Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156) Balance Sheet as at 31st March 2026			
Particulars	Note No.	Rs. in Lakhs	
		As at 31st March 2026	As at 31st March 2025
I. EQUITY AND LIABILITIES			
1. Shareholders funds			
(a) Share capital	4	2,321.31	2,321.31
(b) Reserves and surplus	5	1,736.00	1,411.59
		4,057.31	**3,732.90**
2. Non Current Liabilities			
(a) Long-Term Borrowings	6	401.17	330.04
(b) Long-Term Provisions	7	10.43	10.06
(c) Deferred Tax Liability	8	73.88	69.54
		485.48	**409.64**
3. Current Liabilities			
(a) Short-Term Borrowings	9	584.49	285.20
(b) Trade Payables	10	1.43	0.84
(c) Short-Term Provisions	11	130.23	127.63
(d) Other Current Liabilities	12	44.46	27.80
		760.61	**441.47**
Total		**5,303.40**	**4,584.01**
II. ASSETS			
1. Non - Current Assets			
(a) Property, Plant and Equipment and Intangible Assets			
(i) Property, Plant and Equipment	13(a)	8.87	8.39
(ii) Intangible Assets	13(b)	-	0.05
(b) Long-Term Loans and Advances	14	4,797.03	3,448.58
(c) Other Non-Current Assets	15	18.48	16.37
		4,824.38	**3,473.39**
2. Current Assets			
(a) Current Investments	16	69.62	387.88
(b) Cash and Cash Equivalents	17	187.73	123.48
(c) Short-Term Loans and Advances	18	144.71	534.51
(d) Other Current Assets	19	76.96	64.75
		479.02	**1,110.62**
Total		**5,303.40**	**4,584.01**

Notes forming part of the Financial Statements **1-80**

As per our report of even date attached
M/s T. Selvaraj & Co
Chartered Accountants
Firm Regn. No. 003703S

N.P. Pavithra

Managing Director
Chokkalingam Palaniappan
(DIN 00884596)

Director
Neelamegam Balamurugan
(DIN 01254031)

Chief Financial Officer
Pavithra N P
(PAN DKDPP7695Q)

RM Swaminathan
Partner
Membership No.: 203520

T. SELVARAJ & CO. CHENNAI 600 084 Chartered Accountants

Place: Chennai
Date: 15.07.2026

Navarathna Housing Finance Limited
(CIN: U65922TN2015PLC100156)
Statement of Profit and Loss for the Year ended 31st March 2026

Particulars	Note No.	Amount in INR	
		2025-26	2024-25
INCOME			
(a) Revenue from Operations	20	950.13	745.93
(b) Other Income	21	18.02	52.07
TOTAL INCOME		**968.15**	**798.00**
EXPENSES			
(a) Employee Benefit Expenses	22	244.45	215.89
(b) Finance Costs	23	101.06	113.17
(c) Depreciation and Amortization Expenses	13	3.14	2.80
(d) Other Expenses	24	131.24	93.04
(e) Provisions and Contigencies	25	65.88	148.24
TOTAL EXPENSES		**545.77**	**573.14**
Profit before tax		422.38	224.86
Tax expense			
(a) Current Tax Expense	26	93.63	57.58
(b) Deferred Tax Expense		4.34	6.47
		97.97	**64.05**
Net Profit / (loss) for the year after tax		**324.41**	**160.81**
Earnings Per equity share:	52		
(1) Basic (in Rs.)		**1.40**	**0.69**
(2) Diluted (in Rs.)		**1.40**	**0.69**

Notes forming part of the Financial Statements **1-80**

As per our report of even date attached
M/s T. Selvaraj & Co
Chartered Accountants
Firm Regn. No. 003703S

N. P Pavithra

Managing Director	Director	Chief Financial Officer	RM Swaminathan
Chokkalingam Palaniappan	Neelamegam Balamurugan	Pavithra N P	Partner
(DIN 00884596)	(DIN 01254031)	(PAN DKDPP7695Q)	Membership No.: 203520

T. SELVARAJ & CO. ★ Chartered Accountants ★ CHENNAI 600 084

Place: Chennai
Date: 15.07.2026

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)		
Cash Flow Statement for the year ended 31st March 2026		
Particulars	31st March 2026 (Rs. In Lakhs)	31st March 2025 (Rs. In Lakhs)
A. Cash Flow from Operating Activities		
Net Profit / (Loss) before extraordinary items and tax	422.38	224.86
Adjustments for:		
Depreciation and amortisation	3.14	2.80
Profit from Sale of Investments	(14.94)	(45.67)
Finance costs	101.06	113.17
Interest on fixed deposits	(3.00)	(2.91)
Provisions for Non performing assets	1.97	
Provisions for standard assets	2.15	42.28
Operating Cash Flow Before Working Capital Changes	**512.76**	**334.53**
Working Capital Changes :		
(Increase) / decrease in long-term loans and advances	(1,348.45)	(275.26)
(Increase) / decrease in other non-current assets	(2.11)	(1.50)
(Increase) / decrease in short-term loans and advances	389.80	824.71
(Increase) / decrease in other current assets	(12.21)	86.78
Increase / (decrease) in trade payable	0.59	(1.01)
Increase / (decrease) in short-term provisions	(0.30)	0.05
Increase / (decrease) in long-term provisions	0.37	1.78
Increase / (decrease) in other current liabilities	16.66	10.74
Cash generated from / (used in) Operations	**(442.89)**	**980.82**
Net income tax (paid) / refunds	(94.85)	(67.11)
Net Cash generated from / (used in) Operating Activities during the year - A	**(537.74)**	**913.71**
B. Cash Flow from Investing Activities		
Expenditure on Fixed Assets	(3.57)	(5.87)
Proceeds from Redemption of Mutual Funds(Net)	333.20	(342.21)
Investment in Bank Deposits	(2.22)	(2.73)
Interest income	3.00	2.91
Net Cash generated from / (used in) Investing Activities during the year - B	**330.41**	**(347.90)**
C. Cash Flow from Financing Activities		
Long-term borrowings taken/(repaid) - Net	71.13	(234.32)
Short-term borrowings taken/(repaid) - Net	299.29	(267.25)
Finance cost	(101.06)	(113.17)
Net Cash generated from / (used in) Financing Activities during the year - C	**269.36**	**(614.74)**
Net increase/(decrease) in cash and cash equivalents during the year (A+B+C)	**62.03**	**(48.93)**
Cash and Cash Equivalent as at the beginning of the year	80.87	129.80
Cash and Cash Equivalent as at the end of the year (Refer Note 1)	142.90	80.87

Notes forming part of the Financial Statements **1-80**

As per our report of even date attached
M/s T. Selvaraj & Co
Chartered Accountants
Firm Regn. No. 003703S

N. P. Pavithra

Managing Director	Director	Chief Financial Officer	RM Swaminathan
Chokkalingam Palaniappan	Neelamegam Balamurugan	Pavithra N P	Partner
(DIN 00884596)	(DIN 01254031)	(PAN DKDPP7695Q)	Membership No.: 203520

T. SELVARAJ & CO. CHENNAI 600 084 Chartered Accountants

Place: Chennai
Date: 15.07.2026

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes forming part of the Financial Statements
(All amounts are in ₹ lakhs unless otherwise stated)

Note 1: Corporate information:

Navarathna Housing Finance Limited ('the Company') is a public limited company domiciled in India and incorporated under the provisions of the Companies Act, 2013 for the object of providing housing finance services. The Company is a non-deposit taking Housing Finance Company ('HFC-ND') registered with the National Housing Bank ('NHB') on April 10, 2017 and is governed by the provisions of Reserve Bank of India (Housing Finance Companies) Directions, 2025 issued by the Reserve Bank of India ('RBI'). The Company is engaged in providing loans for the purpose of acquiring, constructing, erecting, improving, developing any house, flats or buildings or any form of real estate or any part or portion thereof. The Company also provides loans for specified purposes against the security of immovable property/jewellery.

