D.S.Rekhi & Associates
Chartered Accountants

N - 24 B Jangpura Extn
New Delhi - 110014
Phone: 45152275, 9716155502
Email: dsr.associates.team@gmail.com

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: 29th June, 2023

For M/s D S Rekhi & Associates
Chartered Accountants
(FRN: 3659N)

D S Rekhi
(Partner)
Membership No. 082458

D.S.Rekhi & Associates
Chartered Accountants

N - 24 B Jangpura Extn
New Delhi - 110014
Phone: 45152275, 9716155502
Email: dsr.associates.team@gmail.com

Auditor's Report

TO THE BOARD OF DIRECTORS OF PROSPER HOUSING FINANCE LIMITED

Report on matters stated in Notification No. NHB.HFC.AR.DIR.1/MD&CEO/2016

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 Board of Directors has passed a resolution for non-acceptance of public deposits.
5. The Company has not accepted any public deposits during the relevant period/year.
6. 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.
7. 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.
8. 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.
9. 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.

10. The Company has neither opened nor closed any of branches/ offices.

11. The housing finance company has complied with the provisions contained in paragraph 38 and 38A of the Housing Finance Companies (NHB) Directions,2010.

Place of Signature: New Delhi
Date: 29th June, 2023

For M/s D S Rekhi & Associates
Chartered Accountants
(FRN: 3659N)

D.S. REKHI & ASSOCIATES CA 3659-N Chartered Accountants

D S Rekhi
(Partner)
Membership No. 082458

D.S.Rekhi & Associates
Chartered Accountants

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INDEPENDENT AUDITOR'S REPORT

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 2023, 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, 2023, 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.

D.S. Rekhi & Associates
CA
3469-N
Chartered Accountants

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, 2023 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2023 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 31st March, 2023 on its financial position in its financial statements. Refer Note-23 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, 2023.

Place of Signature: New Delhi
Date: 29th June, 2023

For M/s D S Rekhi & Associates
Chartered Accountants
(FRN: 3659N)

D S Rekhi
(Partner)
Membership No. 082458

UDIN:- 23082458BGRSLF5760

"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 Statue	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)	2,061,254.00	3,000,000.00	A.Y. 2006-07	ITAT
Income Tax Act, 1961	Income Tax (including interest and penalty, if applicable)	21,073,800.00	12,750,000.00	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: 29th June, 2023

For M/s D S Rekhi & Associates
Chartered Accountants
(FRN: 3659N)

D.S. REKHI & ASSOCIATES
CA
3659-N
Chartered Accountants

D S Rekhi
(Partner)
Membership No. 082458

"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, 2023 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 2023, 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: 29th June, 2023

For M/s D S Rekhi & Associates
Chartered Accountants
(FRN: 3659N)

D.S. REKHI & ASSOCIATES CA 3659-N Chartered Accountants

D S Rekhi
(Partner)
Membership No. 082458

UDIN:- 23082458BGTRSLF5760

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, 2023

(Rupees in 000's)

Particulars	Notes	Figures at the end of 31.03.2023	Figures at the end of 31.03.2022
I. EQUITY AND LIABILITIES			
1. Shareholder's Funds			
(a) Share capital	2	1,19,440.40	1,19,440.40
(b) Reserve and surplus	3	89,570.62	84,187.31
(c) Money received against share warrants		-	-
Total Shareholders Funds		**2,09,011.02**	**2,03,627.71**
2. Share application money pending allotment		-	-
3. Non-current liabilities			
(a) Long Term Borrowings	4	3,636.72	4,886.72
(c) Other Long Term Liabilities	5	-	-
(b) Deferred Tax Liabilities (Net)	13	-	-
(d) Long Term Provisions	6	17,333.45	21,253.85
4. Current liabilities			
(a) Short-term borrowings	7	16,294.37	11,749.07
(b) Trade payables:-	8		
(A) total outstanding dues of micro enterprises and small enterprises; and		2.74	82.25
(B) total outstanding dues of creditors other than micro enterprises and small enterprises		32.32	7.64
(c) Other current liabilities	9	4,014.06	3,401.49
(d) Short-term provisions	10	13,290.28	13,626.87
Total		**2,63,614.97**	**2,58,635.59**
II. ASSETS			
Non-current assets			
1. Property, Plant and Equipments and Intangible Assets			
(i) Property, plant and equipment	11	7,960.56	3,126.42
(ii) Intangible Assets		-	-
(iii) Capital Work in Progress		-	-
(iv) Intangible Assets under development		-	-
(b) Non-current investments	12	-	-
(c) Deferred Tax Assets(Net)	13	2,466.90	3,602.17
(d) Long Term Loans and Advance	14	2,13,663.69	2,07,538.98
(e) Other Non current Assets	15	-	-
2. Current Assets			
(a) Current investments	16	-	-
(b) Inventories	17	-	-
(c) Trade receivables	18	4,921.85	5,774.15
(d) Cash and cash equivalents	19	1,392.16	5,133.71
(e) Short-term loans and advances	20	31,103.48	30,922.97
(f) Other current assets	21	2,106.34	2,537.19
Total		**2,63,614.97**	**2,58,635.59**
Notes forming part of the Financial Statements	1 - 37		

As per our separate report of even date
For D.S. Rekhi & Associates
Chartered Accountants
FRN No.- 03659N

For and on behalf of board of Directors

For Prosper Housing Fin...

(D S Rekhi)
Partner
M. No. 082458

(Bri[illegible]jeet Kaur)
Director
DIN:- 01123893

(Gurvir Kaur Sran)
Managing Director
DIN:- 00057473

Vibha
(Vibha Wadhwa)
Director
Chief Financial Officer

Authorised ...

UDIN:- 23082458BGRSLF5760

Bisender Singh Dhillon
(C.S)

Date: 29-06-2023
Place: New Delhi

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 01.04.2022 TO 31.03.2023

(Rupees in 000's)

Particulars	Notes	Figures at the end of 31.03.2023	Figures at the end of 31.03.2022
I. Revenue from operations	22	26,424.92	25,677.99
II. Other income	23	192.13	136.69
III. Total Income (I+II)		**26,617.05**	**25,814.68**
IV. Expenses:			
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	8,287.04	6,341.39
Finance costs	25	60.46	330.00
Depreciation and amortisation expense	11	642.39	518.32
Other expenses	26	14,503.84	15,473.28
Provision for Contingencies	27	(4,252.63)	(4,224.85)
Total Expenses		**19,241.10**	**18,438.14**
V. Profit before exceptional and extraordinary items and tax (III - IV)		**7,375.95**	**7,376.54**
VI. Exceptional Items		-	-
VII. Profit before extraordinary items and tax (V - VI)		**7,375.95**	**7,376.54**
VIII. Extraordinary Items		-	-
IX. Profit before tax (VII- VIII)		**7,375.95**	**7,376.54**
X. Tax expense:			
(1) Current tax		857.37	813.27
(2) Deferred tax		1,135.27	1,480.14
XI. Profit (Loss) for the period from continuing operations after Tax (VII-X)		**5,383.31**	**5,083.13**
XII. Profit/(loss) from discontinuing operations		-	-
XIII. Tax expense of discontinuing operations		-	-
XIV. Profit/(loss) from Discontinuing operations (after tax) (XII-XIII)		-	-
XV. Profit (Loss) for the period (XI + XIV)		**5,383.31**	**5,083.13**
Earning Per Equity Share			
Basic		0.45	0.43
Diluted		0.45	0.43
Notes forming part of the Financial Statements	1 - 37		

As per our separate report of even date
For D.S. Rekhi & Associates
Chartered Accountants
FRN No. 03659N

For and on behalf of board of Directors

3659-N

For Prosper Housing Finance Ltd.

