

**ANNUAL REPORT 2024-25**



PROSPER HOUSING FINANCE LIMITED

*(Formerly Known as HBN Housing Finance Limited)*

*(Registered with National Housing Bank)*

### **NOTICE**

**Notice is hereby given that the 21<sup>st</sup> Annual General Meeting of the Company Prosper Housing Finance Limited will be held on Thursday, 18<sup>th</sup> Day of September, 2025 at 11:00 A.M. at the Registered Office of the Company at Office No. 111 & 112, First Floor, Plot No.9, LSC F Block, Garg Plaza, Bhera Enclave, Paschim Vihar, New Delhi-110087 to transact the following business:-**

### **ORDINARY BUSINESS:**

1. To receive, consider and adopt the Audited Financial Statements of the Company for the financial year ended March 31, 2025, together with the Reports of the Board of Directors and the Auditors thereon.
2. To re-appoint Ms. Gurvir Kaur Sran, having DIN 00057473, who retire by rotation and being eligible, offers herself for re- appointment.

To consider and if thought fit, to pass with or without modification(s), the following resolution as an Ordinary Resolution:

**“RESOLVED THAT** pursuant to the provisions of section 152 of the Companies Act, 2013, Ms. Gurvir Kaur Sran, (DIN 00057473) who retires by rotation and being eligible offers herself for reappointment, be and is hereby re-appointed as a director of the company.”

**By Order of the Board of Directors,  
Prosper Housing Finance Limited**

**Brinderjeet Kaur  
Director  
DIN: 01123893**

**Date: 12-06-2025  
Place: New Delhi**

**NOTES:**

- A. A MEMBER ENTITLED TO ATTEND AND VOTE AT THE MEETING IS ENTITLED TO APPOINT ONE OR MORE PROXIES TO ATTEND AND VOTE INSTEAD OF HIMSELF/HERSELF AND A PROXY NEED NOT BE A MEMBER.**

**A PERSON CAN ACT AS A PROXY ON BEHALF OF MEMBERS NOT EXCEEDING FIFTY AND HOLDING IN THE AGGREGATE NOT MORE THAN TEN PERCENT OF THE TOTAL SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS. HOWEVER, A MEMBER HOLDING MORE THAN TEN PERCENT OF THE TOTAL SHARE CAPITAL OF THE COMPANY CARRYING VOTING RIGHTS MAY APPOINT A SINGLE PERSON AS PROXY AND SUCH PERSON SHALL NOT ACT AS A PROXY FOR ANY OTHER PERSON OR SHAREHOLDER.**

- B. A form of proxy is enclosed to this notice. No instrument of proxy shall be valid unless:**

- i) it is signed by the member or by his/her attorney duly authorized in writing or, in the case of joint holders, it is signed by the member first named in the register of members or his/her attorney duly authorized in writing or, in the case of body corporate, it is executed under its common seal, if any, or signed by its attorney duly authorized in writing; provided that an instrument of proxy shall be sufficiently signed by any member, who for any reason is unable to write his/her name, if his/ her thumb impression is affixed thereto, and attested by a judge, magistrate, registrar or sub-registrar of assurances or other government gazette officers or any officer of a Nationalized Bank.**

- C. it is duly stamped and deposited at the Registered Office of the Company not less than 48 hours before the time fixed for the meeting, together with the power of attorney or other authority (if any), under which it is signed or a copy of that power of attorney certified by notary public or a magistrate unless such a power of attorney or the other authority is previously deposited and registered with the Company. Corporate members intending to send their authorised representatives to attend the Meeting are requested to send to the Company a certified copy of the Board Resolution authorizing their representative to attend and vote on their behalf at the Meeting.**

- D. Members / proxies are requested to bring duly filled attendance slips sent herewith to attend the Meeting.**

- E. Every member entitled to vote at the Annual General Meeting of the Company can inspect the proxies lodged at the Company at any time during the business hours of the Company during the period beginning twenty four (24) hours before the time fixed for the commencement of the Annual General Meeting and ending on the conclusion of the meeting. However, a prior notice of not less than three (3) days in writing of the intension to inspect the proxies lodged shall be required to be provided to the Company.
- F. Explanatory Statement as required under Section 102 of Companies Act, 2013 as required is annexed with this notice.
- G. The Register of Members and Share Transfer Books of the Company will remain closed from Tuesday, 10<sup>th</sup> September, 2025 to 16<sup>th</sup> September, 2025 (both days inclusive).
- H. A member desirous of getting any information on the accounts or operations of the Company is requested to forward his / her query to the Company at least seven working days prior to the meeting, so that the required information can be made available at the meeting.
- I. Members are requested to:
  - a. intimate the changes, if any, in their registered addresses at an early date
  - b. Quote their folio numbers in all correspondence.
- J. Relevant documents referred to in the accompanying Notice and the Explanatory Statement are open for inspection by the members at the Registered Office of the Company on all working days, during business hours up to the date of the Meeting except Saturdays, Sundays and Public Holidays.

**By Order of the Board of Directors,  
Prosper Housing Finance Limited**

**Brinderjeet Kaur  
Director  
DIN: 01123893**

**Date: 12-06-2025  
Place: New Delhi**





**Form No. MGT - 11  
PROXY FORM**

**[Pursuant to Section 105(6) of the Companies Act, 2013 and Rule 19(3) of the  
Companies (Management and Administration) Rules, 2014]**

Name of Member(s): _____
Registered Address: _____
E-mail Id: _____ Folio No.: _____

I/We, being the member(s) \_\_\_\_\_ of shares of the above named Company, hereby appoint:

1. Name ..... E-mail ID: .....

Address: .....

Signature: ....., or failing him/her

2. Name ..... E-mail ID: .....

Address: .....

Signature: ....., or failing him/her

3. Name ..... E-mail ID: .....

Address: .....

Signature: ....., or failing him/her

as my/our proxy to attend and vote (on a poll) for me/us and on my/our behalf at the 21<sup>st</sup> Annual General Meeting of the Company, to be held on 18<sup>th</sup> day of September, 2025 at 11:00 A.M. at Office No. 111 & 112, First Floor, Plot No.9, LSC F Block, Garg Plaza, Bhera Enclave, Paschim Vihar, New Delhi-110087 and at any adjournment thereof in respect of such resolutions and in such manner as are indicated below:

Resolution No.	Description of the Resolution	Option al* For Against	
1.	Adoption of Audited Financial Statements, Directors' Report & Auditors' Report for the financial year ended 31 <sup>st</sup> March, 2025.		
2.	Re-appointment of Gurvir Kaur Sran (DIN: 00057473), who retires by rotation.		

Signed this \_\_\_\_\_ day of \_\_\_\_\_

**Affix  
Revenue  
Stamp**

\_\_\_\_\_  
**Signature of Member**

\_\_\_\_\_  
**Signature of Proxy holder(s)**

**Notes:**

1. \*It is optional to put a 'X' in the appropriate column against the respective resolutions indicated in the table above. If you leave the 'For' or 'Against' column blank against any or all resolutions, your Proxy will be entitled to vote in the manner as he/she thinks appropriate.

2. A Proxy need not be a Member of the Company. Pursuant to the provisions of Section 105 of the Companies Act, 2013, a person can act as proxy on behalf of not more than fifty Members and holding in aggregate not more than ten percent of the total Share Capital of the Company. Members holding more than ten percent of the total Share Capital of the Company may appoint a single person as proxy, who shall not act as proxy for any other Member.

3. This form of Proxy, to be effective, should be duly completed and deposited at the Registered Office of the Company at Office No. 111 & 112, First Floor, Plot No.9, LSC F Block, Garg Plaza, Bhera Enclave, Paschim Vihar, New Delhi-110087 not later than 48 hours before the commencement of the aforesaid meeting.

## ATTENDANCE SLIP

To be handed over at the entrance of the meeting hall

Name of the Attending Member (IN BLOCK LETTERS)  _____	Member's Folio No. _____  No. of Shares held _____
Name of the Proxy (IN BLOCK LETTERS) _____ (To be filled if the Proxy attends instead of the Member)	

I hereby record my presence at the 21<sup>st</sup> **ANNUAL GENERAL MEETING** of Prosper Housing Finance Limited, being held on Thursday, 18<sup>th</sup> September, 2025 at 11:00 A.M. at Office No. 111 & 112, First Floor, Plot No.9, LSC F Block, Garg Plaza, Bhera Enclave, Paschim Vihar, New Delhi-110087

\_\_\_\_\_  
Members/Proxy Signatures  
(To be signed at the time of handing over this slip)

Notes: -

1. Shareholders/Proxies are requested to bring Attendance Slip with them when they come to the Meeting and hand them over at the entrance after affixing their signatures on them.

\* **Applicable for investors holding shares in electronic form.**

### **Message from Chairperson**

Dear Shareholders, We started FY 2024-25 on the backdrop of optimism and anticipation in the real estate sector triggered further by positive macro developments

The housing market performed well in FY 2024-25, driven by economic stability and creation of physical infrastructure. Demand is emerging not only in Tier 1/2 cities, but across the country due to expansion of metro networks, enhancements to road networks, and improvement in connectivity. The residential real estate market scaled an 11-year high in sales volume in the first six months of 2024

As per the Economic Survey 2024-25, housing demand in India is expected to touch 93 million units by 2036, with RERA and GST having brought several benefits to the real estate market and the housing sector. Stable economic conditions, robust infrastructure development, and growing market confidence have been key drivers for growth in housing. With demand for housing increasing swiftly, we see a brighter future for housing finance companies. Especially after the Pradhan Mantri Awas Yojana (PMAY) 2.0, housing finance has started seeing a lot of traction and movement in demand. We expect the trend to accelerate further with interest rate easing and continued government efforts in urban infrastructure development.

The housing finance sector has been witnessing strong credit growth with tier-2 and tier-3 cities as main drivers. This has provided a momentum to our efforts towards deeper penetration and improving financial inclusion across the country. Our constant focus towards customer service, effective cost management and improvement in asset quality have contributed to stable margins and improved profitability. As we move into the next fiscal, we remain optimistic about our industry growth, especially in the affordable segment, giving us a positive roadmap over the upcoming 12 months. The housing market, especially in the affordable and mid-income segments, continues to demonstrate robust demand, backed by urbanisation, government incentives (like PMAY), and improving income levels. This cycle enhances asset quality and supports consistent disbursement growth, reinforcing lender confidence.

I look forward to the continued support of all our stakeholders in taking your Company forward on this journey of sustainable and profitable growth. On this note, I feel privileged and proud of our leadership team and employees who keep giving their best every single day to take the Company higher. On behalf of the management and the Board of Directors, I wish to thank all our employees for their continued commitment and support. We appreciate the constant backing of our shareholders. Your encouragement and support are precious. We treasure it.

*With Best Regards,*

*Gurvir Kaur Sran*

*(Managing Director)*

## **CORPORATE INFORMATION**

### **BOARD OF DIRECTORS**

#### **Ms. Gurvir Kaur Sran**

Managing Director  
Accountants

#### **Ms. Brindrjeet Kaur**

Executive Director

#### **Ms. Harmeet Kaur**

Non-Executive Director

#### **Ms. Chetna**

Independent Director

#### **Mr. Gaurav Kumar**

Independent Director

#### **Chief Financial Officer**

Ms. Vibha Wadhwa

#### **Chief Compliance Officer**

Ms. Sonia Chatwal

#### **Company Secretary**

Mr. Birender Singh  
Dhillon

### **AUDITORS**

#### **STATUTORY AUDITORS**

Sunil Arora & Associates Chartered

#### **INTERNAL AUDITOR**

Mr. Naveen Dua

#### **CONCURRENT AUDITOR**

M/s Walia & Company, Chartered Accountants

### **BANKERS**

Axis Bank Ltd

Bandhan Bank Ltd

Bathinda C.C Bank Ltd

The Nainital Bank Ltd

RBL Bank Ltd

Equitas Small Bank Finance Ltd

Kotak Mahindra Bank Ltd

REGISTERED OFFICE Office No. 111 & 112, First Floor, Plot No.9, Garg Plaza, Bhera Enclave,  
Paschim Vihar- 110087. Phones: 011- 2526-0122, 011-4039-6558 CIN: U65910DL2004PLC124134

### **Profile of Directors of M/s Prosper Housing Finance Limited**

The management of **PROSPER HOUSING FINANCE LIMITED** (herein after referred as PHFL) is comprised of following key members:-

- 1. MS. GURVIR KAUR SRAN**
- 2. MS. BRINDERJEET KAUR**
- 3. MS. HARMEET KAUR**
- 4. MR. GAURAV KUMAR**
- 5. MS. CHETNA**

#### **I. MS. GURVIR KAUR SRAN, MANAGING DIRECTOR**

Ms. Gurvir Kaur Sran holds master degree in Science from the Punjab Technical University, Punjab where she further studied for degree of Bachelors in Education. However, her keen interest in the financial and her enterprising nature pushed her to enter the corporate world.

In order to acquaint and update her with the financial matters issues and outcomes relating to the corporate she attended seminars, submits and other business meets held in India and abroad from time to time. From there she cruised ahead with no stopping.

Though she was not directly on the Board of the Company PHFL before 01.10.2014 (on and after 01.10.2014 joined as Executive Director) but she is a crucial decision maker in the financial matters of the Company. She directly handles the planning, arrangement, and financing of funds. Further, the day to day decisions relating to disbursement and sanctioning of loans also pass under her hand. She is an integral part in the policy making and other decision of the management which relate to the financials of the Company.

Further she is also Director in a Non-Banking Financial Company, True Blue Finlease Ltd. directly taking care of the matters and decisions relating to financials and operational issues of the company.

**II. MS. BRINDERJEET KAUR, DIRECTOR, PHFL**, is highly qualified candidate having Bachelor Degree (Hons) in Business Administration from Coventry University of United Kingdom having wide area of knowledge and experience in different aspects of the Business like HR, Administration and Finance. Further, she completed her Post Graduation Diploma in Marketing.

She has joined PHFL back in 2008 and her move from Executive Director on the board of PHFL to Managing Director within few months of her joining was a strategic move on part of the Company to take benefit from her valuable experience, business skills and proficiencies by leading and managing the Company. Her appointment was the

need of the hour in challenging scenario in the Financing sector. From innovative steps to bring PHFL at par with other world class Financial Services Company, her qualities as a dynamic leader to a quick decision maker make her stand apart from the rest.

She applies her academic excellence in a practical way to attain the established goals and objectives. Her vision, team philosophy and commitment to excellence have been the catalyst for company's growth and success. Socially also she is very active and contributes immensely to philanthropy, and weaker sections of society.

Besides PHFL, she is currently as serving as Managing Director of a Delhi Based RBI registered NBFC named True Blue Finlease Limited engaged in providing 2 wheeler loans.

### **III. MS. HARMEET KAUR, DIRECTOR**

Ms. Harmeet Kaur has done her graduation in Business Administration. Further, owing to her keen interest in corporate sector she opted for a post Graduate Diploma in Business Management with keen interest in the management of Company operations and decision making. Being a young lady she provides her innovative ideas and skills to the Board as and when required. She endeavors towards the expansion and development of the Company as well as establishing strong ties with fellow business leaders and customers. She is strong as a non-acquiescent person, that her management of others will be vigorously targeted towards finding, defining and solving problems. As an exceptionally enterprising person, she manages others in an assertive, aggressive and intensely results-oriented way.

Further, her key focus areas are business development, undertaking strategic market analysis, CRM, delivery and service quality assurance, mentoring and motivating teams.

Besides PHFL, she is currently as serving as Director of a Delhi Based RBI registered NBFC named True Blue Finlease Limited engaged in providing 2 wheelers.

### **IV. MR. GAURAV KUMAR & MS. CHETNA, INDEPENDENT DIRECTOR**

Mr. Gaurav Kumar & Ms. Chetna are Company Secretaries, their vision, team philosophy and commitment to excellence have been the catalyst for company's growth and success.

Profile of Company**A. Introduction**

Ushering in the new millennium, Promoters of the Company and their Companies, widely acclaimed for its professional attitude and consumer friendly services, launched another financial service to fulfill the dreams of man to have house of his own, through the set-up of Prosper Housing Finance Limited.

Prosper Housing Finance Limited has been formed as to meet the requirement of Housing Finance of the low and middle income segment of the society. We do agree to hardcore reality that without financial support, it is very difficult for general public to acquire housing units, so our priority is to provide homes for homeless.

Prosper Housing Finance Limited is registered with National Housing Bank since 2006. We are also a registered member of the credit information agencies for accessing the Credit Report of the Customers.

Housing Loans are offered under its scheme for Houses for Individuals, Construction, Repairs, Renovation, New Purchase, Old Purchase and Loan against Property.

Our qualified and motivated professionals constant Endeavour is to make Prosper Housing Finance Limited the first organization to work and to do business with.



**BUSINESS INTEREST OF DIRECTORS:**

The common business interest of the management is to explore the opportunity for venturing into “middle class and lower middle customers” by way of providing homes to homeless people. Further, the Management is also keen and desirous to secure the present and future happiness by designing the best loan programs to fulfill the commercial or residential desires. The management is result oriented and self-determined towards the expansion of the business by coming into contact with new buyers and customers and also by creating new market for their services thereby creating themselves in the Corporate World in today’s scenario.





## **B. Type of Home Loans**



### **Existing Customers:**

**Prosper Housing Finance Limited** provides exclusive home loan opportunities to its esteemed clients. Our valuable home loan alternatives have successfully met the clients' specific requirements and become the optimal solution for their needs. Some of our tailored made loans enjoyed by our customers are discussed below:

### **Home Improvement Loans**

These improvement loans are ideal for those who need some renovations or repair works in their already purchased home. They aid in internal and external repairs like structural repairs, waterproofing, tiling, roofing, plumbing, flooring, electrical work, painting, grilling and other significant repairs. One can avail these loans up to the required amount or 70% of the total cost of improvement but only after obtaining the Requisite approvals from building authorities.

### **Old Purchase Home Loan**

Prosper Housing Finance Limited also provides the customer to buy an old home. Customer can easily avail the home loan by completing the documentation.

### **Home Construction/New Purchase Loans**

Home constructing loans are good for those who want to construct a new home or any property on the desired plot. They can easily avail these loans through us but the documentation process is slightly different from the normal home loan.

In these loans the land cost act as a component to the total cost of the property and not included while calculating the loan eligibility.

### **Top - Up loans**

These loans are specially designed for our existing customers who do not want to dispose their home investment on higher education of their child or buying any home furniture or investing some money in business. This loan will help them to encash the desired amount up to 80 % of the market value of the property while deducting the outstanding loan on the property.

### **Loan Against Property(LAP)**

Any loan facility given to a person to fulfill his needs against the mortgage of property is called loan against property. The mortgage can be equitable mortgage by depositing original chain of property in favor of the company. You can take a loan for the purpose of business, wedding of your dreams; fund your child education and much more. PHFL has designed 'Loan Against Property' to enable you to maximize the power of your property.

### **Features and Benefits:**

- i. Attractive interest rates
- ii. Insurance provided on your given loan
- iii. Quick disbursal of the loan
- iv. Hassle free documentation

### **Construction and Renovation Loan**



### **Construction and Renovation Loan**

Constructing a house in India is one of the largest investments a person makes thus increasing the importance of construction and renovation loans. A Construction/Home Renovation Loan is a type of loan that lets you access the equity in your home as a source of financing for large renovations or a newly-constructed home. We would like to enhance your dream project with the help of Prosper Housing Finance Limited where we consider financing both single and multiple stories.

Loan for construction basically means that once you have purchased the home and now you want finance to undergo construction or expand your house. It may include any type of construction you want to undertake like constructing more rooms or you have a plot and you want to build your dream home. Renovation of home is much desired to suit the latest style and technologies. A Renovation Loan is made to fund internal improvements to an existing home.

#### **Features:-**

- (a) Competitive interest rates
- (b) Quick and easy processing
- (c) Lower interest rates
- (d) Counselors visit at customer ease
- (e) Door step delivery and pickup of documents
- (f) Fast approvals

**Unmatched Advantages**

With PHFL, we help you to form your dream house and the hearth that form your paradise. PHFL gives you an opportunity to purchase your dream house and provide assistance

to your housing related requirements. PHFL loan comes with unmatched advantages:

- i. Home loans up to Rs 50 lacs.
- ii. Attractive interest rates.
- iii. Age upto 65 Years.
- iv. Up to 80-90% of property valuation.
- v. Longer tenor of up to 20 years.
- vi. Insurance provided on your home loan.
- vii. Counselors visit at customers ease.
- viii. Doorstep delivery and pick up of documents.

**Eligibility Criteria for Availing Housing/ Non-Housing Loan:**

1. **Age:** Minimum Age of Applicant Guarantor is 21 Year and Maximum Age is 65 Year.
2. Fixed Finance Liabilities
3. Stability of Occupation
4. Repayment Capacity

**C. Documentation:**

Applicant +Co-Applicant KYC

**Complete Application form with Photographs****1. Photo Identity:**

- PAN Card
- Voter Identity card
- Driving License
- Ration Card
- Government Identity card

**2. Date Of Birth**

- Driving License

- Voter Identity Card
- Birth Certificate
- Photo Ration Card

**3. Proof of Residence:**

- Ration Card
- Telephone Bill(Mobile Bill)
- Electricity Bill
- Driving License
- Voter Identity card

**4. Ownership Proof:**

- Electricity Bill
- Water Bill
- House Tax Receipt

**Financial Documents Required:****1. For a Salaried person, the following documents are required:**

- 3 months' salary slip
- Last 6 months bank statements
- Form 16 of the last three years

**2. For Self Employed**

- Last 3 Years Balance Sheet, Profit& Loss Account compilation of Income & IT return attested by C.A.
- Certificate of Practice( If applicable)
- Latest one year Bank Statement
- Business Profile

**3. Legal Documents**

Complete chains of Legal Property Documents

**4. Guarantor documents**

- All above documents with ownership proof must
- Ownership include water bill, electricity bill, House Tax Receipt

## USER MANUAL – LOAN ORIGINATION & MANAGEMENT SYSTEM - PROSPER HOUSING FINANCE

### 1. Introduction

Admin will be added (onboarded) from the backend by SimplyFi's technical team. Once onboarded, Admin can log in securely using their registered email or phone number with a password. After successful login, Admins will enter the Dashboard, which provides an overview of loan activities, reports, and management tools.

### 2. User Management Flow

1. Admin navigates to the **User Management** tab.
2. Admin can view all existing users (filterable by role).
3. To create a new user, Admin clicks **Create User**.
4. Admin enters the user details:
  - a. Name
  - b. Email ID
  - c. Mobile Phone
  - d. Role (Relationship Manager / Loan Officer / Branch Manager)
  - e. Address
  - f. Branch
5. Admin clicks Create User.
6. The system generates credentials and sends a welcome email with the password to the new user.
7. The new user can log in using email/phone + password + OTP and access their assigned role.

### 3. Relationship Manager (RM) Flow

#### 3.1 Login

- RM logs in using email/phone + password + OTP.

#### 3.2 Dashboard

RM sees summary metrics:

- Total loan applications
- Approved applications
- Rejected applications
- Pending applications (applications not completed by the applicant or co-applicant)
  - Recent loan applications

#### 3.3 Add New Loan Application / User

- RM clicks on '**New Application**' button.
- Fills in basic applicant details (name, email, mobile).
- Submits to start the eligibility check.



### 3.4 Eligibility Check

- RM enters applicant eligibility details of the applicant/customer (Aadhaar, PAN, address, DOB, income, joint account option, CIBIL score).
- OTP verification via Aadhaar-linked mobile of the customer.
- System calculates and displays eligibility results.
- RM clicks Proceed to Application if eligible.
- If applicant quits at this stage → application marked as Pending on the dashboard.

### 3.5 Loan Application Process (Multi-Step Form)

- Step 1: Document Verification
- Step 2: Personal Information
- Step 3: Occupational Details
- Step 4: Property Details
- Step 5: Loan & Financial Requirements
- If applicant quits at any step → application marked as Pending on the dashboard.

### 3.6 Add Co-Applicants (Mandatory)

- At least one co-applicant is required.
- RM clicks Add Co-Applicant.
- Co-Applicant goes through the same steps as the main applicant.
- RM can add additional co-applicants (optional).
- Each co-applicant shows as Completed once submitted.
- If co-applicant quits → application remains Pending until completed.
- RM cannot assign a loan officer until the mandatory co-applicant is completed.

### 3.7 Assign Loan Officer

- After all applicants and mandatory co-applicants are Completed, RM assigns a loan officer to the application and **Submits** the application.

### 3.8 Post Submission

RM can track applications: Approved

Rejected

Pending (any incomplete applications or co-applicants)

RM can add new applications or co-applicants for other cases.

LO can take action on new applications or view guarantor details for pending cases.

## 4. Loan Officer (LO) Flow

### 4.1 Login

- LO logs in using email/phone + password + OTP he received after admin has onboarded.

#### **4.2 Dashboard**

- LO sees summary metrics: All loan transactions in one place
  - Total applications
  - Approved applications
  - Rejected applications
  - Pending applications (applications not completed or awaiting guarantor approval)
- Search and filter options for loan applications

#### **4.3 View Loan Application**

- LO clicks on a **Customer ID** to view application details.
- All documents uploaded by the applicant and co-applicants are visible.
- LO can Approve or Reject the application.
- Once the **application is approved or rejected**, the **Approve/ Reject buttons will disappear** (to avoid duplicate approvals) and then it will be a Review form.
- 

#### **4.4 Application Outcome**

- If the application is approved by Loan officer: RM sees a button on the dashboard to manage guarantors.
- Rejected: Status updated in LO dashboard; application does not move forward.

