreciation and carry forward losses	(2.25)	0.00
(A)	**(2.25)**	**0.00**
Deferred Tax Assets		
- On Account of Gratuity	0.51	-
- On Account of other temporary disallowances	-	-
- On Account of unabsorbed Depreciation and carry forward losses	169.14	-
- On Account of Compensated Absences	0.73	-
- On Account of Impairment Loss allowance	3.28	-
- On Account of Lease Equalization Reserve	1.61	-
(B)	**175.28**	-
Net Deferred Tax Liability / (Asset) (A-B)	**(173.02)**	-
Expense to be recognized / (to be reversed)	**(173.02)**	-

Note 13: Long-Term Loans and Advances

Receivables under financing activities

A. Based on Nature

	Non-Current		Current	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
	Amount in Rs. Lakhs			
a) Term Loans				
- Home Loans	839.81	-	23.88	-
- Mortgage Loans	412.37	-	27.74	-
Total	**1,252.18**	-	**51.62**	-

B. Based on Security

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
a) Secured		
- Considered Good	1,303.80	-

Note 14: Other Non-Current Assets

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Other non-current assets		
- Security Deposits	**32.78**	**13.85**

Note 15: Cash and Bank Balances

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Cash and Cash Equivalents		
Cash on Hand	-	-
Balances with Banks		
- In Current Accounts	886.93	9.91
- In Deposits Accounts free of lien (Original maturity of less than 3 months)	1,100.00	425.00
Sub-total	**1,986.93**	**434.91**
Bank Balances other than cash and cash equivalents		
- In Deposits Accounts free of lien (Original maturity of more than 3 months)	1,500.00	2,500.00
Sub-total	**1,500.00**	**2,500.00**
Cash and Bank Balances Total	**3,486.93**	**2,934.91**
Note:		
Of the above, cash and cash equivalent as per AS-3 Cash Flow Statement is	**1,986.93**	**434.91**

Note 16: Investments

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Valued at lower of cost and fair value through profit or loss account:		
- Investment in mutual funds	**5,114.74**	**-**

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Aggregate value of quoted investments		
- Market value (NAV)	**5,119.61**	**-**
- Book value (Cost)	**5,114.74**	**-**
Profit on market value not considered	**4.87**	**-**

Note 17: Short Term Loans and Advances

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Receivables under financing activities	51.62	-
Prepaid Expenses	19.03	1.22
Balances with Government Authorities	24.19	2.29
Advances to Suppliers	0.19	0.43
Advances to Employees	0.03	
Advance Tax and TDS (net of Provisions for Tax)	28.58	6.74

Total	**123.74**	**10.68**

Note 18: Other Current Assets

Particulars	As at 31 March 2026	As at 31 March 2025
Other current assets	**Amount in Rs. Lakhs**	**Amount in Rs. Lakhs**
Interest accrued but not due		
- on receivables under financing activities	14.44	-
- on fixed deposits	4.63	13.63
Total	**19.07**	**13.63**

Note 19: Revenue from Operations

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Interest income from financing activities	40.93	-
Interest income on fixed deposits	286.58	67.66
Processing and other fees	63.98	-
Total	**391.48**	**67.66**

Note 20: Other Income

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Gain on sale from mutual fund investments	132.65	-
Other Income including Interest of Tax refund	1.96	-
Total	**134.62**	**-**

Note 21: Finance Costs

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Interest on borrowings from banks		
- term loans	43.42	-
- cash credits and working capital demand loans	0.31	-
Other borrowing costs	29.13	-
Total	**72.86**	**-**

Note 22: Employee Benefits Expense

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Salaries and Wages	821.19	44.23
Contribution to Provident and other Funds	44.54	0.57
Recruitment Expenses	2.22	0.61
Staff Welfare Expenses	21.27	0.10
Total	**889.22**	**45.51**

Note 23: Depreciation and Amortization

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**

Amortization of Intangible Assets	2.17	0.03
Depreciation of property, plant and equipment	11.73	0.06
Total	**13.90**	**0.09**

Note 24: Provision for Loans and Advances

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Contingent provision for standard assets	13.04	-
Total	**13.04**	**-**

Note 25: Other Expenses

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Rent	80.31	10.81
Rates and Taxes	76.96	27.50
Energy Cost	1.12	-
Advertisement and Business Promotion	5.70	-
Information Technology Expenses	28.48	0.50
Independent Directors Sitting Fees	7.45	1.00
Legal and Professional Charges	26.37	9.86
Travelling and Conveyance	23.69	0.80
Insurance	0.31	0.04
Repairs and Maintenance	7.90	0.02
Communication Expenses	5.00	0.15
Printing and Stationery	8.24	0.45
Bank Charges	0.07	0.00
Auditors' Remuneration		
- Statutory Audit	3.00	1.20
- Other Services (Certification Fees & GST)	0.75	1.29
- For Taxation matters	0.50	-
Others	0.27	0.00
Total	**276.12**	**53.61**