(D S Rekhi)
Partner
M. No. 082458

([illegible]jeet Kaur)
Director
DIN:- 01423893

(Gurvir Kaur Sran)
Managing Director
DIN:- 00057473

(Vibha Wadhwa)
Chief Financial Officer

Authorised Signatory

UDIN:- 23082455BUORSLF5760

Birender Singh Dhillon
(C.S)

Date: 29-06-2023
Place: New Delhi

PROSPER HOUSING FINANCE LIMITED
CIN:- U65910DL2004PLC124134

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

CASH FLOW STATEMENT FOR THE PERIOD 01.04.2022 TO 31.03.2023

(Rupees in 000's)

Particulars	For the year ended 31st March 2023	For the year ended 31st March 2022
A. Cash Flow for Operating Activities		
Net Profit before tax and extraordinary items	5,383	5,083
Adjustments for:-		
Add: Provision for taxation	336	813
Add: Interest on Loan	60	330
Add: Provision for gratuity	332	179
Add: Provision for leave encashment	155	169
Add: Depreciation	642	518
Add : Provision for bad debts	(4,253)	(4,225)
Add : Adjustment for sale of fixed asset	102	-
Less : Rental Income	-	-
Less : Profit on sale of fixed assets	-	-
Less : Processing Fees against Subsidy	93	2
Operating profit before working capital changes	**2,666**	**2,866**
Adjustments for:-		
(Increase) / Decrease in Short Term Loans and advances	(381)	(22)
(Increase) / Decrease in Trade recievables	5,105	4,834
(Increase) / Decrease in Other Current Assets	431	264
Increase / (Decrease) in Trade Payables	(55)	(17)
Increase / (Decrease) in Expense Payable/other current liabilities	613	744
Increase / (Decrease) in Long term Provisions	(4,253)	(4,265)
Increase / (Decrease) in short term Provisions	(828)	(935)
Increase / (Decrease) in Deferred Tax Asset	1,135	1,480
Increase / (Decrease) in short term borrowings	4,545	-
Net cash from operating activities	**9,179**	**4,946**
B. Cash Flow from Investing Activities		
Purchase of fixed assets	(7,582)	-1915.781
Sale of fixed assets	2,003	-
Short term capital gain on Mutual Fund Kotak	-	-
Processing Fees against subsidy	93	2
Rental Income	-	-
Net cash from Investing Activities	**(5,485)**	**(1,914)**
C. Cash Flow from Financing Activities		
Increase / (Decrease) in Long term Borrowigs	(1,250)	4,980
(Increase) / Decrease in long term loan & advances	(6,125)	(11,999)
Interest on Loan	(60)	(330)
Repayment of Loan	-	-
Net Cash from Financing Activities	**(7,435)**	**(7,349)**
Net Increase In Cash And Cash Equivalents (A+B+C)	**(3,742)**	**(4,316)**
Cash and Cash Equivalents At The Beginnig of The Year	5,134	9,450
Cash and Cash Equivalents At The End of The Year	**1,392**	**5,134**

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 D.S. Rekhi & Associates
Chartered Accountants
FRN No. 03659N

For and on behalf of the Board of Directors

For Prosper Housing ...

Partner
(D S Rekhi)
M. No. 082458

Director
(Brinderjeet Kaur)
DIN:- 01123693

Managing Director
(Gurvir Kaur Brar)
DIN:- 00057473

Chief Financial Officer
(Vibha Wadhwa)

UDIN:- 23082458BGRSLF5760

Brinder Singh Dhillon
(C.S)

Date: 29-06-2023
Place: New Delhi

Notes Forming Integral Part of the Financial Statements as at 31st March, 2023

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 under the historical cost convention on accrual basis. The accounting policies have been consistently applied by the Company unless otherwise stated.

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 Company has ascertained its operating cycle as 12 months for the purpose of current-non current classification of assets and liabilities.

1.3 Estimation of uncertainties relating to the global health pandemic from COVID-19 (COVID-19):

The Company has considered the possible effects that may result from the pandemic relating to COVID-19 on the carrying amounts of receivables, intangibles, investments and other assets. In developing the assumptions relating to the possible future uncertainties in the economic conditions because of this pandemic, the Company has used internal and external sources of information. The Company has reviewed the assumptions used and based on current estimates expects the carrying amount of these assets will be recovered. The impact of COVID-19 on the Company's financial statements may differ from that estimated as at the date of approval of these financial statements and the Company will continue to closely monitor any material changes to future economic conditions.

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 proportionate basis.

Income including interest/ discount or any other charges on NPA shall be recognised only when it is actually realised. Any such income recognised before the asset became non-performing and remaining unrealised shall be reversed.

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 assets is provided on straight-line method at the rates prescribed under Schedule II of the Companies Act, 2013 on the basis of useful life of assets. Assets held under finance leases are depreciated over the estimated useful life of the asset or the lease term whichever is lesser.

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 realised 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.

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ii 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.

iii 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

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Authorised share capital		
20000000 Equity Shares of Rs. 10 each	2,00,000.00	2,00,000.00
Issued, subscribed & paid-up share capital		
11944040 Equity Shares of Rs. 10 each, Fully paid up	1,19,440.40	1,19,440.40
Total Share Capital	**1,19,440.40**	**1,19,440.40**

Share holding pattern and details

Name of the Shareholders	% of Holding	No. of Shares
Brinderjeet kaur	23.88%	28,51,790
Harmeet Kaur	23.88%	28,52,180
Gurvir Kaur Sran	24.47%	29,22,942
Kanwar Ranbir Singh	10.61%	12,66,904
Himmat Singh	10.61%	12,66,904
Harminder Singh Sran	0.48%	57,100
Sukhminder Singh Brar	0.67%	80,600
Paramjit Kaur	0.62%	74,000
Harmandeep Singh	0.64%	76,400
Harbans Kaur Brar	0.62%	74,400
Manjeet Kaur	0.27%	32,100
Amandeep Singh Sran	3.25%	3,88,720

2.1 Reconciliation of number of shares outstanding

(in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Equity shares at the beginning of the year	11,944.04	11,944.04
Add: Shares issued during the year	-	-
Less: Shares bought back during the current financial year	-	-
Equity shares at the end of the year	**11,944.04**	**11,944.04**

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.

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3. Reserves & Surplus

(₹ in 000's)

Particulars	As at 31.03.2023		As at 31.03.2022	
Capital Reserve	-		-	
Capital Redemption Reserve	-		-	
Securities Premium				
Balance as per last Balance Sheet	63,683.55		63,683.55	
Add : Addition during the year	-			
	63,683.55		63,683.55	
Less : Utilised during the year	-	63,683.55	-	63,683.55
Debenture Redemption Reserve	-		-	
Revaluation Reserve	-		-	
Share Options Outstanding Account	-		-	
General Reserve				
Balance as per last Balance Sheet	809.75		809.75	
	-		-	
	809.75		809.75	
Less : Utilised during the year	-	809.75	-	809.75
Surplus in Statement of Profit and Loss:				
As Per Last Balance Sheet	7,406.70		3,340.20	
Add: Profit During The Year	5,383.31		5,083.13	
	12,790.02		8,423.33	
Less: Appropriations :				
General Reserve				
Special Reserve	538.33		508.31	
Statutory Reserve	538.33		508.31	
Additional Tax (Interest on Income Tax)	-		-	
Surplus Closing Balance		11,713.35		7,406.70
Disclosure on statutory/ special reserve:				
Balance at the beginning of the year				
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	4,116.63		3,608.32	
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 NHB Act, 1987	8,170.66		7,662.15	
c) Total				
Addition: /Appropriation /Withdrawal during the year				
Add: a) Amount transferred u/s 29C of the NHB Act, 1987	538.33		508.31	
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 29 C of NHB Act,1987	538.33		508.31	
Less: a) Amount appropriated from the Statutory Reserve u/s 29C of the NHB Act, 1987				
b) Amount of special reserve u/s 36(1)(viii)of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under section 29 C of NHB Act,1987				
Balance at the end of the year				
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	4,654.97		4,116.63	
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 29 C of NHB Act,1987	8,708.99	13,363.96	8,170.66	12,287.30
Total Reserves & Surplus		89,570.62		84,187.31

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4 Long Term Borrowing

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Bonds/Debentures	-	-
Term Loans		
- from banks	-	-
- from other parties	-	-
- Secured	-	-
- Unsecured	-	-
From Financial Institutions (refer note 5.1)	3,636.72	3,636.72
Deferred payment liabilities		
Deposits	-	-
Loans and advances from related parties	-	1,250.00
Long term maturities of finance lease obligations	-	-
Other loans and advances	-	-
Total Long Term Borrowings	3,636.72	4,886.72

