35TH Annual Report

2025 -2026

Ind Bank Housing Ltd.

Ind Bank Housing Ltd.

BOARD OF DIRECTORS

Shri Shiv Bajrang Singh

Shri. Sunil Jain

Shri. V Haribabu

Shri G R Sundaravadivel

Ms. V. Rajalakshmi

Smt. Padma R

Shri R. Murugesan
(from 14.08.2026)

Shri A. Sivasankar
(upto 30.04.2026)

CONTENTS

Ind Bank Housing Ltd.

Registered Office: 480, III Floor, Khivraj Complex-I
Anna Salai, Nandanam, Chennai - 600 035, Ph : 24329235

BOARD OF DIRECTORS

- Shri Shiv Bajrang Singh :- Non Executive Nominee Director
- Shri Sunil Jain:- Non Executive Nominee Director
- Shri A Sivasankar :- Non Executive Nominee Director (upto 30.04.2026)
- Shri R Murugesan :- Non Executive Nominee Director (from 14.08.2026)
- Smt Padma R: - Independent Director
- Shri G R Sundaravadivel :- Independent Director
- Ms. V. Rajalakshmi :- Independent Director
- Shri V. Haribabu :- Managing Director

Composition of Committees

Audit Committee

- Shri G R Sundaravadivel
- Shri Sunil Jain
- Smt Padma R
- Ms. V. Rajalakshmi

Nomination and Remuneration Committee

- Ms. V. Rajalakshmi
- Shri Sunil Jain
- Smt Padma R
- Shri G R Sundaravadivel

Stakeholder Relationship Committee

- Smt Padma R
- Shri G R Sundaravadivel
- Shri V. Haribabu

Chief Financial Officer :- Smt Harene La

Company Secretary and Compliance Officer:- Smt K. Aarthi

Statutory Auditors:- M/s. A.R.Krishnan & Associates., Chartered Accountants, Chennai

Secretarial Auditors :- M/s Shanmugam Rajendran & Associates LLP, Practicing Company Secretaries, Chennai

Banker:- Indian Bank, Nandanam Branch, Chennai

Share Registrars & Transfer Agents:- M/s Cameo Corporate Services Ltd, Subramaniam Building, 1, Club House Road, Chennai-600 002. Tel:- 044-28460390.

Notice of 35th Annual General Meeting

Notice is hereby given that the 35th (Thirty Fifth) Annual General Meeting of the Members of the Company will be held on Tuesday 29th September 2026 at 11.30 A.M through Video Conferencing ("VC")/Other Audio-Visual Means("OVAM") to transact the following business:

ORDINARY BUSINESS:

1. To consider and adopt the audited standalone financial statement of the Company for the financial year ended March 31, 2026 and the reports of the Board of Directors and Auditors thereon.
2. To appoint a Director in place of Shri Sunil Jain (DIN: 09665264), Nominee Director, who retires by rotation and being eligible, offers himself for re-appointment.
3. To authorize the Board of Directors of the Company to fix the remuneration of the Statutory Auditors appointed by the Comptroller and Auditor General of India and, in this regard, to consider and, if thought fit, to pass the following resolution as an Ordinary Resolution

"**RESOLVED THAT** the Board of Directors of the Company be and is hereby authorized to fix the remuneration payable to the Statutory Auditors of the Company appointed by the Comptroller and Auditor General of India”

SPECIAL BUSINESS

4. To re-appoint Smt R. Padma (DIN: 09112490), Independent Director for a second term of five (5) consecutive years and in this regard, to consider and if thought fit, to pass the following resolution as a Special Resolution

“**RESOLVED THAT** pursuant to the provisions of Sections 149, 150, 152 and other applicable provisions, if any, of the Companies Act, 2013, and the Companies (Appointment & Qualification of Directors) Rules, 2014, read with Schedule IV to the said Act (including any statutory modification(s) or re-enactment thereof, for the time being in force) and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time, and based on the recommendation of the Nomination and Remuneration Committee and Board of Directors of the Company, Smt R. Padma (DIN: 09112490), be and is hereby re-appointed as an Independent Director of the Company for a second term of five (5) consecutive years commencing from the conclusion of 35th Annual General Meeting till the conclusion of 40th Annual General Meeting, not liable to retire by rotation.”

By Order of the Board
For Ind Bank Housing Ltd.

Sd/-
CS K. Aarthi
Regn No: A70915
Company Secretary and Compliance Officer

Place : Chennai
Date : 02.09.2026

NOTES:

1. Annual General Meeting through video conference /other video conference :

   Pursuant to circular issued by the Ministry of Corporate Affairs ("MCA Circulars") with regard to holding of Annual General Meetings through Video Conferencing / Other Audio Visual Means (VC/OAVM) and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 ("Listing Regulations"), the AGM of the Company is being conducted through VC/OAVM, which does not require physical presence of shareholders at a common venue. Hence, Shareholders can attend and participate in the AGM through VC/OAVM only. The detailed procedure for participating in the Meeting through VC/OAVM is given in Note No.7.

   The Company has opted Central Depository Services (India) Limited ("CDSL) for conducting the AGM.

   In line with the aforesaid SEBI and MCA Circulars, the Notice of AGM along with Annual Report 2025-26 is being sent only through electronic mode to those shareholders whose email addresses are registered with the Company/ Depositories. Shareholder may note that Notice and Annual Report 2025-26 have been uploaded on the website of the Company at www.indbankhousing.com. The Notice can also be accessed from the websites of the Stock Exchanges i.e. BSE Limited at www.bseindia.com and the AGM Notice is also available on the website of CDSL (agency for providing the Remote e-Voting facility) i.e www.evotingindia.com.

   Shareholders holding shares in physical mode may temporarily register their e-mail Ids by clicking on the link https://investors.cameoindia.com or share the particulars by email to agm@cameoindia.com to get the soft copy of the Notice of AGM and the Annual Report.

1. E -voting

The voting period begins on, **Saturday**, **26th September 2026 from 9.00 AM and ends on Monday, 28th September 2026 at 05.00 PM**. During this period, shareholders of the Company, holding shares either in physical form or in dematerialized form, as on **Tuesday 22nd September 2026**, i.e., the cut-off date (record date), may cast their vote electronically.

The voting rights of members shall be in proportion to their shares to the paid-up equity share capital of the Company as on the cut-off date i.e **Tuesday 22nd September 2026.** The e-voting module shall be disabled by CDSL for voting thereafter.

The Board of directors of the Company has appointed, M/s. GRNK & Associates, Practicing Company Secretaries, as the Scrutinizer of AGM to scrutinize voting process in a fair and transparent manner. The Scrutinizer shall, after the conclusion of voting at the AGM unblock the votes cast through remote e-voting including e-voting on the date of AGM. Voting results of AGM will be communicated to the Stock Exchanges not later than two working days of the conclusion of the AGM. The results declared along with the Scrutinizer's Report will be uploaded on the Company's website, www.indbankhouisng.com.

2. Appointment of proxies and authorized representative(s):

Pursuant to the aforesaid circulars, the facility to appoint proxy to attend and cast vote for the shareholders is not available for this AGM, as it is being held through VC/OAVM.