Note 2: Basis of preparation

2.1 Statement of compliance

The financial statements are prepared in accordance with Accounting Standards (AS) referred to in Section 133 of the Companies Act, 2013 (the Act) read with Rule 7 of the Companies (Accounts) Rules, 2014 and relevant amendment rules issued thereafter and guidance given by RBI through its Master directions; on historical cost basis and accrual method of accounting. The financial statements have been prepared on a going concern basis.

2.2 Functional and presentation currency

The financial statements are presented in Indian Rupees (₹), which is the functional and the presentation currency of the Company. Except as otherwise indicated, financial information presented in Indian Rupees has been rounded to the nearest lakhs.

2.3 Presentation and disclosure of financial statements

The Company prepares its financial statements in the format prescribed in the Division I of Schedule III of the Act applicable for preparation and presentation of the financial statements and disclosures required as per Master directions issued by RBI. Details of Assets and Liabilities required to be disclosed as per the direction issued by RBI is appended as **Annexure – 1.** The Statement of Cash Flows has been prepared and presented as per the requirements of AS-3 'Cash Flow Statements'.

Note 3: Significant Accounting Policies followed in preparing the Financial Statements

3.1 Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent liabilities on the date of the financial statements and reported amounts of revenues and expenses during the year reported.

Example of such estimates include provision for doubtful loans and advances, employee benefits, provision for income taxes, the useful life of depreciable fixed assets and provision for impairment. The Management believes that the estimates used in preparation of the financial statements are prudent and reasonable. However, future results may vary from these estimates.

3.2 Revenue recognition

Revenue is recognized only when it can be reliably measured, and it is reasonable to expect ultimate collection.

Repayment of Housing Loans is by way of Equated Monthly Installments (EMI) comprising of principal and interest. Interest income on EMI/Pre-EMI cases on housing loan/mortgage loan, interest on jewel loan and other loans are accounted for on accrual basis. Loan origination income i.e. processing fees and other charges collected upfront, are recognized on origination of loan. Interest on non-performing assets are accounted for on receipt basis as per the guidelines issued by the NHB / RBI and charges for delayed payments and additional interest income on delayed EMI/Pre-EMI and cheque bouncing, if any, are accounted on receipt basis.

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

Dividend income is recognized when the Company's right to receive dividend is established by the reporting date.

3.3 Investments

Investments, which are readily realizable and intended to be held for not more than one year from the date on which such investments are made, are classified as current investments. All other investments are classified as non-current investments.

(All amounts are in ₹ lakhs unless otherwise stated)

Current investments are carried in the financial statements at lower of cost and fair value determined on category wise basis. Non-current investments are carried at cost. However, provision for diminution in value is made to recognize a decline other than temporary in the value of the investments.

On disposal of an investment, the difference between its carrying amount and net disposal proceeds is charged or credited to the statement of profit and loss.

3.4 Property, plant and equipment and intangible assets:

Property, Plant and Equipment (PPE) are carried at cost less accumulated depreciation and impairment, if any. Cost includes freight, duties, taxes and incidental expenses related to the acquisition and installation of the asset. Depreciation is charged over the estimated useful life of PPE as prescribed under Part C of Schedule II of Companies Act, 2013, on a straight-line basis. Assets individually costing ₹. 5,000/- or less are fully depreciated in the year of addition.

Intangible assets are carried at cost less accumulated amortisation and impairment losses, if any.

3.5 Depreciation & Amortization:

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value. Depreciation is provided on straight-line basis over the estimated useful lives of the assets.

The following table sets forth, useful life of property, plant and equipment.

Particulars	Useful life
Furniture & Fittings	10 years
Office Equipment	5 years
Computers	3 years
Leasehold Improvements	3 years

3.6 Provisions/write-offs on loans and other credit facilities:

Loans and other credit facilities are classified as per the National Housing Bank (NHB) / RBI guidelines, into performing and non-performing assets.

Further non-performing assets are classified into sub-standard, doubtful and loss assets and provision made based on criteria stipulated by NHB / RBI guidelines.
However, during the year, the Company has changed the policy for creating provisions on non-performing assets in respect of Doubtful I & II category. According to the said policy, provision for doubtful category I has been made @ 50% as against 25% prescribed by NHB / RBI and for doubtful category II @ 60% as against 40% prescribed by NHB / RBI.

3.7 Employee Benefits:

Contribution to provident fund and Employees State Insurance Fund are recognized during the year in which services are rendered.

The liability for gratuity as at balance sheet date is determined on the basis of actuarial valuation computed based on projected unit credit method and is not funded.

3.8 Borrowing Costs:

Borrowing costs include interest and amortization of ancillary costs incurred. Borrowing costs are capitalized as part of the cost of a qualifying asset when it is probable that they will result in future economic benefits to the enterprise and the costs can be measured reliably. Other borrowing costs are recognized as an expense in the period in which they are incurred.

3.9 Leases:

A lease that transfers substantially all the risks and rewards incident to ownership of an asset, to the lessee, are classified as finance lease. All other leases are classified as operating lease. Rental expenses on assets obtained under operating lease arrangements are recognized in the statement of profit and loss on accrual basis as per the specified agreement with the lessor.

3.10 Earnings per Share:

Basic earnings per share are calculated by dividing the net profit or loss for the year attributable to equity shareholders by the weighted average number of equity shares outstanding during the year.

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

3.11 Impairment of Assets:

The Company determines the impairment of assets based on cash generating units. The carrying amount of the assets is reviewed at each Balance Sheet date for any indication of impairment based on internal/external factors. The impairment loss is recognized whenever the carrying amount of an asset exceeds its recoverable amount. Since the "recoverable amount" of the assets of the cash generating units is higher than carrying amount of the assets of the cash generating units, there is no impairment loss under AS-28.

3.12 Provisions, Contingent liabilities and Contingent assets:

Provision is recognised in the accounts when there is a present obligation as a result of past event(s) and it is probable that an outflow of resources will be required to settle the obligation and a reliable estimate can be made. Provisions are not discounted to their present value and are determined based on the best estimate required to settle the obligation at the reporting date. These estimates are reviewed at each reporting date and adjusted to reflect the current best estimates.

Contingent liabilities are not recognized but disclosed if the possibility of outflow of resources is remote.

Contingent assets are neither recognised nor disclosed in the financial statements.

3.13 Taxes on Income:

Current tax expenses are measured at the amount of income tax expected to be paid to the taxation authorities, calculated by applying the applicable tax rates on the taxable income calculated in accordance with the provisions of Income-tax Act, 1961.

3.14 Deferred Tax:

Deferred tax expense or benefit is recognised on timing differences being the difference between taxable income and accounting income that originate in one period and is likely to reverse in one or more subsequent periods. Deferred tax assets and liabilities are measured using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

3.15 Cash and Cash Equivalents:

Cash comprises cash on hand and demand deposits with bank. Cash equivalents are short-term (three months or less from the date of acquisition), highly liquid investments that are readily convertible into cash and which are subject to an insignificant risk of changes in value.

3.16 Cash Flow Statement:

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

3.17 GST Input Credits:

GST input credit is accounted for in the books in the period in which the underlying service received is accounted and when there is no uncertainty in availing / utilising the credits.

3.18 Segment Reporting:

The Company is into single line of operation. Further the company does not have any separate geographic segments other than India. As such there are no separate reportable segments as per AS – 17 "Segment Reporting".

3.19 Operating Cycle:

Based on the nature of products/activities of the company and the normal time between acquisition of assets and their realization in cash or cash equivalents, the company has determined its operating cycle as 12 months for the purpose of classification of its assets and liabilities as current and non-current.