5 Other Long-Term Liabilities

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Trade Payables	-	-
Others	-	-
Total Other Long-Term Liabilities	-	-

6 Long Term Provisions

(₹ in 000's)

Particulars	As at 31.03.2023		As at 31.03.2022	
Employee Benefits - Gratuity Provision				
As per last Balance Sheet	1,620.29		1,482.02	
Add : Provision during the year	332.23		178.65	
Less : Benefit Paid/ Reversal During the year	-	1,952.52	40.38	1,620.29
Provision for Contingencies:-				
Against Standard Assets				
As per last Balance Sheet	565.96		537.74	
Add : Provision during the year	21.71		28.22	
	587.67		565.96	
Less : Reversal During the year	-	587.67	-	565.96
Against NPA				
As per last Balance Sheet	19,067.60		23,320.67	
Add : Provision during the year	-		-	
	19,067.60		23,320.67	
Less : Reversal During the year	4,274.34	14,793.26	4,253.07	19,067.60
Total Long Term Provisions		17,333.45		21,253.85

7 Short Term Borrowings

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Loans repayable on demand		
- from banks		
From Financial Institutions (Current Portion)	16,294.37	11,749.07
- from other parties	-	-
Loans and advances from related parties	-	-
Deposits	-	-
Other loans and advances	-	-
Total Short Term Borrowings	16,294.37	11,749.07

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8 Trade Payable

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
TRADE PAYABLES FOR GOODS		
Outstanding dues of micro enterprises and small enterprises	-	-
Outstanding dues of creditors other than micro enterprises and small enterprises	-	-
TRADE PAYABLES FOR SERVICES		
Outstanding dues of micro enterprises and small enterprises	2.74	82.25
Outstanding dues of creditors other than micro enterprises and small enterprises	32.32	7.64
	85.07	**89.89**

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

Particulars	As at 31.03.2023	As at 31.03.2022
Disputed / Undisputed		
Micro & Small Enterprise		
~ Not Yet Due	-	-
~ Less Than 1 Year	35.07	89.89
~ 1- 2 Year	-	-
~ 2- 3 Year	-	-
~More Than 3 Year	-	-
Others		
~ Not Yet Due	-	-
~ Less Than 1 Year	-	-
~ 1- 2 Year	-	-
~ 2- 3 Year	-	-
~More Than 3 Year	-	-
	35.07	**89.89**

9 Other Current Liabilities

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Other payable-employees	1,291.89	391.75
Taxes & Statutory Liabilities Payable	196.33	90.04
Advance from Debtors	100.93	108.27
Other Payables	2,424.92	2,811.44
Total Other Current Liabilities	**4,014.06**	**3,401.49**

10 Short Term Provisions

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Provision for Leave Encashment	571.59	431.24
Others		
- Provision for Income Tax u/s 153A	12,382.36	12,382.36
- Provision for Income Tax	336.33	813.27
Total Short Term Provision	**13,290.28**	**13,626.87**

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12 Non-Current Investments

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
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	-	-
Total Non-Current Investment	-	-

13 Deferred Tax Liabilities/ Assets

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Opening Balance of Deferred Tax Liabilities/ Assets (Net)	3,602.17	5,082.31
Increase or Decrease in Deferred Tax Liabilities/ Assets *	(1,135.27)	1,480.14
Closing Balance of Deferred Tax Liabilities/ Assets (Net)*	2,466.90	3,602.17

* Refer to Sub Note No. 11.1 for Details Calulation sheet

14 Long Term Loan & Advances

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Capital Advances		
- Secured, considered good		
Housing Loan		
- Standard Asset	1,74,984.58	1,62,633.14
- Sub-standard Asset	1,303.18	3,656.30
- Doubtful Asset Category-I	2,027.93	7,042.47
- Doubtful Asset Category-II	7,042.05	7.67
- Doubtful Asset Category-III	2,101.10	5,003.49
Loan Against Property		
- Standard Asset	19,214.70	16,137.36
- Sub-standard Asset	-	1,311.03
- Doubtful Asset Category-I	986.97	3,526.74
- Doubtful Asset Category-II	1,312.35	695.66
- Doubtful Asset Category-III	5,090.83	6,625.12
- Unsecured, considered good	-	-
- Doubtful	-	-
Loans & advances to related parties	-	-
Other loans and advances	-	-
Total Long Term Loan & Advances	2,13,662.69	2,07,538.98

15 Other Non-Current Assets

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Long-term Trade Receivables	-	-
Others	-	-
Total Other non-current Assets	-	-

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16 Current Investments

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
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	-	-
Total Non-Current Investments	-	-

17 Inventories

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Raw materials	-	-
Work-in-progress	-	-
Finished goods	-	-
Stock-in-trade (in respect of goods acquired for trading)	-	-
Stores and spares	-	-
Loose tools	-	-
Others	-	-
Total Inventories	-	-

18 Trade Receivable

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Trade Receivables Outstanding from the due date of Payment		
Undisputed Trade Receivables -considered good	1,649.51	1,634.62
Undisputed Trade Receivables -considered doubtful	1,157.48	1,269.20
Disputed Trade Receivables -considered good	1,417.06	1,030.15
Disputed Trade Receivables -considered doubtful	697.79	1,840.18
Total Trade Receivables	4,921.85	5,774.15

Trade Receivables Ageing Schedule (Outstanding for following periods from the due date of Payment)		
Particulars	As at 31.03.2023	As at 31.03.2022
Disputed/Undisputed, Considered good/ doubtful		
-- Not Yet Due	-	-
-- Less Than 6 Months	1,649.51	1,634.62
-- 6 Months - 1 Year	-	39.81
-- 1- 2 Year	57.53	1,196.00
-- 2- 3 Year	665.84	601.84
--More Than 3 Year	2,548.96	2,301.88
	4,921.85	5,774.15

19 Cash & Cash Equivalent

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Balance with banks	1,181.99	1,508.46
Cheques, drafts on hand	-	3,500.00
Cash on hand	210.17	125.25
Others	-	-
Total Cash & Cash Equivalent	1,392.16	5,133.71

20 Short Term Loan & Advances

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
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		
GST Receivable	106.65	130.23
Tds & TCS Recoverable	3.10	14.68
(c) Doubtful- Income Tax Authority	15,750.00	15,750.00
	-	-
- Other Receivable	-	-
(a) Secured, considered good	14,238.63	14,442.06
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
- Advance to employees	-	-
(a) Secured, considered good	789.80	586.00
(b) Unsecured, considered good	-	-
(c) Doubtful	-	-
- Advance to suppliers	-	-
(a) Secured, considered good	-	-
(b) Unsecured, considered good	125.30	-
(c) Doubtful	-	-
Total Short Term loans & Advances	**31,103.48**	**30,922.97**

21 Other Current Assets

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
HDFC Insurance	-	177.11
Prepaid Expenses	38.02	67.27
Insurance Receivable	732.02	804.72
Security Deposits	127.00	237.00
Other : Accured Interest Receivable	1,209.31	1,251.10
Total Other Current Assets	**2,106.34**	**2,537.19**

22 Revenue From Operations

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Interest on EMI	26,466.71	24,426.90
Accured Interest Income	(41.79)	1,251.10
Total of Revenue From Operations	**26,424.92**	**25,677.99**

23 Other Income

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Late Fees	4.42	8.46
Short & Excess	6.91	3.38
Account closing charges	87.80	44.03
Processing Fees against subsidy	93.00	2.00
Miscellaneous receipts	-	-
Short Term Capital gain	-	78.62
Total of Other Income	**192.13**	**136.49**

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24 Employee Benefit Expenses

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Salaries, Gratuity, Wages & Allowances	4,291.17	4,243.56
Contribution to PF, ESI & Superannuation Fund	287.51	278.64
Staff Welfare Expenses	103.15	98.67
Admin Charges	22.09	22.18
Bonus & Incentive Paid	1,928.30	29.30
Leave Encashment	154.82	169.04
Director's Remuneration	1,500.00	1,500.00
Total of Employee Benefit Expenses	**8,287.04**	**6,341.39**

25 Finance Cost

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Interest on Loan	68.46	330.00
Total of Finance Cost	**68.46**	**330.00**