However, the Body Corporates are entitled to appoint authorized representatives to attend the AGM through VC/OAVM and participate there at and cast their votes through e-voting. Institutional /Corporate Shareholders (i.e. other than individuals/HUF, NRI, etc) are required to send a scanned copy (PDF/JPEG Format) of its Board Resolution or governing body Resolution/Authorization etc., authorizing its representative to participate in the Annual General Meeting through VC/OAVM on its behalf and to vote through e-voting. The said Resolution/Authorization shall be sent to the Scrutinizer by email through their registered email address to sbaala@gramcsfirm.com and rani@cameoindia.com with copy marked to the Company at indhouse1991@gmail.com on or before the date on which e-voting facility is closed.

3. Book closure:

The Register of Shareholders and the Share Transfer Register of the Company will remain closed **from Wednesday 23rd September 2026 to Tuesday 29th September 2026** (both days inclusive) for the purpose of Annual General Meeting.

4. Unclaimed dividend, if any:

There is no unclaimed dividend as on March 31, 2026 remaining to be transferred to Investor Education and Protection Fund (IEPF).

We wish to urge the shareholders for registration or updating of their Permanent Account Number (PAN) and bank mandate as it ensures the receipt of dividend and/or any other consideration timely.

5. Intimation of change of name, address, e mail address, nominations by shareholders:

Shareholders are requested to intimate changes, if any, pertaining to their name, postal address, e-mail address, telephone/mobile numbers, nominations, bank details.

Shareholders holding shares in physical form are requested to intimate changes, if any, in Form ISR-1 (which is available in the website of the Company, www.indbankhousing.com / About us/investors/Investors service requests forms) to the RTA by sending an email to kyc@cameoindia.com or investor@cameoindia.com. Alternatively, the aforesaid information may be sent by post or courier to the RTA viz, Cameo Corporate Services Limited, Unit: Ind Bank Housing Limited, Subramanian Building, 1, Club House Road, Chennai-600002. Ph: 044-40020700.

Shareholders holding shares in electronic form are requested to intimate changes, if any, to their respective Depository Participant(s).

6. Green Initiative:

To support the 'Green Initiative', shareholders who have not yet registered their email address are requested to register the same with their DPs in case the shares are held by them in electronic form and with Cameo Corporate Services Limited in case the shares are held by them in physical form.

7. **PROCEDURE & INSTRUCTIONS FOR REMOTE E-VOTING, JOINING THE AGM THROUGH VC/ OAVM AND FOR E-VOTING DURING AGM:**

a) Pursuant to the provisions of Section 108 of the Companies Act, 2013 read with Rule 20 of the Companies (Management and Administration) Rules, 2014 (as amended) and Regulation 44 of SEBI (Listing Obligations & Disclosure Requirements) Regulations 2015 (as amended), and MCA Circulars dated April 08, 2020, April 13, 2020, May 05, 2020 and Sep 22, 2025 the Company is providing facility of remote e-voting to its Members in respect of the business to be transacted at the AGM. For this purpose, the Company has entered into an agreement with Central Depository Services (India) Limited (CDSL) for facilitating voting through electronic means, as the authorized e-Voting's agency. The facility of casting votes by a member using remote e-voting as well as the e-voting system on the date of the AGM will be provided by CDSL.

b) The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the Meeting by following the procedure mentioned in the Notice. The facility of participation at the AGM through VC/OAVM will be made available to atleast 1000 members on first come first served basis. This will not include large Shareholders (Shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination and Remuneration Committee and Stakeholders Relationship Committee, Auditors etc. who are allowed to attend the AGM without restriction on account of first come first served basis.

c) The attendance of the Members attending the AGM through VC/OAVM will be counted for the purpose of ascertaining the quorum under Section 103 of the Companies Act, 2013.

THE INTRUCTIONS OF SHAREHOLDERS FOR E-VOTING AND JOINING VIRTUAL MEETINGS ARE AS UNDER:

Step 1 : Access through Depositories CDSL e-Voting system in case of individual shareholders holding shares in demat mode.

Step 2 : Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

The Electronic Voting Sequence Number (EVSN) is 260902013

(i) The voting period begins **on Saturday 26th September 2026 at 9.00 AM** and ends **on 28th September 2026 at 5.00 PM.** During this period shareholders' of the Company, holding shares either in physical form or in dematerialized form, as on the cut-off date (record date) of **Tuesday 22nd September 2026,** may cast their vote electronically. The e-voting module shall be disabled by CDSL for voting thereafter.

(ii) Shareholders who have already voted prior to the meeting date would not be entitled to vote during the meeting.

(iii) Pursuant to SEBI Circular No. **SEBI/HO/CFD/CMD/CIR/P/2020/242 dated 09.12.2020,** under Regulation 44 of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, listed entities are required to provide remote e-voting facility to its shareholders, in respect of all shareholders' resolutions. However, it has been observed that the participation by the public non-institutional shareholders/retail shareholders is at a negligible level.

Currently, there are multiple e-voting service providers (ESPs) providing e-voting facility to listed entities in India. This necessitates registration on various ESPs and maintenance of multiple user IDs and passwords by the shareholders.

In order to increase the efficiency of the voting process, pursuant to a public consultation, it has been decided to enable e-voting to all the demat account holders, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants. Demat account holders would be able to cast their vote without having to register again with the ESPs, thereby, not only facilitating seamless authentication but also enhancing ease and convenience of participating in e-voting process.

Step 1 : Access through Depositories CDSL/NSDL e-Voting system in case of individual shareholders holding shares in demat mode.

(iv) In terms of **SEBI circular no. SEBI/HO/CFD/CMD/CIR/P/2020/242 dated December 9, 2020** on e-Voting facility provided by Listed Companies, Individual shareholders holding securities in demat mode are allowed to vote through their demat account maintained with Depositories and Depository Participants. Shareholders are advised to update their mobile number and email Id in their demat accounts in order to access e-Voting facility.

Pursuant to abovesaid SEBI Circular**,** Login method for e-Voting and joining virtual meetings **for Individual shareholders holding securities in Demat mode CDSL/NSDL** is given below:

Type of shareholders	**Login Method**
Individual Shareholders holding securities in Demat mode with **CDSL Depository**	1) Users who have opted for CDSL Easi / Easiest facility, can login through their existing user id and password. Option will be made available to reach e-Voting page without any further authentication. The users to login to Easi / Easiest are requested to visit cdsl website www.cdslindia.com and click on login icon & My Easi New (Token) Tab.
	2) After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the evoting is in progress as per the information provided by company. On clicking the evoting option, the user will be able to see e-Voting page of the e-Voting service provider for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. Additionally, there is also links provided to access the system of all e-Voting Service Providers, so that the user can visit the e-Voting service providers' website directly.
	3) If the user is not registered for Easi/Easiest, option to register is available at cdsl website www.cdslindia.com and click on login & My Easi New (Token) Tab and then click on registration option.
	4) Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN No. from a e-Voting link available on www.cdslindia.com home page. The system will authenticate the user by sending OTP on registered Mobile & Email as recorded in the Demat Account. After successful authentication, user will be able to see the e-Voting option where the evoting is in progress and also able to directly access the system of all e-Voting Service Providers.
Individual Shareholders holding securities in demat mode with **NSDL Depository**	1) If you are already registered for NSDL IDeAS facility, please visit the e-Services website of NSDL. Open web browser by typing the following URL: https://eservices.nsdl.com either on a Personal Computer or on a mobile. Once the home page of e-Services is launched, click on the "Beneficial Owner" icon under "Login" which is available under 'IDeAS' section. A new screen will open. You will have to enter your User ID and Password. After successful authentication, you will be able to see e-Voting services. Click