#### **4.5 Manage Guarantors (By RM)**

- RM clicks **Manage Guarantors** after LO approval.
- At least one guarantor is mandatory.
- RM can add multiple guarantors.
- Once RM clicks on 'Completed' in the pop-up, then the application will go to Loan officer.
- LO can view guarantor details through the dashboard.

#### **4.6 Guarantor Approval**

- LO reviews all guarantor details.
- First approval occurs at the LO level.
- Approved → Application moves forward to Branch Manager.
- Rejected → Application stops and does not proceed.

#### **4.7 Post Submission**

- LO can track applications: Approved
- Rejected
- Pending (including incomplete guarantors)

LO can take action on new applications or view guarantor details for pending cases.

## 5. Branch Manager (BM) Flow

### 5.1 Login

- LO logs in using email/phone + password + OTP.

### 5.2 Dashboard

- BM sees all applications for their assigned branch which are primarily approved by the Loan officer.
- BM also sees Metrics: Total Applications, approved by LO, Approved by BM, Rejected by BM, Approval Ratio.

### 5.3 View Application

- Clicking on Customer ID shows details of applicant, co-applicants, and guarantors.

### 5.4 Approval Process

- BM approves or rejects the application at the last step of guarantor approval.
- Approved → Application moves to Director.
- Rejected → Application does not move forward, and status will be changed as 'Rejected' in dashboard

## 6. Director (DR) Flow

### 6.1 Dashboard

- Director logs in using email/phone + password + OTP onboarded by SimplyFI team from backend.

Dashboard shows summary metrics: Total Applications  
 Approved by Branch Manager  
 Approved by Director  
 Rejected by Director  
 Approval Ratio  
 Search and filter options for loan applications

### 6.2 View Loan Application

- Director clicks on a Customer ID to view complete loan information.  
 Details include: Personal Information (Applicant Name, Mobile, Alternate Number, Email, Current Address, Permanent Address)  
 Loan Details (Loan Amount Requested, Tenure, Interest Rate, Loan Amount Sanctioned)

All documents uploaded by applicants, co-applicants, and guarantors are visible.

### 6.3 Approval Process

- Director reviews the application after Branch Manager approval.

- Director can either **Approve** or **Reject** the application.
- Approved → Application is finalized and moves forward for disbursement.
- Rejected → Application stops and does not move forward.

#### 6.4 Post Submission Flow

• Notification to LO (Loan Officer): Once the **loan amount is disbursed**, the Loan Officer (LO) will receive a notification.

• **Amortization Schedule Availability:** After disbursement, the **amortization schedule** will be generated and displayed.

• The LO can view this by clicking on the **particular loan application** in the system.

#### • Repayment Facilities and Benefits

Prosper Housing Finance Limited is pioneer financing service providers over the years. We have achieved success with the support of our satisfied customers across the nation. Our home loan advisor assists different customers with proper attention and provides valuable advice regarding legal documentation, project or building approvals or for any specific technical guidance.

We don't charge our customers for any property related advices or counseling as we want our customer to be a part of the most prestigious organization. Our organized project approval facility offers the absolute comfort to our customers for repaying their loan. We also guide them to arrange the necessary documents required in buying their property.

#### **You think and we build your dream home:**

We suggest you to take advantage of our experience in building your dream home.

#### **Several Repayment Alternatives:**

At Prosper Housing Finance Ltd, we provide various alternatives to our clients to repay their loans. We make sure that client pay these loans with their ease and convenience.

#### **Step Up Repayment Facility:**

This loan facility aids young executives in buying bigger home with bigger loan facility. They can assume their future raise in income and can buy their desired home at any point of time.

#### **Easy Loan installments Plan:**

This plan suits most to that group of people who want to purchase good home with a long term home loan facility. Here the parent near to his retirement and the young children who has started his earning can combine their income to buy their dream home and pay the installment at their convenience.

**Accelerated Repayment Scheme:**

As the name accelerated repayment suggests 'fast payment' of your loan. In simple terms by availing this scheme you can increase your EMI or pay some lump sum amount and can reduce your stress to pay for long duration. In fact you can save good amount by saving unnecessary interest.

**Post Disbursement Services:**

We provide you the Income tax Certificate to claim the tax benefits from these acquired home loans and that too without any cost.

## **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. The nation continues to strengthen its position as a key player in the global economy, supported by robust GST collections and sustained momentum across manufacturing, infrastructure and technology sectors. However, amid heightened global uncertainties and domestic pressures, India's real GDP growth moderated to 6.5% in FY 2024-25, down from 9.2% in FY 2023-24, according to the Ministry of Statistics and Programme Implementation (MOSPI). This deceleration was primarily driven by weaker manufacturing output, elevated food inflation, muted urban consumption, constrained formal job creation, a widening trade deficit and subdued private investment. Despite these challenges, the economy remains on a stable growth path, reflected by strong services sector performance, increasing public infrastructure spending and government-led efforts in digitalisation, financial inclusion and ease of doing business. Gross Fixed Capital Formation (GFCF) which measures investments in fixed assets like infrastructure, machinery and equipment has remained broadly stable as a percentage of GDP over the past three years. The GFCF-to-GDP ratio stood at 33.6% in FY 2022-23, slightly easing to 33.5% in FY 2023-24 and is projected at 33.4% for FY 2024-25. This consistent level of capital formation underscores the economy's sustained focus on long-term investment and capacity expansion, even amid global uncertainties. The stability in this ratio also points to ongoing infrastructure development and steady private sector investment both essential for enhancing productivity and supporting future economic growth.

Real GDP growth for FY 2024-25 is estimated at 6.5%. Inflation remained a key concern during the year FY 2024-25, fuelled by global supply disruptions and commodity price volatility. In response, the RBI's Monetary Policy Committee (MPC) reduced the repo rate by 25 basis points each during its meetings on February 6 and April 6, 2025, followed by a 50 basis point cut on June 6, 2025, bringing the rate down to 5.5% as of June 2025, while shifting to a neutral policy stance. These changes support the RBI's aim to maintain Consumer Price Index (CPI) inflation around 4%, within a plus or minus 2% band, while promoting economic growth. CPI inflation is projected to average 4.6% in FY 2024-25, down from 5.4% in FY 2023-24, with further moderation to 4.0% expected in FY 2025-26. India has seen a sharp rise in digital transactions in recent years, highlighting its shift toward a cashless economy. Unified Payments Interface (UPI) led this growth with a record 16.73 billion transactions in December

2024, supported by platforms like Immediate Payment Service (IMPS) and National Electronic Toll Collection (NETC) FASTag, which have enhanced transaction speed, accessibility and security. On the fiscal side, the new tax regime offers full income tax exemption for individuals earning up to Rs. 1 lakh per month and for salaried

Outlook India's remarkable economic progress reflects its commitment to inclusive growth and innovation-led development, driven by forward-looking policies, robust infrastructure investment and rapid digital adoption. With a projected GDP growth rate of 6.5% over the next two fiscal years, India continues to outpace global peers, reinforcing its position as the world's fastest-growing major economy.

### **GOVERNMENT INITIATIVES**

The following are key government initiatives that support Indian housing finance companies and drive growth in the overall housing sector:

**Pradhan Mantri Awas Yojana (Urban)-2.0:** The Pradhan Mantri Awas Yojana (PMAY) Urban-2.0, covering both Gramin and Urban segments, aims to provide affordable housing for all. As of 19th May 2025, over 1.17 crore houses have been sanctioned under PMAY-U and PMAY-U 2.0, with Rs. 92.72 lakh completed and Rs.89.90 lakh occupied. Around 10 lakh homes are being constructed using new technologies. The total committed investment stands at Rs. 7.99 lakh crore. The scheme has significantly supported affordable urban housing and strengthened the housing finance ecosystem.

**Credit Linked Subsidy Scheme (CLSS):** The CLSS component under PMAY-U 2.0 is applicable for home loans sanctioned and disbursed on or after September 1, 2024. The scheme is set to be implemented over a period of five years, aiming to provide affordable housing solutions to urban residents across various income groups. The CLSS component offers interest subsidies to eligible beneficiaries from the Economically Weaker Section (EWS), Low Income Group (LIG) and Middle-Income Group (MIG) categories. The subsidies are applied to home loans for the purchase, construction, or enhancement of houses in urban areas. The scheme is implemented through various Primary Lending Institutions (PLIs), including Scheduled Commercial Banks, Housing Finance Companies, Regional Rural Banks, Co-operative Banks, Small Finance Banks and Non-Banking Financial Company-Micro Finance Institutions. The National Housing Bank (NHB) serves as the Central Nodal Agency (CNA), overseeing the scheme's implementation for the Government of India's Ministry of Housing and Urban Affairs (MoHUA).

- **CLSS for EWS / LIG** The scheme provides interest subsidies on home loans with a maximum tenure of 20 years, or the actual tenure if shorter. Households in the EWS, with annual incomes up to ₹ 3 lakh and those in the LIG, earning between ₹ 3 lakh and ₹ 6 lakh, are eligible for a 6.5% interest subsidy.
- **CLSS for MIG** The CLSS for MIG is divided into two categories: MIG-I, for households with annual incomes between ₹ 6 lakh and ₹ 12 lakh and MIG-II, for those earning between ₹ 12 lakh and ₹ 18 lakh. Under this scheme, MIG-I beneficiaries are eligible for a 4% interest subsidy on home loans up to ₹ 9 lakh, while MIG-II beneficiaries receive a 3% subsidy on loans up to ₹ 12 lakh

**SWAMIH Fund (Special Window for Affordable and Mid-Income Housing):** The Union Budget 2025-26 introduced a Rs. 1 lakh crore Urban Challenge Fund to support 'Cities as Growth Hubs' and urban redevelopment, with 25% project cost financed by the fund and the rest through bonds, loans, or PPPs. A National Geospatial Mission will modernise land records and urban planning. Nearly 1 crore gig workers will be provided e-Shram registration and healthcare under PM-JAY. PM SVANidhi will be expanded with UPI-linked credit cards and a Rs. 15,000 crore SWAMIH Fund 2 will help complete another 1 lakh housing units in stressed projects.

**Rural Housing Interest Subsidy Scheme (RHIS):** The Rural Housing Interest Subsidy Scheme (RHIS) for FY 2024-25 is a government initiative designed to promote affordable housing in rural India. It is implemented by the Ministry of Rural Development through the National Housing Bank (NHB) and provides an annual interest subsidy of 3% on home loans up to ₹ 2 lakh for eligible beneficiaries. This subsidy applies to loans with a tenure of up to 20 years and is credited upfront directly to the borrower's loan account. To be eligible, applicants must be permanent residents of rural areas, must not own a pucca house and should not be beneficiaries under the Pradhan Mantri Awas Yojana (PMAY). The scheme is carried out in partnership with Primary Lending Institutions (PLIs), including banks and housing finance companies.

**Urban Infrastructure Development Fund (UIDF):** The RBI established the (UIDF) with a Rs. 10,000 crore corpus, contributed by banks falling short on priority sector lending targets. The fund aims to support public agencies in developing infrastructure in Tier 2 and Tier 3 cities. **Rural Housing Fund (RHF):** RHF established in FY 2008-09, helps Primary Lending Institutions provide affordable housing finance in rural areas using funds contributed by Scheduled Commercial Banks falling short of priority sector lending targets

### **Tax Incentives on Home Loans**

An individual can claim a home loan tax exemption for the following principal repayments and interest payments made on a home loan:



- Upto Rs. 1.5 lakh u/s 80C for principal repayments.
- Rs. 2 lakh worth of housing loan tax benefit u/s 24(b) of the Income Tax Act To facilitate the efficient flow of credit, promote financial inclusion and promote financial stability, the National Financial Information Registry is to be set up to serve as the central repository of financial and ancillary information. A new legislative framework is to govern this credit for public infrastructure and will be designed in consultation with the RBI. The deduction from capital gains on investment in residential houses under sections 54 and 54F to be capped at ₹ 10 crore for better targeting of tax concessions and exemptions.

## **BENEFITS OF BUYING PROPERTY**

- **Property Price Appreciation:** Housing finance companies emphasized that real estate typically gains value over time, enabling homeowners to accumulate equity. This growth in property worth can be leveraged to fund future investments or major expenses such as education or retirement, positioning it as a strong long-term financial asset.
- **Security and Stability:** Owning a home offers a sense of stability and greater control over living conditions. Unlike renters, homeowners are not vulnerable to sudden rent hikes or lease terminations, creating a more secure and predictable environment for families and individuals planning to stay long-term.
- **Tax Benefits:** Homeownership provides valuable tax benefits, including deductions on mortgage interest, property taxes and select home-related expenses. These advantages can reduce the overall tax burden, enhancing financial well-being and creating opportunities for additional savings.
- **Income Generating Potential:** Owning property can create opportunities for generating passive income through renting it out. This steady stream of revenue enhances financial stability and can support other investments, appealing to those looking to diversify their sources of income.
- **Modification:** Homeownership allows individuals the freedom to tailor their living spaces to suit their personal tastes and needs. This opportunity to personalize a home not only increases comfort and satisfaction but also enhances overall quality of life.

## **THREATS (BOTTLENECKS)**

The real estate sector is grappling with significant cost pressures, particularly as property prices, especially in the luxury segment, continue to rise. This trend is making homeownership increasingly unattainable for middle and lower income groups, widening the affordability gap. As a result, there is growing demand for

rental housing, with more individuals and families opting for flexible, financially accessible living arrangements over ownership. At the same time, developers face persistent challenges related to regulatory compliance and land procurement. Lengthy and complex land acquisition processes, coupled with delays in obtaining necessary approvals, are slowing down project timelines and increasing development costs. These hurdles not only affect project viability but also contribute to the limited supply of housing, especially in the affordable segment. Moreover, geopolitical tensions and macroeconomic uncertainties are impacting investor confidence, particularly in commercial real estate. High interest rates and inflation are prompting more cautious investment decisions. The issue is further compounded by supply and demand mismatch: while demand for luxury housing remains strong, the availability of affordable housing continues to lag, worsening the housing shortage and intensifying pressure on the rental market.

## RISKS AND CONCERNS

Risk Management is integral to the Company's operations, which include key elements such as risk assessment, a comprehensive risk catalogue, a defined risk appetite framework, risk planning, risk culture, internal controls and strong governance practices. The Company has clearly articulated its risk appetite, established functional policies and identified key risk indicators (KRIs) to delineate the types and levels of risk it is prepared to accept. The Company's Board of Directors has entrusted the Risk Management Committee (RMC) with the responsibility of overseeing the risk management function, ensuring that the framework remains effective and aligned with the Company's defined risk tolerance levels. PHFL follows a structured risk management approach that proactively identifies risks, implements effective mitigation strategies and continuously monitors them for ongoing enhancement. The Company's position as a leading housing finance company (HFC) is strongly underpinned by its robust risk management framework. The HFC business is subject to several critical risks, including credit risk, market and interest rate risk, liquidity risk and operational risk. To effectively manage these exposures, PHFL has implemented a suite of risk management tools such as time-bucketed liquidity statements, duration gap reports and foreign exchange exposure reports. These tools enable the Company to monitor and mitigate risks associated with liquidity, interest rate volatility and currency fluctuations. The Company continuously enhances its asset-liability management (ALM) function to strengthen its ability to mitigate key risks. This approach is designed to safeguard against adverse fluctuations in liquidity, interest rates and foreign exchange rates. PHFL aims to minimise the impact of these risks on its Net Interest Income (NII) by adhering to prudent risk management

practices. The following sections provide an overview of the most significant risks and the Company's principal mitigation strategies:

### **Credit Risk**

Credit risk is the potential for financial loss arising from a borrower's failure to meet their repayment obligations, including principal or interest. Almost all lending activities carry an inherent degree of default risk. In accordance with regulatory norms, if a borrower fails to make payments within 90 days of the due date, the loan is classified as a Non-Performing Asset (NPA) on the Company's balance sheet. PHFL adheres to a standardised credit approval process that includes a comprehensive assessment of credit risk. This evaluation considers both quantitative and qualitative factors to determine the borrower's creditworthiness. Loans are disbursed in lump sums and are repaid through Equated Monthly Instalments (EMIs), which are aligned with the progress of construction or other relevant milestones. The Company undertakes both dynamic and static analysis of its data and loan portfolio to identify emerging trends and potential risk indicators.

### **Market Risk**

Market risk refers to the potential for financial loss arising from changes in interest rates, credit spreads, market prices, or other external factors that affect a Company's trading assets and liabilities. Key balance sheet items exposed to market risk include floating-rate home loans, floating-rate developer loans, Non-Convertible Debentures (NCDs) with embedded options, bank loans with options, foreign currency bank borrowings and coupon swaps, among others. Market risk can generally be classified into two main categories: • Interest Rate Risk: Interest rate risk refers to the possibility that a Company's net interest income and the value of its assets and liabilities may fluctuate due to unfavourable changes in interest rates, driven either by market forces or regulatory actions. Such fluctuations can create risk when rising interest rates increase the cost of liabilities or when declining yields reduce asset values. The lending sector is especially vulnerable to this risk because of frequent mismatches in maturities and the need to periodically re-price assets and liabilities. To manage this risk, the Company consistently monitors the composition and pricing of its assets and liabilities. Furthermore, the Asset Liability Committee (ALCO) actively assesses the prevailing interest rate environment and continuously evaluates the Company's ALM position to implement timely corrective measures.

### **Liquidity Risk**

Liquidity Planning is an important facet of risk management framework in banks. Liquidity is the ability to efficiently accommodate deposit and other liability decreases, as well as, fund loan portfolio growth and the possible funding of off-balance sheet claims. A bank has adequate liquidity when sufficient funds can be raised, either by increasing liabilities or converting assets, promptly and at a reasonable cost. It

encompasses the potential sale of liquid assets and borrowings from money, capital and forex markets. Thus, liquidity would be considered as a defense mechanism from losses on fire sale of assets.

The liquidity risk of HFCs arises from funding of long-term assets by short-term liabilities, thereby making the liabilities subject to rollover or refinancing risk.

The liquidity risk in banks manifest in different dimensions:

- i) Funding Risk – need to replace net outflows due to unanticipated withdrawal/nonrenewal of deposits (wholesale and retail);
- ii) Time Risk - need to compensate for non-receipt of expected inflows of funds, i.e. performing assets turning into non-performing assets; and
- iii) Call Risk - due to crystallization of contingent liabilities and unable to undertake profitable business opportunities when desirable.

The first step towards liquidity management is to put in place an effective liquidity management policy, which, inter alia, would spell out the funding strategies, liquidity planning under alternative scenarios, prudential limits, liquidity reporting / reviewing, etc.

### **Compliance Risk / Regulatory Risk**

PHFL operates within a complex and evolving regulatory environment, governed by a broad spectrum of regulations issued by various regulatory authorities, government bodies, and industry associations. Non-compliance with these regulations could have an adverse impact on the Company's operational continuity and financial performance. While the Reserve Bank of India (RBI) serves as the principal regulator for the Company, supervisory oversight continues to rest with the National Housing Bank (NHB). As a listed entity and capital market participant, Additionally, the Company is registered with the Registrar of Companies (RoC) Recognising the critical importance of regulatory compliance, PHFL has instituted a robust compliance framework. The Chief Compliance Officer (CCO) oversees the Company's overall compliance universe, with a specific focus on regulations issued by the RBI, NHB, and the Financial Intelligence Unit – India (FIU-IND). The Company Secretary & Compliance Officer is responsible for compliance under the Companies Act, NHB, RBI, and other capital market-related legislations.

### **Legal Risk**

PHFL faces legal risks primarily arising from potential litigation costs due to inadequate legal diligence, which is particularly significant given the Company's core business of lending against residential properties. These risks may stem from omissions, negligence, fraud, or misconduct during legal processes. To mitigate such risks, PHFL has experienced legal and technical professionals who ensure strict

adherence to legal protocols, including comprehensive title verification and thorough scrutiny of all loan-related documentation. Additionally, the Company has instituted robust operational procedures and high customer service standards to ensure compliance, reduce legal exposure and minimise customer complaints.

**Strategic Risk** is the current and prospective impact on earnings or capital arising from adverse business decisions, improper implementation of decisions, or lack of responsiveness to industry changes. The housing finance market, characterised by its attractive growth potential and high fragmentation, poses significant competitive risks that could impact PHFL's revenue and market share. The entry of new players is driven by factors such as sustained economic growth, rapid urbanisation, government incentives, increasing societal acceptance of credit and the rise of nuclear families. In this dynamic environment, PHFL has built a strong industry reputation, supported by a robust track record in Asset-Liability Management (ALM) and declining non-performing assets (NPA).

The Company also capitalises on its established market position and agile cross-functional teams to maintain a leadership edge by offering high-quality products, Competitive Pricing And Exceptional Customer Service.

Asset Liability Management PHFL adheres to the guidelines set forth in "The Asset-Liability Management System for Housing Finance Companies" issued by the National Housing Bank (NHB). The Company's ALM policy, approved by the Board, establishes prudential gap limits, tolerance thresholds and a comprehensive reporting framework. This policy is reviewed periodically to incorporate regulatory updates and respond to shifts in the economic environment. The Asset Liability Committee (ALCO) regularly reviews ALM reports and keeps the Board informed through consistent updates on all ALM-related developments.

## INTERNAL CONTROL SYSTEMS & THEIR ADEQUACY

Internal controls play a vital role in promptly detecting and addressing operational irregularities while ensuring a consistent and accurate representation of the organisation's overall status. Effective internal controls help ensure that transactions are properly authorised, accurately recorded and appropriately reported, while safeguarding assets against unauthorised use or disposal. PHFL has established an internal control framework tailored to its scale and operational complexity. The Company adheres to well-defined procedures, systems, policies and processes to ensure the accurate recording of financial data, protection of assets, prevention of fraud and errors, completeness of accounting records, timely preparation of financial information and compliance with all applicable laws and regulations. Regular internal audits and inspections are conducted to verify that responsibilities are effectively fulfilled. Management reviews audit findings and implements corrective actions to enhance internal controls and strengthen existing systems. The

Audit Committee of the Board is provided with summaries of these reports and takes necessary action based on the observations.

## PERFORMANCE/ OPERATION HIGHLIGHTS

Total disbursements for the period comprised two key segments:

Individual Housing Loans & Individual Non-Housing loans. The Disbursement details for the same are as follows:

Financial Year	Housing Loan (In Crore)	Non-Housing Loan (In Crore)	Total Loan (In Crore)
2021-22	5.15	0.43	5.58
2022-23	5.75	0.84	6.59
2023-24	5.3	0.51	5.81
2024-25	6.35	0.3	6.65

During the year, both the outstanding loan portfolio and disbursement volumes grew steadily. Asset quality also showed signs of stability and improvement. Several initiatives were introduced and planned, including optimisation of the existing Marketing Offices, and various system integrations for improved process efficiency.

### The Opportunity in Delhi NCR & Punjab

PHFL's regional presence in Delhi NCR and Punjab provides direct access to semi-urban and urban borrowers with high demand for both affordable housing and LAP loans. These markets have growing middle-class populations and MSME clusters, ensuring a stable and recurring demand pipeline.

**DISCLAIMER** This report contains “forward-looking statements” within the meaning of relevant laws, rules and regulations. These statements describe the Company's goals, plans, estimates and expectations. The Company disclaims all liability if actual results differ considerably from those projected due to changes in internal or external causes. These statements are based on various assumptions about anticipated future events.

## **Board's Report**

Dear Members,

Your Directors have pleasure in presenting their 21<sup>st</sup> Annual Report together with the Audited Accounts of the Company for the Year ended March 31, 2025.

### **1. FINANCIAL RESULTS**

The Financial Performance of the Company for the financial year ended March 31, 2025, is summarized below: -

<b>Particulars</b>	<b>2024-25 (Rs.)</b>	<b>2023-24 (Rs.)</b>
Revenue from operations	3,24,81,210	2,93,04,329
Other Income	2,97,383	7,68,206
Total Income	3,27,78,594	3,00,72,535
Total Expenditure	1,84,14,664	2,24,79,898
Profit/ (Loss) before Tax	1,43,63,929	75,92,637
Less: Provision for Taxation	(39,26,686)	(18,83,045)
Profit/ (Loss) after Tax	10,43,72,43	57,09,592
Earning Per Equity Share (EPS)	0.87	0.48

### **2. TRANSFER TO RESERVES**

The Company proposes to transfer an amount of Rs. 10,43,724 to the Statutory Reserve u/s 29C of the National Housing Bank Act, 1987 and Rs. 10,43,724 to the Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961.

### **3. OPERATIONAL REVIEW**

During the year under review, your Company maintained its fair performance on all operational parameters. The Company earned Profit Before Tax of Rs. 1,43,63,929 for the financial year ended 31<sup>st</sup> March, 2025 as against the previous year profit of Rs. 75,92,637/- and profit After Tax of Rs 10,437,243 as against the previous year profit of Rs. 57,09,592 /-

### **4. MATERIAL CHANGES AND COMMITMENTS**

There are no other material changes and commitments, affecting the financial position of the Company, which have occurred between the ends of the financial year of the Company, i.e. March 31, 2025.

### **5. CHANGE IN THE NATURE OF BUSINESS**

There is no change in the nature of business of the company during the year.

### **6. DIVIDEND**

In order to retain the funds within the Company for the purpose of further expansion in business activities, the Directors state their inconvenience to recommend any dividend on the equity share capital of the Company and decide not to declare any dividend.

### **7. SHARE CAPITAL**

**Authorised Share Capital** - The Authorised Share Capital of the Company stands at Rs. 20,00,00,000/- (divided into 2,00,00,000 Equity shares of Rs. 10/- each). During the year, there has been no change in the Authorised Share Capital of the Company.