Note 26: Earnings per Share

Particulars	For the period from 06 November 2024 to 31 March 2025	For the period from 06 November 2024 to 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Profit(Loss) after Tax (Rs. in Lakhs)	(566.02)	(31.55)
Weighted average number of equity shares outstanding during the year for calculation of basic EPS	6,94,22,164	1,01,19,041
Weighted average number of equity shares outstanding during the year for calculation of diluted EPS	6,94,22,164	1,01,19,041
Earnings per Share		
- Basic (Rs.)	**(0.82)**	**(0.31)**

Particulars	For the period from 06 November 2024 to 31 March 2025	For the period from 06 November 2024 to 31 March 2025
- Diluted (Rs.)	**(0.82)**	**(0.31)**
Face Value of Shares (Rs.)	10.00	10.00

Note 27: Schedule to the Balance Sheet of an HFC pursuant to annex I of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

	As at 31 March 2026		As at 31 March 2025	
Particulars	**Amount outstanding**	**Amount overdue**	**Amount outstanding**	**Amount overdue**
Liabilities side	**Amount in Rs. Lakhs**			
i) Loans and advances availed by the HFC inclusive of interest accrued thereon but not paid:				
a) Debentures				
Secured	-	-	-	-
Unsecured (other than falling within the meaning of public deposits)	-	-	-	-
b) Deferred Credits	-	-	-	-
c) Term Loans	2420.44	-	-	-
d) Inter-corporate loans and borrowing	-	-	-	-
e) Commercial Paper	-	-	-	-
f) Public Deposits	-	-	-	-
g) Other Loans (specify nature)				
- Cash Credit Facility	-	-	-	-
- Bank Deposit - Overdraft Facility	-	-	-	-
- Working Capital Demand Loan Facility	750.00	-	-	-
ii) Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):				
(a) In the form of Unsecured debentures	-	-	-	-
(b) In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security	-	-	-	-
(c) Other public deposits	-	-	-	-

Particulars	Amount Outstanding as at 31 March 2026	Amount Outstanding as at 31 March 2025
Assets side	**Amount in Rs. Lakhs**	**Amount in Rs. Lakhs**
iii) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:		
(a) Secured	1,303.80	-
(b) Unsecured	-	-
iv) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities		
(i) Lease assets including lease rentals under sundry debtors		

Particulars	Amount Outstanding as at 31 March 2026	Amount Outstanding as at 31 March 2025
Assets side	**Amount in Rs. Lakhs**	**Amount in Rs. Lakhs**
- (a) Financial lease	-	-
- (b) Operating lease	-	-
(ii) Stock on hire including hire charges under sundry debtors		
(a) Assets on hire	-	-
(b) Repossessed Assets	-	-
(iii) Other loans counting towards asset financing activities		
(a) Loans where assets have been repossessed	-	-
(b) Loans other than (a) above	-	-
v) Break-up of Investments		
Current Investments		
(1) Quoted		
(i) Shares a) Equity b) Preference	- -	- -
(ii) Debentures and Bonds	-	-
(iii) Units of mutual funds	5,114.74	-
(iv) Government Securities	-	-
(v) Others	-	-
(2) Unquoted		
(i) Shares a) Equity b) Preference	- -	- -
(ii) Debentures and Bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government Securities	-	-
(v) Others	-	-
Long Term Investments		
(1) Quoted		
(i) Shares a) Equity b) Preference	- -	- -
(ii) Debentures and Bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government Securities	-	-
(v) Others	-	-
(2) Unquoted		
(i) Shares a) Equity b) Preference	- -	- -
(ii) Debentures and Bonds	-	-
(iii) Units of mutual funds	-	-
(iv) Government Securities	-	-
(v) Others	-	-

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

Category	Amount net of provisions (Amount in Rs. Lakhs)					
	As at 31 March 2026			As at 31 March 2025		
	Secured	Unsecured	Total	Secured	Unsecured	Total
(1) Related Parties						
(a) Subsidiaries	-	-	-	-	-	-
(b) Companies in the same group	-	-	-	-	-	-
(c) Other related parties	-	-	-	-	-	-
(2) Other than related parties	1,303.80	-	1,303.80	-	-	-
Total	**1,303.80**	**-**	**1,303.80**	**-**	**-**	**-**

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

	As at 31 March 2026		As at 31 March 2025	
Category	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
	Amount in Rs. Lakhs			
(1) Related Parties				
(a) Subsidiaries	-	-	-	-
(b) Companies in the same group	-	-	-	-
(c) Other related parties	-	-	-	-
(2) Other than related parties	5,119.61	5,114.74	-	-
Total	**5,119.61**	**5,114.74**	**-**	**-**

viii) Other information:

Particulars	Amount Outstanding as at 31 March 2026	Amount Outstanding as at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(i) Gross Non-Performing Assets		
(a) Related parties	-	-
(b) Other than related parties	-	-
(ii) Net Non-Performing Assets		
(a) Related parties	-	-
(b) Other than related parties	-	-

Note 28: Disclosure pursuant to Paragraph 10(9) of Master direction Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2025

Particulars	Amount Outstanding as at 31 March 2026	Amount Outstanding as at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Total assets (netted off by intangible assets)	10,284.63	
Total Housing loans	784.65	-
Total Housing loans as a % of total assets (netted off by intangible assets)	7.63%	-
Total Individual Housing loans	784.65	-
Total Individual Housing loans as a % of total assets (netted off by intangible assets)	7.63%	-

Note: The Company had sought and obtained the approval of Reserve Bank of India for extension of time till March 31, 2026, to comply with the Principle Business Criteria (PBC) for HFCs as prescribed in the extant RBI Master Directions for Housing Finance Companies. While the Company has commenced its lending operations during the year, it is in the process of complying with the PBC and is seeking suitable extension from RBI on this matter. The funds designated for lending have been parked in highly liquid short-term instruments, temporarily.