	on "Access to e-Voting" under e-Voting services and you will be able to see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. 2) If the user is not registered for IDeAS e-Services, option to register is available at https://eservices.nsdl.com. Select "Register Online for IDeAS "Portal or click at https://eservices.nsdl.com/SecureWeb/IdeasDirectReg.jsp 3) Visit the e-Voting website of NSDL. Open web browser by typing the following URL: https://www.evoting.nsdl.com/ either on a Personal Computer or on a mobile. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/Member' section. A new screen will open. You will have to enter your User ID (i.e. your sixteen digit demat account number hold with NSDL), Password/OTP and a Verification Code as shown on the screen. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting 4) For OTP based login you can click on https://eservices.nsdl.com/SecureWeb/evoting/evotinglogin.jsp. You will have to enter your 8-digit DP ID,8-digit Client Id, PAN No., Verification code and generate OTP. Enter the OTP received on registered email id/mobile number and click on login. After successful authentication, you will be redirected to NSDL Depository site wherein you can see e-Voting page. Click on company name or e-Voting service provider name and you will be re-directed to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.
Individual Shareholders (holding securities in demat mode) login through their **Depository Participants (DP)**	You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility. After Successful login, you will be able to see e-Voting option. Once you click on e-Voting option, you will be redirected to NSDL/CDSL Depository site after successful authentication, wherein you can see e-Voting feature. Click on company name or e-Voting service provider name and you will be redirected to e-Voting service provider website for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.

Important note: Members who are unable to retrieve User ID/ Password are advised to use Forget User ID and Forget Password option available at abovementioned website.

Helpdesk for Individual Shareholders holding securities in demat mode for any technical issues related to login through Depository i.e. CDSL and NSDL

Login type	Helpdesk details
Individual Shareholders holding securities in Demat mode with **CDSL**Individual	Members facing any technical issue in login can contact CDSL helpdesk by sending a request at helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911
Shareholders holding securities in Demat mode with **NSDL**	Members facing any technical issue in login can contact NSDL helpdesk by sending a request at evoting@nsdl.co.in or call at : 022 - 4886 7000 and 022 - 2499 7000

Step 2 : Access through CDSL e-Voting system in case of shareholders holding shares in physical mode and non-individual shareholders in demat mode.

(i) Login method for e-Voting and joining virtual meetings for Physical shareholders and shareholders other than individual holding in Demat form.

1) The shareholders should log on to the e-voting website www.evotingindia.com
2) Click on "Shareholders" module.
3) Now enter your User ID
   a. For CDSL: 16 digits beneficiary ID,
   b. For NSDL: 8 Character DP ID followed by 8 Digits Client ID,
   c. Shareholders holding shares in Physical Form should enter Folio Number registered with the Company.
4) Next enter the Image Verification as displayed and Click on Login.
5) If you are holding shares in demat form and had logged on to www.evotingindia.com and voted on an earlier e-voting of any company, then your existing password is to be used.
6) If you are a first-time user follow the steps given below:

	For Physical Shareholders and other than individual shareholders holding shares in Demat
PAN	Enter your 10 digit alpha-numeric *PAN issued by Income Tax Department (Applicable for both demat shareholders as well as physical shareholders) · Shareholders who have not updated their PAN with the Company/Depository Participant are requested to use the sequence number sent by Company/RTA or contact Company/RTA.
Dividend Bank Details OR Date of Birth (DOB)	Enter the Dividend Bank Details or Date of Birth (in dd/mm/yyyy format) as recorded in your demat account or in the company records in order to login. · If both the details are not recorded with the depository or company, please enter the member id / folio number in the Dividend Bank details field.

(I) After entering these details appropriately, click on "SUBMIT" tab.

(ii) Shareholders holding shares in physical form will then directly reach the Company selection screen. However, shareholders holding shares in demat form will now reach 'Password Creation' menu wherein they are required to mandatorily enter their login password in the new password field. Kindly note that this password is to be also used by the demat holders for voting for resolutions of any other company on which they are eligible to vote, provided that company opts for e-voting through CDSL platform. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential.

(iii) For shareholders holding shares in physical form, the details can be used only for e-voting on the resolutions contained in this Notice.

(iv) Click on the EVSN for the relevant <Ind Bank Housing Limited> on which you choose to vote.

(v) On the voting page, you will see "RESOLUTION DESCRIPTION" and against the same the option "YES/NO" for voting. Select the option YES or NO as desired. The option YES implies that you assent to the Resolution and option NO implies that you dissent to the Resolution.

(vi) Click on the "RESOLUTIONS FILE LINK" if you wish to view the entire Resolution details.

(vii) After selecting the resolution, you have decided to vote on, click on "SUBMIT". A confirmation box will be displayed. If you wish to confirm your vote, click on "OK", else to change your vote, click on "CANCEL" and accordingly modify your vote.

(viii) Once you "CONFIRM" your vote on the resolution, you will not be allowed to modify your vote.

(ix) You can also take a print of the votes cast by clicking on "Click here to print" option on the Voting page.

(x) If a demat account holder has forgotten the login password then Enter the User ID and the image verification code and click on

Forgot Password & enter the details as prompted by the system.

(xi) There is also an optional provision to upload BR/POA if any uploaded, which will be made available to scrutinizer for verification.

(xii) **Additional Facility for Non – Individual Shareholders and Custodians –For Remote Voting only.**

- Non-Individual shareholders (i.e. other than Individuals, HUF, NRI etc.) and Custodians are required to log on to www.evotingindia.com and register themselves in the "Corporates" module.
- A scanned copy of the Registration Form bearing the stamp and sign of the entity should be emailed to helpdesk.evoting@cdslindia.com.
- After receiving the login details a Compliance User should be created using the admin login and password. The Compliance User would be able to link the account(s) for which they wish to vote on.
- The list of accounts linked in the login will be mapped automatically & can be delink in case of any wrong mapping.
- It is Mandatory that, a scanned copy of the Board Resolution and Power of Attorney (POA) which they have issued in favour of the Custodian, if any, should be uploaded in PDF format in the system for the scrutinizer to verify the same.
- Alternatively Non Individual shareholders are required mandatory to send the relevant Board Resolution/ Authority letter etc. together with attested specimen signature of the duly authorized signatory who are authorized to vote, to the Scrutinizer and to the Company at the email address viz; indhouse1991@gmail.com, if they have voted from individual tab & not uploaded same in the CDSL e-voting system for the scrutinizer to verify the same.