**Paid-up Share Capital** - The paid up equity capital as on March 31, 2025 was Rs. 11,94,40,400/-. During the year under review, the Company has not issued equity share to the shareholders. The company has not issued shares with differential voting rights nor granted stock options nor sweat equity.

**Capital Adequacy** The following table sets out Company's capital adequacy ratios as at March 31, 2024 and March 31, 2025.



	<b>March 31, 2025</b>	<b>March 31, 2024</b>
<b>Capital Adequacy Ratio</b>	138.86%	143.19%

In addition, the National Housing Bank Directions also requires that the Company transfers minimum 10% of its annual profits to a reserve fund, which the Company has duly complied with.

## **8. FIXED DEPOSITS**

The Company has not accepted any deposits within the meaning of Section 73 of the Companies Act, 2013 and the Companies (Acceptance of Deposits) Rules, 2014.

## **9. DECLARATION BY INDEPENDENT DIRECTORS**

All Independent Directors have submitted their disclosures to the Board that they fulfill all the requirements as stipulated in Section 149(6) of the Companies Act, 2013 so as to qualify themselves to be appointed as Independent Directors under the provisions of the Companies Act, 2013. The Board is of the opinion that the Independent Directors of the Company possess requisite qualifications, experience and expertise and hold highest standards of integrity.

## **10. DIRECTORS AND KEY MANAGERIAL PERSONNEL**

In accordance with the provisions of Section 152 of the Companies Act, 2013 and Articles of Association, Ms. Gurvir Kaur Sran, Director of the Company shall retire by rotation in the ensuing Annual General Meeting of the Company and being eligible, offers herself for re-appointment.

There are no further changes in the Director and KMP's of the Company during the FY 2024-25.

## **11. BOARD AND ITS COMMITTEE MEETINGS**

During the year Sixteen (16) Board Meetings, Five (5) Audit Committee and Three (3) Nomination and Remuneration Committee Meetings, Three (3) Risk and Management committee meetings, Two (2) Business Continuity Planning

Committee and Three (3) Asset and Liability Management Committee meetings and Two (2) Grievance redressal committee meetings were convened and held.

**The 16 Board meetings were held on 05.04.2024, 07.05.2024, 12.06.2024, 10.07.2024, 13.08.2024, 24.09.2024, 09.10.2024, 21.10.2024, 23.10.2024, 27.11.2024, 19.12.2024, 25.12.2024, 18.02.2025, 28.02.2025, 15.03.2025, 20.03.2025.**

The committees of the Company namely – Audit Committee, Nomination and Remuneration Committee, Grievance Redressal Committee, and Asset- Liability Committee, Risk Management Committee, Business Continuity Planning Committee & Special Committee of Board for Monitoring and Follow-up of cases of Frauds (SCBMF) which enables the Board to deal with specific areas / activities that need a closer review and to have an appropriate structure to assist in the discharge of their responsibilities. The Audit Committee and other Board Committees meet at regular intervals and ensure to perform the duties and functions as entrusted upon them by the Board.

The meetings were held as per the provisions of the Companies Act, 2013 and the Secretarial Standards issued by The Institute of Company Secretaries of India, with respect to board and committee meetings.

## **12. AUDIT COMMITTEE**

The Audit Committee of the Company has reconstituted during the financial year. The Company has an adequately qualified Audit Committee constituted in accordance with the provisions of Companies Act, 2013. As on 31 March, 2025, the Committee comprised of three members; viz. Mr. Gaurav Kumar (Chairman), Ms. Chetna (Member) Ms. Gurvir Kaur Sran (Member), and All members of the Committee are financially literate and have accounting or related financial management expertise.

The AC members met 5 times on 03.06.2024, 12.06.2024, 24.09.2024, 27.11.2024, 28.02.2025.

## **13. NOMINATION AND REMUNERATION COMMITTEE**

The Nomination and Remuneration Committee of the Company has reconstituted during the financial year. The Committee is comprised of 3 members as on 31.03.2025 viz, Ms. Gurvir Kaur Sran (Member), Ms. Chetna

(Member) and Mr. Gaurav Kumar (Chairperson).

The NRC members met 3 times on 10.06.2024, 25.12.2024, 31.03.2025.

#### **14. RISK MANAGEMENT**

As a Housing Finance Company, your Company is exposed to various risks that are inherent in the lending business, with the major risks being credit risk, market risk, liquidity risk, legal risks, interest rate risk, compliance risk and operational risk. The Company has invested in people, processes and technology to mitigate risks posed by internal and external environment. It has in place a strong risk management team and an effective credit operations structure. Its risk management policies continue to segregate the functions of Risk and Credit to focus on portfolio management. Sustained efforts to strengthen the risk framework and portfolio quality have yielded significant results over the last few years. The Company places emphasis on risk management measures to ensure an appropriate balance between risk and return. The Company has taken steps to implement robust and comprehensive policies and procedures to identify, measure, monitor and manage risks. Risk management is a board-driven function with the overall responsibility of risk management assigned to the Risk Management Committee of the Company which has been reconstituted during the financial year and comprise of Ms. Vibha Wadhwa (Chief Financial Officer), Ms. Gurvir Kaur Sran (Managing Director) and Ms. Sonia Chatwal (Compliance Officer) as on 31.03.2025. At the operational level, risk management is monitored by the Asset Liability Management Committee (“ALCO”).

Sensitive financial risks are monitored by the Risk Management Committee and also by Audit Committee of the Board. Your Company conducts risk profiling on a regular basis for the purpose of self-assessment. The Board and the Audit Committee on regular intervals are updated on the risk management systems, processes and minimisation procedures of the Company.

The Company has put in place a Business Continuity Plan and adopts the practice of reviewing its risk management policies to be in step with the changing environment so as to identify and mitigate its attendant risks in a proactive manner on a continuous basis.

#### **15. ASSET LIABILITY MANAGEMENT COMMITTEE (ALCO)**

The Asset Liability Management Committee (ALCO) lays down policies and quantitative limits that involve assessment of various types of risks and shifts in

assets and liabilities to manage such risks. ALCO ensures that the liquidity and interest-rate risks are contained within the limits laid down by the Board. The Company was previously implemented the NHB's Asset Liability Management Guidelines and during the financial year the ALCO has reconstituted Ms. Gurvir Kaur Sran, Brinderjeet Kaur Ms. Vibha Wadhwa, Mr. Gaurav Kumar and Ms. Sonia Chatwal as on 31.03.2025.

#### **16. GRIEVANCE REDRESSAL COMMITTEE**

For receiving, registering and disposing of the complaints and grievances in each of its office, the Company has constituted a Grievance Redressal Committee and it's comprise of 4 members viz Ms. Gurvir Kaur Sran, Ms. Vibha Wadhwa, Ms. Chetna and Ms. Sonia Chatwal as on 31.03.2025.

If any statement of Grievance/Complaint received then its status is regularly placed before the committee for its perusal and The Company has not received any complaints as on 31.03.2025.

#### **17. BUSINESS CONTINUITY PLANNING COMMITTEE**

To discuss and review of the Budget and to take suitable measures for the growth of the Company, the Board of Directors has a special committee as Business Continuity Planning Committee. The Committee comprises, Ms. Brinderjeet Kaur as Chairperson of the Committee and Ms. Gurvir Kaur Sran, Ms. Harmeet Kaur, Mr. Gaurav Kumar, Ms. Chetna & Ms. Vibha Wadhwa as Members of the Committee.

#### **18. SPECIAL COMMITTEE OF BOARD FOR MONITORING AND FOLLOW-UP OF CASES OF FRAUDS (SCBMF)**

As per the Master Direction by RBI on reporting of frauds, The Company shall constitute a Committee of the Board to be known as Special Committee of Board for Monitoring and Follow-up of cases of Frauds (SCBMF). For this purpose a SCBMF has been formed with the following directors as its members:

1. Ms. Chetna, Independent Director, Chairperson
2. Mr. Gaurav Kumar, Independent Director, Member
3. Ms. Brinderjeet Kaur, Executive Director, Member

## **19. CODES, STANDARDS AND POLICIES AND COMPLIANCES THEREUNDER**

**Know Your Customer & Anti Money Laundering Measure Policy** - The Company has a Board approved Know Your Customer & Anti Money Laundering Measure Policy (KYC & AML Policy) in place and adheres to the said Policy. The said Policy is in line with the National Housing Bank guidelines. The Company has also adhered to the compliance requirement in terms of the said policy including the monitoring and reporting of cash and suspicious transactions.

**Fair Practice Code** - The Company has in place a Fair Practice Code (FPC), which includes guidelines on appropriate staff conduct when dealing with the customers and on the organisation's policies vis-à-vis client protection. The FPC captures the spirit of the National Housing Bank guidelines on fair practices for Housing Finance Companies. The Company and its employees duly comply with the provisions of FPC.

**Recovery Policy**-the Company has recovery policy which aims at recovery of overdues in case of default and is not aimed at whimsical deprivation of the property. The policy recognizes the fairness and transparency in repossession, valuation and realization of security. All the practices adopted by your Company for follow up and recovery of overdues and repossession of security would be in accordance with law.

**Grievance Redressal Policy** - The Company has grievance redressal mechanism in accordance with National Housing Bank (NHB) directions for Housing Finance Companies which provides a procedure of receiving, registering and disposing of the complaints and grievances in each of its offices.

**Investment Policy**- the Company has a Board approved Investment Policy in place and adheres to the said Policy. The said Policy is in line with the National Housing Bank guidelines. During the year under review, Investment Policy was reviewed by the Board in its meeting 09.10.2024 in line with the NHB Directions and inserted the point related to the Demand/Call Loans as given below:

“The Company has decided not to go for any Demand/Call Loans presently. The Company will go for the Demand/Call Loans if required in future after complying with the requirements of National Housing Bank and other applicable provisions.”

**Accounting Policy**– the Company has a Board approved Accounting Policy in place and adheres to the said Policy. The said Policy is in line with the National Housing Bank guidelines. Accounting Policy was last reviewed on 09.10.2024 in line with the NHB Directions w.r.t “Recognition of income on accrual basis on NPA Accounts.

**Most Important terms and conditions (MITC)**–The Company has a Board approved Most Important terms and conditions (MITC) in place. The said Policy is in line with the National Housing Bank guidelines. During the year under review, MITC was last reviewed on 20.03.2025 in complying with NHB directions.

**Prevention, Prohibition & Redressal of Sexual Harassment of Women at Workplace** - The Company has in place a Policy on Prevention, Prohibition & Redressal of Sexual Harassment of Women at Workplace and an Internal Complaints Committee (ICC) has been constituted thereunder. The primary objective of the said Policy is to protect the women employees from sexual harassment at the place of work and also provides for punishment in case of false and malicious representations. During the financial year 2024-25, no complaint was received by the ICC under the said policy and based on the recommendations of the ICC.

**Business Continuity Plan** - The Company's business continuity management programme is headed by a nodal body-Business Continuity Plan (BCP) Committee, comprising of Senior Management Personnel of the Company. This framework enables to identify impact of any disruption on the business/ operations of the Company and enables the company to timely manage the related risk and ensure business continuity at all times.

**Cash Management Guidelines** - The Company has a cash management guideline which helps to examine the requirements, responsibilities, standards, and objectives for internal controls for cash management.

**Fraud Policy**: The said policy was introduced in FY 2023-24 to detect internal and external frauds in the Company and its reporting to designated officials but the same has been reviewed on 20<sup>th</sup> March, 2025 in line with the Master Directions of the RBI. To comply with the same a special committee has been framed named as Special Committee of Board for Monitoring and Follow-up of cases of Frauds (SCBMF) to

review the instances of fraud.

**Consumer education literature:** The said literature introduced in the FY 2023-24 to educate customers regarding the terms of loan, its maturity, Non- Performing Assets (NPAs) and relevant terms, the same has been made available on website.

**Related Party Transaction Policy:** RPT policy was also introduced in the Company to provide a briefing about the terms associated with related party transactions. <https://www.prosperhousingfinance.com/important-link.html>

**Outsourcing Policy:** Outsourcing policy provides the permitted and restricted activities to outsource by the Company. The terms and conditions to maintain confidentiality is also described there.

**Policy on Loans and advances to Directors, Senior Officers and Relatives of the Directors:** Such policy has been approved and adopted by the Company on 15.03.2025 which specifies the eligibility and conditions to provide loans to directors, senior officers and relatives of the directors.

## **20. The Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013**

The Company has in place an Anti-Sexual Harassment Policy in line with the requirements of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Internal Complaints Committee (ICC) has been set up to redress complaints received regarding sexual harassment. All employees (permanent, contractual, temporary, trainees) are covered under this Policy. The Policy is gender neutral. During the year under review, no complaints of sexual harassment were filed.

## **21. DETAILS OF POLICY DEVELOPED AND IMPLEMENTED BY THE COMPANY ON ITS CORPORATE SOCIAL RESPONSIBILITY (CSR) INITIATIVES:**

During the period under review, Section 135 of the Companies Act, 2013, is not applicable to the Company as it does not fall under any of the eligibility criteria prescribed therein.

**22. SIGNIFICANT AND MATERIAL ORDERS PASSED BY THE REGULATORS**

During the year under review, there is no such orders passed by the regulators or courts or tribunals impacting the going concern status and company's operations.

**23. LOAN FROM DIRECTOR**

During the FY 2024-25, the company has taken the loan from Ms. Gurvir Kaur Sran, Managing director of the company subject to the declaration by director that such loan amount has not provided out of borrowed funds but from owned funds only. Such Loan has been taken by the Company in compliance with the Companies Act, 2013 and has been repaid to the Director during the same Financial Year i.e. FY 2024-25.

**24. AUDITOR AND AUDITOR'S REPORT**

At the Twentieth (20<sup>th</sup>) Annual General Meeting held on 18<sup>th</sup> Sep 2024, the Members had appointed M/s. Sunil Arora & Associates, Chartered Accountants [Firm Registration No. 004255N], as the Statutory Auditors of the Company, by way of ordinary resolution under section 139 of the Companies Act, 2013, to hold office from the conclusion of Twentieth (20<sup>th</sup>) Annual General Meeting until the conclusion of Twenty Fifth (25<sup>th</sup>) Annual General Meeting of the Company to be held in the FY 2029.

**25. SECRETARIAL AUDITORS**

Section 204 of the Companies Act, 2013 are not applicable to the Company.

**26. AUDITOR'S REPORT**

The observation made in the Auditors' Report read together with relevant notes thereon are self-explanatory and hence, do not call for any further comments under Section 134 of the Companies Act, 2013.

The explanation contained in those comments and notes may be treated as information and explanation submitted by the Board as contemplated u/s 134 of the Companies Act, 2013.

**27. INTERNAL AUDIT & INTERNAL FINANCIAL CONTROL SYSTEMS**



The Company has appointed an Internal Auditor on payroll under the provisions of Section 138 of the Companies Act, 2013 who reports to the Audit Committee of the Board. The firm conducts comprehensive audit of functional areas and operations of the Company to examine the adequacy of and compliance with policies, procedures, statutory and regulatory requirements. Significant audit observations and follow up actions thereon are reported to the Audit Committee. The Audit Committee reviews adequacy and effectiveness of the Company's internal control environment and monitors the implementation of audit recommendations. The audit function maintains its independence and objectivity while carrying out assignments. It evaluates on a continuous basis, the adequacy and effectiveness of internal control mechanism. The function also proactively recommends improvement in policies and processes, suggests streamlining of controls against various risks. Your Company has laid down set of standards, processes and structure, which enables it to implement internal financial control across the Company and ensure that the same are adequate and operating effectively.

## **28. CONCURRENT AUDIT**

The Company has appointed Chartered Accountant firm, designated as a Concurrent Auditor as required under the relevant direction of National Housing Bank who reports to the Audit Committee of the Board. The firm conducts comprehensive audit of day to day functions and operations of the Company to examine the adequacy of and compliance with various regulatory requirements.

## **29. DETAILS IN RESPECT OF FRAUDS REPORTED BY AUDITORS OTHER THAN THOSE WHICH ARE REPORTABLE TO THE CENTRAL GOVERNMENT:**

The Statutory Auditors of the Company have not reported any frauds to the Board of Directors under Section 143(12) of the Companies Act, 2013, including rules made thereunder.

## **30. INFORMATION PERTAINING TO DEFAULTERS OF RS.1 CRORE AND ABOVE (NON-SUIT FILED ACCOUNTS) AND WILFUL DEFAULTERS OF RS.25 LAKHS AND ABOVE (NON-SUIT FILED ACCOUNTS)**

During the year under review, no defaults were observed pertaining to defaulters of

Rs. 1crore and above (non-suit filed accounts) and Wilful Defaulters of Rs.25 lakhs and above (non-suit filed accounts) and the Audit committee observed the same in the Audit Committee meetings conducted during FY 2024-25. The Company approved the draft policy on wilful defaulter on 04.04.2025.

### **31. PARTICULARS OF LOANS, GUARANTEES OR INVESTMENTS**

Loans, guarantees or Investments covered under the provisions of section 186 of the Companies Act, 2013 form part to the notes of financial statements provided in the Balance Sheet.

### **32. DISCLOSURE UNDER SUB-SECTION (3) OF SECTION 134 OF COMPANIES ACT, 2013, READ WITH RULE 8(3) OF THE COMPANIES (ACCOUNTS) RULES, 2014**

**Conservation of Energy** - The Company is not engaged in any manufacturing activity and thus its operations are not energy intensive. However, adequate measures are always taken to ensure optimum utilisation and maximum possible saving of energy. The Company on its lending side actively associates in all programmes and schemes of the Government and NHB, in promoting energy efficient homes.

**Technology Absorption** - The Company actively pursues a culture of technology adoption, leveraging on the advancements in technology to serve customers better, manage process efficiently and economically and strengthen control systems. The Company has maintained a technology friendly environment for its employees to work in. In keeping with the current trends in the areas of digital marketing and social media, the Company has effectively used these avenues in positioning itself in the market place and gain better Customer engagement.

**Foreign Exchange Earnings and Outgo** - There were no foreign exchange earnings and foreign exchange outgo during the year.

### **33. NATIONAL HOUSING BANK GUIDELINES**

The Company is registered with the National Housing Bank (wholly owned by the Reserve Bank of India) and during the period under review the Company

has complied, under the supervision of its Compliance Officer, with all the applicable rules & regulations as prescribed by the National Housing Bank from time to time.

The Company has filed all the applicable returns on time to NHB.

#### **34. MANAGEMENT DISCUSSION AND ANALYSIS:**

The management discussed the current position of their activities of the Company in the industry. The management analyzed and identified the core areas where they can augment more skills and technology.

The management provided an overview of the financial results, operations/performance and the future prospects of the Company and decided to explore the areas of new opportunities in their respective field of operations, focusing on the strengths of the Company.

#### **35. RELATED PARTY TRANSACTIONS**

Contracts or arrangements with related parties under Section 188(1) of the Companies Act, 2013:

All the related party transactions were entered by the Company in ordinary course of business and were in arm's length basis. The Company presents all related party transactions before the Board specifying the nature, value, and terms and conditions of the transaction. Transactions with related parties are conducted in a transparent manner with the interest of the Company and stakeholders as utmost priority.

With reference to Section 134(3)(h) of the Companies Act, 2013, all contracts and arrangements with related parties under Section 188(1) of the Act, entered by the Company during the financial year, were in the ordinary course of business and on an arm's length basis. Form AOC-2 has been annexed to the Boards Report as Annexure-I containing the Related Party Transactions.

#### **36. SUBSIDIARIE, JOINT VENTURES AND ASSOCIATE COMPANIES**

The Company does not have any subsidiary, joint venture and associate company.

#### **37. BOARD EVALUATION**

Pursuant to the provisions of the Companies Act, 2013, the Board has carried out an

evaluation of its own performance, the directors individually as well as the evaluation of the working of its Audit, Nomination & Remuneration Committees.

### **38. DIRECTOR'S RESPONSIBILITY STATEMENT**

Your Directors would like to inform that the audited accounts containing the Financial Statements for the year ended March 31, 2025 are in conformity with the requirements of the Companies Act, 2013 and they believe that the financial statements reflect fairly the form and substance of transactions carried out during the year and reasonably present the Company's financial condition and results of operations.

Pursuant to the provisions of Section 134(5) of the Companies Act, 2013, it is hereby confirmed that:

- a) in the preparation of the annual accounts for the year ended March 31, 2025, the applicable Accounting Standards had been followed along with proper explanation relating to material departures,
- b) the directors had selected such Accounting Policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company as at March 31, 2025 and of the profit of the Company for that period;
- c) the directors had 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) the directors had prepared the annual financial statements on a going concern basis;
- e) the directors had laid down Internal Financial controls to be followed by the company and that such internal financial controls are adequate and were operating effectively; and
- f) the directors had devised proper systems to ensure compliance with the

provisions of all applicable laws and that such systems were adequate and operating effectively

### **39. CORPORATE SOCIAL RESPONSIBILITY INITIATIVES**

The Company does not fall under the purview of section 135 of Companies Act, 2013 dealing with Corporate Social Responsibility and rules made there under i.e. Companies (Corporate Social Responsibility Policy) Rules, 2014.

### **40. TRANSFER OF AMOUNTS TO INVESTOR EDUCATION AND PROTECTION FUND:**

The Company did not have any funds lying unpaid or unclaimed for a period of seven years.

Therefore, there were no funds which were required to be transferred to Investor Education and Protection Fund (IEPF).

### **41. DIAGRAMATIC PRESENTATION OF ORGANIZATIONAL HIERARCHY**

The Diagrammatic presentation of organizational hierarchy has been attached along with this Directors report.

### **42. ACKNOWLEDGEMENTS**

The Company and its Directors wish to extend their sincerest thanks to the Members of the Company, Bankers, State Government, Local Bodies, Customers, Suppliers, Executives, Staff and workers at all levels for their continuous cooperation and assistance.