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 4: Share Capital

Particulars	As at 31st March 2026		As at 31st March 2025	
	Number of Shares	Rs in lakhs	Number of Shares	Rs in lakhs
(a) Authorised 3,05,00,000 equity shares of ₹ 10 each	3,05,00,000	3,050.00	3,05,00,000	3,050.00
(b) Issued, Subscribed and fully paid up 2,32,13,057 equity shares of ₹ 10 each fully paid-up	2,32,13,057	2,321.31	2,32,13,057	2,321.31
Total	**2,32,13,057**	**2,321.31**	**2,32,13,057**	**2,321.31**

(i) Reconciliation of the number of shares and amount outstanding at the beginning and at the end of the reporting Year:

Particulars	Opening Balance	Fresh issue	Closing Balance
Year ended 31st March, 2026			
- Number of shares	2,32,13,057	-	2,32,13,057
- Amount (Rs. in lakhs)	2,321.31	-	2,321.31
Year ended 31st March, 2025			
- Number of shares	2,32,13,057	-	2,32,13,057
- Amount (Rs.)	2,321.31	-	2,321.31

(ii) Details of shares held by each shareholder holding more than 5% shares:

Class of shares / Name of shareholder	As at 31st March 2026		As at 31st March 2025	
	Number of shares held	% holding in that class of shares	Number of shares held	% holding in that class of shares
K Venkatkumar	48,95,522	21.09%	48,95,522	21.09%
V Devikala	33,59,920	14.47%	29,94,970	12.90%
Kuvera Real Assets and Consulting Private Limited	12,87,001	5.54%	12,87,001	5.54%
Prakala Wealth Management Pvt. Ltd.	27,51,518	11.85%	16,82,144	7.25%

(iii) Shares held by promoters at the end of the year:

Promoter Name	As at 31st March 2026			As at 31st March 2025		
	No. of Shares	% of total shares	% Change during the year	No. of Shares	% of total shares	% Change during the year
Equity shares with voting rights:						
K Venkatkumar	48,95,522	21.09%	-	48,95,522	21.09%	-
T R Ramanathan	7,20,929	3.11%	-	7,20,929	3.11%	-
Meenakshi Chokkalingam	4,49,541	1.94%	-	4,49,541	1.94%	-
Muthuraman AR	61,261	0.26%	-	61,261	0.26%	-
Devikala V	33,59,920	14.47%	1.63%	33,05,920	14.24%	10.38%
Chokkalingam Palaniappan	3,44,138	1.48%	-	3,44,138	1.48%	-
TR R Manomani	44,429	0.19%	-	44,429	0.19%	-

(iv) Other details

(a) Terms / rights attached to equity shares

The Company has only one class of equity shares having a par value of ₹ 10 per share. Each holder of equity shares is entitled to one vote per share. The Company declares and pays dividends in Indian rupees. The holders of equity shares are entitled to dividends, if any, proposed by the Board of Directors and approved by Shareholders at the Annual General Meeting.

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.

(b) The Company has not reserved any shares for issue under options and contracts/commitments for the sale.

(c) The Company has not allotted any shares pursuant to contracts without payment being received in cash or as bonus shares, nor it has bought back any shares during the preceding five financial years.

(d) The Company has not issued any securities convertible into equity/preference shares, issued any shares where calls are unpaid or forfeited any shares.

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 5: Reserves and Surplus

Particulars	As at 31st March 2026	As at 31st March 2025
	(Rs in lakhs)	(Rs in lakhs)
(a) Reserve Fund u/s 29C of NHB Act		
Opening balance	451.26	419.10
Add: Amount transferred during the year	64.89	32.16
Closing Balance **(A)**	**516.15**	**451.26**
(b) Securities Premium		
Opening balance	131.26	131.26
Additions / (Utilisation) during the year	-	-
Closing Balance **(B)**	**131.26**	**131.26**
(c) Surplus / (Deficit) in Statement of Profit and Loss		
Opening balance	829.07	700.42
Add: Net Profit / (Loss) for the year after tax	324.41	160.81
Less: Dividend paid	-	-
Less: Transfer to statutory reserve		
- Under Section 36(1)(viii) of Income Tax Act	(51.96)	(26.48)
- Under Section 29C of NHB Act / Section 45-IC of RBI	(12.93)	(5.68)
Closing Balance **(C)**	**1,088.59**	**829.07**
Total (A + B + C)	**1,736.00**	**1,411.59**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 6: Long-term borrowings - Secured

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Non Convertible Debentures (Redeemable at Par) @	249.00	-
Term Loans From Banks*	152.17	330.04
Total	**401.17**	**330.04**

Note 6.1 Details of security and terms of repayment of loans

@ The Secured Non-Convertible Debentures are secured by hypothecation of loan receivables to the extent of as at 31st March 2026. The debentures carry a interest of 11.50% p.a. and are redeemable at par after a period 60 months.

*3 Term Loans were availed from M/s State Bank of India (SBI) - term loan of Rs. 5,00,00,000/- repayable in 60 equal monthly installments of Rs. 8.33 lakhs each in addition to two term loans of Rs. 3,00,00,000/- each which are repayable in 20 quarterly instalments of Rs. 15.00 lakhs each. The present rate of interest applicable to these term loans is in the range of 10.85% to 11.05%. These loan were secured against specific book debts created out of SBI Bank's fund and guarantees of director Mr. Chokkalingam Palaniappan and Smt. TR.R.Manonmani.

Note 7: Long-Term Provisions

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Provision For Gratuity	10.43	10.06
Total	**10.43**	**10.06**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 8: Deferred Tax Liability (net)

Particulars	As at 31st March 2026	As at 31st March 2025
	(Rs in lakhs)	(Rs in lakhs)
Deferred tax liability		
Special Reserve under Income Tax Act, 1961	77.86	74.16
Deferred tax asset		
Depreciation	(1.05)	(1.63)
Provision for Non Performing Assets	-	(2.99)
Provision For Gratuity	(2.93)	-
Total	**73.88**	**69.54**

Note 9: Short-Term Borrowings

Particulars	As at 31st March 2026	As at 31st March 2025
	(Rs in lakhs)	(Rs in lakhs)
ICDs Received*		
From Related Parties (Unsecured)	150.00	-
From Non-Related Parties (Unsecured)	175.00	-
Loans from related parties** (Unsecured)	86.03	65.12
Current maturities of long-term debt (Secured)	173.46	220.08
Total	**584.49**	**285.20**

*ICD have taken at the interest rate of 12% p.a repayable along with interest on demand
**Loans from related parties are taken at an interest rate of 12% p.a and are repayable on demand.

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 10: Trade Payables

Particulars	As at 31st March 2026	As at 31st March 2025
	(Rs in lakhs)	(Rs in lakhs)
- Total outstanding dues of micro and small enterprises	-	-
Dues to creditors other than micro and small enterprises *	1.43	0.84
Total	**1.43**	**0.84**

(a) Micro, Small and Medium Enterprises Development Act, 2006

The management has identified enterprises which have provided goods and services to the Company and which qualify under the definition of micro and small enterprises, as defined under Micro, Small and Medium Enterprises Development Act, 2006. Accordingly, the disclosure in respect of the amount payable to such enterprises as at March 31, 2026 has been made in the financial statements based on information received and available with the Company, to the extent identified by the management and relied upon by the auditors.