Note 29: Disclosures in terms of Reserve Bank of India (Non-Banking Financial Companies - Asset Liability Management) Directions, 2025

i) Funding Concentration based on significant counterparty

S. No.	No. of Significant Counterparties	Amount in Rs. Lakhs	% of Total Deposits	% of Total Liabilities
1.	Not Applicable			

Notes:

a. A "Significant counterparty" is defined as a single counterparty or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the NBFC- NDSI's, NBFC-Ds total liabilities and 10% for other non-deposit taking NBFCs

b. Total Liabilities has been computed as Total Assets less Equity share capital less Reserve & Surplus and computed basis extant regulatory ALM guidelines.

ii) Top 20 large deposits (amount in crore and % of total deposits) – Not Applicable

iii) Top 10 borrowings

Particulars	Amount in Rs. Lakhs	% of Total Borrowings
Top 10 borrowings	3,166.67	100%

iv) Funding Concentration based on significant instrument / product

S. No.	Name of the product	Amount in Rs. Lakhs	% of Total Liabilities
1.	Term Loans	2,416.67	76.32%
2.	Working Capital Limits from Bank	750.00	23.68%
	Total	**3,166.67**	**100%**

v) Stock Ratios:

S. No.	Stock Ratio	%
1.	Commercial papers as a % of total liabilities	NA
2.	Commercial papers as a % of total assets	NA
3.	Non-convertible debentures (original maturity of less than one year) as a % of total liabilities	
4.	Non-convertible debentures (original maturity of less than one year) as a % of total assets	
5.	Other short-term liabilities as a % of total liabilities	44.27%
6.	Other short-term liabilities as a % of total assets	13.89%
	Total	**58.15%**

i) Institutional set-up for Liquidity Risk Management

The company has in place a board approved ALM Policy and Risk Management Policy. Further, the Board of Directors of the Company has an overall responsibility and oversight for the management of all the risks, including liquidity risk, to which the Company is exposed to in the course of conducting its business. The company has in place an Asset Liability Committee (ALCO), which functions as the strategic decision-making body for the asset liability management of the Company from risk return perspective and within the risk appetite approved by the Board.

The meetings of ALCO are held at monthly interval. The minutes of ALCO meetings are placed before the Board of Directors in its next meeting for its perusal/approval/ratification. The main objective of ALCO is to assist the Board in effective discharge of the responsibilities of asset-liability management, market risk management, liquidity and interest rate risk management and also to ensure adherence to risk tolerance/limits set up by the Board. In addition to that, the company has in place a Risk Management Committee (RMC) of the Board for the effective supervision, evaluation, monitoring and review of various aspects and types of risks, including liquidity risk, faced by the Company. The meetings of RMC are held at periodic intervals.

Note 30: Disclosure of details as required in terms of Paragraph 2 (2) of Reserve Bank of India (Non-Banking Financial Companies – Financial Statements: Presentation and Disclosures) Directions, 2025

30.1 Capital to risk asset ratio

Particulars	As at 31 March 2026	As at 31 March 2025
(i) CRAR (%)	110.39%	20480.97%
(ii) CRAR –Tier I Capital (%)	110.19%	20480.97%
(iii) CRAR –Tier II Capital (%)	0.20%	-
(iv) Amount of subordinated debt raised as Tier II Capital	-	-
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

30.2 Investments

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
30.2.1. Value of investments		
(i) Gross Value of Investments	-	-
(a) In India	5,114.74	-
(b) Outside India	-	-
(ii) Provision for Depreciation	-	-
(a) In India	-	-
(b) Outside India	-	-
(iii) Net Value of Investment	-	-
(a) In India	5,114.74	-
(b) Outside India	-	-
30.2.2. Movement of provisions held towards depreciation on investments		
(i) Opening Balance	-	-
(ii) Add: Provisions made during the year	-	-
(ii) Less: Write-off / (Written-back of excess provisions) during the year	-	-
(iii) Closing Balance	-	-

30.3 Derivatives

30.3.1. Forward Rate Agreement (FRA) / Interest Rate Swap (IRS)

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(i) The notional principal of swap agreements	-	-
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	-	-
(iii) Collateral required by the HFC upon entering into swaps	-	-
(iv) Concentration of credit risk arising from the swaps	-	-
(v) The fair value of the swap book	-	-

30.3.2. Exchange Traded Interest Rate (IR) Derivatives

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(i) Notional principal amount of exchange traded Interest Rate derivatives undertaken during the year	-	-
(ii) Notional principal amount of exchange traded Interest Rate derivatives outstanding	-	-
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective"	-	-
(iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective"	-	-

30.3.3. Disclosures on Risk Exposure in Derivatives

A. Qualitative Disclosure: The company neither deals in any derivative transactions nor has any intention in near future. Therefore, Company has not described the risk management policy pertaining to derivatives as of now and will include it once it has intentions to deal in any derivative transactions.