26 Other Expenses

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Rent, Rates & Taxes	666.62	815.75
Bank Charges	17.59	39.45
Insurance	73.46	12.59
Advertisement, Publicity & Sales Promotion	1.16	28.41
Annual Maintainance charges	96.39	84.33
Independent Director's sitting fees	162.00	162.00
Office Expenses	173.16	131.78
Office Maintenance	269.50	238.99
<u>Repair & Maintainance</u>		-
✓ Computer Repair & Maintenance	39.52	49.24
✓ Generator Repair & Maintenance	4.10	9.80
Vehicle Running & Maintenance	637.16	411.51
Conveyance Expense	56.56	42.26
Donation	200.00	200.00
Printing & Stationery	114.88	161.00
Communication Expenses	48.47	48.54
Electricity Charges	147.13	148.53
Auditor's Remuneration	59.00	68.00
Legal, Professional & Consultancy Charges	1,609.74	1,267.66
Postage & Courier Charges	41.32	35.99
Festival Expenses	33.12	27.53
Interest on Taxes (GST)	0.10	-
Interest on Taxes (TDS)	2.89	2.58
Income Tax & Interest on Income Tax	45.95	-
		-
GST Reverse charge	105.16	127.37
Miscellaneous Expenses	93.50	33.24
Bad Debts/ Irrecoverable Advances written off	7,801.32	10,458.91
Roc Filling Fee	7.08	10.22
Commission Expenses	405.00	114.00
Credit Rating Expenses	25.80	19.07
Business Promotion	653.14	680.40
Prior Period exp.	-	15.23
Web and Internet Charges	27.10	19.38
Other expenses	-	20.67
Tour & Travelling Exp	20.50	-
Written Off Expenses	703.82	-
Loss on Sale of Car	61.67	-
Total of Other Expenses	**13,909.34**	**15,473.28**

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27 **Provision for Contingencies**

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
Provision for doubtful debts (as per NHB guidelines)	(4,252.63)	(4,224.85)
Total of Provision for Contingencies	**(4,252.63)**	**(4,224.85)**

28 **Earning Per Share**

Particulars	As at 31.03.2023	As at 31.03.2022
Net Profit Attributable to Equity Shareholders Profit after tax	5,383.31	5,083.13
Net Profit attributable to Equity Shareholders	5,383.31	5,083.13
No. of Equity shares (Number)	11,944.04	11,944.04
Weighted Average No. of Equity Shares	11,944.04	11,944.04
Nominal value of Equity Shares (Rs)	10.00	10.00
Earning Per Share (Rs)		
Basic	0.45	0.43
Diluted	0.45	0.43

29 **Retirement Benefit Plans**

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

(₹ in 000's)

Particulars	As at 31.03.2023	As at 31.03.2022
A. Change in the Defined Benefit Obligations:		
Liability at the beginning of the year	1,620.29	1,482.02
Acquisition Adjustments	-	-
Current Service Cost	180.07	167.90
Interest Cost	115.85	100.63
Benefits Paid	-	(40.39)
Actuarial Loss/ (Gain)	36.31	(89.88)
Liability at the end of the year	1,952.52	1,620.29
B. Fair Value of Plan Assets :		
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	(1,952.52)	(1,620.29)
C. Actual Return on Plan Assets :	-	-
D. Amount Recognised in the Balance Sheet:		
Liability at the end of the year	1,952.52	1,620.29
Fair Value of Plan Assets at the end of the year	-	-
Net Asset recognized in the Balance Sheet	(1,952.52)	(1,620.29)
E. Expense Recognised in the Statement of Profit and Loss:		
Current Service Cost	180.07	167.90
Interest Cost	115.85	100.63
Expected Return on Plan Assets	-	-
Net Actuarial Loss/(Gain) to be Recognised	36.31	(89.88)
Expense recognised in the Statement of Profit & Loss under staff expenses	332.23	178.65
F. Reconciliation of the Liability Recognised in the Balance Sheet:		
Opening Net Liability	1,620.29	1,482.02
Acquisition Adjustment	-	-
Expense Recognised	332.23	178.65
Benefits Paid	-	(40.39)
Expected Return on Plan Assets	-	-
Amount Recognised in the Balance Sheet under Provision for Employee Benefits	1,952.52	1,620.29
	-	-
G. Actuarial Assumptions		
Mortality Table (LIC)		
Discount Rate (P. A.)	6.70%	6.79%
Rate of Escalation in Salary	6.70%	6.79%

38 Auditor's Remuneration

(₹ in 000's)

Particulars	As at [illegible]	As at [illegible]
Statutory Audit Fees	[illegible]	[illegible]
	[illegible]	[illegible]

For Prosper Housing Finance Limited

Partner

Managing Director

Director

Chief Financial Officer

(Vibha Wadhwa)

For Prosper Housing Finance Limited

Authorised Signatory

Birender Singh

Birender Singh Dhillon

(C.S)

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

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

	Ratio Analysis	Numerator	Rs in 000'S 31-Mar-23	Rs in 000'S 31-Mar-22	Denominator	Rs in 000'S 31-Mar-23	Rs in 000'S 31-Mar-22	31-Mar-23	31-Mar-22
1	**Current Ratio**	**Current Assets**			**Current Liabilities**				
		Inventories	-	-	Creditors for goods and services	35	99		
		Sundry Debtors	4,922	5,778	Short term loans	16,294	11,749		
		Cash and Bank balances	1,392	3,134	Bank Overdraft	-	-		
		Receivables/Accruals	-	-	Cash Credit	-	-		
		Loans and Advances	31,103	38,923	Outstanding Expenses	2,425	2,011		
		Disposable Investments	-	-	Taxes and Statutory Liab	196	98		
		Any other current assets	2,106	2,537	Proposed dividend	-	-		
					Unclaimed Dividend	-	-		
					Any other current liabilities	14,603	14,127		
			39,524	44,300		33,634	28,807	1.18	1.54
2	**Debt Equity Ratio**	**Total Liabilities**			**Shareholder's Equity**				
		Total Outside Liabilities	54,604	55,000	Total Shareholders Equity	2,09,011	2,03,628		
			58,604	55,808		2,09,011	2,03,628	0.26	0.27
3	Debt Service Coverage Ratio	**Net Operating Income**			**Debt Service**				
	(For Ind AS Companies Profit before OCI)	Net Profit after tax + non-cash operating expenses like depreciation and other amortizations + Interest+other adjustments like loss on sale of fixed assets, etc.	6,148	5,931	Current Debt Obligation (Interest & Lease payment+ Principal Repayment.	16,294	11,749	0.38	0.50
4	Return on Equity Ratio	**Profit for the period**			**Avg. Shareholders Equity**				
		Net Profit after taxes - preference dividend (if any)	5,383	5,088	(Beginning shareholders' equity + Ending shareholders' equity) ÷ 2	4,12,639	4,02,172		
			5,383	5,083		4,12,639	4,02,172	0.01	0.01
5	Inventory Turnover Ratio	**Cost of Goods sold** (Opening Stock + Purchases) – Closing Stock	-	-	**Average Inventory** (Opening Stock + Closing Stock)/2	-	-	-	-

	Ratio Analysis	Numerator	Rs in 000'S		Denominator	Rs in 000'S		31-Mar-23	31-Mar-22
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	-	-	**Average Trade Payables** [Beginning Trade Payables + Ending Trade Payables] / 2	-	-	-	-
8	Net Capital Turnover Ratio	**Net Sales** Total Sales - Sales Return	26,425	25,679	**Average Working Capital** Current Assets - Current Liabilities	5,090	15,301	4.99	1.66
9	Net Profit Ratio	**Net Profit** Profit After Tax	5,383	5,033	**Net Sales** Sales	26,425	25,679	0.20	0.20
10	Return on Capital employed	**EBIT** Profit before Interest and Taxes	5,444	5,413	**Capital Employed *** Capital Employed = Total Assets - Current Liabilities	2,29,981	2,29,768	0.02	0.02
11	Return on Investment	**Return/Profit/Earnings**	5,383	5,033	**Investment**	-	-	-	-

(D S Rekhi)
Partner
M. No. 092450

D.S. REKHI & ASSOCIATES * Chartered Accountants * 3659-N

For Prosper Housing Finance

[illegible]
Director
DIN - 01123893

Directo

For Prosper

Gurvir Kaur Sran

(Gurvir Kaur Sran)
Managing Director
DIN - 00057473

Direc...