For and on behalf of the Board,  
**PROSPER HOUSING FINANCE LIMITED**

**GURVIR KAUR SRAN**

**Managing Director**

**DIN: 00057473**

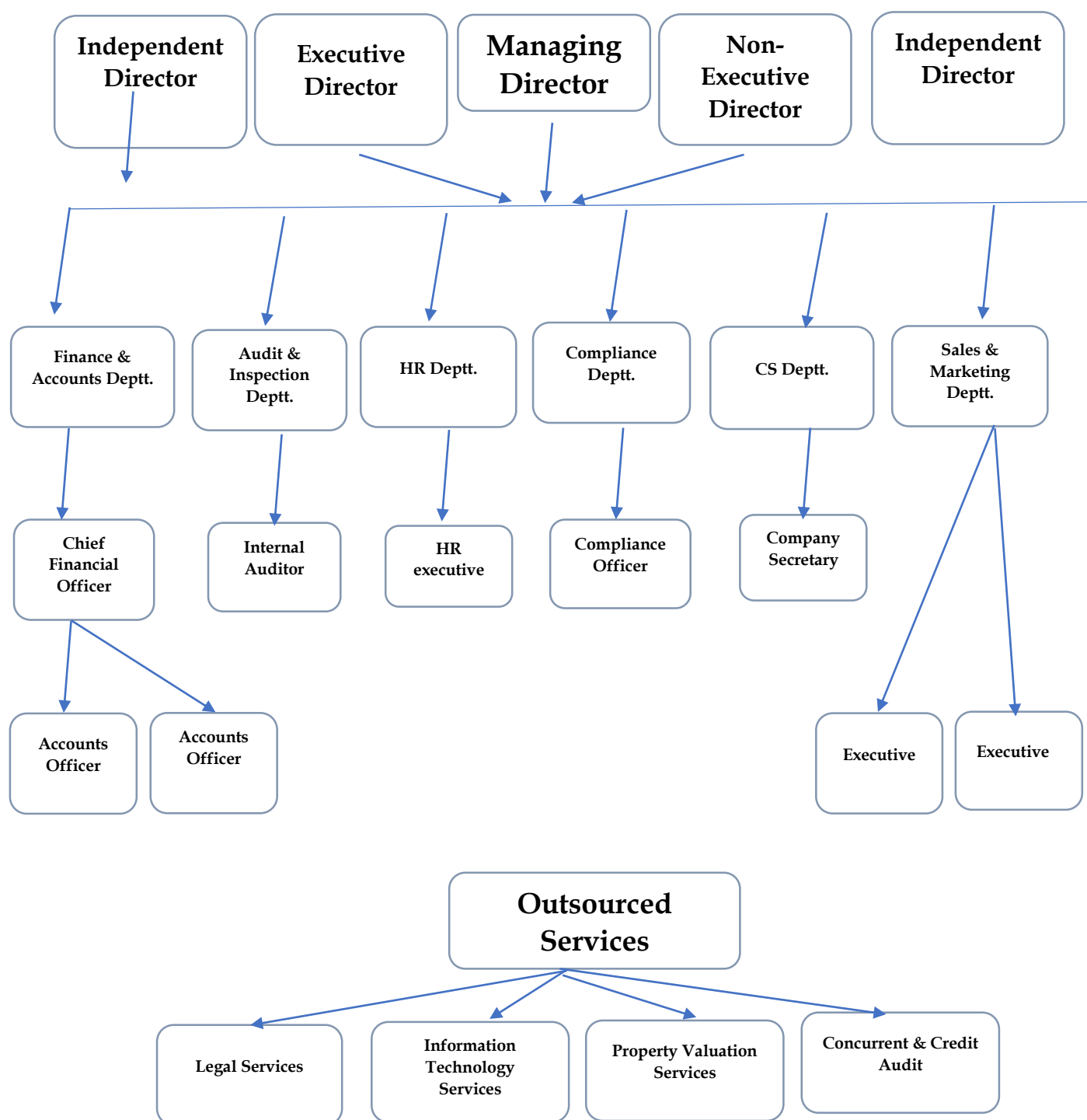
**Place: Delhi**

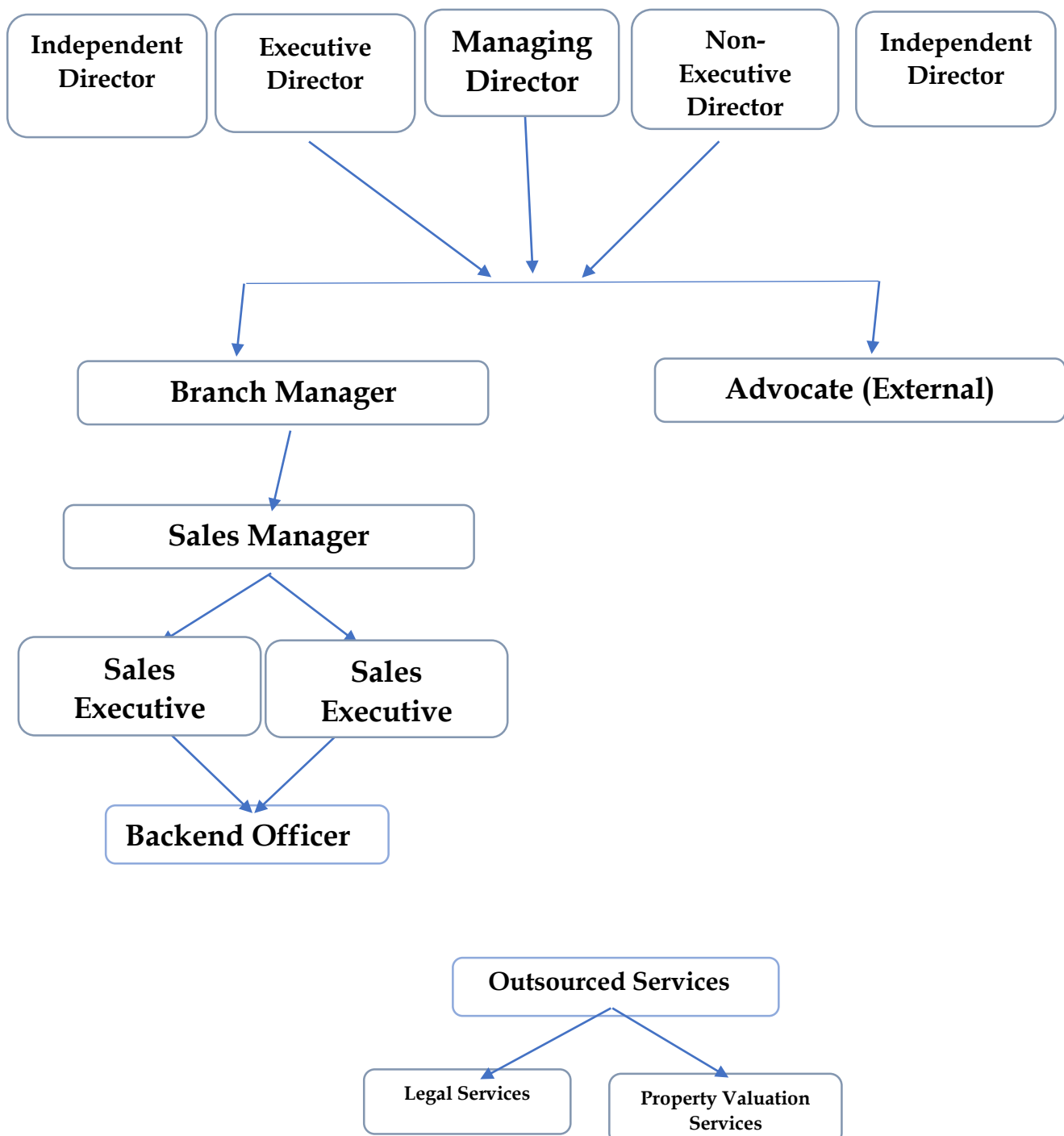
**BRINDERJEET KAUR**

**Director**

**DIN: 01123893**

**Place: Delhi**

**ORGANISATIONAL CHARTS****PROSPER HOUSING FINANCE LIMITED****HEAD OFFICE (DELHI) AS ON MAR 2025**

**PROSPER HOUSING FINANCE LIMITED****BRANCH OFFICE**

**Form No. MGT-9****EXTRACT OF ANNUAL RETURN****As on the financial year ended on 31<sup>st</sup> March, 2025**

[Pursuant to section 92(3) of the Companies Act, 2013 and rule 12(1) of the  
Companies

(Management and Administration) Rules, 2014]

**I. REGISTRATION AND OTHER DETAILS:**

- i) **CIN:** U65910DL2004PLC124134
- ii) **Registration Date :** 16/01/2004
- iii) **Name of the Company :** PROSPER HOUSING FINANCE LIMITED
- iv) **Category / Sub-Category of the Company :** Company Limited by Shares
- v) **Address of the Registered office and contact details:** Office  
No. 111 & 112, First Floor, Plot No.9, LSC F Block, Garg Plaza,  
Bhera Enclave, Paschim Vihar, New Delhi-110087
- vi) **Whether listed company:** No
- vii) **Name, Address and Contact details of Registrar and Transfer Agent, if any:**  
N.A.

**II. PRINCIPAL BUSINESS ACTIVITIES OF THE COMPANY**

All the business activities contributing 10 % or more of the total  
turnover of the company shall be stated:-

Sl. No.	Name and Description of main products / services	NIC Code of the Product/ service	% to total turnover of the company
1	Housing Finance Company	6592	100 %



### III. PARTICULARS OF HOLDING, SUBSIDIARY AND ASSOCIATE COMPANIES :

S. No.	Name And Address of The Company	CIN	Holding/ Subsidiary/ Associate	% of shares held	Applicable Section
1	N.A.	N.A.	N.A.	N.A.	N.A.

### SHAREHOLDING PATTERN AS ON 31.03.2025

#### i) Shareholding Pattern

Category of Shareholders	No. of Shares held at the beginning of the year				No. of Shares held at the end of the year				% Change during the Year
	Demat	Physical	Total	% of Total Shares	Demat	Physical	Total	% of Total Shares	
A. Promoters									
(1) Indian									
a) Individual/ HUF	2922942	5703970	8626912	72.23	2922942	5703970	8626912	72.23	Nil
b) Central Govt.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
c) State Govt.(s)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
d) Bodies Corp.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
e) Banks / FI	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

f) Any Other	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Sub Total (A)(1)</b>	2922942	5703970	8626912	72.23	2922942	5703970	8626912	72.23	Nil
<b>(1) Foreign</b>									
a) NRIs - Individuals	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
b) Other – Individuals	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
c) Bodies Corp.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
d) Banks / FI	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
e) Any Other....	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Sub Total (A)(2)</b>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Total shareholding of Promoter (A) = (A)(1)+(A)(2)</b>	2922942	5703970	8626912	72.23	2922942	5703970	8626912	72.23	Nil
<b>. Public Shareholding</b>									
<b>(1) Institutions</b>									
a) Mutual Funds	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
b) Banks / FI	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
c) Central Govt.	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
d) State Govt.(s)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
e) Venture Capital Funds	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
f) Insurance Companies	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
g) FIIs	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
h) Foreign Venture Capital Funds	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
i) Others (specify)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Sub Total (B)(1)</b>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil

<b>2. Non Institutions</b>										
a) Bodies Corp.										
i) Indian	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
ii) Overseas	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
b) Individuals										
i) Individual shareholders holding nominal share capital upto Rs. 1 lakh	Nil	394600	394600	3.31	Nil	394600	394600	3.31	Nil	
ii) Individual shareholders holding nominal share capital in excess of Rs 1 lakh	Nil	2922258	2922258	24.46	Nil	2922258	2922258	24.46	Nil	
c) Others (specify)	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Sub-total(B)(2):-</b>	Nil	3317128	3317128	27.77	Nil	3317128	3317128	27.77	Nil	
<b>Total Public Shareholding (B)=(B)(1)+(B)(2)</b>	Nil	3317128	3317128	27.77	Nil	3317128	3317128	27.77	Nil	
<b>C. Shares held by Custodian for GDRs &amp; ADRs</b>	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
<b>Grand Total (A+B+C)</b>	2922942	9021098	11944040	100	2922942	9021098	11944040	100	Nil	

*ii) Shareholding of Promoters*

Sl No	Shareholder's Name	Shareholding at the beginning of the year	Shareholding at the end of the year	

		No. of Share	% of total Shares of the company	% of Shares Pledged /	No. of Share	% of total Shares of the	% of Shares Pledged / encumbered to total	% change in sharehold ing
1	Gurvir Kaur	2922942	24.47	NIL	2922942	24.47	NIL	NIL
2	Brinderjeet	2851790	23.88	NIL	2851790	23.88	NIL	NIL
3	Harmeet Kaur	2852180	23.88	NIL	2852180	23.88	NIL	NIL
	<b>Total</b>	8626912	72.23	NIL	8626912	72.23	NIL	NIL

***(iii) Change in Promoters' Shareholding (please specify, if there is no change)- No Change***

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the	No. of shares	% of total shares of the company
1.	<b>Gurvir Kaur Sran</b>				
	At the beginning of the year	2922942	24.47	2922942	24.47
	Date wise	0	0	0	0
	Increase in Promoters Share holding during the year				
	At the End of the year	2922942	24.47	2922942	24.47
2.	<b>Brinderjeet Kaur</b>				
	At the beginning of the year	2851790	23.88	2851790	23.88
	Date wise	0	0	0	0
	Increase in Promoters Shareholding during the year				
	At the End of the year	2851790	23.88	2851790	23.88
3.	<b>Harmeet Kaur</b>				
	At the beginning of the year	2852180	23.87	2852180	23.87
	Date wise	0	0	0	0
	Increase in Promoters Shareholding during the year				
	At the End of the year	2852180	23.87	2852180	23.87

***(iv) Shareholding Pattern of top ten Shareholders (other than Directors, Promoters and Holders of GDRs and ADRs):***

Sl. No.		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	KANWAR RANBIR	1266904	10.60%	1266904	10.60%
2.	HIMMAT SINGH	1266904	10.60%	1266904	10.60%
3.	AMANDEEP SINGH	388720	3.25%	388720	3.25%
4.	SUKHMINDER SINGH BRAR	80600	0.67%	80600	0.67%
5.	HARMANDEEP	76400	0.64%	76400	0.64%
6.	HARBANS KAUR	74400	0.62%	74400	0.62%
7.	PARAMJIT KAUR	74000	0.62%	74000	0.62%
8.	HARMANDER SINGH	57100	0.478%	57100	0.478%
9.	MANJEET KAUR	32100	0.269%	32100	0.269%

***(v) Shareholding of Directors and Key Managerial Personnel:***

Sl. N		Shareholding at the beginning of the year		Cumulative Shareholding during the year	
		No. of shares	% of total shares of the company	No. of shares	% of total shares of the company
1.	Gurvir Kaur Sran- Managing Director				
	At the beginning of the year	2922942	24.47	2922942	24.47

	Increase in Promoters Shareholding during	0	0	0	0
	At the End of the year	2922942	24.47	2922942	24.47
2.	<b>Brinderjeet Kaur - Director</b>				
	At the beginning of the year	2851790	23.87	2851790	23.87
	Increase in Promoters Shareholding during	0	0	0	0
	At the End of the year	2851790	23.87	2851790	23.87
3.	<b>Harmeet Kaur - Director</b>				
	At the beginning of the year	2852180	23.87	2852180	23.87
	Increase in Promoters Shareholding during	0	0	0	0
	At the End of the year	2852180	23.87	2852180	23.87

## V. INDEBTEDNESS

**Indebtedness of the Company including interest outstanding/accrued but not due for payment**

(Amount in INR)

	Secured Loans excluding deposits	Unsecured Loans	Deposits	Total Indebtedness
<b>Indebtedness at the beginning of the financial year</b>				
i) Principal Amount	2,41,88,469.00	Nil	Nil	2,41,88,469.00
ii) Interest due but not paid	Nil	Nil	Nil	Nil
iii) Interest accrued but not due	Nil	Nil	Nil	Nil
<b>Total (i+ii+iii)</b>	2,41,88,469.00	Nil	Nil	2,41,88,469.00
<b>Change in Indebtedness during the financial year</b>				

Addition	14,78,063.00	93,55,851.00	Nil	1,08,33,914
Reduction	0	(67,13,659.00)	Nil	(67,13,659.00)
Net Change in Indebtedness	14,78,063.00	26,42,192.00	Nil	41,20,255.00
<b>Indebtedness at the end of the financial year</b>				
i) Principal Amount	2,56,66,532.00	26,42,192.00	Nil	2,83,08,724.00
ii) Interest due but not paid	Nil	Nil	Nil	Nil
iii) Interest accrued but not due	Nil	Nil	Nil	Nil
<b>Total (i+ii+iii)</b>	2,56,66,532.00	26,42,192.00	Nil	2,83,08,724.00

## VI. REMUNERATION OF DIRECTORS AND KEY MANAGERIAL PERSONNEL

### A. Remuneration to Managing Director, Whole-time Directors and/or Manager:

Sl. no.	Particulars of Remuneration	Name of MD/WTD/ Manager		Total Amount
		<b>Gurvir Kaur Sran</b>	<b>Brinderjeet Kaur</b>	
1.	Gross salary (in Rs.)			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	Rs. 15,00,000	Rs. 75,000	Rs. 15,75,000
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	Nil	Nil	Nil
	(C) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	Nil	Nil	Nil
2.	Stock Options (in Rs.)	Nil	Nil	Nil

3.	Sweat Equity (in Rs.)	Nil	Nil	Nil
4.	Commission - as % of profit - others, specify...	Nil	Nil	Nil
5.	Others, please specify (in Rs.)	Nil	Nil	Nil
	Total (A)	Rs. 15,00,000	Rs. 75,000	Rs. 15,75,000
	Ceiling as per the Act			Rs. 9.69 Lacs

- If there is more than one director remuneration shall not exceed ten percent of the net profits to all such directors and manager taken together.

**B. REMUNERATION TO OTHER DIRECTORS:**

Sl. no.	Particulars of Remuneration	Name of Directors		Total Amount
		<b>Ms. Chetna</b>	<b>Mr. Gaurav Kumar</b>	
1.	<b>Independent Directors</b>			
	Fee for attending board committee meetings (Rs.)	84,000	90,000	1,74,000
	Commission (Rs.)	Nil	Nil	Nil
	Others, please specify (Rs.)	Nil	Nil	Nil
	Total (1) (Rs.)	84,000	90,000	1,74,000
2.	<b>Other Non-Executive Directors</b>			
	Fee for attending board committee meetings (Rs.)	Nil	Nil	Nil
	Commission (Rs.)	Nil	Nil	Nil
	Others, please specify (Rs.)	Nil	Nil	Nil
	Total (1) (Rs.)	Nil	Nil	Nil
	Total (B)=(1+2)	84,000	90,000	1,74,000



	Total Managerial Remuneration	Nil	Nil	Nil
	Overall Ceiling as per the Act			

*C. REMUNERATION TO KEY MANAGERIAL PERSONNEL OTHER THAN MD/MANAGER/WTD*

Sl. no.	Particulars of Remuneration	Key Managerial Personnel		Total Amount
		CFO	CS	
1.	Gross salary			
	(a) Salary as per provisions contained in section 17(1) of the Income-tax Act, 1961	Rs 9.16 Lacs	Rs. 3.14 Lacs	Rs. 12.30 lacs
	(b) Value of perquisites u/s 17(2) Income-tax Act, 1961	Nil	Nil	Nil
	(C) Profits in lieu of salary under section 17(3) Income- tax Act, 1961	Nil	Nil	Nil
2.	Stock Options	Nil	Nil	Nil
3.	Sweat Equity	Nil	Nil	Nil
4.	Commission - as % of profit - others,specify...	Nil	Nil	Nil
5.	Others, please specify	Nil	Nil	Nil
	Total (C)	Rs 9.16 Lacs	Rs. 3.14 Lacs	Rs. 12.30 lacs

**II. PENALTIES / PUNISHMENT/ COMPOUNDING OF OFFENCES:**

Type	Section of the Companies Act	Brief Description	Details of Penalty / Punishment / Compounding fees imposed	Authority [RD / NCLT / COURT]	Appeal made, if any (give Details)
<b>A. COMPANY</b>					
Penalty					
Punishment					
Compounding					
<b>B. DIRECTORS</b>			<b>NIL</b>		
Penalty					
Punishment					
Compounding					
<b>C. OTHER OFFICERS IN DEFAULT</b>			<b>NIL</b>		
Penalty					
Punishment					
Compounding					

By Order of the Board of Directors,  
PROSPER HOUSING FINANCE LIMITED

**GURVIR KAUR SRAN**  
Managing Director  
DIN: 00057473  
Place: Delhi

**FORM NO. AOC.2**

**Form for disclosure of particulars of contracts/arrangements entered into by the company with related parties referred to in sub-section (1) of section 188 of the Companies Act, 2013 including certain arm's length transactions under third proviso thereto**  
*(Pursuant to clause (h) of sub-section (3) of section 134 of the Act  
 And Rule 8(2) of the Companies (Accounts) Rules, 2014)*

**1. Details of contracts or arrangements or transactions not at arm's length basis- NIL**

- (a) Name(s) of the related party and nature of relationship - NA
- (b) Nature of contracts/arrangements/transactions - NA
- (c) Duration of the contracts/arrangements/transactions - NA
- (d) Salient terms of the contracts or arrangements or transactions including the value, if any - NA
- (e) Justification for entering into such contracts or arrangements or transactions - NA
- (f) date (s) of approval by the Board - NA
- (g) Amount paid as advances, if any: - NA
- (h) Date on which the special resolution was passed in general meeting as required under first proviso to section 188 - NA

**2. Details of material contracts or arrangement or transactions at arm's length basis**

(a)	Name(s) of the related party and nature of relationship:	NA
(b)	Nature of contracts/arrangements/transactions:	NA
(c)	Duration of the contracts/arrangements/transactions:	NA
(d)	Salient terms of the contracts or arrangements or transactions including the value, if any:	NA
(e)	Date(s) of approval by the Board, if any:	NA
(f)	Amount paid as advances, if any:	NA

**By Order of the Board of Directors**

**PROSPER HOUSING FINANCE LIMITED**

**Gurvir Kaur Sran**

**Managing Director**

## **CORPORATE GOVERNANCE REPORT**

### **PHFL's Corporate Governance Philosophy**

Prosper Housing Finance Limited (PHFL/the Company) adheres to good corporate practices and emphasizes on commitment to values and ethical business conduct aimed at enhancing organization's wealth generating capacity. This is ensured by following standards of good corporate governance and ethical management decisions and efforts towards maintaining a valuable relationship and trust with all stakeholders. The details of compliance of Guidelines on Corporate Governance by the Company are provided in the following sections; Our corporate governance is a reaction of the value system encompassing our culture, policies, and relationships with our stakeholders. Integrity and transparency are key to our corporate governance practices to ensure that we gain and retain the trust of our stakeholders at all times.

### **PRINCIPLES OF CORPORATE GOVERNANCE**

In its commitment to practice strong governance principles, your Company is guided by the following core principles of corporate governance:

1. To ensure compliance with all applicable laws, rules and regulations in letter and spirit in the interest of stakeholders.
2. To build robust internal control processes & systems for enhancing accountability and responsibility.
3. To ensure transparency and highest degree of disclosure regarding operations, performance, risk and financial status and adequate control system.
4. To ensure that the decision-making process is systematic and rational.
5. To ensure that the employees of the Company subscribe to the corporate values and apply them in their conduct.

### **Composition of the Board**

The Company is managed by the Board of Directors, which formulates strategies & policies and reviews its effectiveness periodically. The Company ensures that the number of Directors shall not remain less than three as prescribed under Section 149 of the Companies Act, 2013.

S. No.	Name	Designation	DIN	Date of Joining
1	Gurvir Kaur Sran	Managing Director	00057473	01/10/2014
2	Harmeet Kaur	Non-Executive, Non- Independent Director	01123847	04/06/2008
3	Brinderjeet Kaur	Executive, Non- Independent Director	01123893	04/06/2008
4	Chetna	Independent Director	08981045	30/03/2021
5	Gaurav Kumar	Independent Director	07437260	16/09/2019

### **BOARD AND ITS COMMITTEE MEETINGS**

During the year Sixteen (16) Board Meetings, Five (5) Audit Committee and Three (3) Nomination and Remuneration Committee Meetings, Three (3) Risk and Management committee meetings, Two (2) Business Continuity Planning Committee and Three (3) Asset and Liability Management Committee meetings and Two (2) Grievance redressal committee meetings were convened and held.

**The 16 Board meetings were held on 05.04.2024, 07.05.2024, 12.06.2024, 10.07.2024, 13.08.2024, 24.09.2024, 09.10.2024, 21.10.2024, 23.10.2024, 27.11.2024, 19.12.2024, 25.12.2024, 18.02.2025, 28.02.2025, 15.03.2025, 20.03.2025.**

43. The committees of the Company namely – Audit Committee, Nomination and Remuneration Committee, Grievance Redressal Committee, and Asset- Liability Committee, Risk Management Committee, Business Continuity Planning Committee & Special Committee of Board for Monitoring and Follow-up of cases of Frauds (SCBMF) which enables the Board to deal with specific areas / activities that need a closer review and to have an appropriate structure to assist in the discharge of their responsibilities. The Audit Committee and other Board Committees meet at regular intervals and ensure to perform the duties and functions as entrusted upon them by the Board.

The meetings were held as per the provisions of the Companies Act, 2013 and the Secretarial Standards issued by The Institute of Company Secretaries of India, with respect to board and committee meetings.

## **COMMITTEE MEETINGS**

### **AUDIT COMMITTEE**

The Audit Committee of the Company has reconstituted during the financial year. The Company has an adequately qualified Audit Committee constituted in accordance with the provisions of Companies Act, 2013. As on 31 March, 2025, the Committee comprised of three members; viz. Mr. Gaurav Kumar (Chairman), Ms. Chetna (Member) Ms. Gurvir Kaur Sran (Member), and All members of the Committee are financially literate and have accounting or related financial management expertise.

The AC members met 5 times on 03.06.2024, 12.06.2024, 24.09.2024, 27.11.2024, 28.02.2025.

Terms of reference:

The role of the Audit Committee includes the following:

1. Oversight of the Company's financial reporting process and the disclosure of its financial information to ensure that the financial statement is correct, sufficient and credible.
2. Recommending to the Board, the appointment, re-appointment, terms of appointment and, if required, the replacement or removal of the statutory auditor and the fixation of audit fees.
3. Approval of payment to statutory auditors for any other services rendered by the statutory auditors.
4. Discussion with statutory auditors, before the audit commences, about the nature and scope of audit as well as post-audit discussion to ascertain any area of concern.
5. Reviewing, with the management, the annual financial statements and the audit report before submission to the Board for approval, with particular reference to:
  - Matters required to be included in the Directors' Responsibility Statement to be included in the Board's report in terms of subsection (5) of Section 134 of the Companies Act, 2013
  - Changes, if any, in accounting policies and practices and reasons for the same
  - Major accounting entries involving estimates based on the exercise of judgment by management

- Significant adjustments made in the financial statements arising out of audit findings
  - Compliance with listing and other legal requirements relating to financial statements
  - Disclosure of any related party transactions Qualifications in the draft audit report
6. Reviewing, with the management, performance of statutory and internal auditors, and adequacy of the internal control systems.
  7. Reviewing the adequacy of internal audit function, if any, including the structure of the internal audit department, staffing and seniority of the official heading the department, reporting structure coverage and frequency of internal audit.
  8. Discussion with internal auditors about any significant findings and follow up there on.
  9. Reviewing the findings of any internal investigations by the internal auditors into matters where there is suspected fraud or irregularity or a failure of internal control systems of a material nature and reporting the matter to the Board.
  10. Review and monitor the auditor's independence and performance, and effectiveness of audit process.
  11. Review the management discussion and analysis of financial condition and results of operations.
  12. Approval or any subsequent material modification of transactions of the Company with related parties.
  13. Evaluation of internal financial controls and risk management systems.
  14. Carrying out any other function as is mentioned in the terms of reference of the Audit Committee.

## **NOMINATION AND REMUNERATION COMMITTEE**

The Nomination and Remuneration Committee of the Company has reconstituted during the financial year. The Committee is comprised of 3 members as on 31.03.2025 viz, Ms. Gurvir Kaur Sran (Member), Ms. Chetna (Member) and Mr. Gaurav Kumar (Chairperson).

The NRC members met 3 times on 10.06.2024, 25.12.2024, 31.03.2025.