B. Quantitative Disclosure:

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(i) Derivatives (Notional Principal Amount)	-	-
(ii) Marked to Market Positions		
(a) Assets (+)	-	-
(b) Liability (-)	-	-
(iii) Credit Exposure	-	-
(iv) Unhedged Exposures	-	-

30.3.3. Assets Liability Management

Maturity pattern of certain items of Assets and Liabilities as on March 31, 2026

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over 1 month up to 2 months	Over 2 months up to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
	Amount in Rs. Lakhs										
Liabilities											
Public Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank	-	-	52.78	52.78	52.78	158.33	1,066.67	1,183.33	600.00	-	**3,166.67**
Market Borrowings	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	2.50	-	-	3.25	3.48	10.76	31.64	321.00	329.20	601.97	**1,303.80**
Investments	5,114.74	-	-	-	-	-	-	-	-	-	**5,114.74**
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

Maturity pattern of certain items of Assets and Liabilities as on March 31, 2025

Particulars	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over 1 month up to 2 months	Over 2 months up to 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Total
	Amount in Rs. Lakhs										
Liabilities											
Public Deposits	-	-	-	-	-	-	-	-	-	-	-
Borrowings from Bank	-	-	-	-	-	-	-	-	-	-	-
Market Borrowings	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Liabilities	-	-	-	-	-	-	-	-	-	-	-
Assets											
Advances	-	-	-	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-	-	-
Foreign Currency Assets	-	-	-	-	-	-	-	-	-	-	-

30.5 Exposure

30.5.1. Exposures to Real Estate Sector

Category	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(A) Direct exposure		
(i) Residential mortgages :		
Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented.	1,303.80	-
(ii) Commercial real estate		
Lending secured by mortgages on commercial real estate (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund-based limits	-	-
(iii) Investments in mortgage-backed securities (MBS) and other securitized exposures		
(a) Residential	-	-
(b) Commercial real estate	-	-
(B) Indirect exposure		
Fund based and non-fund-based exposures on NHB and HFCs	-	-
Total Exposure to Real Estate Sector	**1,303.80**	**-**

30.5.2. Exposure to Capital Market

Category	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(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;	-	-
(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;	-	-

Category	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(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 ownership / fresh issuance;	-	-
(viii) All exposures to Venture Capital Funds / Alternate Investment Funds (both registered and unregistered)	-	-
Total Exposure to Capital Market	-	-

30.5.3. Details of financing of parent company products

There has been no product of the parent company financed by the Company during the current year and previous year.

30.5.4. Details of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) exceeded by the company

There has been no breach of Single Borrower Limit (SGL) / Group Borrower Limit (GBL) during the current year and previous year.

30.5.5. Unsecured advances

The company has not financed any unsecured advances during the current year and previous year.

30.5.6. Exposure to group companies engaged in real estate business (refer to Annexure II of RBI master directions 2025)

Description	Amount (Rs. in Lakhs)	% of owned fund
(i) Exposure to any single entity in a group engaged in real estate business	-	-
(ii)Exposure to all entities in a group engaged in real estate business	-	-

30.5.7. Miscellaneous

(i) Registration obtained from other financial sector regulators

During the year Company has not obtained any registration from other financial sector regulators.

(ii) Disclosure of Penalties imposed by NHB/ RBI and other regulators

No penalty has been levied on the Company by National Housing Bank and other regulators.

Note 31: Additional Disclosure

31.1. Provisions & Contingencies

(i) Break up of 'Provision against assets' shown under the head Expenditure in Profit and Loss Account	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(i) Provisions for depreciation on Investment	-	-
(ii) Provision made towards Income tax	-	-
(iii) Provision towards NPA	-	-
(iv) Other Provision and Contingencies (with details)		
(a) Provision on other assets	2.91	-
(b) Provision on gratuity	2.03	-
(v) Provision for Standard Assets	-	-
(a) Provision for Standard Assets on Housing Loans and Non-Housing Loans	13.04	-

(ii) Break up of Loan & Advances and Provisions thereon	Housing Loans		Non-Housing Loans	
	As at 31 March 2026	As at 31 March 2025	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs			
Standard Assets				
(a) Total Outstanding Amount	863.67	-	440.12	-
(b) Provisions made	8.64	-	4.40	-
Sub-Standard Assets				
(a) Total Outstanding Amount	-	-	-	-
(b) Provisions made	-	-	-	-
Doubtful Assets –Category-I				
(a) Total Outstanding Amount	-	-	-	-
(b) Provisions made	-	-	-	-
Doubtful Assets –Category-II				
(a) Total Outstanding Amount	-	-	-	-
(b) Provisions made	-	-	-	-
Doubtful Assets –Category-III				
(a) Total Outstanding Amount	-	-	-	-
(b) Provisions made	-	-	-	-
Loss Assets				
Total				
(a) Total Outstanding Amount	**863.67**	**-**	**440.12**	**-**
(b) Provisions made	**8.64**	**-**	**4.40**	**-**

Note:

1. The Total Outstanding Amount mean Principal + accrued interest + other charges pertaining to loans without netting off.