INSTRUCTIONS FOR SHAREHOLDERS ATTENDING THE AGM THROUGH VC/OAVM & E-VOTING DURING MEETING ARE AS UNDER:

1. The procedure for attending meeting & e-Voting on the day of the AGM is same as the instructions mentioned above for e-voting.
2. The link for VC/OAVM to attend meeting will be available where the EVSN of Company will be displayed after successful login as per the instructions mentioned above for e-voting.
3. Shareholders who have voted through Remote e-Voting will be eligible to attend the meeting. However, they will not be eligible to vote at the AGM.
4. Shareholders are encouraged to join the Meeting through Laptops / IPads for better experience.
5. Further shareholders will be required to allow Camera and use Internet with a good speed to avoid any disturbance during the meeting.
6. Please note that Participants Connecting from Mobile Devices or Tablets or through Laptop connecting via Mobile Hotspot may experience Audio/Video loss due to Fluctuation in their respective network. It is therefore recommended to use Stable Wi-Fi or LAN Connection to mitigate any kind of aforesaid glitches.
7. Shareholders who would like to express their views/ask questions during the meeting may register themselves as a speaker by sending their request in advance atleast 7 days prior to meeting mentioning their name, demat account number/folio number, email id, mobile number at (company email id). The shareholders who do not wish to speak during the AGM but have queries may send their queries in advance 7 days prior to meeting mentioning their name, demat account number/folio number, email id, mobile number at (company email id). These queries will be replied to by the company suitably by email.
8. Those shareholders who have registered themselves as a speaker will only be allowed to express their views/ask questions during the meeting.
9. Only those shareholders, who are present in the AGM through VC/OAVM facility and have not casted their vote on the Resolutions through remote e-Voting and are otherwise not barred from doing so, shall be eligible to vote through e-Voting system available during the AGM.
10. If any Votes are cast by the shareholders through the e-voting available during the AGM and if the same shareholders have not participated in the meeting through VC/OAVM facility, then the votes cast by such shareholders may be considered invalid as the facility of e-voting during the meeting is available only to the shareholders attending the meeting.

PROCESS FOR THOSE SHAREHOLDERS WHOSE EMAIL/MOBILE NO. ARE NOT REGISTERED WITH THE COMPANY/DEPOSITORIES.

1. For Physical shareholders- please provide necessary details like Folio No., Name of shareholder, scanned copy of the share certificate (front and back), PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) by email to **indhouse1991@gmail.com / rani@cameoindia.com**
2. For Demat shareholders -, Please update your email id & mobile no. with your respective **Depository Participant (DP)**
3. **For Individual Demat shareholders – Please update your email id & mobile no. with your respective Depository Participant (DP) which is mandatory while e-Voting & joining virtual meetings through Depository.**

If you have any queries or issues regarding attending AGM & e-Voting from the CDSL e-Voting System, you can write an email to helpdesk.evoting@cdslindia.com or contact at toll free no. 1800 21 09911

All grievances connected with the facility for voting by electronic means may be addressed to Mr. Rakesh Dalvi, Assistant Vice President, (CDSL,) Central Depository Services (India) Limited, A Wing, 25th Floor, Marathon Futurex, Mafatlal Mill Compounds, N M Joshi Marg, Lower Parel (East), Mumbai - 400013 or send an email to helpdesk.evoting@cdslindia.com or call toll free no. 1800 21 09911.

Explanatory statement in respect of the ordinary business pursuant to Section 102 of the Companies Act, 2013 and Information of Directors pursuant to the requirements of Regulation 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) is furnished below:

Ordinary Business

ITEM NO. 2 To appoint a Director in place of Shri Sunil Jain (DIN: 09665264), Nominee Director, who retires by rotation and being eligible, offers himself for re-appointment

Pursuant to Section 152 and other applicable provisions of the Companies Act, 2013, not less than two- thirds of total number of Directors of the Company shall be liable to retire by rotation. One-third of these Directors must retire from office at each AGM, but each retiring director is eligible for re-election at such meeting. Independent directors and the Managing Director of the Company are not subject to retirement by rotation. Shri Sunil Jain, Non-executive Nominee Director of the Company, who has been longest in the office, since last appointment, is subject to retire by rotation and being eligible, offers himself for re-appointment.

Nature of his expertise in specific functional areas:

Shri Sunil Jain, (54 years) is having more than 20 years of banking experience. Currently he is working as General Manager and Chief Financial Officer (CFO) of Indian Bank. He has also worked with credit verticals and lead corporate branches of Indian Bank. He is a Chartered Accountant and holds a Post- Graduation in Commerce and CAIIB.

Details of other Directorships in listed entities:

Name of the company	Directorship	Committee Membership
IndBank Merchant Banking Services Limited	Nominee Director	Audit Committee, Stake holders Relationship Committee and Nomination & Remuneration Committee

Listed entities from which he has resigned in the past three years: Nil

Disclosure of relationships between directors inter-se; Nil

Shareholding in the Company: Nil

Shri Sunil Jain is not disqualified from being appointed as Director in terms of Section 164 of the Act. The Board recommends the proposal set forth in the Notice (Item No 2 of ordinary business) for consideration and approval of the shareholders.

None of the Directors, Key Managerial Personnel (KMP), or their relatives have any financial or other interest in the proposed resolution

Explanatory statement in respect of the special business pursuant to Section 102 of the Companies Act, 2013 and Information of Directors pursuant to the requirements of Regulation 36(3) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Listing Regulations) is furnished below:

Special Business

ITEM NO. 4: To re-appoint Smt R. Padma (DIN: 09112490), Independent Director for a second term of five (5) consecutive years and in this regard, to consider and if thought fit, to pass the following resolution as a Special Resolution

In terms of Section 149(10) and Section 149(11) of the Companies Act, 2013, an Independent Director shall hold office for a term of up to five consecutive years and shall be eligible for re-appointment for a second term upon passing of a Special Resolution by the shareholders. An Independent Director shall not hold office for more than two consecutive terms.

Further, Regulation 25(2A) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 provides that the appointment, re-appointment or removal of an Independent Director shall be subject to the approval of shareholders by way of a Special Resolution.

Brief Profile of Smt. Padma R - Smt Padma Sridharan (DIN: 09112490), holds Post Graduate in Commerce with MBA (Banking and Finance), CAIIB and Diploma in Sanskrit. Smt Padma Sridharan having more than 38 years of Banking experience, retired as Deputy General Manager. She is presently Independent Director in Ind Bank Housing Limited and Ind Bank Merchant Services Limited.

Work Experience:

- Officer In Charge of Women Entrepreneur Cell at HO (a wing in SSI Credit Dept)
- Chief Manager – Retail Assets Dept
- Head of Medium and Large Branches in Chennai as Chief Manager / AGM
- Deputy Zonal Manager of a Semi Urban Zone with 92 branches
- AGM / DGM, Corporate Credit Department
- Head of Corporate Credit Department & IED (Infrastructure, Expenditure, Domestic operations, O&M, Government Transactions, Centralised Processing Centre for Pension accounts, Bancassurance, etc)
- Have had Board Exposure for 5+ year.

Name of the company	Directorship	Committee Membership
IndBank Merchant Banking Services Limited	Independent Director	Audit Committee, Stake holders Relationship Committee and Nomination & Remuneration Committee

Listed entities from which he has resigned in the past three years: Nil
Disclosure of relationships between directors inter-se; Nil
Shareholding in the Company: Nil

Smt Padma R is not disqualified from being appointed as Independent Director in terms of Section 164 of the Act. The Board recommends the proposal set forth in the Notice (Item No 4 of Special business) for consideration and approval of the shareholders.

None of the Directors, Key Managerial Personnel (KMP), or their relatives have any financial or other interest in the proposed resolution.

By Order of the Board
For Ind Bank Housing Ltd.

Sd/-
CS K. Aarthi
Regn No: A70915
Company Secretary and Compliance Officer

Place : Chennai
Date : 02.09.2026

DIRECTOR'S REPORT

To,

The Members,

The Directors have pleasure in presenting before you the 35th Annual Report of the Company together with the Audited Statement of Accounts and the Auditors Report for the year ended 31st March, 2026.