Terms of reference:

1. Identify persons who are qualified to become Directors and who may be appointed in senior management in accordance with the criteria laid down by the Committee;
2. Recommend to the Board appointment and removal of such persons;

3. Formulate criteria for determining qualifications, positive attributes and independence of a Director
4. Formulation of criteria for evaluation of Directors, Board and the Board Committees;
5. Carry out evaluation of the Board and Directors;
6. Recommend to the Board a policy, relating to remuneration for the Directors, Key Managerial Personnel (KMP) and senior management;

## **RISK MANAGEMENT**

As a Housing Finance Company, your Company is exposed to various risks that are inherent in the lending business, with the major risks being credit risk, market risk, liquidity risk, legal risks, interest rate risk, compliance risk and operational risk. The Company has invested in people, processes and technology to mitigate risks posed by internal and external environment. It has in place a strong risk management team and an effective credit operations structure. Its risk management policies continue to segregate the functions of Risk and Credit to focus on portfolio management. Sustained efforts to strengthen the risk framework and portfolio quality have yielded significant results over the last few years. The Company places emphasis on risk management measures to ensure an appropriate balance between risk and return. The Company has taken steps to implement robust and comprehensive policies and procedures to identify, measure, monitor and manage risks. Risk management is a board-driven function with the overall responsibility of risk management assigned to the Risk Management Committee of the Company which has been reconstituted during the financial year and comprise of Ms. Vibha Wadhwa (Chief Financial Officer), Ms. Gurvir Kaur Sran (Managing Director) and Ms. Sonia Chatwal (Compliance Officer) as on 31.03.2025. At the operational level, risk management is monitored by the Asset Liability Management Committee (“ALCO”).

Sensitive financial risks are monitored by the Risk Management Committee and also by Audit Committee of the Board. Your Company conducts risk profiling on a regular basis for the purpose of self-assessment. The Board and the Audit Committee on regular intervals are updated on the risk management systems, processes and minimisation procedures of the Company.

The Company has put in place a Business Continuity Plan and adopts the practice of reviewing its risk management policies to be in step with the changing



environment so as to identify and mitigate its attendant risks in a proactive manner on a continuous basis.

The RMC members met 3 times on 10.07.2024, 24.09.2024, 18.02.2025

The terms of reference of the Board Risk Management Committee are as follows:

1. Review of the existing Risk Management Policy, framework and processes, Risk Management Structure and Risk Mitigation Systems. Broadly, the key risks will cover strategic risks of the Group at the domestic and international level including sectoral developments, risk related to market, financial, geographical, political and reputational issues, Environment, Social and Governance (ESG) risks, etc.
2. Evaluate risks related to cyber security.

### **ASSET LIABILITY MANAGEMENT COMMITTEE (ALCO)**

The Asset Liability Management Committee (ALCO) lays down policies and quantitative limits that involve assessment of various types of risks and shifts in assets and liabilities to manage such risks. ALCO ensures that the liquidity and interest-rate risks are contained within the limits laid down by the Board. The Company was previously implemented the NHB's Asset Liability Management Guidelines and during the financial year the ALCO has reconstituted Ms. Gurvir Kaur Sran, Brinderjeet Kaur Ms. Vibha Wadhwa, Mr. Gaurav Kumar and Ms. Sonia Chatwal as on 31.03.2025.

The ALC members met 3 times on 18.06.2024, 30.06.2024, 18.02.2025

### **GRIEVANCE REDRESSAL COMMITTEE**

For receiving, registering and disposing of the complaints and grievances in each of its office, the Company has constituted a Grievance Redressal Committee and it's comprise of 4 members viz Ms. Gurvir Kaur Sran, Ms. Vibha Wadhwa, Ms. Chetna and Ms. Sonia Chatwal as on 31.03.2025.

If any statement of Grievance/Complaint received then its status is regularly placed before the committee for its perusal and The Company has not received any complaints as on 31.03.2025.

The GRC members met 2 times on 13.08.2024, 15.03.2025.

### **BUSINESS CONTINUITY PLANNING COMMITTEE**

To discuss and review of the Budget and to take suitable measures for the growth of the Company, the Board of Directors has a special committee as Business Continuity Planning Committee. The Committee comprises, Ms. Brinderjeet Kaur as Chairperson of the Committee and Ms. Gurvir Kaur Sran, Ms. Harmeet Kaur, Mr. Gaurav Kumar, Ms. Chetna & Ms. Vibha Wadhwa as Members of the Committee.

The BCP members met 2 times on 10.07.2024, 28.02.2025.

### **SPECIAL COMMITTEE OF BOARD FOR MONITORING AND FOLLOW-UP OF CASES OF FRAUDS (SCBMF)**

As per the Master Direction by RBI on reporting of frauds, The Company shall constitute a Committee of the Board to be known as Special Committee of Board for Monitoring and Follow-up of cases of Frauds (SCBMF). For this purpose a SCBMF has been formed with the following directors as its members:

1. Ms. Chetna, Independent Director, Chairperson
2. Mr. Gaurav Kumar, Independent Director, Member
3. Ms. Brinderjeet Kaur, Executive Director, Member

### **The roles and responsibilities of SCBMF as required under these Directions are as follows:**

- a. SCBMF shall oversee the effectiveness of the fraud risk management in the Company.
- b. SCBMF shall review and monitor cases of frauds, including root cause analysis, and suggest mitigating measures for strengthening the internal controls, risk management framework and minimizing the incidence of frauds on annual basis.
- c. SCBMF will identify the appropriate early warning indicators for monitoring credit facilities / loan accounts and other financial transactions.

**Auditor's Certificate**

We have examined the books of account and other records maintained by Prosper Housing Finance Limited in respect of the data furnished in this return and report that to the best of our knowledge and according to the information and explanations given to us and shown by the records examined by us, the data furnished in this return are correct.

Place of Signature: New Delhi

Date: 12<sup>th</sup> June, 2025

UDIN: 25553067BMH2RS9547

For Sunil Arora & Associates

Chartered Accountants

(FRN: 004255N)



**Ramesh Sah**  
(Partner)

Membership No. 553067

## **Auditor's Report**

TO THE BOARD OF DIRECTORS OF PROSPER HOUSING FINANCE LIMITED

### **Report on matters stated in Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021**

1. The Company has obtained the certificate of Registration (COR) from the NHB.
2. The Company is meeting the Net Owned Funds (NOF) requirement as prescribed under Section 29A of the National Housing Bank Act, 1987.
3. The Company has complied with Section 29C of the National Housing Bank Act, 1987.
4. The total borrowings of the housing finance company are within the limits prescribed under Paragraph 27.2 of these directions.
5. The housing finance company has complied with the prudential norms on income recognition, accounting standards, asset classification, loan-to-value ratio, provisioning requirements, disclosure in balance sheet, investment in real estate, exposure to capital market and engagement of brokers, and concentration of credit/investments as specified in the Housing Finance Companies (NHB) Directions, 2010.
6. The Capital Adequacy Ratio as disclosed in the Schedule-II return as specified in the Housing Finance Companies Directions, 2010 has been correctly determined and such ratio is in compliance with the minimum capital to risk weighted asset ratio (CRAR) prescribed.



7. The Company has furnished to the bank within the stipulated period the Schedule -II return as specified in the Housing Finance Companies (NHB) Directions, 2010.
8. The Housing Finance Company has furnished to the National Housing Bank within the stipulated period the Schedule-III return on statutory Liquid Assets as specified in the Housing Finance Companies (NHB) Directions, 2010.
9. The Company has neither opened nor closed any of branches/ offices.
10. The provisions contained in Paragraph 3.1.3, Paragraph 3.1.4 are not applicable of the company and the company has complied with Paragraph 18 of these directions.
11. The Board of Directors has passed a resolution for non-acceptance of public deposits.
12. The Company has not accepted any public deposits during the relevant period/year.

Place of Signature: New Delhi

Date: 12<sup>th</sup> June, 2025

UDIN: 25553067BMHZRS9547

For Sunil Arora & Associates  
Chartered Accountants  
(FRN: 004255N)



Ramesh Sah  
(Partner)

Membership No. 553067

## INDEPENDENT AUDITOR'S REPORT

CHARTERED ACCOUNTANTS

### To the Members of PROSPER HOUSING FINANCE LIMITED Report on the Audit of the Standalone Financial Statements

#### Opinion

We have audited the Standalone Financial Statements of PROSPER HOUSING FINANCE LIMITED ("the Company"), which comprise the Balance sheet as at 31st March 2025, and the Statement of Profit and Loss and Statement of Cash Flows for the year then ended, and Notes to the financial statements, including 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 standalone 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 March 31, 2025, and profit and loss and its cash flows for the year ended on that date.

#### Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the 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.



**Information other than the financial statements and auditors' report thereon**

The Company's board of directors is responsible for the preparation of the other information. The other information comprises the information included in the Board's Report including Annexures to Board's Report, Business Responsibility Report but does not 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 during the course of our audit or otherwise appears to be materially misstated.

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

**Responsibilities of Management for the Standalone 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 standalone financial statements that give a true and fair view of the financial position, financial performance, and cash flows of the Company in accordance with the accounting principles generally accepted in India, including the accounting Standards specified under section 133 of the Act. This responsibility also includes maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.





In preparing the financial statements, 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.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

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





- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit. We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

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



## Report on Other Legal and Regulatory Requirements

- 1 As required by the Companies (Auditor's Report) Order, 2020 (CARO 2020), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, 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 purposes of our audit.
  - (b) In our opinion, proper books of account as required by law have been kept by the Company so far as it appears from our examination of those books.
  - (c) The Balance Sheet, the Statement of Profit and Loss, and the Cash Flow Statement dealt with by this Report are in agreement with the books of account.
  - (d) In our opinion, the aforesaid standalone 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 31st March, 2025 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2025 from being appointed as a director in terms of Section 164 (2) of the Act.
  - (f) With respect to the adequacy of internal financial control over the Financial reporting of the company and the operating effectiveness of such control, refer to our separate Report in "**Annexure B**".
  - (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 has disclosed the impact of pending litigations as at 31<sup>st</sup> March, 2025 on its financial position in its financial statements. Refer Note-32 of financial statement.
- 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. The reporting on disclosures relating to specified bank notes is not applicable to the company for the year ended March 31, 2025.
- v. Based on our examination, which included test checks, the Company has used accounting software's for maintaining its books of account for the financial year ended March 31, 2025 which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software's. Further, during the course of our audit we did not come across any instance of the audit trail feature being tampered with.
- vi. As proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 is applicable from April 1, 2023, reporting under Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014 on preservation of audit trail as per the statutory requirements for record retention is not applicable for the financial year ended March 31, 2025.

Place of Signature: New Delhi

Date: 12<sup>th</sup> June, 2025

UDIN: 25553067BMH2RS9547

For Sunil Arora & Associates  
Chartered Accountants

(FRN: 004255N)

Ramesh Sah  
(Partner)

Membership No. 553067

**"ANNEXURE A" TO THE INDEPENDENT AUDITORS' REPORT**

**Report under The Companies (Auditor's Report) Order, 2020 (CARO 2020)**

(Referred to in paragraph 1 under 'Report on Other Legal and Regulatory Requirements' section of our report of even date)

**To the members of PROSPER HOUSING FINANCE LIMITED**

- 1) In respect of its fixed assets:
  - (a) The Company has maintained proper records showing full particulars, including Quantitative details and situation of fixed assets.
  - (b) The Fixed assets are physically verified by the management according to a phase programme designed to cover all the items over a period of two year, which in our opinion, is reasonable having regard to the size of the company and nature of its assets. Pursuant to the programme, a portion of the fixed assets has been physically verified by the management during the year and no material discrepancies were noticed on such verification.
  - (c) The title deeds of immovable properties are held in the name of the Company.
- 2) In respect of its inventories:-

As per the Information and explanations given to us, company does not have any inventory.
- 3) Company has not granted any loan secured or unsecured to companies, firms or other parties covered in the register maintained u/s 189 of companies act.
- 4) In our opinion, the Company has complied with the provisions of Section 185 and 186 of the Act with respect to the loans and making investments and providing guarantees and securities, as applicable.



- 5) The Company has not accepted any deposits from the public. Therefore, the Para 3(v) of the order is not applicable to the Company
- 6) As per the section 148 of the Companies Act 2013 and Companies (Cost Records and Audit) Rules, 2014, this section is not applicable to the company.
- 7) In respect of statutory dues
  - (a) According to the information and explanations given to us, in respect of statutory dues the Company has been regular in depositing undisputed statutory dues, including Provident Fund, Income-tax, Sales Tax, Wealth Tax, Service Tax, Customs Duty, Excise Duty, Value Added Tax, Cess and other material statutory dues applicable to it with the appropriate authorities.
  - (b) According to the information and explanations given to us, there are no material dues of Excise Duty or Value Added Tax or Service Tax or GST or Cess which have not been deposited with the appropriate authorities on account of any dispute except the following:-

Name of Statute	Nature of Dues	Amount demanded (In Rs.)	Amount Paid	Period to which the amount relates	Forum where dispute is pending
Income Tax Act, 1961	Income Tax (including interest and penalty, if applicable)	2,061,254	3,000,000	A.Y. 2006-07	ITAT
Income Tax Act, 1961	Income Tax (including interest and penalty, if applicable)	21,073,800	12,750,000	A.Y. 2008-09	ITAT

- 8) In our opinion and according to the information and explanations given to us, the Company has not defaulted in the repayment of dues to financial institutions, banks and debenture holders.



- 9) In our opinion and according to 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) and the term loans have been applied by the Company during the year for the purposes for which they were raised.
- 10) To the best of our knowledge and according to the information and explanations given to us, there is no material fraud by the Company or by any officer of the company has been noticed or reported during the year.
- 11) According to the information and explanations given to us, managerial remuneration has been paid in accordance with the requisite approvals mandated by the provisions of Section 197 read with Schedule V to the Companies Act, 2013.
- 12) The company has not come in the category of Nidhi Company so the requirement of net owned fund is not required to be fulfilled.
- 13) All Transactions with the related parties are in compliance with sections 177 and 188 of Companies act 2013 and the details have been disclosed in the financial statement.
- 14) The company has not made any private placement of shares during the year under review and hence there is no need to comply with the requirement of section 42 of the companies Act, 2013.
- 15) According to the information and explanations given to us the company has not entered into any non-cash transactions with directors or persons connected with him.
- 16) According to the nature of the business, the company is not require to obtain registration u/s 45IA of the RBI Act, 1934.

**Place of Signature: New Delhi**  
**Date: 12<sup>th</sup> June, 2025**

**For Sunil Arora & Associates**  
**Chartered Accountants**  
**(FRN: 004255N)**



**Ramesh Sah**  
**(Partner)**  
**Membership No. 553067**



Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

### **Meaning of Internal Financial Controls over Financial Reporting**

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

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

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorities of management and directors 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 the internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of the changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2025, 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.

Place of Signature: New Delhi

Date: 12<sup>th</sup> June, 2025

UDIN: 25553067BH1ZRS9542

**For Sunil Arora & Associates**  
**Chartered Accountants**  
**(FRN: 004255N)**



**Membership No. 553067**



## **"ANNEXURE B" TO THE INDEPENDENT AUDITORS' REPORT**

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

We have audited the internal financial controls over financial reporting of **Prosper Housing Finance Limited** ("the Company") as of March 31, 2025 in conjunction with our audit of the Standalone 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 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 company's policies, the safeguarding of its assets, the prevention and detection of frauds and errors, the accuracy and completeness of the accounting records and the timely preparation of reliable financial information, as required under the Companies Act, 2013.

#### **Auditors' Responsibility**

Our responsibility is to express an opinion on the Company's internal financial controls over the financial reporting based on our audit. We conducted our audit in accordance with the Guidance Note on Audit of Internal Financial Controls over Financial Reporting (the "Guidance Note") and the Standards on Auditing, issued by ICAI and deemed to be prescribed under Section 143(10) of the Companies Act, 2013 to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India.



Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

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

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

### **Meaning of Internal Financial Controls over Financial Reporting**

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

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

(2) Provide reasonable assurance that transactions are recorded as necessary to permit preparation of financial statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorities of management and directors 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 the internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of the changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

### **Opinion**

In our opinion, the Company has, in all material respects, an adequate internal financial controls system over financial reporting and such internal financial controls over financial reporting were operating effectively as at 31 March 2025, 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.

Place of Signature: New Delhi

Date: 12<sup>th</sup> June, 2025

UDIN: 25553067BH1ZRS9547

For Sunil Arora & Associates  
Chartered Accountants  
(FRN: 004255N)



Membership No. 553067

## AUDITOR'S CERTIFICATE FOR PRINCIPAL BUSINESS CRITERIA

This is to certify that we have verified the books of accounts and other relevant records of **Prosper Housing Finance Limited**, having its registered office at **Office No.111 & 112, First Floor, Plot No.9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar, New Delhi-110087**, bearing CIN: **U65910DL2004PLC124134**, for the financial year ended March 31,2025.

Based on our examination and to the best of our information and explanations provided to us, we hereby certify that Prosper Housing Finance Limited have complied with the requirements of Principal Business Criteria.

The following table set forth, for the periods indicated, fulfillment of the principal business criteria as applicable for housing finance companies: -

Position as at	Percentage of Total Assets towards Housing Finance	Percentage of Total Assets towards Housing Finance to Individuals
At March 31, 2025	81.41	81.41
At March 31, 2024	76.40	76.40

For Sunil Arora & Associates  
Chartered Accountants  
F.R.No. 004255N



CA Ramesh Sah  
(Partner)  
M.No:553067  
UDIN: 25553067BMHZRZ7897

Place: Gurgaon  
Date:24-06-2025

DELHI: A-1/118, SAFDARJUNG ENCLAVE,  
NEW DELHI-110029, INDIA  
T: +91-11-2671-1114-17 (4Lines)  
ARORA'S KDC-28, P.S. ROAD, KAROL BAGH,  
NEW DELHI-110005, INDIA  
T: +91-11-4155-9240  
GURUGRAM: 509, METROPOLIS, M.G. ROAD  
GURUGRAM, HARYANA-122002, INDIA

Name	PROSPER HOUSING FINANCE LIMITED		
Add. :	Office No. 111 & 112, 1st Floor, Plot No. 9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087	Ward No.	Cent. Cir. 29
PAN	AABCH3930J	Ass. Year	2025-26

**Computation of Income for the year ended 31st March, 2025**

**Computation under New Scheme u/s 115BAA**

S.No.	Particulars	Amount(Rs.)	Amount(Rs.)
1	<b><u>INCOME FROM BUSINESS &amp; PROFESSION</u></b>		
	Profit as per Profit & Loss A/c	1,43,63,929	
	Add: Reversal of Provision for Doubtful Debts & NPA	(69,06,382)	
	Add: Provision for Gratuity	10,40,204	
	Add: Provision for Leave Encashment	62,169	
	Add: Provision for Bonus	6,35,312	
	Add: Interest on TDS	1,975	
	Add: Interest on Income Tax	68,615	
	Add: Donation Disallowed 50%	30,000	
	Add: Depreciation debited to P&L A/c	14,17,313	
	Add: Employee Shares to ESI	-	
	Add: Employee Shares to EPF	-	1,07,13,136
	Less: Depreciation as per I.Tax Act, 1961	10,64,165	
	Less: Gratuity allowed u/s 43B	-	
	Less: leave encashment u/s 43B	-	
	Less: Special Reserve -Deduction u/s 36(1)(viii)	10,43,724	
	Less: Deduction u/s 36(1)(viia)	32,667	
	Less: Bonus Paid on or before due date	6,35,312	27,75,869
			<b>79,37,267</b>
2	<b><u>INCOME FROM OTHER SOURCES</u></b>		
	Misc income	-	
	Income Against Subsidy		-
3	<b><u>GROSS TOTAL INCOME :-</u></b>		<b>79,37,267</b>
4	<b><u>NET TAXABLE INCOME ROUNDED U/S 288A:-</u></b>		<b>79,37,270</b>

Name	PROSPER HOUSING FINANCE LIMITED		
Add. :	Office No. 111 & 112, 1st Floor, Plot No. 9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087	Ward No.	Cent. Cir. 29
PAN	AABCH3930J	Ass. Year	2025-26

Computation of Income for the year ended 31st March, 2025

Computation under New Scheme u/s 115BAA

S.No.	Particulars	Amount(Rs.)	Amount(Rs.)
5	<u>TAX DUE :-</u> <u>A. Tax under Normal Provisions</u> Tax on Net Taxable Income @ 22%	17,46,199	
6	<u>SURCHARGE @ 10%:-</u>	1,74,620	
		19,20,819	
7	<u>EDUCATION CESS @ 4%:-</u>	76,833	
8	<u>TOTAL TAX DUE:-</u>	19,97,652	
9	<u>ADD: INTEREST:-</u> 234B 234C	44,928 1,00,877	
10	<u>TOTAL TAX PAYABLE:-</u>		21,43,457
11	<u>ADVANCE TAX</u>	5,00,000	
12	<u>TDS</u>	-	5,00,000
13	<u>NET TAX PAYABLE:-</u>		16,43,457

**PROSPER HOUSING FINANCE LIMITED**

CIN:- U65910DL2004PLC124134

Office No. 111 & 112, 1st Floor, Plot No. 9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087  
Balance Sheet as at 31st March, 2025

(Amt in INR)

Particulars	Notes	Figures at the end of 31.03.2025	Figures at the end of 31.03.2024
<b>I. EQUITY AND LIABILITIES</b>			
(a) Share capital	2	11,94,40,400	11,94,40,400
(b) Reserve and surplus	3	10,67,50,353	9,63,13,110
(c) Money received against share warrants		-	-
<b>Total Shareholders Funds</b>		<b>22,61,90,753</b>	<b>21,57,53,510</b>
<b>2. Share application money pending allotment</b>		-	-
<b>3. Non-current liabilities</b>			
(a) Long Term Borrowings	4	62,78,912	36,36,720
(c) Other Long Term Liabilities	5	-	-
(b) Deferred Tax Liabilities (Net)	13	-	-
(d) Long Term Provisions	6	1,46,58,465	2,09,21,149
<b>4. Current liabilities</b>			
(a) Short-term borrowings	7	2,20,29,812	2,05,51,749
(b) Trade payables:-	8		
(A) total outstanding dues of micro enterprises and small enterprises; and		10,16,100	2,38,392
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		17,96,727	6,44,870
(c) Other current liabilities	9	48,32,375	54,91,005
(d) Short-term provisions	10	1,48,57,701	1,55,30,653
<b>Total</b>		<b>29,16,60,845</b>	<b>28,27,68,048</b>
<b>II. ASSETS</b>			
<b>1. Non-current assets</b>			
(a) <b>Property, Plant and Equipments and Intangible Assets</b>			
(i) Property, plant and equipment	11	93,73,366	77,08,321
(ii) Intangible Assets		-	-
(iii) Capital Work in Progress		-	-
(iv) Intangible Assets under development		-	-
(b) Non-current investments	12	-	-
(c) Deferred Tax Assets(Net)	13	17,05,435	34,77,101
(d) Long Term Loans and Advance	14	23,27,10,009	23,16,95,950
(e) Other Non current Assets	15	-	-
<b>2. Current Assets</b>			
(a) Current investments	16	-	-
(b) Inventories	17	-	-
(c) Trade receivables	18	54,62,166	52,29,781
(d) Cash and cash equivalents	19	3,54,162	7,32,419
(e) Short-term loans and advances	20	3,98,74,359	3,17,63,340
(f) Other current assets	21	21,81,346	21,61,136
<b>Total</b>		<b>29,16,60,845</b>	<b>28,27,68,048</b>
Notes forming part of the Financial Statements	1 - 36'		

As per our separate report of even date

**For Sunil Arora & Associates**

Chartered Accountants

FRN No. 004255N

**For and on behalf of board of Directors**

*(Ramesh Sahi)*  
Partner  
M. No. 553067

*(Brijraj Kaur)*  
Director  
DIN:- 01123893

*(Gurvir Kaur Sran)*  
Managing Director  
DIN:- 00057473

*(Birender Singh Dhillon)*  
Company Secretary

*(Vibha Wadhwa)*  
Chief Financial Officer

Date: 12-06-2025

Place: New Delhi

UDIN: 25583067BMH2RS9547



**PROSPER HOUSING FINANCE LIMITED**

CIN:- U65910DL2004PLC124134

Office No. 111 & 112, 1st Floor, Plot No. 9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087

**PROFIT AND LOSS STATEMENT FOR THE PERIOD 01.04.2024 TO 31.03.2025**

Particulars	Notes	Figures at the end of 31.03.2025	Figures at the end of 31.03.2024
I. Revenue from operations	22	3,24,81,210	2,93,04,329
II. Other income	23	2,97,383	7,68,206
<b>III. Total Income (I+II)</b>		<b>3,27,78,594</b>	<b>3,00,72,535</b>
<b>IV. Expenses:</b>			
Cost of materials consumed		-	-
Purchase of Stock-in-Trade		-	-
Changes in inventories of finished goods, work-in-progress and Stock-in-Trade		-	-
Employee benefit expense	24	95,46,779	83,33,938
Finance costs	25	3,55,851	-
Depreciation and amortisation expense	11	14,17,313	14,16,063
Other expenses	26	1,40,01,103	95,59,018
Provision for Contingencies	27	(69,06,382)	31,70,879
<b>Total Expenses</b>		<b>1,84,14,664</b>	<b>2,24,79,898</b>
<b>V. Profit before exceptional and extraordinary items and tax (III - IV)</b>		<b>1,43,63,929</b>	<b>75,92,637</b>
VI. Exceptional Items		-	-
<b>VII. Profit before extraordinary items and tax (V - VI)</b>		<b>1,43,63,929</b>	<b>75,92,637</b>
VIII. Extraordinary Items		-	-
<b>IX. Profit before tax (VII- VIII)</b>		<b>1,43,63,929</b>	<b>75,92,637</b>
X. Tax expense:			
(1) Current tax		21,55,021	28,93,250
(2) Deferred tax		17,71,665	(10,10,205)
<b>XI. Profit (Loss) for the period from continuing operations after Tax (VII-X)</b>		<b>1,04,37,243</b>	<b>57,09,592</b>
XII. Profit/(loss) from discontinuing operations		-	-
XIII. Tax expense of discontinuing operations		-	-
<b>XIV. Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)</b>		<b>-</b>	<b>-</b>
<b>XV. Profit (Loss) for the period (XI + XIV)</b>		<b>1,04,37,243</b>	<b>57,09,592</b>
<b>Earning Per Equity Share</b>			
Basic		0.87	0.48
Diluted		0.87	0.48
Notes forming part of the Financial Statements		1 - 36'	

As per our separate report of even date

For Sunil Arora & Associates

Chartered Accountants

FRN No. 004255N

(Ramesh Sahi)  
Partner  
M. No. 553067

For and on behalf of board of Directors

For Prosper Housing Finance Ltd.