2. The category of Doubtful Assets will be as under:

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

31.2. Draw Down from Reserves

The Company has not drawn down any reserves during the current year and previous year.

31.3. Concentration of Public Deposits, Advances, Exposures and NPAs:

31.3.1. Concentration of Public Deposits

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Total deposits of twenty largest depositors	-	-
Percentage of deposits of twenty largest depositors to total deposits of the deposit taking HFC	-	-

31.3.2 Concentration of Loans & Advances

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Total Exposure to twenty largest borrowers / customers	410.84	-
Percentage of loans & advances to twenty largest borrowers to total	31.51%	-

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

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Total Exposure to twenty largest borrowers / customers	410.84	-
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC	31.51%	-

31.3.4. Concentration of NPAs:

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Total Exposure to top ten NPA accounts	-	-

31.3.5. Sector-wise NPAs

	Percentage of NPAs to Total Advances in that sector	
Sector	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
A. Housing Loans:		

	Percentage of NPAs to Total Advances in that sector	
Sector	**As at 31 March 2026**	**As at 31 March 2025**
1. Individuals	-	-
2. Builders / Project Loans	-	-
3. Corporates	-	-
4. Others (specify)	-	-
B. Non-Housing Loans:		
1. Individuals	-	-
2. Builders / Project Loans	-	-
3. Corporates	-	-
4. Others (specify)	-	-

Note 32: Movement of NPAs

Particulars	**As at 31 March 2026**	**As at 31 March 2025**
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
(I) Net NPAs to Net Advances (%)	-	-
(II) Movement of NPAs (Gross)		
(a) Opening balance	-	-
(b) Additions during the year	-	-
(c) Reductions during the year	-	-
(d) Closing balance	-	-
(III) Movement of NPAs (Net)		
(a) Opening balance	-	-
(b) Additions during the year	-	-
(c) Reductions during the year	-	-
(d) Closing balance	-	-
(IV) Movement of provisions for NPAs (excluding provisions on standard assets)		
(a) Opening balance	-	-
(b) Additions during the year	-	-
(c) Reductions during the year	-	-
(d) Closing balance	-	-

Note 33: Overseas Assets

Particulars	**As at 31 March 2026**	**As at 31 March 2025**
	Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Overseas Assets	-	-

Note 34: Off-balance Sheet SPVs sponsored

The Company does not have off-balance sheet SPVs (domestic or overseas) sponsored.

Name of the SPV Sponsored	
Domestic	**Overseas**
Not Applicable	Not Applicable

Note 35: Disclosure of Complaints

35.1. Customers Complaints

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
(a) No. of complaints pending at the beginning of the year	-	-
(b) No. of complaints received during the year	13	-
(c) No. of complaints redressed during the year	13	-
(d) No. of complaints pending at the end of the year	-	-

35.2. Top five grounds of complaints received by the NBFC from customers

Grounds of complaints, (i.e. complaints relating to)	Number of complaints pending at the beginning of the year	Number of complaints received during the year	% increase/ decrease in the number of complaints received over the previous year	Number of complaints pending at the end of the year	Of 5, number of complaints pending beyond 30 days
1	2	3	4	5	6
Current Financial Year					
Loans and Advances	-	13	Not Comparable	-	-
Total	**-**	**13**	Not Comparable	**-**	**-**
Previous Financial Period					
Loans and Advances	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**

Note 36: Related Party Disclosures

In accordance with the requirements of Accounting Standard (AS)-18 “Related Party Disclosures” specified under section 133 of the Act, read with of the Companies (Accounts) Rules 2014 (as amended), the names of the related party where control exists/able to exercise significant influence along with the

aggregate transactions and period end balances with them as identified and certified by the management are as follows.

A. Name of Related Parties and Nature of Relationship (with respect to parties with whom the Company had transactions during the period)

Nature of Relationship	Name of the Party	Designation
Key Management Personnel	1. Mr. Suchindran V G	1. Managing Director and Chief Executive Officer
	2. Mr. Venkatesh K P	2. Executive Director and Chief Business Officer
	3. Mr. Kalyanasundaram C	3. Executive Director and Chief Operating Officer
	4. Ms. Aruna V	4. Company Secretary & Chief Compliance Officer

Note: Mr. Venkatesh KP and Mr. Kalyanasundaram C were appointed as Executive Directors since 23 October 2025.