State of affairs of the Company 2025-26:

The financial performance of the company is highlighted as follows:

Rs. in Lakhs

Particulars	2025-26	2024-25	2023-24
Gross Income	50.97	27.65	30.13
Expenses			
Employees benefit	29.22	30.66	25.74
Depreciation	0.03	0.09	0.09
Other expenses	30.55	27.61	73.35
Total expenses	59.80	58.36	99.18
Net Profit Before Tax	(8.83)	(30.71)	(69.05)
Provision for Tax	0.00	0.00	0.00
Other Comprehensive Income	(0.01)	0.00	0.00
Net Profit / Loss After Tax	(8.84)	(30.71)	(69.05)
Loss brought forward	(13670.59)	(13639.88)	(13570.83)
Balance Loss Carried to Balance Sheet	(13679.43)	(13670.59)	(13639.88)

Performance of the Company:

The Company is making continuous efforts for recovery of the non-performing assets. During the current period the company has made recovery from four Individuals Housing loans of Rs. 7.45 Lakhs.

The net loss for the financial year 2025-26 is Rs. 8.84 lakhs as compared to a net loss of Rs. 30.71 lakhs in the previous financial year.

Dividend:

As the Company had incurred net loss of Rs 8.84 lakhs during the current financial year and has accumulated losses of Rs 13679.43 lakhs as on 31.03.2026, the Board of Directors have not recommended any dividend for the financial year ended 31st March 2026.

Transfer to reserves:

The Company has not transferred any amount to reserves

Board Meetings:

The Board of Directors met five times on the following dates: 23.04.2025, 13.06.2025, 17.07.2025, 13.10.2025 and 13.01.2026 during the financial year 2025-26.

Directors and Key Managerial Personnel:

As on 31.03.2026 board consists of the following Directors:

Name	Designation
Shri Shiv Bajrang Singh	Non-Executive Nominee Director
Shri Sunil Jain	Non-Executive Nominee Director
Shri A Sivasankar	Non- Executive Nominee Director
Shri G R Sundaravadivel	Independent Director
Smt. Padma R	Independent Director
Ms. V. Rajalakshmi	Independent Director
Shri V. Haribabu	Managing director

The following are the Key Managerial Personnel of the company as on 31.03.2026

Name	Designation
Shri V. Haribabu	Managing Director
Smt Harene La	Chief Financial Officer
Smt K. Aarthi	Company Secretary and Compliance Officer

Change in board composition

Shri A. Sivasankar (DIN 10535638) has resigned from his position of Nominee Director of the Company upon completion of his superannuation from HUDCO office on 30th April 2026.

Shri R. Murugesan (DIN:11881813) was appointed as Non Executive Nominee Director of the company under sec 161 (3) of the companies Act 2013 with effect from 14th August 2026.

Director's retirement by rotation:

Shri Sunil Jain, Non-executive Nominee Director of the Company retires by rotation at this Annual General Meeting and being eligible offers himself for reappointment.

Declaration from Independent Directors on Annual Basis:

The Company has received necessary declaration from each Independent Director of the Company under Section 149(7) of the Companies Act, 2013 and the Independent Directors of the Company meet the criteria of Independence as laid down in Section 149(6).

Vigil Mechanism:

The Company has established a vigil mechanism called Whistle-blower Policy for its directors and employees to report genuine concerns pursuant to the provisions of section 177(9) & (10) of the Companies Act, 2013 and as per Regulations 22 of SEBI (LODR) Regulations 2015. The details of the Whistle-blower Policy is explained in the Corporate Governance Report and also posted on the website of the Company.

Directors' Responsibility Statement

In pursuance of section 134 (5) of the Companies Act, 2013, the Directors hereby confirm that:

a) in the preparation of the annual accounts, the applicable accounting standards have been followed along with proper explanation relating to material departures;

b) the directors have selected such accounting policies and applied them consistently and made judgments and estimates that are reasonable and prudent so as to give a true and fair view of the state of affairs of the company at the end of the financial year and of the profit and loss of the company for that period;

c) the directors have taken proper and sufficient care for the maintenance of adequate accounting records in accordance with the provisions of this Act for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the directors have prepared the annual accounts on a going concern basis; and

e) the directors have laid down internal financial controls to be followed by the Company and that such internal financial controls are adequate and were operating effectively.

f) the directors have devised proper systems to ensure compliance with the provisions of all applicable laws and that such systems were adequate and operating effectively.

Extract of Annual Return

A copy of the Annual Return of the Company is placed in the website of the Company website at the link https://www.indbankhousing.com/ under Investors.

Auditors

The office of the Comptroller and Auditor General of India, New Delhi in exercise of the powers conferred on them by section 139 of the

Companies Act, 2013 vide their letter Ref No./CA.V/COY/CENTRAL GOVERNMENT, INBKHS(1)/1459 dated 12.09.2025 appointed the Auditors, M/s A R Krishnan &Associates , Chartered Accountants, Chennai as statutory auditors of the Company for the financial year 2025-26.

Qualifications in Audit Reports:

There is no qualification in auditors' report. However, observations are made by the Auditors in their Report and Notes on Accounts which are self-explanatory.

Secretarial Audit

Pursuant to the provisions of Section 204 of the Companies Act, 2013 read with the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014, Board of Directors in the meeting held on 17.07.2025 has appointed M/s. Shanmugam Rajendran & Associates, LLP Practicing Company Secretary, to conduct Secretarial Audit for consecutive 5 years commencing from the financial year 2025-26. Subsequently the appointment was confirmed by the Shareholders in 34th AGM held on 10th September 2025 The Secretarial Audit Report (Form MR3) for the financial year ended March 31, 2026 is annexed to this Report. (Annexure I)

The Secretarial Audit report observed nil comment.

Information as per section 134 (3) (m) of the Companies Act 2013:

a. The company has no activity relating to conservation of energy or technology absorption.
b. The company did not have any foreign exchange earnings as well as expenses.

Particulars of Loans, Guarantees & Investments By Company:

Details of Loans, Guarantees and Investments covered under the provisions of Section 186 of the Companies Act, 2013 are given in the notes to the Financial Statements.

Details Relating To Deposits

Your Company had stopped accepting fresh deposits from public since 1998 and renewal of the deposits from 01.11.2001. Your Company has repaid all the matured deposits except a sum of Rs. 6.33 lakhs as on 31.03.2026, which represent the deposits matured but withheld by Central Bureau of Investigation, Anti-corruption Branch, Madurai pending disposal of their case.

Material Changes and commitments, if any:

There were no material changes or commitments affecting the financial position of the Company that occurred between the end of the financial year to which these financial statements relate and the date of this report.

Significant & Material Orders Passed By the Regulators:

During the FY 2023-24, The Reserve Bank of India vide their letter (Ref - CO.DOR.RG.No.S3544/23-27-014/2023-24 dated 22.09.2023 cancelled Certificate of Registration (COR) under Section 29 A (6) of the National Housing Bank (NHB) Act 1987

Details of Adequacy of Internal Financial Controls

The Company has an Internal Control System, commensurate with the size, scale and complexity of its operations. The internal control system provides reasonable assurance of recording the transactions of operations in all material aspects and providing protection against misuse or loss of company's assets.

Risk Management Policy

The company has put in place Risk Management Policy commensurate with the type and size of operations and risk perception.