Note 11: Short-Term Provisions

Particulars	As at 31st March 2026	As at 31st March 2025
	(Rs in lakhs)	(Rs in lakhs)
Provision for Standard Assets	13.82	11.85
Provision for Non Performing Assets	111.27	109.12
Provision For Gratuity	0.55	0.85
Provision for Taxation (Net of Taxes paid and TDS)	4.59	5.81
Total	**130.23**	**127.63**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 12: Other current liabilities

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Statutory Liabilities Payable	7.46	3.70
Interest accrued but not due	3.38	5.54
Outstanding Liabilities	-	0.08
Others	33.62	18.48
Total	**44.46**	**27.80**

Note 14: Long-Term Loans & Advances

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Secured, considered good:		
Loans against other securities	-	
Housing Loans	3,483.04	2,581.77
Loan Against Property (including Business Loan)	1,305.23	852.44
	4,788.27	**3,434.21**
Unsecured, considered good:		
Unsecured loans	5.76	8.37
Advance paid for software development	3.00	6.00
Advance Tax & TDS (net of provisions)	-	-
	8.76	**14.37**
Total	**4,797.03**	**3,448.58**

Note-13

(In Lakhs)

(a) Property, Plant and Equipment

Type	Gross Block				Depreciation				Net Block	
	As at 01.04.2025	Additions	Deletion/ Adjustment	As at 31-03-2026	As at 01.04.2025	Additions	Deletion/ Adjustment	As at 31-03-2026	As at 31-03-2026	As at 31.03.2025
Furniture & Fittings	12.70	0.59	0.01	13.28	7.96	1.10	0.01	9.05	4.23	4.73
Electical Fittings	0.03	-	-	0.03	0.01	-	-	0.01	0.02	0.01
Office equipment	2.15	0.38	1.01	1.52	1.88	0.09	1.01	0.96	0.56	0.28
Computers	13.06	2.60	7.06	8.60	9.70	1.90	7.06	4.54	4.06	3.37
Leasehold Improvements	3.68	-	3.68	-	3.68	-	3.68	-	-	-
Sub Total	**31.62**	**3.57**	**11.76**	**23.43**	**23.23**	**3.09**	**11.76**	**14.56**	**8.87**	**8.39**

(b) Intangible Assets

Type	Gross Block				Depreciation				Net Block	
	As at 01.04.2025	Additions	Deletion/ Adjustment	As at 31-03-2026	As at 01.04.2025	Additions	Deletion/ Adjustment	As at 31-03-2026	As at 31-03-2026	As at 31.03.2025
Software	0.54	-	-	0.54	0.49	0.05	-	0.54	-	0.05
Sub Total	**0.54**	**-**	**-**	**0.54**	**0.49**	**0.05**	**-**	**0.54**	**-**	**0.05**
Total	**32.16**	**3.57**	**11.76**	**23.97**	**23.72**	**3.14**	**11.76**	**15.10**	**8.87**	
Previous Year's figures	**26.29**	**5.87**	**-**	**32.16**	**20.92**	**2.80**	**-**	**23.72**	**8.44**	

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 15: Other Non-Current Assets

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Rental Deposits	16.75	14.67
Other Deposits	1.73	1.70
Total	**18.48**	**16.37**

Note 16: Current Investments

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Unquoted - At cost		
Investment in Mutual Fund:	-	387.88
Baroda BNP Paribas Arbitrage Fund - having 646.2940 units @ Rs. 43.216	36.59	
HDFC Liquid Fund - having 1.6890 units @ Rs.5306.3819	0.09	
ICICI Prudential Ultra Short Term Fund - having 1359.4900 units @ Rs.28.8510	0.39	
Mahindra Manulife Ultra Short Duration Fund - having 2.8210 units @ 1430.0606	0.04	
SBI Arbitrage Opportunities Fund - having 85,908.3060 units at cost	30.06	
SBI Savings Fund - having 646.2940 units @ Rs. 43.1302	0.28	
UTI Ultra Short Term Fund - having 48.8750 units @ Rs.4403.5474	2.17	
Total	**69.62**	**387.88**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 17: Cash and Bank Balances

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
i) Cash and Cash Equivalents:		
Cash in Hand	14.50	7.17
Balance with Banks		
-in current accounts	128.40	73.70
- in deposit accounts for a period less than or equal to three months (original maturity)	-	-
	142.90	80.87
ii) Other Bank Balances:		
Balance with Banks in deposit accounts maturing within	44.83	42.61
Total	**187.73**	**123.48**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 18: Short-Term Loans and Advances

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Secured, considered good:		
Loans against security of jewellery	144.71	534.51
-		
Total	**144.71**	**534.51**

Note 19: Other Current Assets

Particulars	As at 31st March 2026 (Rs in lakhs)	As at 31st March 2025 (Rs in lakhs)
Unsecured considered good:		
Interest Accrued On Other Loans	-	0.02
Interest Accrued On Jewel Loans	6.24	10.41
Interest Accrued On HL and ML	65.16	47.56
Prepaid expenses	-	1.04
Others	5.36	-
Advances recoverable in cash or in kind or for value to be received	-	0.49
GST Input Credit	0.20	5.23
Total	**76.96**	**64.75**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 20: Revenue from Operations

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
(a) Interest Income from Financing Operations	862.09	708.90
(b) Other Financial Services		
- Other Incidental Income from Financing Operations	59.80	22.05
- Recovery of Bad debts	28.24	14.98
Total	**950.13**	**745.93**

Note 21: Other Income

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
(a) Dividend Received	-	-
(b) Profit on Redemption of Mutual Funds	14.94	45.67
(c) Other non-operating income		
- Miscellaneous Income	0.08	3.49
- Other Interest	3.00	2.91
Total	**18.02**	**52.07**

Note 22: Employee Benefits

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
Salaries and Wages	232.38	205.61
Contribution to Provident and other funds	4.26	3.34
Gratuity Expenses	5.12	4.83
Staff Welfare Expenses	2.69	2.11
Total	**244.45**	**215.89**

Note 23: Finance Costs

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
Interest paid on Term Loans from Banks	51.19	75.00
Interest paid on Loan from Directors & their Relatives	9.01	13.02
Interest paid Debenture	12.11	-
Interest paid on ICD	27.93	20.28
Other borrowing costs	0.82	4.87
Total	**101.06**	**113.17**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes on Financial Statements for the year ended 31st March 2026

Note 24: Other Expenses

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
Administrative expenses	7.84	7.64
Business Promotion Expenses	4.46	-
Advertisement Expenses	1.72	1.22
Power and Fuel	2.44	2.13
Professional and Consultancy Charges	49.07	34.23
Rent	22.81	18.76
Audit Fees		
- For Audit	4.75	4.50
- For Taxation matters	0.75	0.50
- For Other services	-	0.17
Communication Expenses	4.04	2.98
Insurance Expenses	2.96	2.39
Fees paid to Credit Information Companies	3.31	0.44
Travelling Expenses	9.19	7.62
Printing & Stationery	1.92	1.41
Repairs and maintenance - Computers	1.19	0.69
Repairs and maintenance - Building	3.35	2.84
Repairs and maintenance - Others	-	1.12
Rates & Taxes	2.33	0.37
Computer Maintenance Charges	-	0.13
Software Maintenance Charges	5.31	-
Miscellaneous Expenses	3.80	3.90
Total	**131.24**	**93.04**

Note 25: Provision and Contigencies

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
Bad Debts written off	61.76	105.96
Provision for Non Performing Assets	1.97	47.24
Provision for Standard Assets	2.15	(4.96)
Total	**65.88**	**148.24**

Note 26: Current tax

Particulars	2025-26 (Rs in lakhs)	2024-25 (Rs in lakhs)
Current Tax	93.55	57.42
Tax relating to earlier years	0.08	0.16
Total	**93.63**	**57.58**

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes forming part of the Financial Statements
(All amounts are in ₹ lakhs unless otherwise stated)

Disclosures required under RBI Directions

Note 27: Capital

Particulars	2025-26	2024-25
(i) CRAR (%)	131.68%	137.90%
(ii) CRAR - Tier-I Capital (%)	131.23%	137.47%
(iii) CRAR - Tier-II Capital (%)	0.45%	0.44%
(iv) Amount of subordinated debt raised as Tier- II Capital	-	-
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

Company is having Board approved Policy on Internal Capital Adequacy Assessment Process (ICAAP) and is being reviewed on regular basis

Note 28: Principal Business Criteria

Rs. In lakhs

Particulars	2025-26	2024-25
(i) Total Assets (Net off Intangible Assets) AUM	5,303.40	4,583.96
(ii) Housing Loan Outstanding	3,483.04	2,581.77
(iii) Of which Housing Loan to Individual	3,412.20	2,481.77
(iv) Total Housing Loan to Total Tangible Assets	65.68%	56.32%
(iv) Total Individual Housing Loan to Total Tangible Assets	64.34%	54.14%

Note 29: Reserve Fund u/s 29C of NHB Act, 1987 & Section 36()(viii) of Income Tax Act, 1961

The Company has created a reserve fund as required by section 29C of National Housing Bank Act, 1987, wherein a sum not less than twenty percent of its net profit every year, as disclosed in the statement of profit and loss , before any dividend is declared, is transferred.