B. Statement of transactions with related parties during the year:

Transaction	Related Party	For the Financial Year ended 31 March 2026	For the Period from 06 November 2024 to 31 March 2025
		Amount in Rs. Lakhs	**Amount in Rs. Lakhs**
Income	**Nil**		
Expenses			
Remuneration (Note)	Founders and Other Key Managerial Personnel	113.35	19.54
Issuance of Shares			
Equity Shares issued Fully Paid-Up	Founders	3,00,15,000 shares	2,99,85,000 shares
Equity Shares issued Fully Paid-Up	Founders	57,00,000 shares	-

Notes:

(1) Remuneration is from the date of joining till the end of that financial year and includes Employer Contribution to Provident Fund

(2) As the future liabilities of gratuity and compensated absences are provided on actuarial basis for the company as a whole, the amounts pertaining to Founders and Key Managerial Personnel are not separately ascertainable and therefore not included above.

Managerial Remuneration

i. Managing Director and Chief Executive Officer

Particulars	For the Financial Year ended 31 March 2026	For the Period from 06 November 2024 to 31 March 2025 (From Date of Joining) (Note)
Remuneration	**Amount in Rs.**	**Amount in Rs.**
Salaries and Allowances	34,42,500.00	8,66,667.00
Employer Contribution to Provident Fund	1,80,900.00	7,800.00
Total	**36,23,400.00**	**8,74,467.00**

Note: Remuneration is from the date of joining till the end for each financial year

ii. Executive Director and Chief Business Officer

Particulars	For the Financial Year ended 31 March 2026	For the Period from 06 November 2024 to 31 March 2025 (From Date of Joining) (Note)
Remuneration	**Amount in Rs.**	**Amount in Rs.**
Salaries and Allowances	34,42,500.00	8,66,667.00
Employer Contribution to Provident Fund	1,80,900.00	7,800.00
Total	**36,23,400.00**	**8,74,467.00**

Note: Remuneration is from the date of joining till the end for each financial year

iii. Executive Director and Chief Operating Officer

Particulars	For the Financial Year ended 31 March 2026 (Note)	For the Period from 06 November 2024 to 31 March 2025 (From Date of Joining)
Remuneration	**Amount in Rs.**	**Amount in Rs.**
Salaries and Allowances	30,35,323.00	-
Employer Contribution to Provident Fund	1,59,534.00	-
Total	**31,94,857.00**	**-**

Note: Remuneration is from the date of joining till the end for that financial year

iv. Company Secretary and Chief Compliance Officer

Particulars	For the Financial Year ended 31 March 2026	For the Period from 06 November 2024 to 31 March 2025 (From Date of Joining) (Note)
Remuneration	**Amount in Rs.**	**Amount in Rs.**
Salaries and Allowances	8,70,000.00	1,82,796.00
Employer Contribution to Provident Fund	23,400.00	5,850.00

Total	**8,93,400.00**	**1,88,646.00**

Note: Remuneration is from the date of joining till the end for each financial year

i. Independent and Non-Whole time Directors

Particulars	For the Financial Year ended 31 March 2026 (From Date of Appointment)	For the Period from 06 November 2024 to 31 March 2025 (From Date of Appointment)
Sitting Fees	**Amount in Rs. Lakhs**	**Amount in Rs. Lakhs**
Ms. Nivedita P Haran	2.75	0.60
Mr. Venkataraman S	2.75	0.40
Mr. Vaideswaran V	1.95	-

Note 37: Employee Benefits

In accordance terms of the revised Accounting Standard 15 'Employee Benefits', the requisite disclosures are as follows:

A. Defined Contribution Plan

The Company pays fixed contribution to provident fund at predetermined rates to a registered provident fund administered by the Government of India, which invests the funds in permitted securities. Both the Company and employees make predetermined contributions to the Provident Fund. The contributions are normally based on a certain proportion of the employee's salary. Amount of Rs.36.37 lakh (previous year Rs.0.52 lakh) pertaining to employers' contribution to provident and other funds is recognized as an expense and included in "Employee benefits expense".

B. Defined Benefit Plans

Gratuity and Compensated Absences

The Company has a defined benefit unfunded gratuity plan. Every employee is entitled to gratuity as per the provisions of the Payment of Gratuity Act, 1972. The liability of Gratuity is recognized on the basis of actuarial valuation. The obligation of compensated absences is recognized as same manner as Gratuity. The liability of the compensated absences is recognized on the basis of actuarial valuation.

i) Assumptions

	Gratuity		Compensated Absences	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Discount Rate (%)	6.09%	NA	6.09%	NA
Rate of increase in Compensation levels (%)	8.00%	NA	8.00%	NA
Rate of Return on Plan Assets (%)	NA	NA	NA	NA
Normal Retirement Age (in Years)	65	65	65	65

ii) Change in present value of obligations

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Present Value of Obligation as at the beginning of the year	-	-	-	-
Acquisition adjustments	-	-	-	-
Interest Cost	8,801	-	21,975	-
Past Service Cost	-	-	-	-
Current Service Cost	1,99,188	-	2,95,799	-
Curtailment Cost / (Credit)	-	-	-	-
Settlement Cost / (Credit)	-	-	-	-
Benefits paid	-	-	(25,375)	-
Actuarial (gain)/ loss on obligations	(5,170)	-	(1,292)	-
Present Value of Obligation as at the end of the year	**2,02,819**	-	**2,91,107**	-

iii) Change in fair value of plan assets

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Fair value of plan asset at the beginning of year	-	-	-	-
Acquisition Adjustments	-	-	-	-
Expected Return on Plan Assets	-	-	-	-
Employer's Contributions	-	-	-	-
Benefits paid	-	-	-	-
Actuarial (gain)/ loss on Plan Assets	-	-	-	-
Fair value of plan assets at the end of year	-	-	-	-

iv) Fair value of plan assets

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Fair value of plan asset at the beginning of year	-	-	-	-
Acquisition Adjustments	-	-	-	-
Expected Return on Plan Assets	-	-	-	-