For Prosper Housing Finance Ltd.

(Birender Singh)  
Director  
DIN:- 91123893

Director

(Gurvir Kaar Srani)  
Managing Director  
DIN:- 00057473

For Prosper Housing Finance Limited

For Prosper Housing Finance Ltd.

Birender Singh  
Company Secretary

(Vibha Wadhwa)  
Chief Financial Officer  
Authorised Signatory

Date: 12-06-2025

Place: New Delhi

UDIN: 25553067BMH2R59547



**PROSPER HOUSING FINANCE LIMITED**

CIN:- U65910DL2004PLC124134

Office No. 111 & 112, 1st Floor, Plot No. 9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087

**CASH FLOW STATEMENT FOR THE PERIOD 01.04.2024 TO 31.03.2025**

Particulars	For the year ended 31st March 2025	For the year ended 31st March 2024
<b>A. Cash Flow from Operating Activities</b>		
Net Profit after tax and extraordinary items	1,04,48,807	57,09,592
Adjustments for:-		
Add: Provision for taxation		
Current Tax	16,43,457	23,90,142
Deferred Tax	17,71,665	(10,10,205)
Add: Interest on Loan	3,55,851	-
Add: Provision for gratuity	10,40,204	4,16,815
Add: Provision for leave encashment	2,13,961	1,86,557
Add: Provision for Bonus Incentives	10,02,976	12,84,173
Add: Depreciation	14,17,313	14,16,063
Add: Bad debts written off	52,52,796	28,62,989
Add: Provision for bad debts	(69,06,382)	31,70,879
Add: Adjustment for sale of fixed asset	-	-
Add: Other Non-cash transaction	10,128	5,769
Less: Income tax Refund	-	(10,98,830)
Less: Capital Gain	-	(9,520)
Less: Processing Fees against Subsidy	-	-
<b>Operating profit before working capital changes</b>	<b>1,62,50,777</b>	<b>1,53,24,425</b>
Adjustments for:-		
(Increase) Decrease in Short Term Loans and advances	(81,11,019)	(6,59,861)
(Increase) Decrease in Trade receivables	(2,32,385)	(3,07,933)
(Increase) Decrease in Other Current Assets	(20,210)	(54,792)
Increase (Decrease) in Trade Payables	19,29,565	8,48,105
Increase (Decrease) in Expense Payable other current liabilities	(16,61,606)	14,76,946
Increase (Decrease) in Long term Provisions	(73,02,888)	(35,87,694)
Increase (Decrease) in short term Provisions	-	-
Provision for Tax	(7,46,685)	20,53,812
Provision for Leave Encashment	(1,51,792)	1,86,557
Increase (Decrease) in Deferred Tax Asset	-	(10,10,205)
Increase (Decrease) in short term borrowings	14,78,063	42,57,382
<b>Net cash from operating activities</b>	<b>14,31,820</b>	<b>1,85,26,832</b>
<b>B. Cash Flow from Investing Activities</b>		
Purchase of fixed assets	(30,82,359)	(22,27,519)
Sale of fixed assets	-	10,63,690
Short term capital gain on Mutual Fund Kotak	-	9,520
Processing Fees against subsidy	-	-
Rental Income	-	-
<b>Net cash from Investing Activities</b>	<b>(30,82,359)</b>	<b>(11,54,300)</b>
<b>C. Cash Flow from Financing Activities</b>		
Increase (Decrease) in Long term Borrowings	26,42,192	-
(Increase) Decrease in long term loan & advances	(10,14,059)	(1,80,32,265)
Interest on Loan	(3,55,851)	-
Repayment of Loan	-	-
<b>Net Cash from Financing Activities</b>	<b>12,72,282</b>	<b>(1,80,32,265)</b>
<b>Net Increase In Cash And Cash Equivalents (A+B+C)</b>	<b>(3,78,257)</b>	<b>(6,59,734)</b>
Cash and Cash Equivalents At The Beginning of The Year	7,32,419	13,92,153
<b>Cash and Cash Equivalents At The End of The Year</b>	<b>3,54,162</b>	<b>7,32,419</b>

**Notes:**

- 1) Cash Flow Statement has been prepared under the indirect method as set out in the AS-3.
- 2) Purchase acquisition of fixed assets includes movement of CWIP during the year.

As per our separate report of even date

For Sanil Arora & Associates

Chartered Accountants

FRN No. 0042557

(Ramesh Babu)  
Partner  
M. No. 553067

Prosper Housing Finance Ltd.

For and on behalf of the Board of Directors

For Prosper Housing Finance Ltd.

(Birender Singh Kaur)  
Director

DIN:- 01123893

(Birender Singh Dhillon)  
Company Secretary

(Gurvir Kaur Shan)  
Managing Director

DIN:- 00057473

For Prosper Housing Finance Ltd.

(Vibha Wadhwa)  
Chief Financial Officer

Date: 12-06-2025

Place: New Delhi

Authorised Signatory

**PROSPER HOUSING FINANCE LIMITED**

**Office No. 111 & 112, 1st Floor, Plot No. 9 Lse F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087**

**CIN:- U65910DL2004PLC124134**

**Notes Forming Integral Part of the Financial Statements as at 31st March, 2025**

**1 Corporate Information**

Prosper Housing Finance Limited ('PHFL'), 'the Company' was incorporated in India on 16th January, 2004 under the provision of the Companies Act, 1956 and is carrying on the business of providing loans to retail customers for construction or purchase of residential property and loans against property. The company is registered with National Housing Bank under section 29A of the National Housing Bank Act, 1987. PHFL has its registered office in Delhi.

**1.1 Basis of preparation, measurement and significant Accounting Policies**

**1.2 Basis of Preparation of Financial Statements**

- a) These financial statements have been prepared in accordance with Indian Generally Accepted Accounting Principles (GAAP) under the historical cost convention, as applicable to going concern, on the accrual basis except for certain financial instruments which are measured at fair values. GAAP comprises mandatory accounting standards as prescribed under Section 133 of the Companies Act, 2013('Act') read with Rule 7 of the Companies (Accounts) Rules, 2014, the provisions of the Act (to extent notified). The Financial statements have prepared on a going concern basis
- b) Accounting policies not specifically referred to otherwise are consistent with the generally accepted accounting principles followed by the Company.
- c) The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities on the date of financial statements and the reported amount of revenues and expenses during the reporting period. Difference between the actual results and estimates are recognised in the period in which the results are known / materialise.
- d) Based on the nature of products and the time between the acquisitions of assets for processing and their realisation in cash and cash equivalents, the

**1.4 Significant Accounting Policies**

**a Revenue Recognition**

Interest income and expenses of company are recognised in profit or loss for all interest-bearing instruments on an accrual basis/on time Income including interest/ discount or any other charges on NPA shall be recognised only when it is actually realised. Any such income recognised

Any income on Non performing assets is recognised on cash basis.

**c Other Income**

Other income is recognised on accrual basis

**d Investments**

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

Long term investments are carried at cost less provision for diminution, other than temporary, in the value of investments. Current investments are stated at cost and provision for diminution is made wherever applicable.

**e Property, Plants and Equipments**

Property, Plants and Equipments are stated at cost less accumulated depreciation and impaired losses, if any. All directly attributable costs including financing cost, net of cenvat credit, till the asset is put to use is shown as capital work in progress and is capitalised thereafter. Depreciation on fixed



**f Intangible Fixed Assets**

Intangible assets including software are capitalized where it is expected to provide future enduring economic benefits. Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less accumulated amortization and accumulated impairment losses, if any.

**g Earning Per Share**

The earnings per share has been computed as per Note 21 in accordance with Accounting Standard (AS-20) on, "Earnings Per Share" and is also shown in the Statement of Profit and Loss.

**h Accounting for Taxes**

Income tax provision based on the present tax laws in respect of taxable income for the year and the deferred tax is treated in the accounts based on the Accounting Standard (AS-22) on "Accounting for Taxes on Income". The Deferred tax assets and liabilities for the year, arising out of timing difference, are reflected in the Statement of Profit and Loss. The cumulative effect thereof is shown in the Balance Sheet. The Deferred tax assets, if any, are recognised only if there is a reasonable certainty that it will be realized in future.

**i Provisions, Contingent Liability and Contingent Assets**

**a) Provisions**

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

**b) Contingent Liability**

- Contingent liabilities are disclosed in respect of possible obligations that may arise from past events but their existence is confirmed by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Company. The Company has not made provision for leave encashment in current financial year.

**- Provident Fund**

The Honourable Supreme Court, has passed a decision on 28th February, 2019 in relation to inclusion of certain allowances within the scope of "Basic wages" for the purpose of determining contribution to provident fund under the employees provident Funds & Miscellaneous Provisions Act, 1952. The company, based on legal advice, is awaiting further clarifications in this matter in order to reasonably assess the impact on its financial statements, if any. According, the applicability of the judgment to the company, with respect to the period and the nature of allowances to be covered, and resultant impact on the past provident fund liability, cannot be reasonably ascertained, at present.

**c) Contingent assets**

Contingent assets are not recognised/ disclosed. Provisions, contingent liabilities and contingent assets are reviewed at each Balance Sheet date.

**j Housing & Other Property Loans**

Housing Loans include outstanding amount of Housing Loans and other Property Loans disbursed directly or indirectly to individual and other borrowers. Other Property loans include mortgage loan, non residential property loan plot loan for self construction where construction has not began in last three years and loan against the lease rental income from properties in accordance with directions of National Housing Bank (NHB).

**k Borrowing Cost**

Borrowing cost that is attributable to the acquisition or construction of a qualifying asset is capitalized as part of the cost of such asset. A qualifying asset is one that necessarily takes substantial period of time to get ready for its intended use. Other borrowing costs are recognized as an expense in the period in which they are incurred.

**l Cash Flow Statement**

Cash Flows are reported using the indirect method as set out in the Accounting Standard - 3 on "Cash Flow Statement" prescribed under the Companies (Accounting Standards) Rules, 2014, whereby net profit before tax is adjusted for the effects of the transactions of non-cash nature and any deferrals or accruals of the past or future cash receipts or payments. The cash flows from regular revenue generating, investing and financing activities of the Company are segregated.

**m Cash and Cash Equivalents**

Cash and Cash Equivalents for the purpose of "Cash Flow Statement" comprise cash at bank and in hand and deposits with bank with an original maturity of three months or less.



## 2 Share Capital

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Authorised share capital</b>		
2000000 Equity Shares of Rs. 10 each	20,00,00,000	20,00,00,000
<b>Issued, subscribed &amp; paid-up share capital</b>		
1194040 Equity Shares of Rs. 10 each, Fully paid up	11,94,40,400	11,94,40,400
<b>Total Share Capital</b>	<b>11,94,40,400</b>	<b>11,94,40,400</b>

### Share holding pattern and details

Name of the Shareholders	% of Holding	No. of Shares
Drinderjit Kaur	23.58%	23,51,750
Harman Kaur	23.88%	23,52,180
Garvir Kaur Sran	24.47%	29,22,942
Ranwar Ranvir Singh	10.61%	12,66,004
Himmat Singh	10.61%	12,66,904
Harmander Singh Sran	0.48%	57,100
Sokhinder Singh Bhat	0.67%	80,600
Purnajit Kaur	0.62%	74,000
Harmandeep Singh	0.64%	76,400
Harbans Kaur Bhat	0.62%	74,400
Manjot Kaur	0.27%	32,100
Arundeep Singh Sran	3.25%	3,88,720

### 2.1 Reconciliation of number of shares outstanding

Particulars	As at 31.03.2025	As at 31.03.2024
Equity shares at the beginning of the year	1,19,44,040	1,19,44,040
Add: Shares issued during the year	-	-
Less: Shares bought back during the current financial year	-	-
<b>Equity shares at the end of the year</b>	<b>1,19,44,040</b>	<b>1,19,44,040</b>

Note 2.2 : The Company has only one class of equity shares. Each holder of equity shares is entitled to one vote per share.

Note 2.3 : There is no fresh issue and buyback of shares during the year.

Note 2.4 : There is no change in the number of shares outstanding at the beginning and at the end of the year.

Note 2.5 : There is no change in the pattern of shareholding during the year. It is same as the last year.

## 3 Reserves & Surplus

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Capital Reserve</b>	-	-
<b>Capital Redemption Reserve</b>	-	-
<b>Securities Premium</b>		
Balance as per last Balance Sheet	6,36,83,552	6,36,83,552
Add: Addition during the year	6,36,83,552	6,36,83,552
Less: Utilised during the year	-	-
	<b>6,36,83,552</b>	<b>6,36,83,552</b>
<b>Debt Redemption Reserve</b>	-	-
<b>Revaluation Reserve</b>	-	-
<b>Share Options Outstanding Account</b>	-	-
<b>General Reserve</b>		
Balance as per last Balance Sheet	8,09,754	8,09,754
Less: Utilised during the year	8,09,754	8,09,754
	<b>8,09,754</b>	<b>8,09,754</b>
<b>Surplus in Statement of Profit and Loss:</b>		
As per last Balance Sheet	1,78,13,928	1,17,13,354
Add: Profit During the Year	1,04,37,243	57,09,192
Add: Income Tax Refund	-	10,22,900
	2,77,51,171	1,84,53,846
<b>Less: Appropriations:</b>		
General Reserve	-	-
Special Reserve	10,43,724	5,70,959
Statutory Reserve	10,43,724	5,70,959
Additional Tax (Interest on Income Tax)	-	-
Surplus Closing Balance	2,56,63,723	1,78,13,928
<b>Disclosure on statutory/special reserve:</b>		
Balance at the beginning of the year:		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	52,25,925	46,54,966
b) Amount of Special Reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purpose of Statutory Reserve under section 29C of NBH Act, 1987	92,79,951	87,08,962
c) Total		
<b>Addition /Appropriation /Withdrawal during the year</b>		
Add: a) Amount transferred u/s 29C of the NBH Act, 1987	10,43,724	5,70,959
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 NBH Act, 1987	10,43,724	5,70,959
Less: a) Amount appropriated from the Statutory Reserve u/s 29C of the NBH Act, 1987	-	-
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29C of NBH Act, 1987	-	-
<b>Balance at the end of the year:</b>		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	62,69,649	52,25,925
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 NBH Act, 1987	1,03,23,675	92,79,951
	<b>1,65,93,325</b>	<b>1,45,05,876</b>
<b>Total Reserves &amp; Surplus</b>	<b>10,67,50,353</b>	<b>9,63,13,110</b>

#### 4 Long Term Borrowing

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Bonds/Debentures</b>	-	-
<b>Term Loans</b>	-	-
- from banks	-	-
- from other parties	-	-
- Secured	-	-
- Unsecured	-	-
Others	6,278,912	3,636,720
<b>Deferred payment liabilities</b>	-	-
<b>Deposits</b>	-	-
<b>Loans and advances from related parties</b>	-	-
<b>Long term maturities of finance lease obligations</b>	-	-
<b>Other loans and advances</b>	-	-
<b>Total Long Term Borrowings</b>	<b>6,278,912</b>	<b>3,636,720</b>

As per the agreement made between Prosper Housing Finance Limited (referred to as "Assignor") and Aryarth Housing Finance Limited (referred to as "Assignee") dated 31.05.2018, the assignor has agreed to sell, assign, convey and transfer and the assignee has agreed to purchase as a composite transaction, on an AS IS WHERE IS AND WHAT IS BASIS and on the terms and conditions hereinafter appearing, all right, title, interest and benefit of the assignor in the assets, including the security interest, as existing on the effective date.

A) In Consideration of the assignee having made payment of the sale consideration, the receipt of which the Assignor hereby admits and acknowledge and in respect of which the Assignor forever discharges the Assignee, the Assignor hereby unconditionally and irrevocably sells, transfers, assigns and conveys in the Assignee on an as is where is and as is what is basis:

- all right, title, interest and benefit of the Assignor in the Receivables;
- rights, title, interest and benefit over the underlying security interest that is currently held by the Assignor securing the payment and repayment of all the Receivables;
- together with all corresponding rights, title, powers, benefits, obligations, risks and underlying documents (if any) thereto; (hereinafter collectively referred to as the "Assets") to the end and intent that the Assignee shall hereafter be deemed to be the full, true and absolute owner and as such legally and beneficially entitled to all such assets free from all encumbrances, or other impediments and the Assignee shall hereafter be vested with all the rights, duties, obligations and remedies of the Assignor against the borrowers in respect of the Assets, whether by the way of damages or otherwise including the right to file a suit or institute such other recovery proceedings and take such other lawful action as may be required for the purpose of recovery and/or the transferee thereof and not as representative or agent of the Assignor.

#### B) Sale Consideration

(i) The Parties agree and acknowledge that the Sale Consideration for the Assets have been arrived at on the basis of only 90% (Ninety Percent) of the principal amount of the Receivables ("Assignee Principal Payout"), and as consideration for the remaining part of the Receivables, the Parties have agreed that the Assignor shall be entitled to the remaining 10% of the principal amount of the Receivables ("Assignor Principal Payout") which payouts shall be made to the Assignor on the Payout Dates as per the terms of this Deed. It is clarified that the Assignor is acquiring the rights in relation to the Assignor Principal Payouts, in order to maintain minimum retention ratio ("MRR") as required pursuant to the REVISIONS TO THE GUIDELINES ON TRANSFER OF ASSETS THROUGH SECURITISATION AND DIRECT ASSIGNMENT OF CASH FLOWS issued by RBI pursuant to the notification dated May 07, 2012 bearing reference no.2011-12340DBOD-No.bp.be-103/21.04.177/2011-12 and that the MRR shall be maintained by the Assignor at all times in accordance with the RBI Assignment Guidelines.

(ii) The Parties hereby agree that the Assignee shall be entitled to an interest at the rate of 11 % per annum payable monthly ("Assignee Interest/Payout") which shall be payable to the Assignee on each Payout Date from the amount on interest collected for the relevant collection month provided there are no prepayments. Any amounts over and above the Assignee interest Payout from the amount of interest collected for the relevant collection month shall be payable to the Assignor ("Assignor Interest Payout") on the relevant Payout Date.

Other Long-Term Liabilities	As at 31.03.2025	As at 31.03.2024
Trade Payables	-	-
Others	-	-
<b>Total Other Long-Term Liabilities</b>	<b>-</b>	<b>-</b>

#### 6 Long Term Provisions

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Employee Benefit - Gratuity Provision</b>		
As per last Balance Sheet	2,369,336	1,952,531
Add : Provision during the year	1,040,204	416,815
Less : Benefit Paid/Reversal During the year	396,506	-
	<b>3,013,034</b>	<b>2,369,336</b>
<b>Provision for Contingencies - Against Standard Assets</b>		
As per last Balance Sheet	631,922	587,670
Add : Provision during the year	32,667	44,252
Less : Reversal During the year	664,589	631,922
	<b>664,589</b>	<b>631,922</b>
<b>Against NPA</b>		
As per last Balance Sheet	17,919,891	14,793,264
Add : Provision during the year	1,220,317	3,126,627
Less : Reversal During the year	19,140,218	17,919,891
	<b>10,980,942</b>	<b>17,919,891</b>
<b>Total Long Term Provisions</b>	<b>14,658,465</b>	<b>20,921,149</b>

#### 7 Short Term Borrowings

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Secured</b>		
Term loans from Banks	-	-
Working Capital Loan repayable on demand	-	-
<b>Unsecured</b>		
Loan from related parties	-	-
<b>Loans repayable on demand</b>		
- from Banks	-	-
- from Financial Institutions (Current Portion)	22,029,812	20,551,749
- from other parties	-	-
<b>Loans and advances from related parties</b>		
<b>Deposits</b>		
<b>Other loans and advances</b>		
<b>Total of Short Term Borrowings</b>	<b>22,029,812</b>	<b>20,551,749</b>



8 Trade Payable

Particulars	As at 31.03.2025	As at 31.03.2024
<b>TRADE PAYABLES FOR GOODS</b>		
Outstanding dues of micro enterprises and small enterprises	-	-
Outstanding dues of creditors other than micro enterprises and small enterprises	-	-
<b>TRADE PAYABLES FOR SERVICES</b>		
Outstanding dues of micro enterprises and small enterprises	1,016,100	238,392
Outstanding dues of creditors other than micro enterprises and small enterprises	1,796,727	644,870
	<b>2,812,827.00</b>	<b>883,262.00</b>

TRADE PAYABLES AGEING SCHEDULES (Outstanding for following periods from due date of payments)

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Disputed / Undisputed</b>		
<b>Micro &amp; Small Enterprise</b>		
~ Not Yet Due	-	-
~ Less Than 1 Year	2,812,827	883,262
~ 1- 2 Year	-	-
~ 2- 3 Year	-	-
~ More Than 3 Year	-	-
<b>Others</b>		
~ Not Yet Due	-	-
~ Less Than 1 Year	-	-
~ 1- 2 Year	-	-
~ 2- 3 Year	-	-
~ More Than 3 Year	-	-
	<b>2,812,827</b>	<b>883,262</b>

9 Other Current Liabilities

Particulars	As at 31.03.2025	As at 31.03.2024
Other payable-employees	1,396,237	1,663,981
Taxes & Statutory Liabilities Payable	322,931	172,801
Advance from Debtors	96,526	117,598
Other Payables	3,016,681	3,536,625
	<b>4,832,375</b>	<b>5,491,005</b>

10 Short Term Provisions

Particulars	As at 31.03.2025	As at 31.03.2024
Provision for Leave Encashment	820,320	758,151
Others	-	-
- Provision for Income Tax u/s 153A	12,382,360	12,382,360
- Provision for Income Tax	1,655,021	2,390,142
	<b>14,857,701</b>	<b>15,530,653</b>

12 Non-current investments

Particulars	As at 31.03.2025	As at 31.03.2024
Investment property	-	-
Investments in Equity Instruments	-	-
Investments in preference shares	-	-
Investments in Government or trust securities	-	-
Investments in debentures or bonds	-	-
Investments in Mutual Funds	-	-
Investments in partnership firms	-	-
Other non-current investments	-	-
	<b>-</b>	<b>-</b>

13 Deferred Tax Liabilities/ Assets

Particulars	As at 31.03.2025	As at 31.03.2024
Opening Balance of Deferred Tax Liabilities/ Assets (Net)	3,477,101	2,466,896
Increase or Decrease in Deferred Tax Liabilities/ Assets *	(1,771,665)	1,010,205
Closing Balance of Deferred Tax Liabilities/ Assets (Net)*	<b>1,705,435</b>	<b>3,477,101</b>

\* Refer to Sub Note No. 13.1 for Details Calculation sheet



## 14 Long Term Loan &amp; Advance

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Capital Advances</b>		
- Secured, considered good		
Housing Loan		
- Standard Asset	197,386,567	191,250,924
- Sub-standard Asset	4,104,551	4,732,571
- Doubtful Asset Category-I	3,169,686	-
- Doubtful Asset Category-II	-	849,593
- Doubtful Asset Category-III	3,117,652	6,619,340
Loan Against Property		
- Standard Asset	21,968,478	22,024,938
- Sub-standard Asset	-	-
- Doubtful Asset Category-I	-	-
- Doubtful Asset Category-II	-	761,431
- Doubtful Asset Category-III	2,963,075	5,457,152
- Unsecured, considered good		
- Doubtful		
Loans & advances to related parties		
Other loans and advances		
	232,710,009	231,695,950

## 15 Other Non-Current Assets

Particulars	As at 31.03.2025	As at 31.03.2024
Long-term Trade Receivables	-	-
Others	-	-
<b>Total of Other non-current Assets</b>	-	-

## 16 Current Investments

Particulars	As at 31.03.2025	As at 31.03.2024
Investments in Equity Instruments	-	-
Investments in Preference Shares	-	-
Investments in Government or trust securities	-	-
Investments in debentures or bonds	-	-
Investments in Mutual Funds	-	-
Investments in partnership firms	-	-
Other investments	-	-
<b>Total of Non-Current Investments</b>	-	-

## 17 Inventories

Particulars	As at 31.03.2025	As at 31.03.2024
Raw materials	-	-
Work-in-progress	-	-
Finished goods	-	-
Stock-in-trade (in respect of goods acquired for trading)	-	-
Stores and spares	-	-
Loose tools	-	-
Others	-	-
<b>Total of Inventories</b>	-	-

## 18 Trade Receivable

Particulars	As at 31.03.2025	As at 31.03.2024
Trade Receivables Outstanding from the due date of Payment		
Undisputed Trade Receivables -considered good	2,243,200	1,671,016
Undisputed Trade Receivables -considered doubtful	71,075	560,900
Disputed Trade Receivables -considered good	1,613,653	1,071,566
Disputed Trade Receivables -considered doubtful	1,534,238	1,926,299
	5,462,166	5,229,781

## Trade Receivables Ageing Schedule (Outstanding for following periods from the due date of Payment)

Particulars	As at 31.03.2025	As at 31.03.2024
<b>Disputed/Undisputed, Considered good/ doubtful</b>		
~ Not Yet Due		
~ Less Than 6 Months	2,243,200	1,671,016.00
~ 6 Months - 1 Year	104,704	64,171.00
~ 1- 2 Year	289,199	87,835.00
~ 2- 3 Year	-	-
~ More Than 3 Year	2,825,063	3,406,759.00
	5,462,166	5,229,781.00