For this purpose, any Special Reserve created by the Company under Section 36(1) (viii) of the Income Tax Act, 1961 is considered an eligible transfer. Statutory Reserve can be utilised only for the purposes as may be specified by the NHB from time to time and every such utilisation is required to be reported to the NHB within twenty-one days from the date of such utilisation.

Rs. In lakhs

Particulars	2025-26	2024-25
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	156.58	150.90
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	294.68	268.20
c) Total	451.26	419.10
Addition/ Appropriation/ Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	12.93	5.68
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	51.96	26.48
Less:		
a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987	-	-
b) Amount withdrawn from the special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account which has been taken into account for the purpose of provision u/s 29C of the NHB Act, 1987	-	-
Balance at the end of the year	-	-
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	169.51	156.58
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	346.64	294.68
c) Total	**516.15**	**451.26**

Note 30: Investment

Rs. In lakhs

Particulars	2025-26	2024-25
30.1 Value of investments		
(i) Gross value of investments	69.62	387.88
(a) In India	69.62	387.88
(b) Outside India	-	-
(ii) Provisions for Depreciation	-	-
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments	69.62	387.88
(a) In India	69.62	387.88
(b) Outside India	-	-

30.2 Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(iv) Closing balance	-	-

Note 31: Derivatives

31.1 Forward Rate Agreement(FRA) / Interest Rate Swaps: Nil
31.2 Exchange Traded Interest Rate (IR) Derivative: Nil
31.3 Disclosures on Risk Exposure in derivatives: NA

Note 32: Securitisation

The Company has not sold any financial assets to securitisation/reconstruction company.

Note 33: Assets Liability Management (Maturity pattern of certain assets and liabilities)

Rs. In lakhs

Particulars	Liabilities				Assets		
	Deposits	Borrowings from banks	Market borrowings	Foreign currency liabilities	Advances	Investments	Foreign currency assets
1-7 days	-	-	-	-	9.00	-	-
8-14 days	-	-	-	-	20.71	-	-
15-30/31 days	-	8.34	-	-	6.58	-	-
1-2 months	-	8.34	-	-	6.43	-	-
2-3 months	-	36.84	-	-	17.68	-	-
3-6 months	-	40.02	-	-	36.38	-	-
6-12 months	-	80.04	-	-	107.47	-	-
1-3 years	-	152.05	-	-	597.15	-	-
3-5 years	-	-	-	-	1,163.53	-	-
Over 5 years	-	-	-	-	2,973.81	-	-
Total	-	**325.63**	-	-	**4,938.74**	-	-

Note 34: Exposures

34.1 Exposure to real estate sector

Rs. In lakhs

Category				2025-26	2024-25
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		4,788.27	3,434.21
Category				**2025-26**	**2024-25**
	(ii)	Commercial real estate -			
		Lending secured by mortgages on commercial real estates (office buildings, retail space, multi-purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels, land acquisition, development and construction, etc.). Exposure shall also include non-fund based limits		-	-
	(iii)	Investments in Mortgage Backed Securities (MBS) and other securitised exposures -			
		a.	Residential	-	-
		b.	Commercial real estate	-	-
b)	Indirect exposure				
	Fund based and non-fund based exposure on NHB and HFCs			-	-
Total exposure to real estate sector				**4,788.27**	**3,434.21**

* Exposure values considered are outstanding values of the loans secured against real estate sector assets.

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(All amounts are in ₹ lakhs unless otherwise stated)

34.2 Exposure to capital market

Category		2025-26	2024-25
(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	-	-
(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	-	-
Category		**2025-26**	**2024-25**
(vii)	Bridge loans to companies against expected equity flows / issues	-	-
(viii)	All exposures to Venture Capital Funds/Alternate Investment Funds (both registered and unregistered)	-	-
Total exposure to capital market		-	-

34.3 Sectoral Exposure - Refer Separate Sheet attached 34.3

34.4 Financing of parent company products.

The Company does not have a parent company. Hence, this disclosure is not applicable.

34.5 Details of Single Borrower Limit (SGL)/ Group Borrower Limit (GBL) exceeded by the Company

The Company has not exceeded the prudential exposure limits (Single Borrower Limit and/or Group Borrower Limit) as defined in the Master Directions issued by RBI for HFCs.

34.6 Unsecured Advances

Rs. in lakhs

Category		2025-26	2024-25
(i)	Unsecured Loans outstanding	5.76	8.37

The Company has not made advances to any of the borrowers against intangible collaterals such as rights, licenses, authorisations etc. at March 31, 2026 (March 31, 2025: Nil).

34.7 Exposure to group companies engaged in real estate business/ Intra-group exposures

The Company is a stand-alone entity and does not have any holding, subsidiary, associate or joint venture entities. Hence, this disclosure is not applicable.

34.8 Unhedged foreign currency exposure - Nil as at 31st March, 2026 (31st March, 2025 - Nil)

Note 35: Registration obtained from other financial sector regulators

The Company has not registered with any other financials sector regulator other than National Housing Bank.

Note 36: Penalties imposed by NHB/ RBI and other regulators

There were no penalties imposed by NHB/RBI and any other regulators during current and previous financial years.

Note 37: Related Party Transactions and Disclosures:

a) List of Related Parties:

1. Individuals who exercise significant influence:
a. K. Venkatkumar

2. Key Management Personnel (KMP):
a. Mr. Chokkalingam Palaniappan , Managing Director
b. Mr. R. Ganesan, Chief Financial Officer (till 15-07-2024)

3. Enterprises with common directors and Enterprises over which Key Management Personnel or Individual who exercise significant influence in the company can exercise significant influence:
a. Prakala Wealth Management Private Limited
b. Chokkalingam Palaniappan – HUF
c. Kuvera Real Assets and Consulting Private Limited

4. Directors and Relatives of Key Management Personnel:
a. Mr. T. R. Ramanathan, Director (from 04-07-2025)
b. Mr. Rajamanickam Kamaraj, Director (from 25-12-2025)
c. Mrs. Meenakshi Panayappan, Relative of a director
d. Mrs. Ramayee, Relative of a director
e. Ms. Manimegalai Palaniappan, Relative of a director
f. Mr. AL Palaniappan, Director (till 25-12-2025)
g. Mr. Vallinayagam Chokkalingam, Relative of KMP
h. Mr. Venkatkumar, Relative of a director
i. Mr. Balamurugan Neelamegam, Director
j. Mrs. Devikala Venkatkumar, Director
k. Mrs. Manonmani Ramanathan, Director (till 04-07-2025)
l. T.Sokkalingam, Director
m. RM.PL Meenakshi, Relative of KMP
n. Siddharth Chokkalingam, Relative of KMP

b) Details of Transactions:

Rs. In lakhs

Nature of Transaction	Name of Related Party	2025-26	2024-25.
Remuneration	Mr. Chokkalingam Palaniappan	18.87	17.25
Sitting Fees	Mr. Chokkalingam Palaniappan	0.62	0.62
Sitting Fees	Mr. Balamurugan Neelamegam	0.80	-
Sitting Fees	Mr. Devikala V	0.35	-
Remuneration	Mr. R Ganesan	-	6.30
Remuneration	Mr. TR Ramanathan	1.05	12.60
Sitting Fees	Mr. TR Ramanathan	0.41	-
Interest paid on loan	Mr. TR Ramanathan	1.44	1.44
Professional charges	K Venkatkumar	4.60	3.60
Professional charges	RM Meenakshi Sundaram	15.90	10.32
Professional charges	T Sokkalingam	5.01	3.60
Sitting Fees	T Sokkalingam	0.53	-
Loan Received	Meenakshi Panayappan	22.23	-
Loan Repaid	Meenakshi Panayappan	-	33.82
Interest paid on loan	Meenakshi Panayappan	1.72	2.92
Interest paid on loan	Manimegalai Palaniappan	0.42	0.38
Loan Received	Manimegalai Palaniappan	-	0.38
Sitting Fees	AL Palaniappan	0.57	-
Professional charges	Vallinayagam Chokkalingam	2.10	-
Interest paid on loan	A R Muthuraman	0.36	0.36
Interest paid on loan	Ramayee	0.60	0.60
Interest paid on loan	Vasantha T	1.59	1.59
Interest paid on loan	Vallikannu S	-	2.11
Loan Repaid	Vallikannu S	-	30.19
Interest paid on loan	RMPL Meenakshi	0.06	0.36
Loan Received	RMPL Meenakshi	-	3.34
Loan Repaid	RMPL Meenakshi	3.34	-
Interest paid on loan	TR R Manonmani	-	0.35
Loan Repaid	TR R Manonmani	-	4.00
Loan Received	Kothai S	-	24.25
Interest paid on loan	Kothai S	2.76	2.28
Interest paid on loan	Siddarth Chokkalingam	-	0.63
Loan Repaid	Siddarth Chokkalingam	-	27.58
Interest paid on loan	Kuvera Real Assets & Consulting Pvt Ltd	6.89	7.66
Loan Received	Kuvera Real Assets & Consulting Pvt Ltd	100.00	-
Loan Repaid	Kuvera Real Assets & Consulting Pvt Ltd	-	100.00
Interest paid on loan	Prakala Wealth Management Private Limited	7.40	-
Loan Received	Prakala Wealth Management Private Limited	170.00	-
Loan Repaid	Prakala Wealth Management Private Limited	120.00	-

c) Outstanding Balances to Related Parties:

Rs. In lakhs

Name of Related Party	Nature	2025-26	2024-25
Manimegalai Palaniappan	Payable	4.00	3.53
A R Muthuraman	Payable	3.00	3.00
Meenakshi Panayappan	Payable	23.78	-
Ramayee	Payable	5.00	5.00
RMPL Meenakshi	Payable	-	3.34
Kothai S	Payable	24.25	24.25
TR Ramanathan	Payable	12.00	12.00
Vasantha T	Payable	14.00	14.00

Note 38: Group structure

The Company is a stand-alone entity and does not have any holding, subsidiary, associate or joint venture entities.

Note 39: Rating assigned by Credit Rating Agencies and migration of rating during the year

The Company obtained credit rating from M/s CRISIL which has accorded rating of BB-/(Double B minus).

Note 40: Net Profit or Loss for the period, prior period items and changes in accounting policies

There are no circumstances that warrant disclosures regarding prior period items and changes in accounting policies during the current year.

Note 41: Consolidated Financial Statements (CFS)

The Company does not have any subsidiary - domestic as well as overseas, and accordingly is not required to prepare consolidated financial statements as per AS 21 - "Consolidated Financial Statements".

Note 42: Break-up of provisions and contingencies in the Statement of Profit and Loss

Rs. In lakhs

Particulars	2025-26	2024-25
Provision for depreciation on investments	-	-
Provision towards NPA (Including write off)	63.73	153.20
Provision made towards income tax##	97.97	64.05
Provision towards Standard Assets	2.15	(4.96)

including provision for deferred tax/earlier years

Note 43: Break-up of loans and advances and provisions thereon

Rs. In lakhs

Particulars	Housing loans		Non-housing loans	
	2025-26	2024-25	2025-26	2024-25
Standard assets				
(a) Total outstanding amount	3,338.39	2,382.67	1,368.96	1,256.88
(b) Provisions made	8.34	6.74	5.48	5.12
Sub-standard assets				
(a) Total outstanding amount	38.20	136.59	18.66	82.96
(b) Provisions made	5.73	20.49	2.80	12.44
Doubtful assets - category I				
(a) Total outstanding amount	51.19	54.00	31.49	9.14
(b) Provisions made	25.59	13.50	15.74	2.29
Doubtful assets - category II				
(a) Total outstanding amount	50.25	54.38	25.87	96.64
(b) Provisions made	30.15	21.75	15.52	38.65
Doubtful assets - category III				
(a) Total outstanding amount	5.03	-	10.71	-
(b) Provisions made	5.03	-	10.71	-
Loss assets				
(a) Total outstanding amount	-	0.00	-	0.00
(b) Provisions made	-	0.00	-	0.00
Total				
(a) Total outstanding amount	3,483.05	2,627.63	1,455.69	1,445.62
(b) Provisions made	74.84	62.48	50.25	58.50

Note 44: Draw Down from Reserves

There has been no draw down from reserves during the year ended March 31, 2026 (year ended March 31, 2025 - Nil).

Note 45: Concentration of public deposits, advances, exposures and NPAs

45.1 Concentration of public deposits

The Company, being a HFC-ND, did not accept any public deposits during the current and previous financial years.

45.2 Concentration of loans and advances

Rs. In lakhs

Particulars	2025-26	2024-25
Total loans & advances to twenty largest borrowers	529.73	677.99
Percentage of loans & advances to twenty largest borrowers to total advances of the HFC	10.73%	16.64%

45.3 Concentration of all exposures (including off-balance sheet exposures)

Rs. In lakhs

Particulars	2025-26	2024-25
Total exposure to twenty largest borrowers	529.73	677.99
Percentage of exposures to twenty largest borrowers to total exposure of the HFC on borrowers	10.63%	9.52%

* Exposure values considered are outstanding values of the disbursed loans and total amount of undisbursed loans.

45.4 Concentration of NPAs

Rs. In lakhs

Particulars	2025-26	2024-25
Total exposure to top ten NPA accounts	83.29	88.32

* Exposure values considered are gross outstanding values of NPA accounts before provisions.

45.5 Sector-wise NPAs (Percentage of NPAs to total advances in that sector)

S.No.	Sector	2025-26	2024-25
A.	**Housing loans**		
1.	Individuals	4.15%	10.28%
2.	Builders/project loans	-	-
3.	Corporates	-	-
4.	Others(specify)	-	-
B.	**Non-housing loans**		
1.	Individuals	5.96%	15.02%
2.	Builders/project loans	-	-
3.	Corporates	-	-
4.	Others(specify)	-	-

Note 46: Movement of NPAs

Rs. In lakhs

Particulars			2025-26	2024-25
(i)	Net NPAs to net advances (%)		2.49%	5.91%
(ii)	Movement of gross NPAs			
	(a)	Opening balance	337.52	178.85
	(b)	Additions during the year	56.86	190.34
	(c)	Reductions during the year	(162.99)	(31.67)
	(d)	Closing balance	231.39	337.52
(iii)	Movement of net NPAs			
	(a)	Opening balance	228.40	116.97
	(b)	Additions during the year	8.56	132.27
	(c)	Reductions during the year	(116.84)	(20.84)
	(d)	Closing balance	120.12	228.40
(iv)	Movement of provisions for NPAs (excluding provisions on standard assets)			
	(a)	Opening balance	109.12	61.88
	(b)	Provisions made during the year	48.30	58.08
	(c)	Write-off / write-back of excess provisions	(46.15)	(10.84)
	(d)	Closing balance	111.27	109.12

Note 47: Overseas assets

The Company does not have any oversees assets during the current year and previous year.