Vibha

(Vibha Wadhwa)
Chief Financial Officer

Birender Singh
Birender Singh Dhillon
(C.S)

PROSPER HOUSING FINANCE LIMITED

NOTES TO FINANCIAL STATEMENTS FOR THE PERIOD ENDED 31st March, 2023

PROPERTY, PLANT AND EQUIPMENTS AND INTANGIBLE ASSETS AS ON 31st March, 2023

Note : 11

Sr. No	Particulars	Rate	Gross Block				Depreciation				Net Block	
			As on 1.4.2022	Addition during the year	Deduction during the year	Total as on 31.03.2023	Upto 1.4.2022	Adjustment for sale	for the year	Total as on 31.03.2023	As on 31.3.2023	As on 31.3.2022
1	Air Conditioner		309.36	125.80	136.28	298.88	105.18	-	13.38	118.56	180.32	204.18
2	Fan Cooler		138.58	1.50	15.50	124.58	37.51	-	7.32	44.83	79.75	101.07
3	Fax Machine		20.28	-	3.87	16.42	16.42	-	-	16.42	-	3.87
4	Generator		3.01	-	0.15	2.86	2.86	-	-	2.86	-	0.15
5	Inverter with trolly		60.06	18.00	24.99	53.07	24.86	-	1.79	26.65	26.42	35.20
6	Mobile Phone		80.53	-	7.88	72.64	28.79	-	17.77	46.55	26.09	51.74
7	Water Dispenser		12.19	-	0.61	11.58	11.58	-	-	11.58	-	0.61
8	Computer & Printer		666.94	-	20.97	645.97	476.85	-	53.56	530.40	115.57	190.10
9	Camera		105.22	6.95	37.03	75.13	68.18	-	0.51	68.69	6.44	37.03
10	Car		2,723.27	1,625.25	1,339.50	3,009.02	1,368.72	101.62	233.79	1,704.13	1,304.89	1,354.55
11	Cycle		12.17	-	0.16	12.01	3.71	-	0.66	4.37	7.64	8.46
12	Furniture		1,104.68	433.77	18.96	1,519.49	391.48	-	137.61	529.00	990.39	713.19
13	Office Equipment		569.21	-	397.46	171.75	158.74	-	3.24	161.98	9.77	410.47
14	Heater		11.20	-	-	11.20	2.31	-	2.13	4.44	6.76	8.89
15	Refrigerator		9.37	-	-	9.37	2.45	-	0.59	3.05	6.32	6.91
	SUB TOTAL (A)		5,826.06	2,211.27	2,002.37	6,033.96	2,699.64	101.62	473.33	472.33	2,760.37	3,126.42
16	Building		-	5,370.25	-	5,370.25	-	-	170.06	170.06	5,200.19	-
	SUB TOTAL (B)		-	5,370.25	-	5,370.25	-	-	170.06	170.06	5,200.19	-
	Total		5,826.06	7,581.52	2,002.37	11,404.21	2,699.64	101.62	642.39	642.39	7,960.56	3,126.42
Figures for the Current year			5,826.06	7,581.52	2,002.37	11,404.21	2,699.64	101.62	642.39	642.39	7,960.56	3,126.42
Figures for the previous year			1,728.96	1,915.78	-	3,644.74	-	-	518.32	518.32	3,126.42	1,728.96

D.S. REKHI & ASSOCIATES
CA
3659-N
CHARTERED ACCOUNTANTS

For Prosper Housing Finance Ltd

Director

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 01.04.2022	Purchased during the year More than 180 days	Purchased during the year Less than 180 days	Deduction during the year	Total as on 31.03.2023	Dep. For the year	W.D.V. as on 31.03.2023
	Block A	10%							
1	Furniture & Fixtures		855.95	358.77	75.00	18.96	1,270.76	123.35	1,147.41
			855.95	**358.77**	**75.00**	**18.96**	**1,270.76**	**123.35**	**1,147.41**
	Block B	15%							
2	Air Conditioner		138.83	125.80	-	136.28	128.35	19.20	109.15
3	Fan & Cooler		60.31	1.50	-	15.50	46.30	6.90	39.40
4	Generator		0.92	-	-	0.15	0.78	0.15	0.63
5	Invertor		31.24	18.00	-	24.99	24.25	3.60	20.65
6	Water Dispenser		3.33	-	-	0.61	2.73	0.45	2.28
7	Fax Machine		5.56	-	-	3.87	1.69	0.30	1.39
8	Cycle		8.23	-	-	0.16	8.07	1.20	6.87
9	Camera		36.33	-	6.95	37.03	6.25	0.37	5.87
10	Car		1,840.18	1,625.25	-	1,339.50	2,125.93	318.90	1,807.03
11	Mobile Phone		59.30	-	-	7.88	51.41	7.65	43.76
12	Office Equipment		244.50	-	-	397.46	(152.97)	(22.95)	(130.02)
13	Rerfrigerator		4.44	-	-	-	4.44	0.60	3.84
14	Heater		8.81	-	-	-	8.81	1.35	7.46
			2,441.96	**1,770.55**	**6.95**	**1,963.43**	**2,256.03**	**337.72**	**1,918.31**
	Block C	40%							
15	Computer & Printer		171.14	-	-	20.97	150.16	60.00	90.16
			171.14	-	-	**20.97**	**150.16**	**60.00**	**90.16**
	Block D	10%							
16	Building		-	-	5,370.25	-	5,370.25	268.51	5,101.74
			-	-	**5,370.25**	-	**5,370.25**	**268.51**	**5,101.74**
	Total:-		**3,469.05**	**2,129.32**	**5,452.20**	**2,003.36**	**9,047.20**	**789.58**	**8,257.62**

For Prosper Housing Finance Ltd

Gurmin Kaur Sran

Director

PROSPER HOUSING FINANCE LIMITED

CIN:- U65910DL2004PLC124134

Notes Forming Integral Part of the Financial Statements as at 31st March, 2023

BIFURCATION OF TRADE PAYABLES AS ON 31.03.2023

S.No.	Particulars	Amount (Rs.) as at 31.03.2023
	Sub-note "7.1"	
	MSMEs :	
1	Aj Enterprises	1.55
2	Transunion Cibil Ltd	1.20
	Sub-total	2.74
	Others:	
3	Airtel	1.00
4	Charan Gupta Consultants Pvt Ltd.	9.44
5	Deepak Enterprises	1.18
6	Deepali	16.20
7	Ritu Sharma	2.50
8	Shwetank Sharma	2.00
	Sub-total	32.32
	TOTAL	**35.07**

BIFURCATION OF OTHER CURRENT LIABILITIES AS ON 31.03.2023

S.No.	Particulars	Amount (Rs.) as at 31.03.2023
	Sub-note "8.1" - Other Payables Employees	
1	Salary Payable	273.90
2	Remuneration Payable	125.00
3	Incentive Payable	892.99
	TOTAL	**1,291.89**
	Sub-note "8.2" - Taxes & Statutory Liabilities Payable	
1	Employees Contribution to ESI Payable	0.45
2	Employees Contribution to PF Payable	21.01
3	Employers Contribution to PF Payable	21.01
4	Employers Contribution to ESI Payable	1.96
5	TDS Payable	62.11
6	GST Payable	89.77
	TOTAL	**196.33**
	Sub-note "8.3" - Other payables	
1	Electricity Expenses Payable	4.58
2	Audit Fee Payable	54.00
3	Telephone Expense Payable	1.09
4	Independent director's payable	36.45
5	Insurance expense payable	20.80
6	Sanjeev Parti	173.00
7	Undisbursed Amount	2,135.00
	TOTAL	**2,424.92**

For Prosper Housing Finance Ltd

Director

Sub Note: 13.1

DEFERRED TAX ASSETS

A. Special reserve

As On	Amount (Rs.) Special reserve	Rate of Tax	Amt of Deffered Tax
31.03.2022	8,173.22	26.00	2,125.04
31.03.2023	8,713.84	26.00	2,265.60