19 Cash & Cash Equivalent

Particulars	As at 31.03.2025	As at 31.03.2024
Balance with banks	175,900	581,884
Cash on hand	178,262	150,535
	<b>354,162</b>	<b>732,419</b>

20 Short Term Loan & Advances

Particulars	As at 31.03.2025	As at 31.03.2024
Loans and advances to related parties	-	-
(a) Secured, considered good	-	-
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
Others	-	-
- Balance due from Revenue Authority	-	-
(a) Secured, considered good	-	-
(b) Unsecured, considered good	-	-
OST Receivable	196,652	196,652
Tds & TCS Receivable	-	-
(c) Advance Tax	-	-
(d) Doubtful- Income Tax Authority	15,750,000	15,750,000
- Other Receivable	-	-
(a) Secured, considered good (Current portion of Housing Loans, Property Loan & Solar Loans)	23,548,708	14,794,364
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
- Loans & Advances to Related Party	-	-
(a) Secured, considered good	-	-
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
- Advance to employees	-	-
(a) Secured, considered good	379,000	947,000
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
- Advance to suppliers	-	-
(a) Secured, considered good	-	75,325
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
<b>Total of Short Term loans &amp; Advances</b>	<b>39,874,359</b>	<b>31,763,340</b>

21 Other Current Assets

Particulars	As at 31.03.2025	As at 31.03.2024
Prepaid Expenses	40,248	61,155
Insurance Receivable	421,211	534,940
Security Deposits	143,000	143,000
Other - Accrued Interest Receivable	1,576,887	1,402,041
	<b>2,181,346</b>	<b>2,141,136</b>

22 Revenue From Operations

Particulars	As at 31.03.2025	As at 31.03.2024
Interest Income	32,249,603	29,111,593
Accrued Interest Income	174,846	192,736
Pre-EMI Interest Income	56,761	-
	<b>32,481,210</b>	<b>29,304,329</b>

23 Other Income

Particulars	As at 31.03.2025	As at 31.03.2024
Late Fees	9,679	8,383
Bad Debts Recovered	-	580,000
Short & Excess	6,218	5,344
Account closing charges	281,486	99,027
Interest on Income Tax Refund	-	65,930
Short Term Capital gain	-	9,520
	<b>297,383</b>	<b>768,206</b>

24 Employee Benefit Expenses

Particulars	As at 31.03.2025	As at 31.03.2024
Salaries, Gratuity, Wages & Allowances	6,324,051	4,955,910
Contribution to PF, ESI & Superannuation Fund	268,927	280,815
Staff Welfare Expenses	141,210	107,141
Admin Charges	20,654	19,342
Bonus & Incentive	1,002,976	1,284,175
Leave Encashment	213,961	186,557
Director's Remuneration	1,575,000	1,500,000
	<b>9,546,779</b>	<b>8,333,938</b>

25 Finance Cost

Particulars	As at 31.03.2025	As at 31.03.2024
Interest on Loan	355,851	-
	<b>355,851</b>	<b>-</b>





## 26 Other Expenses

Particulars	As at 31.03.2025	As at 31.03.2024
Advertisement, Publicity & Sales Promotion	-	10,534
Annual Maintenance charges	118,092	100,164
Auditor's Remuneration	59,000	59,000
Bad Debts/ Irrecoverable Advances written off	5,252,796	2,812,989
Bank Charges	14,246	16,877
Business Promotion	813,196	818,918
Cersai Fee	-	1,276
Commission Expenses	1,740,000	840,000
Communication Expenses	91,419	51,270
Credit Rating Expenses	16,095	20,151
Conveyance Expense	255,698	73,360
Donation	30,000	200,000
Electricity Charges	195,801	167,151
Festival Expenses	68,079	76,403
GST Reverse charge	144,776	47,028
Interest on Income Tax	68,615	-
Independent Director's sitting fees	174,000	162,000
Insurance	55,253	53,436
Interest on Taxes (TDS)	1,975	1,840
Legal, Professional & Consultancy Charges	3,007,770	1,893,345
Loss on Sale of Car	-	263,598
Miscellaneous Expenses	215,650	33,143
Office Expenses	102,942	83,481
Office Repair and Maintenance	95,820	641,830
Postage & Courier Charges	31,767	25,199
Printing & Stationery	135,994	85,671
Prior Period exp.	3,443	15,227
Rent, Rates & Taxes	359,626	292,705
Repair & Maintenance	-	-
- Computer Repair & Maintenance	47,475	35,519
- Generator Repair & Maintenance	10,090	9,950
Roc Filing Fee	2,420	5,538
Tour & Travelling Exp	57,020	30,576
Vehicle Running & Maintenance	787,270	562,637
Web and Internet Charges	44,774	18,202
Written Off Expenses	-	50,000
	14,001,103	9,559,018

## 27 Provision for Contingencies

Particulars	As at 31.03.2025	As at 31.03.2024
Provision for doubtful debts (as per NHB guidelines)	(6,906,382)	3,170,879
	(6,906,382)	3,170,879

## 28 Earning Per Share

Particulars	As at 31.03.2025	As at 31.03.2024
Net Profit Attributable to Equity Shareholders Profit after tax	10,437,243	5,709,592
Net Profit attributable to Equity Shareholders	10,437,243	5,709,592
No. of Equity shares (Number)	11,944,040	11,944,040
Weighted Average No. of Equity Shares	11,944,040	11,944,040
Nominal value of Equity Shares (Rs)	10	10
Earning Per Share (Rs) :		
Basic	0.87	0.48
Diluted	0.87	0.48



## 29 Retirement Benefit Plans

Above report as provided by Certified Actuary and LIC of India as mentioned above and relied upon by the auditors

Particulars	As at 31.03.2025	As at 31.03.2024
<b>A. Change in the Defined Benefit Obligations:</b>		
Liability at the beginning of the year	2,369,336	1,952,521
Acquisition Adjustments	-	-
Current Service Cost	292,909	215,560
Interest Cost	169,171	143,706
Benefits Paid	(396,506)	-
Actuarial Loss/ (Gain)	578,124	57,549
Liability at the end of the year	3,013,034	2,369,336
<b>B. Fair Value of Plan Assets :</b>		
Fair Value of Plan Assets at the beginning of the year	-	-
Amalgamation Adjustments	-	-
Expected Return on Plan Assets	-	-
Contributions	-	-
Benefits Paid	-	-
Fair Value of Plan Assets at the end of the year	-	-
Funded Status	(3,013,034)	(2,369,336)
<b>C. Actual Return on Plan Assets: :</b>	-	-
<b>D. Amount Recognised in the Balance Sheet:</b>		
Liability at the end of the year	3,013,034	2,369,336
Fair Value of Plan Assets at the end of the year	-	-
Net Asset recognized in the Balance Sheet	(3,013,034)	(2,369,336)
<b>E. Expense Recognised in the Statement of Profit and Loss:</b>		
Current Service Cost	292,909	215,560
Interest Cost	169,171	143,706
Expected Return on Plan Assets	-	-
Net Actuarial Loss/(Gain) to be Recognised	578,124	57,549
Expense recognised in the Statement of Profit & Loss under staff expenses	1,040,204	416,815
<b>F. Reconciliation of the Liability Recognised in the Balance Sheet:</b>		
Opening Net Liability	2,369,336	1,952,521
Acquisition Adjustment	-	-
Expense Recognised	1,040,204	416,815
Benefits Paid	(396,506)	-
Expected Return on Plan Assets	-	-
Amount Recognised in the Balance Sheet under Provision for Employee Benefits	3,013,034	2,369,336
<b>G. Actuarial Assumptions</b>		
Mortality Table (LIC)		
Discount Rate (P. A.)	6.99%	7.14%
Rate of Escalation in Salary	6.99%	7.14%

## 30 Auditor's Remuneration

Particulars	As at 31.03.2025	As at 31.03.2024
Statutory Audit Fees	59,000	59,000
	59,000	59,000



(Brind Kaur)  
Director

DIN: 01123893

(Gurpreet Kaur Saran)  
Managing Director

DIN: 00057473

For Prosper Housing Finance Ltd.  
Bhinder Singh  
Bhinder Singh  
Dhillon  
Chief Financial Officer  
Director (Company Secretary)

Authorised Sign

**PROSPER HOUSING FINANCE LIMITED**  
Office No. 111 & 112, 1st Floor, Plot No. 9 Lsc F Block, Garg Plaza, Bhera Enclave, Paschim Vihar New Delhi-110087  
CIN:- U65910DL2004PLC124134

Notes Forming Integral Part of the Financial Statements as at 31st March, 2025

**31 Related Party Disclosures**

Related Party relationships / transactions warranting disclosures under AS 18 – “Related Party Disclosures” prescribed under The Companies (Accounting Standards) Rules, 2006 are as under:

**(A) Related Parties are Classified as follows :**

S.No.	Name of the Related Party	Relationship
1	Gurvir Kaur Sran	Key Managerial Personnel
2	Harmeet Kaur	Key Managerial Personnel
3	Brinderjeet Kaur	Key Managerial Personnel
4	Vibha Wadhwa	Key Managerial Personnel
5	True Blue Finlease Limited	Company in which Key Management Personnel along with their relatives has influence.

**(B) Transaction during the year with Related Parties ( Excluding Reimbursements ) and closing balance :**

S.No.	Name of the Related Party	Relationship	Nature of transaction	Amount (₹)	Closing Balance as on 31.03.2025 (₹)	Amount doubtful/w/off
1	Gurvir Kaur Sran	Key Managerial Personnel	Director's Remuneration	15,00,000	1,19,240	NIL
2	Brinderjeet Kaur	Key Managerial Personnel	Director's Remuneration	75,000	25,000	NIL
3	Vibha Wadhwa	Key Managerial Personnel	Salary	7,87,500	75,000	NIL

**32 Income Tax Matters**

Particulars	As at 31.03.2025	As at 31.03.2025
Income Tax matters	2,31,35,054	2,31,35,054
	2,31,35,054	2,31,35,054

**Notes:-** It is not practicable for the Company to estimate the timings of cash outflows, if any, in respect of the above pending resolution of the respective proceedings as it is determinable only on receipt of judgements/decisions pending with various forums/authorities. The Company's pending litigations pertaining to proceedings pending with various direct tax, indirect tax and other authorities. The Company has reviewed all its pending litigations and proceedings and has adequately provided for where provisions are required and disclosed as contingent liabilities where applicable, in its financial statements

**33 Penalty**

No Penalty has been incurred during the year

**34 Additional Regulatory Info**  
refer to subnote 34.1

**35 Additional Disclosures Requirements as per NIIB Directions**  
refer to subnote 35.1 & 35.2

**36 Previous Year's Figures**

Figures for the previous year have been regrouped, rearranged and reclassified wherever necessary.

As per our separate report of even date  
For Sunil Arora & Associates  
Chartered Accountants  
ERN No. 004255N

(Ramesh Sah)  
Partner  
M. No. 553067

Date: 12-06-2025  
Place: New Delhi



For Prosper Housing Finance Ltd.

(Brinderjeet Kaur)  
Director  
DIN: 01123895

For Prosper Housing Finance Ltd.  
Birender Singh  
(Company Secretary)  
Company Secretary

For and on behalf of board of Directors

For Prosper Housing Finance Ltd.

Gurvir Kaur Sran  
(Gurvir Kaur Sran)  
Managing Director  
DIN: 00057473  
Director

For Prosper Housing Finance Ltd.

Vibha  
Chief Financial Officer  
(Vibha Wadhwa)

Authorised Signatory

**PROSPER HOUSING FINANCE LIMITED**

CIN:- U65910DL2004PLC124134

Notes Forming Integral Part of the Financial Statements as at 31st March, 2025

**BIFURCATION OF TRADE PAYABLES AS ON 31.03.2025**

S.No.	Particulars	Amount (Rs.) as at 31.03.2025
	<b>Sub-note "8.1"</b>	
	<b>MSMEs :</b>	
1	Transunion Cibil Ltd	1,234
2	Deepak Enterprises	1,026
3	Digicode Software Pvt Ltd	10,08,640
4	Bses	5,200
	<b>Sub-total</b>	<b>10,16,100</b>
	<b>Others:</b>	
1	Deepali	25,200
2	Ritu Sharma	2,500
3	Raj Kumar & Associates	3,23,400
4	Shwetank Sharma	2,000
6	Pbc Andex Private Limited	6,39,000
7	Pankaj Jain	2,94,000
8	Evergreen Consultancy	1,50,000
9	Ganpati Computers & Communications	3,687
10	Associated Law Offices (Advocate)	3,23,000
11	Bhupinder Singh Brar	33,940
	<b>Sub-total</b>	<b>17,96,727</b>
	<b>TOTAL</b>	<b>28,12,827</b>

**BIFURCATION OF OTHER CURRENT LIABILITIES AS ON 31.03.2025**

S.No.	Particulars	Amount (Rs.) as at 31.03.2025
	<b>Sub-note "9.1" - Other Payables Employees</b>	
1	Salary Payable	6,16,685
2	Remuneration Payable	1,44,240
3	Incentive Payable	6,35,312
	<b>TOTAL</b>	<b>13,96,237</b>
	<b>Sub-note "9.2" - Taxes &amp; Statutory Liabilities Payable</b>	
1	Employees Contribution to ESI Payable	582
2	Employees Contribution to PF Payable	21,824
3	Employers Contribution to PF Payable	21,824
4	Employers Contribution to ESI Payable	2,518
5	TDS Payable	1,90,145
6	GST Payable	86,038
	<b>TOTAL</b>	<b>3,22,931</b>
	<b>Sub-note "9.3" - Other payables</b>	
1	Electricity Expenses Payable	2,044
2	Audit Fee Payable	54,000
3	Telephone Expense Payable	1,446
4	Independent director's payable	39,150
5	Legal Expenses Payable	-
6	Undisbursed Amount	29,00,000
7	Vehicle Running and Maintenance Payable	20,041
	<b>TOTAL</b>	<b>30,16,681</b>

**BIFURCATION OF BALANCE IN BANKS AS ON 31.03.2025**

S.No.	Particulars	Amount (Rs.) as at 31.03.2025
	<b>Sub-note "19.1" - Bhatinda Bank A/c</b>	
1	Bandhan Bank	36,854
2	The BCC Bank	5,215
	<b>TOTAL</b>	<b>42,069</b>
	<b>Sub-note "19.2" - Delhi Bank A/c</b>	
1	Axis Bank	782
2	Equitas Small Finance Bank	56,278
3	Kotak Mahindra Bank	43,626
4	RBL Bank Limited	14,620
5	The Nainital bank Limited	18,523
	<b>TOTAL</b>	<b>1,33,829</b>



**PROSPER HOUSING FINANCE LIMITED**

NOTES TO FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st March, 2025  
PROPERTY, PLANT AND EQUIPMENTS AND INTANGIBLE ASSETS AS ON 31st March, 2025

Note: 11

Sr. No	Particulars	Rate	Gross Block			Depreciation			Net Block			
			As on 01.04.2024	Addition during the year	Deduction during the year	Total as on 31.03.2025	Upto 01.04.2024	Adjustment for sale	for the year	Total as on 31.03.2025	As on 31.03.2025	As on 31.3.2024
1	Air Conditioner		1,47,586			1,47,586	1,51,296		26,718	1,78,015	1,20,867	1,47,586
2	Fan Cooler		65,272			65,272	59,305		11,817	71,122	53,456	65,272
3	Fax Machine		-			-	16,417		-	16,417	-	-
4	Generator		-			-	2,856		-	2,856	-	-
5	Inverter with trolley		21,626	12,000		33,626	31,448		7,486	38,934	26,140	21,626
6	Mobile Phone		21,049	56,499		77,548	59,095		22,652	81,747	54,895	21,049
7	Water Dispenser		-	-		-	11,580		-	11,580	-	-
8	Computer & Printer		51,756	61,500		1,13,256	5,94,215		6,598	6,00,813	1,06,658	51,756
9	Camera		12,096	-		12,096	70,836		3,474	74,310	8,622	12,096
10	Car		18,94,980	-		18,94,980	26,37,753		6,77,905	33,15,658	12,17,076	18,94,980
11	Cycle		6,066	5,600		11,666	5,944		2,082	8,027	9,583	6,066
12	Furniture		7,33,312	-		7,33,312	7,86,174		1,79,188	9,65,363	5,54,124	7,33,312
13	Office Equipment		6,141	-		6,141	1,65,604		1,507	1,67,112	4,633	6,141
14	Heater		3,706	-		3,706	7,494		1,231	8,725	2,475	3,706
15	Refrigerator		29,991	-		29,991	8,876		10,959	19,836	19,031	29,991
16	Television		10,099	-		10,099	2,242		10,037	12,279	62	10,099
17	IPad			77,000		77,000	-		8,558	8,558	68,442	
	SUB TOTAL (A)		30,03,678	2,12,599	-	32,16,277	46,11,136	-	9,70,213	55,81,349	22,46,064	30,03,678
18	Building (Shop No. 111 & 112)		47,04,642	-	-	47,04,642	6,65,606	-	4,47,100	11,12,706		47,04,642
	SUB TOTAL (B)		47,04,642	-	-	47,04,642	6,65,606	-	4,47,100	11,12,706		47,04,642
19	Intangible Assets WIT (Software Development)		-	28,69,760	-	28,69,760	-	-	-	-		-
	SUB TOTAL (C)		-	28,69,760	-	28,69,760	-	-	-	-		-
	Total		77,08,321	30,82,359	-	1,07,90,680	52,76,742	-	14,17,213	66,94,055	93,73,366	77,08,321
	Figures for the Current year		77,08,321	30,82,359	-	1,07,90,680	52,76,742	-	14,17,213	66,94,055	93,73,366	77,08,321
	Figures for the previous year		79,60,563	22,27,519	10,63,699	91,24,383	34,43,646	4,17,033	14,16,063	52,76,742	77,08,321	79,60,563



Ramesh Sah  
(Partner)  
M.No. 553067

Gurpreet Singh  
(Managing Director)  
DIN:00057473

Brinder Singh  
(Director)  
DIN:01123813

Brinder Singh Dhillon  
(Company Secretary)  
Vibha Walhwa  
(Joint Company Secretary)

Authoris

**Prosper Housing Finance Limited**

**Schedule of Depreciation Allowable under Income Tax Act, 1961**

ANNEXURE 'I'

S.No.	Particulars	Rate of dep. of Depreciation	W.D.V. as on 01.04.2024	Purchased during the year More than 180 days	Less than 180 days	Deduction during the year	Total as on 31.03.2025	Dep. For the year	W.D.V. as on 31.03.2025	W.D.V. as on 31.03.2024
1	<b>Block A</b> Furniture & Fixtures	10%	10,32,694	-	-	-	10,32,694	1,03,269	9,29,424	10,32,694
			10,32,694	-	-	-	10,32,694	1,03,269	9,29,424	10,32,694
	<b>Block B</b>	15%								
2	Air Conditioner		92,734	-	-	-	92,734	13,910	78,824	92,734
3	Fan & Cooler		33,455	-	-	-	33,455	5,018	28,436	33,455
4	Generator		560	-	-	-	560	84	476	560
5	Inverter		17,521	12,000	-	-	29,521	4,428	25,092	17,521
6	Water Dispenser		1,969	-	-	-	1,969	295	1,674	1,969
7	Fax Machine		1,222	-	-	-	1,222	183	1,039	1,222
8	Cycle		5,828	5,600	-	-	11,428	1,714	9,714	5,828
9	Camera		11,885	-	-	-	11,885	1,783	10,102	11,885
10	Car		28,63,498	-	-	-	28,63,498	4,29,525	24,33,973	28,63,498
11	Mobile Phone		43,552	23,499	33,000	-	1,00,051	12,533	87,518	43,552
12	Office Equipment		(1,10,519)	-	-	-	(1,10,519)	(16,578)	(93,942)	(1,10,519)
13	Refrigerator		28,281	-	-	-	28,281	4,242	24,039	28,281
14	Heater		6,362	-	-	-	6,362	954	5,408	6,362
15	IPad		29,96,347	41,099	77,000	-	77,000	5,775	71,225	-
			29,96,347	41,099	1,10,000	-	31,47,446	4,68,867	26,88,579	29,96,347
	<b>Block C</b>	40%								
16	Computer & Printer Television (LED-TV)		54,059 9,873	-	61,500	-	1,15,559 9,873	33,924 3,949	81,636 5,924	54,059 9,873
			63,932	-	61,500	-	1,25,432	37,873	87,559	63,932
	<b>Block D</b>	10%								
17	Building (Shop No. 111 & 112)		45,91,562	-	-	-	45,91,562	4,59,156	41,32,406	45,91,562
			45,91,562	-	-	-	45,91,562	4,59,156	41,32,406	45,91,562
	<b>Block E</b>									
18	Intangible Asset (Software)		-	-	28,69,760	-	28,69,760	-	28,69,760	-
			-	-	28,69,760	-	28,69,760	-	28,69,760	-
	<b>Total:-</b>		86,84,535	41,099	30,41,260	-	1,17,66,894	10,64,165	1,07,02,729	86,84,535



*Pravin Kumar Saini*

**PROSPER HOUSING FINANCE LIMITED**

Sub Note: 13.1

**DEFERRED TAX ASSETS**

**A. Special reserve**

As On	Amount (Rs.) Special reserve	Rate of Tax	Amt. of Deferred Tax
31.03.2024	92,82,020	26.00	24,13,325
31.03.2025	1,02,48,750	26.00	26,64,675

**B. Gratuity**

As On	Prov. for Gratuity Payable	Rate of Tax	Amt. of Deferred Tax
31.03.2024	23,69,336	26.00	6,16,027
31.03.2025	30,13,034	26.00	7,83,389

**C. Leave encashment**

As On	Prov. for Leave encashment Payable	Rate of Tax	Amt. of Deferred Tax
31.03.2024	7,58,151	26.00	1,97,119
31.03.2025	8,29,320	26.00	2,13,283

**D. Doubtful Debts**

As On	Prov. For Doubtful debts Payable	Rate of Tax	Amt. of Deferred Tax
31.03.2024	1,85,51,813	26.00	48,23,471
31.03.2025	1,16,45,431	26.00	30,27,812

Increase in Assets

**DEFERRED TAX LIABILITIES**

**A. Depreciation**

As on	Amount (Rs.) WDV as per Companies Act	WDV as per Income Tax	Amt. of Difference in Depreciation	Rate of Tax	Amt. of Deferred Tax
01.04.2024	77,08,321	86,84,535	(9,76,215)	26.00	(2,53,816)
31.03.2025	93,73,366	1,07,02,729	(13,29,363)	26.00	(3,45,634)

Increase in Liability

Net Increase in Deferred Tax Liabilities

**Deferred Tax Liabilities as on 31.03.2024**

<b>Assets</b>	
Provision for Leave Enashment	1,97,119
Provision for special reserve	-
Provision for Doubtful debts	48,23,471
Provision for Gratuity	6,16,027
	<u>56,36,618</u>

<b>Liabilities</b>	
Provision for special reserve	24,13,325
Due to Depreciation	(2,53,816)
	<u>21,59,509</u>
Net Deferred Tax Liability	<u>(34,77,109)</u>

**Deferred Tax Liabilities as on 31-03-2025**

<b>Assets</b>	
Provision for Leave Enashment	2,13,283
Provision for special reserve	-
Provision for Gratuity	7,83,389
Provision for Doubtful debts	30,27,812
	<u>40,24,484</u>

<b>Liabilities</b>	
Provision for special reserve	26,64,675
Due to Depreciation	(3,45,634)
	<u>23,19,041</u>
Net Deferred Tax Liability	<u>(17,05,443)</u>

Net Provision to made in the books

(17,71,605)



**PROSPER HOUSING FINANCE LIMITED**  
CIN:- U65910DL2004PLC124134  
Office No. 111 & 112, 1st Floor, Plot No. 91, Sec F Block, Gurgaon, Bhiera Enclave, Paschim Vihar New Delhi-110087

Note No. 31 Ratio Analysis - Disclosure required as per relevant para of the CARO 2020

Ratios										
Ratio Analysis		Numerator		Denominator						
		31-Mar-25	31-Mar-24			31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24	
1	Current Ratio	Current Assets Inventories Sundry Debtors Cash and Bank balances Receivables/Accruals Loans and Advances Disposable Investments Any other current assets	-  54,62,166 3,54,162 - 3,98,74,359 - 21,81,346	-  52,29,781 7,32,419 - 3,17,63,340 - 21,61,136	Current Liabilities Creditors for goods and services Short term loans Bank Overdraft Cash Credit Outstanding Expenses Taxes and Statutory Liab Proposed dividend Undeclared Dividend Any other current liabilities	28,12,827 2,20,29,812 - - 30,16,681 3,22,931 - - 1,63,50,464 4,45,32,715	8,83,262 2,05,51,749 - - 35,36,625 1,72,801 - - 1,73,12,232 4,24,56,669	1.07	0.94	
2	Debt Equity Ratio	Total Liabilities Total Outside Liabilities	- 3,59,53,926	- 3,05,62,736	Shareholder's Equity Total Shareholders Equity	- 22,61,90,753	- 21,57,53,510	-	0.16	0.14
3	Debt Service Coverage Ratio  (For Ind AS Companies Profit before OCI)	Net Operating Income Net Profit after tax + non-cash operating expenses like depreciation and other amortizations + Interest+other adjustments like loss on sale of fixed assets, etc.	- 1,18,54,556	- 71,25,655	Debt Service Current Debt Obligation (Interest & Lease payment + Principal Repayment.	- 2,20,29,812	- 2,05,51,749	-	0.54	0.35
4	Return on Equity Ratio	Profit for the period Net Profit after taxes - preference dividend (if any)	1,04,37,243	- 57,09,592	Avg. Shareholders Equity (Beginning shareholders' equity + Ending Shareholders' equity) ÷ 2	22,09,72,131	21,23,82,264	-		
			1,04,37,243	57,09,592		22,09,72,131	21,23,82,264	0.05	0.03	
5	Inventory Turnover Ratio	Cost of Goods sold (Opening Stock + Purchases) - Closing Stock	- -	- -	Average Inventory (Opening Stock + Closing Stock) / 2	- -	- -	-	-	-





Ratios

Ratio Analysis	Numerator	31-Mar-25	31-Mar-24	Denominator	31-Mar-25	31-Mar-24	31-Mar-25	31-Mar-24
6 Trade Receivables Turnover Ratio	Net Credit Sales Credit Sales	-	-	Average Trade Receivables (Beginning Trade Receivables + Ending Trade Receivables) / 2	-	-	-	-
7 Trade Payables Turnover Ratio	Total Purchases Annual Net Credit Purchases	28,12,827	8,83,262	Average Trade Payables (Beginning Trade Payables + Ending Trade Payables) / 2	18,48,045	4,59,165	1.52	1.92
8 Net Capital Turnover Ratio	Net Sales Total Sales - Sales Return	3,24,81,210	2,93,04,329	Average Working Capital Current Assets - Current Liabilities	33,39,318	1,29,60,660	9.73	2.26
9 Net Profit Ratio	Net Profit Profit After Tax	1,04,37,243	57,09,592	Net Sales	3,24,81,210	2,93,04,329	0.32	0.19
10 Return on Capital employed	EBIT Profit before Interest and Taxes	1,43,63,929	75,92,637	Capital Employed * Capital Employed = Tangible Net Worth + Total Debt + Deferred Tax Liability	25,44,99,477	23,99,41,979	0.06	0.03
11 Return on Investment	Return/Profit/Earnings	1,04,37,243	57,09,592	Investment	-	-	0	0



For Prosper Housing Finance Ltd.  
 For Prosper Housing Finance Ltd.  
 Gurvir Kaur Stran  
 (Managing Director)  
 DIN:00057473  
 Director  
 DIN:01123813  
 For Prosper Housing Finance Ltd.  
 Brinder Singh  
 (Company Secretary)  
 Vibha Wadhwa  
 Authorised Signatory

Subnote:  
 34.1

IV. Additional Regulation Info

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

Relevant line item in Balance Sheet	Description of item of property	Gross Carrying Value	Title deeds held in the name of	Whether title deed holder is a promoter, director or relative of promoter/director or employee of promoter/director	Property held since which date	Reasons for not being held in the name of the company**
PPE	NA	-	NA	NA	NA	NA
Investment property	NA	-	NA	NA	NA	NA
PPE retired from active use and held for disposal	NA	-	NA	NA	NA	NA
Others	NA	-	NA	NA	NA	NA



*Sum Ran Das*

**Salient:**

- 34.1 Continued
- (ii) Where the Company has revealed its Property, Plant and Equipment, the company shall disclose as to whether the revaluation is based on the valuation by a registered valuer as defined under rule 2 of the Companies (Registered Valuers and Valuation) Rules, 2017.