Note 48: Off-balance Sheet SPVs sponsored

The Company has not sponsored any SPVs – Domestic or Overseas as at the end of current financial year and previous year.

Note 49: Customer complaints

	Particulars	2025-26	2024-25
(a)	No. of complaints pending at the beginning of the year	-	-
(b)	No. of complaints received during the year	-	-
(c)	No. of complaints redressed during the year	-	-
(d)	No. of complaints pending at the end of the year	-	-

The Company has Customer Grievance Redressal Mechanism (CGRM) for convenience of customers to register their complaints and for it to monitor and redress them.

Note 50: Top five grounds of Complaints received by HFCs - Refer 50

Other disclosures

Note 51: Auditors Remuneration (Excluding GST):

Rs. In lakhs

Particulars	2025-26	2024-25
Audit Fees	4.75	4.50
Taxation services	0.75	0.50
Other services	-	0.17
Total	**5.50**	**5.17**

Note 52: Earnings per share

Particulars	2025-26	2024-25
Profit after Tax - in ₹ lakhs	324.41	224.86
Weighted Average Number of Equity Shares	2,32,13,057	2,32,13,057
Earnings Per Share (Basic & Diluted) - in ₹	1.40	0.97
Face Value Per Share - in ₹	10	10

Note 53: Based on the extent of information available with the management, there are no transactions with the Micro and small enterprises.

Note 54: Estimated amounts of contracts to be executed on capital account, and not provided for – ₹. NIL (Previous year - ₹. NIL).

Note 55: Claims against the Company/disputed liabilities not acknowledged as debt: As on March 31, 2026, there are no outstanding demands against the Company. (Previous Year – ₹. NIL/-)
Contingent liability in respect of default loss guarantee issued under a co-lending arrangement is ₹0.35 lakh (Previous Year: ₹Nil).

Note 56: The Company does not own any immovable property.

Note 57: The Company has not revalued any item of property, plant and equipment.

Note 58: The Company does not have any loans and advances in the nature of loans to promoters, directors, KMP and other related parties.

Note 59: The Company does not have any Capital Work in Progress / Intangible assets under development.

Note 60: Proceedings under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder

There are 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

Note 61: There are no discrepancies in the statements submitted to the bank and is in agreement with the books of accounts.

Note 62: Wilful defaulter

The Company is not declared as wilful defaulter by any bank or financial Institution or other lenders.

Note 63: Relationship with Struck off Companies

The Company did not have any transactions with Companies struck off under Section 248 of Companies Act, 2013 or Section 560 of Companies Act, 1956 considering the information available with the Company.

Note 64: The Company do not have any charges or satisfaction which is yet to be registered with ROC beyond the statutory period.

Note 65: The Company has not entered into any scheme(s) of arrangements during the financial year.

Note 66: The Company has complied with the number of layers prescribed under the Companies Act, 2013, wherever applicable.

Note 67: The Company has not traded or invested in Crypto Currency or Virtual Currency during the year.

Note 68: Undisclosed Income

The Company do not have any transaction which are not recorded in the books of accounts that has been surrendered or disclosed as income in the tax assessments under the Income Tax Act, 1961 during any of the years.

Note 69: Key financial Ratios

Ratio	Numerator	Denominator	31.03.2026	31.03.2025	% Change	Reason
Current ratio (in no. of times)	Current assets	Current liabilities	0.63	2.52	-74.97%	Increase in current liabilities and decrease in current assets in FY 2025-26
Debt - Equity ratio (in no. of times)	Total Debt	Shareholders' Equity	0.24	0.16	47.40%	Due to additional loans taken during the year
Debt Service Coverage Ratio (in no. of times)	Earnings available for debt service	Debt Service	0.46	0.76	-40.07%	Due to additional loans taken during the year
Return on equity ratio (in %)	Net profit after taxes	Average Shareholders' Equity	0.08	0.04	89.18%	Due to increase in operating income
Inventory turnover ratio	Cost of goods sold	Average Inventory	Not applicable	Not applicable	Not applicable	The Company is a service company. Accordingly, there is no inventory.
Trade receivables turnover ratio (in no. of times)	Revenue	Average Accounts Receivable	Not applicable	Not applicable	Not applicable	The Company does not have Trade Receivables
Trade payables turnover ratio (in no. of times)	Net Credit purchases	Average Trade Payables	Not applicable	Not applicable	Not applicable	The Company is a service company. Accordingly, there are no purchases
Net capital turnover ratio (in no. of times)	Net Revenue	Working Capital	(3.44)	1.19	-388.29%	Decrease in Working Capital in FY 2025-26
Net profit ratio (in %)	Net Profit after taxes	Revenue from operations	0.34	0.22	58.39%	Due to increase in operating income
Return on capital employed (in %)	Earnings before interest and taxes	Average Capital employed	0.13	0.09	45.21%	Due to increase in operating income
Return on investment (in %)	Return	Investment	0.21	0.12	82.26%	Redemption of mutual fund investment during the year

Note 70: Frauds

The Company has not reported any frauds during the year ended March 31, 2026 (March 31, 2025: Rs. 1,05,95,765/-) as required by NHB through its guideline dated February 5, 2019, and RBI through its Master Directions dated September 29, 2016 on reporting and monitoring of frauds.

Note 71: Moratorium benefits extended

In accordance with the regulatory packages announced by the Reserve Bank of India on March 27, 2020, April 17, 2020 and May 23, 2020, the Company, as per its Board approved policy, has extended the option of payment moratorium for all amounts falling due between March 1, 2020 and August 31, 2020 to eligible borrowers. In line with the regulatory packages, the asset classification remained standstill during the moratorium period in respect of such accounts.

In accordance with the regulatory packages (Resolution framework 2.0) announced by the Reserve Bank of India on May 5, 2021, the Company, as per its Board approved policy, has extended the option of a moratorium of a maximum two years including moratorium granted under earlier circulars issued by RBI in this regard to all eligible borrowers. In line with the regulatory packages, necessary provisions have also been made for such borrowers and the asset classification also has been made in accordance with the RBI circular.

Rs. In lakhs

Particulars	2025-26	2024-25
	Loans extended to individuals- HL and LAP	
Aggregate outstanding as at the end of the previous year (as at March 31) of loans for which moratorium benefit was extended	-	29.08
Aggregate outstanding as at the end of the current year (as at March 31) of loans for which asset classification benefit was extended	-	-
Provisions made at the beginning of the year	0.69	2.34
Net Provisions adjusted during the year (due to shifted to Standard Assets or Slippages to NPA)	0.69	1.65
Provisions outstanding as at the end of the year	-	0.69

Navarathna Housing Finance Limited (CIN: U65922TN2015PLC100156)
Notes forming part of the Financial Statements
(All amounts are in ₹ lakhs unless otherwise stated)

Note 72: Loans against gold and silver collateral - Refer Separate Sheet attached 65

Note 73: Previous year's figures have been re-grouped wherever necessary to conform to the current year classification.

Note 74: The Company did not have any project finance exposure during the reporting period.

Note 75: The Company has not sanctioned any Non-Fund Based (NFB) credit facilities during the year.

Note 76: Co-lending arrangement

(Rs. Lakhs)

No. of CLA's	Loans lent under CLA	Weighted average rate of interest	Fees charged	Sector	Performance of loan under CLA	Default Loss Guarantee
1	6.00	22.50%	0.33	Mortgage Loan	Standard	0.35

Note 1: Total Amount lent to the borrower is Rs. 20 lakhs out of which Rs. 6 lakhs is lent by the company

Note 2: Default loss guarantee has been provided by the company to the Co-lender

Note 77: During the reporting period, the Company did not transfer or acquire any loans.