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Employer's Contributions	-	-	-	-
Benefits paid	-	-	-	-
Actuarial (gain)/ loss on Plan Assets	-	-	-	-
Fair value of plan assets at the end of year	-	-	-	-

v) Actuarial gain/loss recognized

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Actuarial gain/(loss) for the financial year – Obligation	(5,170)	-	(1,292)	-
Actuarial (gain)/loss for the financial year – Plan Assets	-	-	-	-
Total (gain) / loss for the financial year	(5,170)	-	(1,292)	-
Actuarial (gain) / loss recognized in the financial year	**(5,170)**	**-**	**(1,292)**	**-**
Unrecognized actuarial (gains)/losses at the end of the financial year	-	-	-	-

vi) The amount recognized in Balance Sheet

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Present Value of Obligation as at the end of the year	2,02,819	-	2,91,107	-
Fair Value of Plan Assets as at the end of the year	-	-	-	-
Unrecognized Actuarial (gains) / losses	-	-	-	-
Net Asset / (Liability) Recognized in Balance Sheet	**2,02,819**	**-**	**2,91,107**	**-**

vii) Expenses Recognized in Statement of Profit and Loss

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Current Service Cost	199,188	-	295,799	-
Past Service Cost	-	-	-	-
Interest Cost	8,801	-	21,975	-
Expected Return on Plan Assets	-	-	-	-
Curtailment Cost / (Credit)	-	-	-	-
Benefits paid	-	-	(25,375)	-
Net actuarial (gain)/ loss recognized	(5,170)	-	(1,292)	-
Expenses Recognized in the statement of Profit & Loss for the financial year	**2,02,819**	**-**	**2,91,107**	**-**

viii) Long-term and short-term classification

	Gratuity (in Rs.)		Compensated Absences (in Rs.)	
Particulars	**As at 31 March 2026**	**As at 31 March 2025**	**As at 31 March 2026**	**As at 31 March 2025**
Current	4,742	-	1,18,003	-
Non-Current	1,98,076	-	1,73,104	-

Note 38: Operating Leases

In accordance with the Accounting Standard (AS) 19 on 'Leases', the following disclosures are made in respect of Operating Leases:

The Company has taken premises on lease. Operating lease rentals recognised during the year Rs. 80.31 lakhs (previous year Rs.10.81 lakhs). The total of the future minimum lease payments under non-cancellable period of the operating leases are as follows:

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
Not later than one year	8.10	53.13
Later than one year but not later than five years	61.66	88.92
Later than five years	-	-

Note 39: Segment Information

The Company is operating in one business segment which is lending of Housing and other property loans and all activities incidental to the main business activity. It has its operations within India. Therefore, there is no geographical segments as per Accounting Standard 17 (AS-17) "Segment Reporting". As such there are no

separate reportable segments as per AS-17 "Segmental Reporting" issued by the Institute of Chartered Accountants of India.

Note 40: CSR

The Ministry of Corporate Affairs has notified Section 135 of the Companies Act, 2013 on Corporate Social Responsibility with effect from 01 April 2014. The Provisions of the said section are not applicable to the Company for the year ended 31st March 2026 as it does not meet the conditions mentioned under section 135(1) of the Companies Act, 2013.

Note 41: Foreign Exchange Transactions

The Company has no foreign currency transactions during the year as well as in the previous year.

Note 42: Unhedged Foreign Currency

The Company does not have any unhedged foreign currency exposure as at 31st March 2026 and as at 31 March 2025.

Note 43: Value of imports on CIF basis

The Company has not imported any goods during the current year and previous period.

Note 44: Contingent liabilities and commitments

Particulars	As at 31 March 2026	As at 31 March 2025
	Amount in Rs. Lakhs	Amount in Rs. Lakhs
a) Contingent liabilities		
Income tax – Assessment Completed for FY 2024-25	-	-
GST – Annual Return and Assessment Awaited	-	-
b) Commitments		
Other Commitments		
Undisbursed loans - Housing	662.76	-
Undisbursed loans – Non-Housing	165.80	-
Total	**828.56**	**-**

Note 45: Additional disclosures under Schedule III

(i) Title deeds of Immovable Property not held in the name of the Company - Nil.

(ii) During the year no revaluation was made for fixed assets.

(iii) The Company had not granted any loans or advances to promoters, Directors, KMP's and the related parties (as defined under Companies Act, 2013,) either severally or jointly with any other person.