- (iii) Following disclosures shall be made where Loans or Advances in the nature of loans are granted to promoters, directors, KMPs and the related parties (as defined under Companies Act, 2013), either severally or jointly with any other person, that are:
- (a) Repayable on demand or
- (b) without specifying any terms or period of repayment

Type of Borrower	Amount of loan or advance in the nature of	Percentage to the total loan and advances in the nature of loans
Promoters	-	-
Directors	17,20,627.00	1%
KMPs	-	-
Related Parties	-	-

**(iv) & (v) Capital Work-in Progress (CWIP) / Intangible assets under development (ITAUD)**

- (a) For Capital work-in progress / Intangible assets under development (ITAUD), following ageing schedule shall be given:

**CWIP/ITAUD ageing schedule:**

CWIP/ITAUD	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	-	-	-	-	-
Projects temporarily suspended	-	-	-	-	-
Total shall tally with CWIP amount in the balance sheet	-	-	-	-	-

- (b) For Capital work-in progress / Intangible assets under development (ITAUD), whose completion is overdue or has exceeded its cost estimated in its original plan, following completion schedule should be given:

**CWIP/ITAUD completion schedule shall be given\*\*:**

CWIP/ITAUD		To be completed in			
		Less than 1 year	1-2 years	2-3 years	More than 3 years
Project 1					
Project 2					

**(vi) Details of Recent Property Held**

Where any proceedings have been initiated or pending against the company for holding any recent property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder, the company shall disclose the following:-

- (a) Details of such property, including year of acquisition.
- (b) Amount thereof.
- (c) Details of Beneficiaries.
- (d) If property is in the books, then reference to the item in the balance sheet.
- (e) If property is not in the books, then the fact shall be stated with reasons.
- (f) Where there are proceedings against the company under this law as an abettor of the transaction or as the transferee then the details shall be provided.
- (g) Nature of proceedings, status of same and company's view on same.

**(vii) Where the Company has borrowings from banks or financial institutions on the basis of security of current assets, it shall disclose the following:-**

- (a) Whether quarterly returns or statements of current assets filed by the Company with banks or financial institutions are in agreement with the books of accounts.
- (b) If not, summary of reconciliation and reasons of material discrepancies, if any to be adequately disclosed.

**(viii) Whirlwind Disasters\***

Where a company is a declared whirlwind disaster by any bank or financial institution or other lender, following details shall be given:

- (a) Date of declaration as whirlwind disaster.
- (b) Details of default (amount and nature of default).

\* Whirlwind disaster: Any company is a whirlwind disaster if it is categorized as a whirlwind disaster by any bank or financial institution (as defined under the Companies Act, 2013) or as a whirlwind disaster in accordance with the guidelines or whirlwind disasters issued by



Signature of Sunil Arora



## CRAR Ratio

Tier-I Capital+ Tier-II Capital  
Risk Weighted Assets

22,22,80,146  
16,00,09,473

138.92

## Tier-I Capital

## NET OWNED FUNDS

Paid up Equity Shares Capital	11,94,40,400
Add: Convertible PSC	-
Add: Free Reserve	4,30,66,801
Add: Security Premium	6,36,83,552
Add: Capital Reserve (sale of assets)	-
Less: Accumulated Loss	-
Less: Deferred revenue expenditure	-
Less: Intangible assets	28,69,760
Less: DTA	17,05,435

OWNED FUNDS 22,16,15,557

Investment in share of group companies -  
Less: 10% of OWNED FUNDS -

NET OWNED FUNDS/Tier I Capital 22,16,15,557

## Tier 2 Capital

Non convertible PSC	-
Revaluation Reserve - 55% discount	-
General Provisions including provision for Standard Assets	6,64,589
Tier 2 Capital	-

Tier-I+ Tier-II Capital 22,22,80,146

## RISK WEIGHTED ASSETS

Weighted risk assets - On-Balance Sheet items	Percentage weight		
(i) Cash and bank balances including fixed deposits and certificates of deposits with banks	0	3,54,162	-
(ii) Investments			-
(a) Approved securities [Except at (c) below]	0	-	-
(b) Bonds of public sector banks	20	-	-
(c) Fixed deposits/certificates of deposits/bonds of public financial institutions	100	-	-
(d) Shares of all companies and debentures/bonds/ commercial papers of all companies and units of all mutual funds	100	-	-
(iii) Current assets			-
(a) Stock on hire (net book value)	100	-	-
(b) Intercompany loans/deposits	100	-	-
(c) Loans and advances fully secured against deposits held by the company itself	0	-	-
Outstanding Housing loans to individuals upto Rs. 30 Lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV ratio <or= 80%	35	17,57,99,841	6,15,29,944
Outstanding Housing loans to individuals upto Rs. 30 Lakhs secured by mortgage of immovable property, which are classified as standard assets with LTV ratio > 80% and <or= 90%	50	2,24,96,527	1,12,48,264
Outstanding Housing loans to individuals above Rs. 30 Lakhs and upto Rs. secured by mortgage of immovable property, which are classified as standard assets with LTV ratio <or= 80% (loan sanctioned on or after 01-08-2017)	35	42,35,671	14,82,485
Other Housing Loans	100	3,03,67,677	3,03,67,677
(d) Loans to staff	0	13,20,428	-
(e) Other secured loans and advances considered good	100	2,46,13,415	2,46,13,415
(f) Bills purchased/discounted	100	-	-
(g) Others (To be specified)	100	44,64,211	44,64,211
(iv) Fixed Assets (net of depreciation)			-
(a) Assets leased out (net book value)	100	-	-
(b) Premises	100	-	-
(c) Furniture & Fixtures	100	5,54,124	5,54,124
(v) Other assets			-
(a) Income tax deducted at source (net of provision)	0	-	-
(b) Advance tax paid (net of provision)	0	-	-
(c) Interest due on Government securities	0	-	-
(d) Others (to be specified)	100	-	-
GST Receivable	100	1,96,652	1,96,652
Insurance Receivable	100	4,21,211	4,21,211
Security Deposits	100	1,43,000	1,43,000
Tds & TCS Recoverable	100	-	-
Balance with Income Tax Authority	100	1,57,50,000	1,57,50,000
Prepaid Expenses	100	40,248	40,248
Advance To Staff	100	3,79,000	3,79,000
Advance to Supplier	100	-	-
Other Fixed Assets	100	88,19,242	88,19,242
Accrued Interest Receivable	100	-	-

28,99,55,409 16,00,09,473

17,05,435

29,16,60,843

Deferred Tax Assets



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Disclosures:		
<b>3.1. Capital</b>		[Rs. in crore]
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
(i) CRAR (%)	138.92%	144.73%
(ii) CRAR – Tier I Capital (%)	138.50%	144.30%
(iii) CRAR – Tier II Capital (%)	0.42%	0.43%
(iv) Amount of subordinated debt raised as Tier- II Capital	-	-
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

#### 3.1.4

Particulars	Current Year	Previous Year
(i) Percentage of outstanding loans against collateral of gold jewellery to outstanding total assets.	Nil	Nil

<b>3.2. Reserve Fund u/s 29C of NHB Act, 1987</b>		
		[Rs. in crore]
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	0.52	0.47
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	0.93	0.87
c) Total	1.45	1.34
Addition/ Appropriation/ Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	0.10	0.06
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	0.10	0.06
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	0.63	0.52
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	1.03	0.93
c) Total	1.66	1.45

<b>3.3. Investment</b>		
		[Rs. in crore]
<b>Particulars</b>	<b>Current Year</b>	<b>Previous Year</b>
<b>3.3.1. Value of Investments</b>		
(i) Gross value of investments	-	-
(a) In India	-	-
(b) Outside India	-	-
(ii) Provisions for Depreciation	-	-
(a) In India	-	-
(b) Outside India	-	-
(iii) Net value of investments	-	-
(a) In India	-	-
(b) Outside India	-	-
<b>3.3.2. Movement of provisions held towards depreciation on investments</b>		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-back of excess provisions during the year	-	-
(iv) Closing balance	-	-



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### 3.4. Derivatives

#### 3.4.1. Forward Rate Agreement (FRA)/ Interest Rate Swap

Particulars	[Rs. in crore]	
	Current Year	Previous Year
(i) The notional principal of SWAP agreements	NIL	NIL
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	NIL	NIL
(iii) Collateral required by the HFC upon entering into swaps	NIL	NIL
(iv) Concentration of credit risk arising from the swaps \$	NIL	NIL
(v) The fair value of the swap book @	NIL	NIL
	NIL	NIL
Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed.	NIL	NIL
	NIL	NIL
Examples of concentration could be exposures to particular industries or swaps with highly geared companies.	NIL	NIL
If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the HFC would receive or pay to terminate the swap agreements as on the balance sheet date	NIL	NIL

#### 3.4.2. Exchange Traded Interest Rate (IR) Derivative

Particulars	[Rs. in crore]	
	Amount	
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	NIL	NIL
(a)	NIL	NIL
(b)	NIL	NIL
(c)	NIL	NIL
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March .... (instrument wise)	NIL	NIL
(a)	NIL	NIL
(b)	NIL	NIL
(c)	NIL	NIL
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NIL	NIL
(a)	NIL	NIL
(b)	NIL	NIL
(c)	NIL	NIL
(i) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NIL	NIL
(a)	NIL	NIL
(b)	NIL	NIL
(c)	NIL	NIL

#### 3.4.3. Disclosures on Risk Exposure in Derivatives

##### A. Qualitative Disclosure

HFCs shall describe their risk management policies pertaining to derivatives with particular reference to the extent to which derivatives are used, the associated risks and business purposes served. The discussion shall also include:

- the structure and organization for management of risk in derivatives trading,
- the scope and nature of risk measurement, risk reporting and risk monitoring systems,
- policies for hedging and / or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges / mitigants, and
- accounting policy for recording hedge and non-hedge transactions; recognition of income, premiums and discounts; valuation of outstanding contracts; provisioning, collateral and credit risk mitigation.

NA



*Gurpreet Kaur Sian*

## B. Quantitative Disclosure

[Rs. in crore]

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

### 3.5. Securitisation

### 5.3. Concentration of Public Deposits, Advances, Exposures and NPAs

#### 5.3.1. Concentration of Public Deposits (for Public Deposit taking/ holding HFC's)

Particulars	[Rs. in crore]	
	Current Year	Previous Year
Total deposits of twenty largest depositors	NA	NA
Percentage of deposits to twenty largest depositors to total deposits of the HFC	NA	NA

#### 5.3.2. Concentration of Loans & Advances

Particulars	[Rs. in crore]	
	Current Year	Previous Year
Total loans & advances of twenty largest borrowers	5.01	4.5
Percentage of loans & Advances to twenty largest borrowers to total advances of the HFC	19.03%	17.77%

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

Particulars	[Rs. in crore]	
	Current Year	Previous Year
Total exposure to twenty largest borrowers/ customers	5.01	4.5
Percentage of exposures to twenty largest borrowers/ customers to total exposure of the HFC on borrowers/ customers	19.03%	17.77%

#### 5.3.4. Concentration of NPAs

Particulars	[Rs. in crore]	
	Current Year	Previous Year
Total exposure to top ten NPA accounts	1.40	1.56

#### 5.3.5. Sector-wise NPAs

Sr. No.	Percentage of NPAs to Total Advances in that
<b>A. Housing Loans</b>	
1 Individuals	5.61%
2 Builders/Project	0
3 Corporates	0
4 Other (Specify)	0
<b>B. Non-Housing</b>	
1 Individuals	15.10%
2 Builders/Project	0
3 Corporates	0
4 Other (Specify)	0



*Guennu Kam Sen*



#### 5.4. Movement of NPAs

Particulars	Current Year	Previous Year
(i) Net NPA's to Net Advances (%)	2.62%	2.38%
(ii) Movement of NPAs (Gross)		
(a) Opening Balance	2.35	2.52
(b) Additions during the year	0.45	0.51
(c) Reductions during the year	1.04	0.68
(d) Closing Balance	1.76	2.35
(iii) Movement of Net NPAs		
(a) Opening Balance	0.56	1.04
(b) Additions during the year	0.38	0.43
(c) Reductions during the year	0.28	0.91
(d) Closing Balance	0.66	0.56
(iv) Movement of Provisions for NPAs (excluding provisions on standard assets)		
(a) Opening Balance	1.79	1.48
(b) Provisions made during the year	0.17	0.62
(c) Write off/Write- back of excess provisions	0.86	0.31
(d) Closing Balance	1.10	1.79

#### 5.5. Overseas Assets

Particulars	[Rs. in crore]	
	Current Year	Previous Year
	NIL	NIL

#### 5.6. Off-balance Sheet SPVs sponsored

(which are required to be consolidated as per accounting norms)

Name of the SPV sponsored		
	Domestic	Overseas
	NA	NA

#### 6. Disclosure of complaints

##### 6.1 Customer Complaints

Particulars	Current Year	Previous Year
(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	-	-

**Note:** It is clarified that the HFCs may be guided by the definition of 'customer' as given in the Guidelines on "Know Your Customer & Anti Money Laundering Measures" issued by DBR



**PROSPER HOUSING FINANCE LIMITED**

CIN NO.: U65910DL2004PLC124134

Notes Forming Integral Part of the Financial Statements as at 31st March, 2025

**Additional Disclosures Requirements as per NHB Directions**

[₹ in crore]		
Break up of 'Provisions and Contingencies' shown under the head Expenditure in Profit and Loss Account	Current Year	Previous Year
Provisions for depreciation on Investment	-	-
Provision towards NPA	0.12	0.31
Provision made towards Income tax	0.17	0.29
Other Provision and Contingencies (with details)	-	-
Provision for Standard Assets (with details like teaser loan, CRE, CRE-RH etc.)	-	0.01

Housing and property loans and provision in respect thereof on account of standard, sub standard, doubtful and loss assets are recorded in accordance with the guidelines on prudential norms as specified by National Housing Bank and its circular NHB. HFC. DIR-3/CMD/2011 dated August 5, 2011 in respect of Housing and Non Housing Loans are as follows:

[₹ in crore]				
Break up of Loans & Advances & Provisions thereon	Housing		Non- Housing	
Particulars	Current year	Previous year	Current year	Previous year
<b>Standard Assets</b>				
a) Total Outstanding Amount	22.06	20.57	2.51	2.39
b) Provisions made	0.06	0.06	0.01	0.01
<b>Substandard Assets</b>				
a) Total Outstanding Amount	0.45	0.51	-	-
b) Provisions made	0.07	0.08	-	-
<b>Doubtful Assets- Category I</b>				
a) Total Outstanding Amount	0.37	-	-	-
b) Provisions made	0.09	-	-	-
<b>Doubtful Assets- Category-II</b>				
a) Total Outstanding Amount	-	0.10	-	0.11
b) Provisions made	-	0.04	-	0.04
<b>Doubtful Assets- Category-III</b>				
a) Total Outstanding Amount	0.49	0.89	0.45	0.74
b) Provisions made	0.49	0.89	0.44	0.74
<b>Loss Assets</b>				
a) Total Outstanding Amount	-	-	-	-
b) Provisions made	-	-	-	-
<b>Total</b>				
a) Total Outstanding Amount	23.37	22.07	2.96	3.24
b) Provisions made	0.71	1.07	0.45	0.79

As required by the revised guidelines dated October 11, 2010 by NHB, read with additional requirement / guidelines with reference to the interpretation of various terms / classifications, the following additional disclosures are given as under:

**Disclosure for capital to Risk Asset Ratio (CRAR) :-**

CRAR	As at March 31,2025	As at March 31,2024
Items		
i) CRAR (%)	138.92%	144.73%
ii) CRAR - Tier I Capital (%)	138.50%	144.30%
III) CRAR - Tier II Capital (%)	0.42%	0.43%

*Gurpreet Kaur*



Exposure to Real Estate Sector :-

Category	As at March 31,2025	As at March 31,2024
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;	263,297,771	253,122,138
(ii) Commercial Real Estate:- Lending secured by Mortgages on commercial real estate	-	-
(iii) investments in mortgage backed securities (MBS) and other securitised exposures.	-	-
a. Residential	-	-
b. Commercial Real Estate.	-	-
b) Indirect Exposure Fund based and non-fund based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs).	-	-

Asset Liability Management

Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities) as at March 31,2025

	1 day to 7 days	8 to 14 days	15 days to 30/31 days	Over one month upto 2 months	Over 2 months upto 3 months
<b>Liabilities</b>					
Borrowing from Bank	-	-	-	-	-
Borrowing from Other Financial Institutions	-	-	2,642,192.00	-	-
Market Borrowings	-	-	-	-	-
<b>Assets</b>					
Advances	145,960.00	1,219,085.00	2845264	2,260,576.00	1,630,863.00
Investments	-	-	-	-	-

Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities) as at March 31,2025

	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	Grand Total
<b>Liabilities</b>						
Borrowing from Bank	-	-	-	-	-	-
Borrowing from Other Financial Institutions	-	-	22,029,812	3,636,720	-	28,308,724
Market Borrowings	-	-	-	-	-	-
<b>Assets</b>						
Advances	3,557,021	10,986,937	33,273,450	38,505,927	161,833,635	256,258,718
Investments	-	-	-	-	-	-



Ram Sian

Annex IVB		
Loans to Directors, Senior Officers and Relatives of Directors		
	(₹ crore)	(₹ crore)
	Current Year	Previous Year
Directors and their relatives	NIL	NIL
Entities associated with directors and their relatives	NIL	NIL
Senior Officers and their relatives	NIL	NIL

During the F.Y 2024-2025 no loan was Sanctioned to the directors of the Company. However, outstanding balance of the loan taken by Ms. Brinderjeet Kaur in the F.Y 2022-23 has the outstanding Balance of 17,17,856/- As on 31st Mar,2025

**SCHEDULE TO THE BALANCE SHEET OF AN HFC ANNEX III**

(Rs. in crore)

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	NA	NA
:Unsecured	NA	NA
(other than falling within the meaning of public deposits*)		
(b) Deferred Credits	NA	NA
(c )Term Loans	2.57	2.57
(d) Inter-corporate loans and borrowing	-	-
(e ) Commercial Paper	-	-
(f) Public Deposits*	-	-
(g) Other Loans (specify nature)	0.26	0.26
* Please see Note 1 below		
(2) 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	-	-
* Please see Note 1 below		

Gurpreet Kaur



Assets side	Amount outstanding
<b>(3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:</b>	
(a) Secured	26.33
(b) Unsecured	-
<b>(4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities</b>	
(i) Lease assets including lease rentals under sundry debtors	NA
(a) Financial lease	NA
(b) Operating lease	NA
(ii) Stock on hire including hire charges under sundry debtors	NA
(a) Assets on hire	NA
(b) Repossessed Assets	NA
(iii) Other loans counting towards asset financing activities	NA
(a) Loans where assets have been repossessed	NA
(b) Loans other than (a) above	NA
<b>(5) Break-up of Investments</b>	NA
<b>Current Investments</b>	
1. <b>Quoted</b>	
(i) Shares	
(a) Equity	
(b) Preference	
(ii) Debentures and Bonds	
(iii) Units of mutual funds	
(iv) Government Securities	
(v) Others (please specify)	
2. <b>Unquoted</b>	
(i) Shares	
(a) Equity	
(b) Preference	
(ii) Debentures and Bonds	
(iii) Units of mutual funds	
(iv) Government Securities	
(v) Others (please specify)	
<b>Long Term investments</b>	
1. <b>Quoted</b>	
(i) Shares	
(a) Equity	
(b) Preference	
(ii) Debentures and Bonds	
(iii) Units of mutual funds	
(iv) Government Securities	
(v) Others (please specify)	
2. <b>Unquoted</b>	
(i) Shares	
(a) Equity	
(b) Preference	
(ii) Debentures and Bonds	
(iii) Units of mutual funds	
(iv) Government Securities	
(v) Others (please specify)	
<b>(6) Borrower group-wise classification of assets financed as in (3) and (4) above:</b>	
(Please see Note 2 below)	



*Gurpreet Kaur Saini*

Category	Amount net of provisions		
	Secured	Unsecured	Total
<b>1. Related Parties **</b>			
(a) Subsidiaries	-	-	-
(b) Companies in the same group	-	-	-
(c) Other related parties	0.17	-	0.17
<b>2. Other related parties</b>	25.00	-	25.00
<b>Total</b>	25.17	-	25.17

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

(Please see Note 3 below)

Category	Market Value / Break up or fair value or NAV	Book Value (Net of Provisions)
<b>1. Related Parties **</b>	-	-
(a) Subsidiaries	-	-
(b) Companies in the same group	-	-
(c) Other related parties	-	-
<b>2. Other related parties</b>	-	-
<b>Total</b>	-	-

\*\* As per notified Accounting Standard (Please see Note 3)

**(8) Other information**

Particulars	Amount
(i) Gross Non-Performing Assets	
(a) Related parties	
(b) Other than related parties	1.76
Net Non-Performing Assets	
(a) Related parties	
(b) Other than related parties	0.66
(c) Assets acquired in satisfaction of debt	

Notes:

1. As defined in Paragraph 4.1.30 of these Directions.
2. Provisioning norms shall be applicable as prescribed in these Directions.
3. All notified Accounting Standards are applicable including for valuation of investments and other assets as also



*Pravin Kumar Singh*

**Related Party Disclosure as on 31.03.2025**

(in Crores)

Related Party	Parent (as per ownership or control)		Subsidiaries		Associates/ Joint ventures		Key Management@		Relatives of Key Management Personnel@		Others*		Total	
Items	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
Borrowings#	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Deposits#	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Placement of deposits#	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Advances#	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Investments#	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Purchase of fixed/other assets	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Sale of fixed/other assets	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Interest paid	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Interest received	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL
Others* (Loan To Director i.e. Ms. Brinderjeet Kaur)	NIL	NIL	NIL	NIL	NIL	NIL	0.17	0.19	NIL	NIL	NIL	NIL	NIL	NIL

@Disclosures for directors and relatives of directors should be made separately in separate columns from other KMPs and relatives of other KMPs.

# The outstanding at the year end and the maximum during the year are to be disclosed.

\* Specify item if total for the item is more than 5 percent of total related party transactions. Related parties would include trusts and other bodies in which the HFC can directly or indirectly (through its related parties) exert control or significant influence.


  
 New Director  
 Navin Kumar Sawan