Note 78: Loans to directors, senior officers and relatives of directors:

(Rs. Crores)

Particulars	2025-26	2024-25
Directors and their relatives	-	-
Entities associated with directors and their relatives	-	-
Senior Officers and their relatives	-	-

Note 79: The Company has not undertaken any transactions in currency futures during the reporting period.

Note 80: The Company did not undertake any Credit Default Swap (CDS) transactions during the reporting period and had no outstanding CDS positions as at 31 March 2026.

For and on behalf of the Board of
Navarathna Housing Finance Limited

As per our report of even date attached
M/s T.Selvaraj & Co.,
Chartered Accountants
Firm Regn. No. 003703S

N.P. Pavithra

T. SELVARAJ & CO. CHENNAI 600 084 Chartered Accountants

Managing Director	Director	Chief Financial Officer	RM Swaminathan
Chokkalingam Palaniappan	Neelamegam Balamurugan	Pavithra N P	Partner
(DIN 00884596)	(DIN 01254031)	(PAN DKDPP7695Q)	Membership No: 203520

Place: Chennai
Date: 15.07.2026

Note- 34.3 Sectoral Exposure

(Amount in Rs. Crores)

Category	As at 31st March 2026			As at 31st March 2025		
	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ crore)	Gross NPAs (₹ crore)	Percentage of Gross NPAs to total exposure in that sector	Total Exposure (includes on balance sheet and off-balance sheet exposure) (₹ crore)	Gross NPAs (₹ crore)	Percentage of Gross NPAs to total exposure in that sector
1. Agriculture and Allied Activities	-	-	-	-	-	-
2. Industry	-	-	-	-	-	-
3. Services	-	-	-	-	-	-
4. Personal Loans						
i. Housing Loans	34.83	1.45	4.15%	25.82	1.99	7.71%
ii. Non-Housing Loans	14.56	0.87	5.96%	13.95	1.38	9.92%
Total of Personal Loans (i+ii)	49.39	2.31	10.11%	39.77	3.38	17.63%
5. Others, if any (please specify)	-	-	-	-	-	-

Note- 37: Related Party Disclosure

(Amount in Rs. lakhs)

Related Party / Items	Parent / Subsidiaries / Associates / Joint Ventures		Key Management Personnel (Directors)		Relatives of Key Management Personnel (Directors)		Key Management Personnel (Others)		Others		Total	
	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25	2025-26	2024-25
Borrowings	-	-	12.00	12.00	74.03	53.12	-	-	-	-	**86.03**	**65.12**
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Placement of Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Advances	-	-	-	-	-	-	-	-	-	-	-	-
Investments	-	-	-	-	-	-	-	-	-	-	-	-
Purchase of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-
Sale of fixed/other assets	-	-	-	-	-	-	-	-	-	-	-	-
Interest paid	-	-	1.44	1.79	7.52	11.23	-	-	14.29	7.66	**23.25**	**20.68**
Interest received	-	-	-	-	-	-	-	-	-	-	-	-
Others											-	-
- Professional Fees	-	-	20.91	13.92	2.10	-	-	-	4.60	3.60	**27.61**	**17.52**
- Sitting Fees	-	-	3.28	0.62	-	-	-	-	-	-	**3.28**	**0.62**
- Remuneration	-	-	19.92	23.55	-	12.60	-	-	-	-	**19.92**	**36.15**

Note- 50: Top five grounds of Complaints received by HFCs

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
Loan account related	-	-	-	-	-

Note- 72: Loans against gold and silver collateral

(Amount in Rs. Crores)

Particulars	Loan outstanding		Average ticket size (₹ crore)	Average LTV ratio	Gross NPA (%)
	₹ crore	As % of Total Loans			
1. Opening balance of the FY [(a)+(b)]	**5.35**	**13.12%**			1.35%
(a) Consumption loans of which bullet repayment loans	-	-			
(b) Income generating loans	5.35	13.12%	0.004	75%	1.35%
2. New loans sanctioned and disbursed during the FY [(c)+(d)]	**1.45**				NA
(a) Consumption loans of which bullet repayment loans	-				NA
(d) Income generating loans	1.45				NA
3. Renewals sanctioned and disbursed during the FY	-				NA
4. Top-up loans sanctioned and disbursed during the FY	-				NA
5. Loans repaid during the FY [(e)+(f)]	**5.35**				NA
(a) Consumption loans of which bullet repayment loans	-				NA
(f) Income generating loans	5.35				NA
6. Non-Performing Loans recovered during the FY [(g)+(h)]	**0.07**				NA
(a) Consumption loans of which bullet repayment loans	-				NA
(h) Income generating loans	0.07				NA
7. Loans written off during the FY [(i)+(j)]	-				NA
(a) Consumption loans of which bullet repayment loans	-				NA
(j) Income generating loans	-				NA
8. Closing balance at the end of FY [(k)+(l)]	**1.45**	**2.93%**		75%	NA
(a) Consumption loans of which bullet repayment loans	-				NA
(l) Income generating loans	1.45	2.93%	0.002		NA

Annexure I: Schedule to the Balance Sheet of an HFC

(Rs. In lakhs)

Sl No.	Particulars		
	Liabilities Side:	**Amount Outstanding**	**Amount Overdue**
1	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	325.63	-
	(d) Inter Corporate loans and borrowing	325.00	-
	(e) Commercial Paper	-	-
	(f) Public Deposits	-	-
	(g) Other Loans – (i) Unsecured loans from directors and their relatives	86.03	-
2	Break up of 1(f) above (outstanding public deposits inclusive of interest accrued thereon but not paid)		
	(a) In the form of unsecured of debentures	-	-
	(b) In the form of partly secured debentures i.e., debentures where there is a shortfall in the value of securities	-	-
	(c) Other public deposits	-	-
	Assets Side:		
3	Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:		
	(a) Secured		4,932.98
	(b) Unsecured		8.76
4	Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities.		-

	(i) Lease assets including lease rentals under sundry debtors:	
	(a) Financial Lease	-
	(b) Operating Lease	-
	(ii) Stock on hire including hire charges under sundry debtors:	
	(a) Assets on hire	-
	(b) Repossessed Assets	-
	(iii) Other loans counting towards asset financing activities:	-
	(a) Loans where assets have been repossessed	-
	(b) Loans other than (a) above	-
5	**Break-up of Investments:**	
	Current Investments:	
	1. Quoted:	
	(i) Shares:	
	(a) Equity	-
	(b) Preference	-
	(ii) Debentures and Bonds	-
	(iii) Units of Mutual Funds	69.62
	(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			-
6	Borrower group-wise classification of assets financed as in (3) and (4) above:			
	Category	**Amount Net of Provisions**		
		Secured	**Unsecured**	**Total**
	1. Related Parties			
	(a) Subsidiaries	-	-	-
	(b) Companies in the same group	-	-	-
	(c) Other related parties	-	-	-
	2. Other than related parties	4,932.98	8.76	4,941.74
	Total	**4,932.98**	**8.76**	**4,941.74**
7	Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):			
	Category	**Market Value / Break up or fair value or NAV**	**Book Value (Net of Provisions)**	
	1. Related Parties (as per applicable accounting standard)			
	(a) Subsidiaries	-	-	
	(b) Companies in the same group	-	-	
	(c) Other related parties	-	-	
	2. Other than related parties	-	-	
	Total	-	-	
8	**Other Information**			
	Particulars	**Amount**		
(i)	Gross Non-Performing Assets			
	(a) Related Parties	-		
	(b) Other than related parties	231.39		
(ii)	Net Non-Performing Assets			
	(a) Related Parties	-		
	(b) Other than related parties	120.12		
(iii)	Assets acquired in satisfaction of debt	-		