Corporate Social Responsibility Policy

The company has incurred loss of Rs. 8.84 lakhs during the financial year ending with 2025-26. Your Company does not fall in the criteria mentioned under Section 135 of the Companies Act, 2013, for applicability of the provisions of Corporate Social Responsibility. Hence, your Company is not required to constitute CSR Committee and to comply with other provisions of Section 135 of the Companies Act, 2013 read with the Companies (Corporate Social Responsibility Policy) Rules, 2014

Policy on criteria for determining qualifications, positive attributes and independence of a director, relating to the remuneration for the directors, key managerial personnel and other employees:

The Nomination and Remuneration Committee of the Company pursuant to section 178 of the Companies Act, 2013, has formulated the Nomination and Remuneration Policy which includes the criteria for determining qualifications, positive attributes and independence of a director, remuneration of the directors, key managerial personnel and other employees. The said Policy of the Company is placed in the website of the Company.

Related Party Transactions:

All contracts / arrangements / transactions entered by the Company during the Financial Year under review with related parties were in the Ordinary Course of Business and on arm's length basis.

- During the course of business the Company obtained loan from the Holding Institution (Indian Bank) at market rate of interest. An agreement has been entered into with Indian Bank for not to charge interest from 01.04.2017. Accordingly, no interest on the loan has been accounted for the year 2025-26
- The Company is paying rent of Rs. 12,000/- pm + applicable GST to the Promoters (Indian Bank)

Formal Annual Evaluation

Pursuant to the provisions of the Companies Act, 2013, the Board has carried out an annual performance evaluation of its own performance, the directors individually as well as the evaluation of the working of its Audit and Nomination & Remuneration Committees. The performance evaluation of the Independent Directors was carried out by the entire Board. The performance evaluation of the Chairman and the Non Independent Directors was carried out by the Independent Directors. The Directors expressed their satisfaction with the evaluation process and the performance of the Board. The manner in which the evaluation has been carried out has been explained in the Corporate Governance Report.

Management discussion and analysis report:

The Management Discussion and Analysis Report for the financial year 2025-26 is provided as a separate statement in the Annual Report.

Listing with Stock Exchanges:

The Company confirms that it has paid the Annual Listing Fees of Rs.3.25 lakhs plus GST for the year 2025-26 to BSE where the Company's Shares are listed.

Corporate Governance:

The Company has voluntary complied with the corporate governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of SEBI Regulation.

As per Regulation 15(2) of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, the compliance with the corporate governance provisions as specified in Regulation 17, 17A, 18, 19, 20, 21, 22, 23, 24, 24A, 25, 26, 27 and clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para-C, D and E of Schedule V shall not apply, in respect of – The listed entity having paid up equity share capital not exceeding rupees ten crore and net worth not exceeding rupees twenty- five crore, as on the last day of previous financial year. The paid-up equity share capital as on 31.03.2026 is Rs.10,00,00,000/- and net worth of the company as on 31.03.2026 is negative to the tune of Rs. (120.96) Crore. Therefore, the company does not fall under the purview of aforesaid regulations.

Particulars of Employees

The information required pursuant to Section 197 read with Rule 5 (1) of The Companies (Appointment and Remuneration of Managerial Personnel) Rules, are attached to this report. None of the employees of the company received remuneration in excess of the limits prescribed Under Rule 5 (2) of The Companies (Appointment and Remuneration of Managerial Personnel) Rules of the Companies Act, 2013.

Details / Disclosures of Ratio of Remuneration to each Director to the median employee's remuneration is enclosed as Annexure II

Prevention of Sexual Harassment of Women at Workplace

Your Company has in place a Prevention of Sexual Harassment Policy in line with the requirements of The Sexual Harassment of Women at the Workplace (Prevention, Prohibition & Redressal) Act, 2013. All employees (permanent, contractual, temporary, trainees) are covered under this Policy. During the year under review, there were no cases filed pursuant to the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013.

OTHER DISCLOSURES:

1. The Company is not required to maintain cost records as specified by the Central Government under section 148(1) of the Companies Act, 2013.
2. Neither any application is made, nor any proceeding is pending under the Insolvency and Bankruptcy Code, 2016 (IBC) during the year under review and accordingly the Company has no information to offer in this regard.
3. There is no change in the nature of business during the year under review.
4. There are no Companies which have become or ceased to be subsidiaries, joint ventures or associate companies during the year.
5. There was no instance of onetime settlement made by the Company.
6. The Company has not resorted to any buy-back of its equity shares during the year.
7. There was no fraud reported by the Auditors of the Company to the Audit Committee under section 143(2) of the Companies Act, 2013.

GENERAL

The Directors also place on record their appreciation for the assistance, active support and guidance received from statutory regulators Indian Bank and its officers and staff. The Directors express their appreciation for the contribution of the employees of the company. The Board of Directors thank all the Shareholders for their patronage. Their continued patronage and support are of great encouragement to the company and will serve as a source of strength in all its future endeavours.

For and on behalf of Board of Directors

Place : Chennai
Date : 14.08.2026

sd/-	sd/-
SUNIL JAIN	V. HARIBABU
NOMINEE DIRECTOR	MANAGING DIRECTOR

Form MR-3
SECRETARIAL AUDIT REPORT
FOR THE FINANCIAL YEAR ENDED 31ST MARCH 2026
[Pursuant to section 204(1) of the Companies Act, 2013 and Rule No.9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

To
The Members,
Ind Bank Housing Limited
3rd Floor, 480 Anna Salai,
Nandanam, Chennai - 600 035.

We have conducted the Secretarial Audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Ind Bank Housing Limited** (CIN: L65922TN1991PLC020219) [hereinafter called 'the Company'] for the financial year ended 31st March, 2026 ["period under review"]. The secretarial audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conduct/statutory compliances and expressing our opinion thereon.

Based on our verification of the Company's books, papers, minute books, forms and returns filed and other records maintained by the Company and also the information provided by the Company, its officers, agents and authorized representatives during the conduct of Secretarial Audit, we hereby report that in our opinion, the Company has, during the period under review, has complied with the statutory provisions listed hereunder and also that the Company has proper Board-processes and compliance-mechanism in place to the extent in the manner and subject to the reporting made hereinafter.

We have examined the books, papers, minute books, forms and returns filed and other records maintained by the company for the financial year 31st March,2026 according to the provisions of applicable laws provided hereunder:

(i) The Companies Act, 2013 ('the Act') and the rules made thereunder;

(ii) The Securities Contracts (Regulation) Act, 1956 ("SCRA") and the rules made thereunder;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed thereunder;

(iv) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ("SEBI Act")

(A) The Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended

(B) The Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements) Regulations, 2018; (Not applicable to the company for the period under review);

(C) The Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011; (Not applicable to the company for the period under review)

(D) The Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018; (Not applicable to the company for the period under review);

(E) The Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations 2021; (Not applicable to the company for the period under review);

(F) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021, as amended (Not applicable to the company for the period under review);

(G) The Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015;

(H) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993, as amended,

(I) Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018, as amended and circulars guidelines issued thereunder;

We have also examined compliance with the applicable clauses of the following:

(i) Secretarial Standards issued by the Institute of Company Secretaries of India

(ii) The Listing agreement entered into by the company with BSE Limited;

During the period under review the company has complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above.

During the period under review, the company has received an Income tax order for refund of Rs. Rs.8,79,04,379/- Vide F. No AAACI1777M/260A/C.C-1(1)/2025-26 related to giving effect order u/s 260A pertaining to the Assessment Year 1999-2000.The entity received the refund on 28th April, 2026.