B. Gratuity

As On	Prov for Gratuity Payable	Rate of Tax	Amt of Deffered Tax
31.03.2022	1,620.29	26.00	421.28
31.03.2023	1,952.52	26.00	507.66

C. Leave encashment

As On	Prov for Leave encashment Payable	Rate of Tax	Amt of Deffered Tax
31.03.2022	431.24	26.00	112.12
31.03.2023	571.59	26.00	148.61

D. Doubtful Debts

As On	Prov. For Doubtful debts Payable	Rate of Tax	Amt of Deffered Tax
31.03.2022	19,633.56	26.00	5,104.73
31.03.2023	15,380.93	26.00	3,999.04

Increase in Assets

DEFERRED TAX LIABILITIES

A. Depreciation

As on	WDV as per Companies Act	WDV as per Income Tax Act	Difference in Depreciation	Rate of Tax	Deferred Tax
01.04.2022	3,126.42	3,469.05	(342.63)	26.00	(89.08)
31.03.2023	7,960.56	8,257.42	(296.85)	26.00	(77.18)

Increase in Liability

Net Increase in Deffered Tax Liabilities

Deferred Tax Liabilities as on 31.03.2022

Assets		
Provision for Leave Encashment	112.12	
Provision for special reserve	-	
Provision for Doubtful debts	5,104.73	
Provision for Gratuity	421.28	5,638.12
Liabilities		
Provision for special reserve	2,125.04	
Due to Depreciation	(89.08)	2,035.96
Net Deferred Tax Liability		(3,602.17)

Deferred Tax Liabilities as on 31-03-2023

Assets		
Provision for Leave Encashment	148.61	
Provision for special reserve	-	
Provision for Gratuity	507.66	
Provision for Doubtful debts	3,999.04	4,655.31
Liabilities		
Provision for special reserve	2,265.60	
Due to Depreciation	(77.18)	2,188.42
Net Deferred Tax Liability		(2,466.90)

Net Provision to made in the books (1,135.27)

For Prosper Housing Finance Ltd

Director

32 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 31.03.2023 (₹)	Amount doubtful/w/off
1	Gurvir Kaur Sran	Key Managerial Personnel	Director's Remuneration	1,500.00	125 payable	NIL
2	Brinderjeet Kaur Sran	Relationship	Director's Loan	2,000.00	1,980.39	NIL
3	Vibha Wadhwa	Key Managerial Personnel	Salary	540.00	43.20	NIL

33 Income Tax Matters

Particulars	As at 31.03.2023	As at 31.03.2022
Income Tax matters	23,135.05	23,135.05
	23,135.05	**23,135.05**

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.

34 Penalty

No Penalty has been incurred during the year

35 Additional Regulatory Info

refer to subnote 35.1

36 Additional Disclosures Requirements as per NHB Directions

refer to subnote 36.1 & 36.2

37 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
Per Pro D.S. Rekhi & Associates
Chartered Accountants
FRN No. 03659N

Partner
(D S Rekhi)
M. No. 082458

D.S. REKHI & ASSOCIATES CA 3659-N Chartered Accountants

For and on behalf of board of Directors

For Prosper Housing Finance

Director
(Brinderjeet Kaur)
DIN:- 01123893

For Prosper Housing

Gurvir Kaur Sran

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

Chief Financial Officer
(Vibha Wadhwa)

Brinder Singh
Brinder Singh Dhillon
(C.S)

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

Subnote:

35.1

IV.Additional Regulatory 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	NA	NA	NA	NA	NA
Investment property	NA	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
PPE retired from active use and held for	NA	-	NA	NA	NA	NA	NA	NA	NA	NA	NA
Others	NA	-	NA	NA	NA	NA	NA	NA	NA	NA	NA

For Prosper Housing Finance Ltd

Director

Subnote:
35.1 Continued

(ii) **Where the Company has revalued 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**
No.

(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	the nature of loan outstanding	Percentage to the total Loan and Advances in the nature of loans
Promoters	-	-
Directors	19,80,391.67	1%
KMPs	-	-
Related Parties	-	-

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

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

CWIP/ITAUD aging schedule:

CWIP/ITAUD	Amount in CWIP for a period of				
	Less than 1 year	1-2 years	2-3 years	More than 3 years	Total*
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 compared to its original plan, following completion schedule should be given:

CWIP/ITAUD completion schedule shall be given:** (Amount in Rs.)

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

**Details of projects where activity has been suspended shall be given separately.

(vi) **Details of Benami Property held** NA
Where any proceedings have been initiated or pending against the company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and the rules made thereunder, 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 abetter of the transaction or as the transferor 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. NA
(b) if not, summary of reconciliation and reasons of material discrepancies, if any to be adequately disclosed. NA

(viii) **Wilful Defaulter*** No
Where a company is a declared wilful defaulter by any bank or financial Institution or other lender, following details shall be given:

(a) Date of declaration as wilful defaulter, NA
(b) Details of defaults (amount and nature of defaults), NA

* "wilful defaulter" here means a person or an issuer who or which is categorized as a wilful defaulter by any bank or financial institution (as defined under the Act) or consortium thereof, in accordance with the guidelines on wilful defaulters

For Prosper Housing Finance Ltd

Director

(ix) **Relationship with struck off companies**

Name of struck off Company	Nature of transactions with struck off Company	Balance Outstanding	Relationship with struck off company, if any, to be disclosed
Aryath Housing Finance Limited	Payables	1,99,11,086	Lender

(x) **Registration of charges or satisfaction with Registrar of Companies**

Where any charges or satisfaction yet to be registered with Registrar of Companies beyond the statutory period, details and reasons thereof shall be disclosed. NA

(xi) **Compliance with number of layers of companies**

Where the company has not complied with the number of layers prescribed under clause (87) of section 2 of the Act read with Companies (Restriction on number of Layers) Rules, 2017, the name and CIN of the companies beyond the specified layers and the relationship/extent of holding of the company in such downstream companies shall be disclosed. NA

(xii) **Following Ratios to be disclosed:-**

(a) Current Ratio,	1.18
(b) Debt-Equity Ratio,	0.26
(c) Debt Service Coverage Ratio,	0.38
(d) Return on Equity Ratio,	0.01
(e) Inventory turnover ratio,	-
(f) Trade Receivables turnover ratio,	-
(g) Trade payables turnover ratio,	-
(h) Net capital turnover ratio,	4.49
(i) Net profit ratio,	0.30
(j) Return on Capital employed,	0.02
(k) Return on investment	-

The company shall explain the items included in numerator and denominator for computing the above ratios. Further explanation shall be provided for any change in the ratio by more than 25% as compared to the preceding year.

(xiii) **Compliance with approved Scheme(s) of Arrangements**

Where any Scheme of Arrangements has been approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013, the Company shall disclose that the effect of such Scheme of Arrangements have been accounted for in the books of account of the Company 'in accordance with the Scheme' and 'in accordance with accounting standards' and deviation in this regard shall be explained.