(iv) Capital-Work-in Progress (CWIP)

CWIP	Amount in CWIP for a period of				Total
	Less than 1 year	1-2 years	2-3 years	More than 3 years	
Projects in progress	1.85	-	-	-	**1.85**
Projects temporarily suspended	-	-	-	-	**-**
Total	**1.85**	**-**	**-**	**-**	**1.85**

(v) Intangible assets under development – Nil.

(vi) Details of Benami Property held: No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder.

(vii) The Company has borrowings from banks or financial institutions on the basis of security of current assets and quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.

(viii) Willful Defaulter - The Company is not declared as a willful defaulter by any bank or financial institution or other lender.

(ix) Relationship with Struck off Companies – Nil.

(x) Registration of charges or satisfaction with Registrar of Companies beyond the statutory period – Nil.

(xi) Compliance with number of layers of companies - Not Applicable.

(xii) Key Ratios:

S. No.	Name of the Ratio	Numerator	Denominator	FY 2025-26 / 31 March 2026	FY 2024-25 / 31 March 2025	% Variance	Reason of variance
1	Current ratio	Current Assets	Current Liabilities	6.10	587.77	-98.96%	Company commenced business and hence cash was deployed for long term assets
2	Debt Equity ratio	Borrowing	Shareholder Funds	0.41	-	-	The borrowings commenced during the year
3	Debt Service Coverage ratio	Earnings Before Interest and Taxes	Interest Expenses and Short-Term Borrowing	-0.42	-	-	The borrowings commenced during the year
4	Return on Equity ratio	Profit after Tax	Shareholder Funds	-0.08	-0.01	651.09%	Due to first year of operations the initial set up cost resulted in losses
5	Inventory turnover ratio[1]	NA	NA	NA	NA	NA	NA

S. No.	Name of the Ratio	Numerator	Denominator	FY 2025-26 / 31 March 2026	FY 2024-25 / 31 March 2025	% Variance	Reason of variance
6	Trade Receivables turnover ratio[1]	NA	NA	NA	NA	NA	NA
7	Trade Payables turnover ratio[1]	NA	NA	NA	NA	NA	NA
8	Net capital turnover ratio[1]	NA	NA	NA	NA	NA	NA
9	Net profit ratio	Profit after Tax	Total Income	-107.59%	-46.64%	130.68%	Due to first year of operations the initial set up cost resulted in losses
10	Return on capital employed	EBIT	Capital Employed	-0.07	-0.01	593.60%	Due to first year of operations the initial set up cost resulted in losses
11	Return on investment	Profit after Tax	Capital Employed	-0.06	-0.01	500.13%	Due to first year of operations the initial set up cost resulted in losses

Notes:

1. The Company is registered as a Non-Banking Financial Company as on 31 March 2026 upon receipt of Certificate of Registration from Reserve Bank of India on 07 April 2025. Being a financial services Company, these ratios on turnover are generally not applicable.
2. Ratios are annualized as applicable

(xiii) Compliance with approved Scheme(s) of Arrangements - Not Applicable.

(xiv) Utilization of Borrowed funds and share premium - No funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the Company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries") with the understanding, whether recorded in writing or otherwise, that the Intermediary shall lend or invest in party identified by or on behalf of the Company (Ultimate Beneficiaries). The Company has not received any fund from any party(s) (Funding Party) with the understanding that the Company shall whether, directly or indirectly lend or invest in other persons or entities identified by or on behalf of the Company ("Ultimate Beneficiaries") or provide any guaranteed security or the like on behalf of the Ultimate Beneficiaries.

(xv) Details of any transaction not recorded in the books of accounts that have been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961 – Nil

(xvi) Corporate Social Responsibility (CSR): The Provisions of section 135 of the Companies Act are not Applicable to the company for the FY 2025-26.

(xvii) Details of Crypto Currency or Virtual Currency – Nil.

Note 46: Previous Year's Figures

Previous year's figures have regrouped, reclassified, rearranged wherever necessary.

As per our report of even date attached
For **N C Rajagopal & Co,** Chartered Accountants
Firm's Registration Number - 003398S

Sd/-

Arjun S

Partner
Membership No: 230448

for and on behalf of the Board of Directors of
Nestavia Home Finance Private Limited

Sd/-

Nivedita P Haran
Chairperson &
Independent Director
DIN: 06441500

Sd/-

Suchindran V G
MD and CEO
DIN: 10828949

Sd/-

V. Aruna
Company Secretary and Compliance Officer
Membership No.: 30387

Place: Chennai
Date: 30 April 2026

Nestavia

Your Key to a Brighter Future

Nestavia Home Finance Private Limited

CORPORATE AND REGISTERED OFFICE

Unit 005 – Cowrks, 2nd Wing, 2nd Floor, Sterling Technopolis,
No. 4/293, Old Mahabalipuram Road, Perungudi, Chennai – 600096, Tamil Nadu, India.

Tel: +91 44 46065151
Email: IR@nestaviahomefin.com
Website: https://www.nestaviahomefin.com

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