We further report that:

The Board of directors of the Company is duly constituted with proper balance of Executive Directors, Non- Executive Directors and independent directors. During the period under review There were no changes in the Composition of the Board of directors.

Adequate notice was given to all directors to schedule the Board meetings, agenda and detailed notes on agenda were sent in advance, and a system exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaning participation at the meeting. All decisions were carried out with the requisite approval of the Board.

We further report that there are adequate systems and processes in the company commensurate with the size and operations of the Company to monitor and ensure compliance with applicable laws, rules, regulations and guidelines, etc.

We further report that during the audit period, there were no other specific events/ actions having major bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines, etc.

For Shanmugam Rajendran & Associates LLP
Company Secretaries

sd/-
S. Nandakumaran
Partner
FCS: 13639 | CP. No. 26770
P/R No.: 7675/2026
UDIN: F013639H000375341

Place: Chennai
Date: 15.05.2026

NOTE

(i) The Company has suspended making fresh lending since the year 2000.

(ii) The Company did not maintain the minimum net owned fund to continue to hold the certificate of Registration

(iii) The Company has failed to comply with the directions issued by RBI under Chapter V of the National Housing Bank (NHB) Act,1987

(iv) The Company has ceased to carry on business of Housing finance.

In view of the aforesaid, RBI vide its order dated September 21, 2023 had cancelled its Certificate of Registration (CoR) bearing No.01.0023.01. Upon Cancellation of CoR,

1. The Company had not furnished any return with National Housing Bank as required under Master Direction – Non-Banking Financial Company- Housing Finance Company (Reserve Bank) Directions, 2021 with effect from September 21, 2023.
2. The Board of Directors of the Company at their meeting held on 4th November, 2023 have given in principle approval for the winding up of the Company under Section 271 of the Companies Act, 2013, Subject to the approval of shareholders and other Statutory Authorities

ANNEXURE A TO SECRETARIAL AUDIT REPORT

To,
The Members,
Ind Bank Housing Limited
3rd Floor, 480 Anna Salai,
Nandanam, Chennai - 600 035.

Our Secretarial Audit Report of even date is to be read along with this letter.

1. Maintenance of secretarial records is the responsibility of the management of the Company. Our responsibility is to express an opinion on these secretarial records based on our audit.
2. We have followed the audit practices and the processes as were appropriate to obtain reasonable assurance about the correctness of the contents of the secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial records. We believe that the processes and practices we followed provide a reasonable basis for our opinion.
3. We have not verified the correctness and appropriateness of financial records and books of accounts of the Company.
4. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulation and happening of events etc.
5. The compliance of the provisions of Corporate and other applicable laws, rules, regulations, standards is the responsibility of the management. Our examination was limited to the verification of procedures on test basis.
6. The Secretarial Audit report is neither an assurance as to the future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the company.

For Shanmugam Rajendran & Associates LLP
Company Secretaries

sd/-
S. Nandakumaran
Partner
FCS: 13639 | CP. No. 26770
P/R No.: 7675/2026
UDIN: F013639H000375341

Place : Chennai
Date : 15.05.2026

Ratio of Remuneration **Annexure - II**

(I) the ratio of the remuneration of each director to the median remuneration of the employees of the company for the financial year;	The Directors are not drawing any remuneration from the company other than sitting fees to non executive Independent Directors
(ii) the percentage increase in remuneration of each director, Chief Financial Officer, Chief Executive Officer, Company Secretary or Manager, if any, in the financial year;	The increase in remuneration is due to increase in dearness allowance as per the pay structure
(iii) the percentage increase in the median remuneration of employees in the financial year;	NA
(iv) the number of permanent employees on the rolls of company;	01
(v) average percentile increase already made in the salaries of employees other than the managerial personnel in the last financial year and its comparison with the percentile increase in the managerial remuneration and justification thereof and point out if there are any exceptional circumstances for increase in the managerial remuneration;	There is no managerial remuneration. Other than the managerial person the increase is due to payment of dearness allowance and the question of comparison does not arise.
(vi) affirmation that the remuneration is as per the remuneration policy of the company.	The remuneration is as per the remuneration policy of the company.

REPORT ON CORPORATE GOVERNANCE

1. CORPORATE GOVERNANCE PHILOSOPHY

Corporate Governance encompasses the relationships among the Company's Management, Board of Directors, Shareholders, Auditors and other Stakeholders. These relationships, guided by applicable rules and regulations, provide the framework for setting the Company's objectives and monitoring its performance. The Company is committed to maintaining high standards of transparency, accountability, compliance and responsibility in all areas of its operations and dealings with shareholders and other stakeholders. The Company follows best management practices and upholds integrity in decision-making to ensure long-term value creation and wealth generation for all stakeholders. The Company adheres to the principles of Corporate Governance in their true spirit and remains committed to maintaining the highest standards of governance at all times.

2. BOARD OF DIRECTORS

a) Composition of the Board:

The composition of the Board is suitably constituted and is in conformity with SEBI (LODR) Regulations, 2015 and the provisions of the Companies Act, 2013. as on 31st March 2026

Category	No of Directors
Managing Director	1
Non-Executive Nominee Directors	3
Non-executive Independent Director including one Women Director	3

All independent directors possess the requisite qualifications and are very experienced in their own fields. None of the directors are members of more than ten committees or chairman of more than five committees in public limited companies in which they are directors. Necessary disclosures have been obtained from all the directors regarding their directorship and have been taken on record by the Board.

All Directors of the Company are appointed by the Board of Directors, subject to the approval of the Members at the Annual General Meeting (AGM), except Shri R. Murugesan, Non-Executive Nominee Director, who was appointed by the Board pursuant to the provisions of Section 161(3) of the Companies Act, 2013, in accordance with the Articles of Association of the Company.

Change in board composition:
Shri S. Sivasankar (DIN: 10535638) resigned from the position of Non-Executive Nominee Director of the Company with effect from 30th April, 2026, consequent to his superannuation from Housing and Urban Development Corporation Limited (HUDCO).

Shri R. Murugesan (DIN : 11881813) was appointed as Non Executive Nominee Director of the company with effect from 14th August 2026

The names of Directors and details of other listed entity's chairmanship / directorship / committee membership of each Director during the FY 2025 - 26 is given below:

Name of Director	Category & Designation	Details of Directorship in other Listed Entities other than Ind Bank Housing Limited	Number of Directorship in other Listed Entities other than Ind Bank Housing Limited		Number of Committees membership in other Listed Entities other than Ind Bank Housing Limited.	
			Chairman	Member	Chairman	Member
1. Shri Shiv Bajrang Singh	Non Executive Nominee Director (Indian Bank)	Indian Bank	--	1	--	1
2. Shri Sunil Jain	Non-Executive Nominee Director (Indian Bank)	1. Indbank Merchant Banking Services Ltd 2. Ind Bank Global Support Services Limited	--	2	--	2
3. Shri. A Sivasankar	Non Executive Nominee Director (HUDCO)	NIL	--	--	--	--
4. Shri G R Sundaravadivel	Independent Director	NIL	--	--	-	-
5. Smt. Padma R	Independent Director	Indbank Merchant Banking Services Ltd	--	1	1	1
6. Shri V. Haribabu	MD Executive Nominee director	Indbank Merchant Banking Services Ltd	–	1	-	1
7. Ms. V. Rajalakshmi	Independent Director	NIL	–	–	–	-

Notes:

I. Other directorships exclude directorships in foreign companies, private limited companies and alternate directorships.

ii. Only membership in Audit Committee and Stakeholders' Relationship Committee are taken in to consideration as per SEBI (Listing Obligations & Disclosure Requirements), Regulations, 2015.

iii. No shares and convertible instruments are held by the Non- Executive Directors of the Company.