(xiv) **Utilisation of Borrowed funds and share premium:**

(A) Where company has advanced or loaned or invested funds (either borrowed funds or share premium or any other sources or kind of funds) to any other person(s) or entity(ies), including foreign entities (Intermediaries) with the understanding (whether recorded in writing or otherwise) that the Intermediary shall

(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company (Ultimate Beneficiaries) or

(ii) provide any guarantee, security or the like to or on behalf of the Ultimate Beneficiaries;

the company shall disclose the following:-

- (I) date and amount of fund advanced or loaned or invested in Intermediaries with complete details of each Intermediary.
- (II) date and amount of fund further advanced or loaned or invested by such Intermediaries to other intermediaries or Ultimate Beneficiaries along with complete details of the ultimate beneficiaries.
- (III) date and amount of guarantee, security or the like provided to or on behalf of the Ultimate Beneficiaries
- (IV) declaration that relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and Companies Act has been complied with for such transactions and the transactions are not violative of the Prevention of Money-Laundering act, 2002 (15 of 2003).;

(B) Where a company has received any fund from any person(s) or entity(ies), including foreign entities (Funding Party) with the understanding (whether recorded in writing or otherwise) that the company shall

(i) directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party (Ultimate Beneficiaries) or

(ii) provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries, the company shall disclose the following:-

- (I) date and amount of fund received from Funding parties with complete details of each Funding party.
- (II) date and amount of fund further advanced or loaned or invested other intermediaries or Ultimate Beneficiaries along with complete details of the other intermediaries' or ultimate beneficiaries.
- (III) date and amount of guarantee, security or the like provided to or on behalf of the Ultimate Beneficiaries
- (IV) declaration that relevant provisions of the Foreign Exchange Management Act, 1999 (42 of 1999) and Companies Act has been complied with for such transactions and the transactions are not violative of the Prevention of Money-Laundering act, 2002 (15 of 2003).;

For Prosper Housing Finance Ltd

Director

PROSPER HOUSING FINANCE LIMITED
CIN:- U65910DL2004PLC124334

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

Sub-note no.: 36.1
Annex III Schedule to the Balance Sheet of an HFC

(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	-	-
(d) Inter-corporate loans and borrowing	-	-
(e) Commercial Paper	-	-
(f) Public Deposits*	-	-
(g) Other Loans (specify nature)	1.00	1.00
* 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		

Assets side	Amount outstanding
(3) Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:	
(a) Secured	23.40
(b) Unsecured	-
(4) Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities	
(i) Lease assets including lease rentals under sundry debtors	
(a) Financial lease	NA
(b) Operating lease	NA
(ii) Stock on hire including hire charges under sundry debtors	
(a) Assets on hire	NA
(b) Repossessed Assets	NA
(iii) Other loans counting towards asset financing activities	
(a) Loans where assets have been repossessed	NA
(b) Loans other than (a) above	NA
(5) Break-up of Investments	
Current Investments	
1. Quoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
2. Unquoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
Long Term investments	
1. Quoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
2. Unquoted	
(i) Shares	
(a) Equity	-
(b) Preference	-
(ii) Debentures and Bonds	-
(iii) Units of mutual funds	-
(iv) Government Securities	-
(v) Others (please specify)	-
(6) Borrower group-wise classification of assets financed as in (3) and (4) above:	
(Please see Note 2 below)	

For Prosper Housing Finance Ltd

Director

Category	Amount net of provisions		
	Secured	Unsecured	Total
1. Related Parties **			
(a) Subsidiaries	-	-	-
(b) Companies in the same group	-	-	-
(c) Other related parties	0.19	-	0.19
2. Other than related parties	21.68	-	21.68
Total			

(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)
1. Related Parties **		
(a) Subsidiaries	-	-
(b) Companies in the same group	-	-
(c) Other related parties	-	-
2. Other than related parties	-	-
Total		

** 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	2.32
Net Non-Performing Assets	
(a) Related parties	
(b) Other than related parties	1.04
(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 assets acquired in

For Prosper Housing Finance Ltd

Director

Annexure A
Note 3.6
Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities) as at March 31,2023

	1 day to 7 days	8 days to 14 days	15 days to 30/31 days	Over 1 month upto 2 months	Over 2 months upto 3 months	Over 3 months to 6 months	Over 6 months to 1 year	Over 1 year to 3 years	Over 3 to 5 years	Over 5 years	Grand Total
Liabilities											
Borrowing from Bank	-	-	-	-	-	-	-	-	-	-	-
Borrowing from Other Financial Institutions	-	-	-	-	-	-	-	-	19931,086	-	19931,086
Market Borrowings	-	-	-	-	-	-	-	-	-		-

Assets											
Advances	-	-	7,674	-	2,21,231.00	42,236	16,15,201	39,30,274	1,22,59,313	20,98,26,389	22,79,02,318
Investments	-	-	-	-	-	-	-	-	-	-	-

For Prosper Housing Finance Ltd

Director

Annexure I

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, 2023	75.37	75.37
At March 31, 2022	73.90	73.90

For Prosper Housing Finance Ltd

Director

D.S. REKHI & ASSOCIATES Chartered Accountants

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
subnote no. : 36.2
Annexure-IV: Additional Disclosures Requirements as per NHB Directions

Disclosures:		
3.1. Capital		[Rs. in crore]
Particulars	**Current Year**	**Previous Year**
(i) CRAR (%)	149.57%	147.97%
(ii) CRAR – Tier I Capital (%)	149.15%	147.56%
(iii) CRAR – Tier II Capital (%)	0.42%	0.41%
(iv) Amount of subordinated debt raised as Tier- II Capital	-	-
(v) Amount raised by issue of Perpetual Debt Instruments	-	-

3.2. Reserve Fund u/s 29C of NHB Act, 1987		
		[Rs. in crore]
Particulars	**Current Year**	**Previous Year**
Balance at the beginning of the year		
a) Statutory Reserve u/s 29C of the National Housing Bank Act, 1987	0.41	0.36
b) Amount of special reserve u/s 36(1)(viii) of Income Tax Act, 1961 taken into account for the purposes of Statutory Reserve under Section 29C of the NHB Act, 1987	0.82	0.77
c) Total	1.23	1.13
Addition/ Appropriation/ Withdrawal during the year		
Add:		
a) Amount transferred u/s 29C of the NHB Act, 1987	0.05	0.05
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	0.05	0.05
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	0.47	0.41
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	0.87	0.82
c) Total	1.34	1.23

3.3. Investment		
		[Rs. in crore]
Particulars	**Current Year**	**Previous Year**
3.3.1. Value of Investments		
(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	-	-
3.3.2. Movement of provisions held towards depreciation on investments		
(i) Opening balance	-	-
(ii) Add: Provisions made during the year	-	-
(iii) Less: Write-off / Written-bank of excess provisions during the year	-	-
(iv) Closing balance	-	-

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3659-N
Chartered Accountants

3.4. Derivatives

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

		[Rs. in crore]
Particulars	**Current Year**	**Previous Year**
(i) The notional principal of SWAP agreements	NA	NA
(ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements	NA	NA
(iii) Collateral required by the HFC upon entering into swaps	NA	NA
(iv) Concentration of credit risk arising from the swaps $	NA	NA
(v) The fair value of the swap book @	NA	NA
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		
Examples of concentration could be exposures to particular industries or swaps with highly geared companies		
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		

3.4.2. Exchange Traded Interest Rate (IR) Derivative		
		[Rs. in crore]
Particulars		**Amount**
(i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument wise)	NA	NA
(ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March .... (instrument wise)	NA	NA
(iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NA	NA
(i) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument wise)	NA	NA

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:	
a) the structure and organization for management of risk in derivatives trading,	NA
b) the scope and nature of risk measurement, risk reporting and risk monitoring systems,	NA
c) policies for hedging and / or mitigating risk and strategies and processes for monitoring the continuing effectiveness of hedges / mitigants, and	NA
d) 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

B. Quantitative Disclosure

[Rs. in crore]

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

3.5 : Deleted

3.6 : Assets liability management (maturity pattern of certain items of Assets and Liabilities) **Refer to annexure A**

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

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

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

5.3.2. Concentration of Loans & Advances

		[Rs. in crore]
Particulars	Current Year	Previous Year
Total deposits of twenty largest borrowers	4.22	3.11
Percentage of loans & Advances to twenty largest borrowers to total advances of the HFC	18.04%	13.68%

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

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

5.3.4. Concentration of NPAs

		[Rs. in crore]
Particulars	Current Year	Previous Year
Total exposure to top ten NPA accounts	1.52	1.73

5.3.5. Sector-wise NPAs

Sr. No.	Percentage of NPAs to Total Advances in that
A. Housing Loans	
1 Individuals	7.54%
2 Builders/Project	0%
3 Corporates	0%
4 Other (Specify)	0%
B. Non-Housing	
1 Individuals	31.84%
2 Builders/Project	0%
3 Corporates	0%
4 Other (Specify)	0%

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5.4. Movement of NPAs

Particulars	Current Year	Previous Year
(i) Net NPA's to Net Advances (%)	4.75%	6.95%
(ii) Movement of NPAs (Gross)		
(a) Opening Balance	3.49	4.59
(b) Additions during the year	0.25	0.82
(c) Reductions during the year	1.22	1.92
(d) Closing Balance	2.52	3.49
(iii) Movement of Net NPAs		
(a) Opening Balance	1.58	2.26
(b) Additions during the year	0.14	0.58
(c) Reductions during the year	0.68	1.26
(d) Closing Balance	1.04	1.58
(iv) Movement of Provisionsfor NPAs (excluding provisions on standard assets)		
(a) Opening Balance	1.91	2.33
(b) Provisions made during the year	0.37	0.24
(c) Write off/Write- back of excess provisions	0.8	0.66
(d) Closing Balance	1.48	1.91

5.5. Overseas Assets

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

5.6. Off-balance Sheet SPVs sponsored
(which are required to be consolidated as per accounting norms)

Name of the SPV sponsored		
	Domestic	Overseas
	-	-

6. Disclosure of complaints

6.1 Customer Complaints

Particulars	Current Year	Previous Year
(a) No. of complaints pending at the beginning of the year	6	0
(b) No. of complaints received during the year	0	6
(c) No. of complaints redressed during the year	6	0
(d) No. of complaints pending at the end of the year	0	5

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

D.S. REKHI & ASSOCIATES
CA
3659-N
Chartered Accountants

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

Additional Disclosures Requirements as per NHB Directions

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:

Particulars	Ast At March 31,2023		Ast At March 31,2022	
	Portfolio	Provisions	Portfolio	Provisions
Standard Assets				
Housing Loans	18,76,72,590	5,23,178	17,47,81,853	5,10,750
Property Loans	2,11,72,658	64,492	1,78,75,785	55,211
Loan Against Solar				
Substandard Assets				
Housing Loans	16,31,766	2,44,765	40,58,736	6,08,810
Property Loans	-	-	14,26,978	2,14,047
Loan Against Solar				
Doubtful Assets				
Housing Loans	1,36,66,306	66,44,047	1,63,56,263	90,76,644
Property Loans	98,90,150	79,04,452	1,30,44,861	91,68,099
Loan Against Solar			-	-
Loss Assets				
Housing Loans				
Property Loans				
Loan Against Solar				
Provision of Depreciation on Investments				
Total	**23,40,33,470**	**1,53,80,934**	**22,75,44,476**	**1,96,33,561**

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 31,2023	As at March 31,2022
Items		
i) CRAR (%)	149.57%	147.97%
II) CRAR - Tier I Capital (%)	149%	147.56%
II) CRAR - Tier II Capital (%)	0.00	0.41%

3.7 : Exposure

3.7.1 : Exposure to Real Estate Sector :-

Category	As at March 31,2023	As at March 31,2022
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;	23,40,33,470	22,75,44,476
(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).	-	-
	-	-

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CRAR Ratio

$$\frac{\text{Tier-I Capital+ Tier-II Capital}}{\text{Risk Weighted Assets}}$$

$$\frac{2,07,131.79}{1,38,484.11} = 149.57\%$$

Tier -I Capital

NET OWNED FUNDS

	Paid up Equity Shares Capital	1,19,440.40
Add:	Convertible PSC	-
Add:	Free Reserve	25,887.07
Add:	Security Premium	63,683.55
Add:	Capital Reserve (sale of assets)	-
Less:	Accumulated Loss	-
Less:	Deferred revenue expenditure	-
Less:	Intangible assets	-
Less:	DTA	2,466.90
	OWNED FUNDS	**2,06,544.12**
Less:	Investment in share of group companies - 10% of OWNED FUNDS	-
	NET OWNED FUNDS/Tier 1 Capital	**2,06,544.12**
	Tier 2 Capital	
	Non convertible PSC	-
	Revaluation Reserve - 55% discount	-
	General Provisions including provision for Standard Asset	587.67
	Tier 2 Capital	587.67
	Tier-I+ Tier-II Capital	**2,07,131.79**

RISK WEIGHTED ASSETS

Amount in 000's

S.No.	Weighted risk assets – On-Balance Sheet items	Percentage weight	Amount of Assets	Risk Weight of Assets
(i)	Cash and bank balances including fixed deposits and certificates of deposits with banks	0	1,392.15	-
(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)(a)	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	1,74,426.28	61,049.20
(b)	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	10,055.15	5,027.57
(c)	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	3,191.18	1,116.90
(d)	All other loans and advances not captured elsewhere in template classified as Standard Asset	100	21,172.66	21,172.66
(e)	Loans and advances classified as Non Performing Asset	100	25,188.22	25,188.22
(iv)	Current assets		-	-
(a)	Stock on hire (net book value)	100	-	-
(b)	Intercorporate loans/deposits	100	-	-
(c)	Loans and advances fully secured against deposits held by the company itself	0	-	-
(d)	Loans to staff	0	789.80	-
(e)	Other secured loans and advances considered good	100	-	-
(f)	Bills purchased/discounted	100	-	-
(g)	Others (To be specified)	100	-	-
(v)	Fixed Assets(net of depreciation)		-	-
(a)	Assets leased out (net book value)	100	-	-
(b)	Premises	100	-	-
(c)	Furniture & Fixtures	100	990.39	990.39
(vi)	Other assets		-	-
(a)	Income tax deducted at source (net of provision)	0	3.10	-
(b)	Advance tax paid (net of provision)	0	-	-
(c)	Interest due on Government securities	0	-	-
(d)	Others (to be specified)	100	-	-
	HDFC Insurance	100	-	-
	GST Receivable	100	196.65	196.65
	Insurance Receivable	100	732.02	732.02
	Security Deposits	100	127.00	127.00
	Balance with Income Tax Authority	100	15,750.00	15,750.00
	Prepaid Expenses	100	38.02	38.02
	Advance to Supplier	100	125.30	125.30
	Other Fixed Assets	100	6,970.17	6,970.17
	Total Assets for Risk Weight		**2,61,148.07**	**1,38,484.11**
	Add: Deferred Tax Assets		**2,466.90**	-
	Total Assets as per Balance Sheet		**2,63,614.97**	
	Total Risk Weighted Assets			**1,38,484.11**

PROSPER HOUSING FINANCE LIMITED

CIN- [illegible]

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

Additional Disclosures Requirements as per NHB Directions

[illegible] and property loans and provision in respect thereof on account of standard, sub standard, doubtful and loss assets are recorded in accordance [illegible] the guidelines on prudential norms as specified by National Housing Bank and its circular NHB (ND)/DRS/[illegible]/2013 dated August 5, 2013 in respect of Housing and Non Housing Loans are as follows:-

Particulars	As At March 31,2023		As At March 31,2022	
	Portfolio	Provisions	Portfolio	Provisions
Standard Assets				
Housing Loans	18,75,72,590	3,23,178	17,47,41,957	8,10,350
Property Loans	2,11,72,658	66,492	1,78,75,785	38,211
Loan Against [illegible]				
Substandard Assets				
Housing Loans	10,35,750	2,34,365	40,58,770	9,98,810
Property Loans	-	-	14,26,575	2,14,647
Loan Against [illegible]				
Doubtful Assets				
Housing Loans	1,55,89,366	66,25,097	2,63,50,263	90,78,644
Property Loans	99,90,330	79,06,472	1,50,44,981	85,88,099
Loan Against [illegible]				
Loss Assets				
Housing Loans				
Property Loans				
Loan Against [illegible]				
Provision of Depreciation on Investments				
Total	21,40,33,478	1,53,50,934	22,75,44,476	1,96,33,561

As required by the [illegible] guidelines dated October [illegible], 2020 by NHB read with additional requirements / guidelines with reference to the interpretation of [illegible] classification, the following additional disclosures are given as under:-

Disclosure for Capital to Risk Asset Ratio (CRAR) :-

	As at March 31,2023	As at March 31,2022
CRAR		
Items		
i) CRAR (%)	140.57%	147.95%
ii) CRAR - Tier I Capital (%)	140.15%	147.59%
iii) CRAR - Tier II Capital (%)	0.42%	0.41%

1.7 : Exposure

1.7.1 : Exposure to Real Estate Sector :-

	As at March 31,2023	As at March 31,2022
Category		
a) Direct Exposure	21,40,33,478	22,75,44,476
(i) Residential Mortgages – Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented [illegible]		
(ii) Commercial Real Estate – Lending secured by Mortgages on commercial real estate [illegible]		
(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)		

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