List of core skills/experience/competencies identified by the Board

S.No.	Name of the Directors	Skills / Experience / Competencies
1	Shri Shiv Bajrang Singh	Housing Finance , Accounts, Banking
2	Shri Sunil Jain	Housing Finance , Accounts, Banking
3	Shri A Sivasankar	Real-estate and Housing Finance
4	Shri G R Sundaravadivel	Housing Finance, Accounts, Banking
5	Smt. Padma R	Housing Finance , Accounts, Banking
6	Ms V. Rajalakshmi	Law, Accountancy & Audit
7	Shri V. Haribabu	Accountancy & Audit, Banking

Confirmation with respect to independent directors:

The Independent Directors of the Company have confirmed that they meet the criteria of independence laid down under the SEBI (LODR) Regulations, 2015 and they are independent of Management.

The Board also confirms that the Independent Directors of the Company fulfils the conditions specified in the SEBI (LODR) Regulations, 2015 and are independent of the Management.

During the financial year under review, there were no resignations of Independent Directors before the expiry of his/her respective tenures.

A Certificate has been received from Shanmugam Rajendran & Associates LLP, Practicing Company Secretary that none of the Directors on the Board of the Company has been debarred or disqualified from being appointed or continuing as Directors of Company by the Securities and Exchange Board of India, Ministry of Corporate affairs or any such Statutory Authority as given below:

CERTIFICATE OF NON-DISQUALIFICATION OF DIRECTORS

(pursuant to Regulation 34(3) and Schedule V Para C clause (10)(i) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015)

To,

The Members of,

IND BANK HOUSING LTD

3RD FLOOR, 480 ANNA SALAI,
NANDANAM, CHENNAI-600035

We have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **M/S. IND BANK HOUSING LTD** having CIN:(L65922TN1991PLC020219) and having registered office at 3rd Floor, 480 Anna Salai, Nandanam, Chennai - 600035 (hereinafter referred to as 'the Company'), produced before us by the Company for the purpose of issuing this Certificate, in accordance with Regulation 34(3) read with Schedule V Para-C Sub clause 10(i) of the Securities Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In our opinion and to the best of our information and according to the verifications (including Directors Identification Number (DIN) status at the portal www.mca.gov.in) as considered necessary and explanations furnished to us by the company & its officers, we hereby certify that none of the Directors on the Board of the company as stated below for the Financial Year ended on 31st March, 2026 have been debarred or disqualified from being appointed or continuing as Directors of company by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory/ Regulatory Authority.

Sr. No	DIN	Name of Director	Designation	Original Date of Appointment	Date of Appointment in the Current Designation
1	09523733	Mr. V. Haribabu	Executive -Nominee Director (Managing Director)	30/05/2022	29/08/2022
2	09665264	Mr. Sunil Jain	Non- Executive - Nominee director	22/07/2022	29/08/2022
3	10597820	Mr. Shiv Bajrang Singh	Non- Executive - Nominee director	20/06/2024	18/09/2024
4	10535638	Mr. Athinathan Siva Sankar	Non- Executive - Nominee director	05/03/2024	05/03/2024
5	00353590	Mr. Ganapathy Ramasamy Sundaravadivel	Non- Executive - Independent Director	14/12/2022	13/03/2023
6	02189750	Ms. Raja Lakshmi Vardarajan	Non- Executive - Independent Director	17/08/2024	18/09/2024
7	09112490	Ms. Raghumithran Padma	Non- Executive - Independent director	22/03/2021	27/09/2021

Ensuring the eligibility for the appointment / continuity of every Director on the Board is the responsibility of the management of the company. Our responsibility is to express an opinion on these based on our verification. This certificate is neither an assurance as to the future viability of the company nor of the efficiency or effectiveness with which the management has conducted the affairs of the company.

For Shanmugam Rajendran & Associates LLP
Company Secretaries

sd/-
S. Nandakumaran
Partner
FCS: 13639 | CP. No. 26770
P/R No.: 7675/2026
UDIN: F013639H000375517

Place : Chennai
Date : 15th May, 2026

b) Board Meetings and Attendance at Board Meetings

The Board met five times during the financial year 2025-26 and the gap between two meetings did not exceed one hundred and twenty days. The said meetings were held on:

Sl.No	Date of Meeting	Board Strength	No. Of Directors Present
1	23.04.2025	7	6
2	13.06.2025	7	7
3	17.07.2025	7	7
4	13.10.2025	7	7
5	13.01.2026	7	7

The company places before the Board all those details as required under Part A of Schedule II to the SEBI (LODR), Regulations 2015.Under Section 173(3) of the Companies Act, 2013 read with rules & regulations thereof, Notices and Agenda of each Board Meeting is sent via email and hardcopy within the due time. We have facility of video conference on the conference room, when we conduct our Board Meeting. All the information required for decision making are incorporated in the agenda. Those that cannot be included in the agenda are tabled at the meeting. The Managing Director apprises the Board on the overall performance of the company at every board meeting. Legal issues, write-offs, provisions, purchase and disposal of capital assets are all brought to the notice of the Board. The Board reviews performance, approves capital expenditures, sets the strategy the company should follow and ensures financial stability. The Board takes on record the actions taken by the company on all its decisions periodically.

c) Disclosure of relationship between directors inter-se:

There is no inter-se relationship within the Directors of the company.

d) Presence of Directors at Board Meetings and Annual General Meeting (AGM) during the Financial Year 2025-26

S.No	Name	No. of Board Meetings entitled to attend	No .of Board Meetings attended	Attended the last AGM as on 10.09.2025
1	Shri Shiv Bajrang Singh	5	5	Yes
2	Shri Sunil Jain	5	5	No
3	Shri A Sivasankar	5	4	Yes
4	Smt.Padma R	5	5	Yes
5	Shri V. Haribabu	5	5	Yes
6	Shri G R Sundaravadivel	5	5	Yes
7	Ms V. Rajalakshmi	5	5	Yes

e) Familiarization Programme for Independent Directors:

Pursuant to Regulation 25 (7) of Chapter IV of SEBI (Listing Obligations & Disclosure Requirements) Regulations, 2015, the Company conducted a Familiarization Programme for Independent Directors on Company's business model, performance of the Company. Finance details, Importance of Independent Director in Corporate Governance and Key amendments in MCA/SEBI on 27.02.2026. The detailed overview of the familiarization program is available on the Company's website https://www.indbankhousing.com/investors.html

1. AUDIT COMMITTEE

a) Reference:

The audit committee assists the board in the dissemination of financial information and in overseeing the financial and accounting processes in the company. The terms of reference of the audit committee covers all matters specified in section 177 of the Companies Act, 2013. The terms of reference broadly include review of internal audit reports and action taken reports, assessment of the efficacy of the internal control systems/ financial reporting systems and reviewing the adequacy of the financial policies and practices followed by the company. The audit committee reviews the compliance with legal and statutory requirements, the quarterly and annual financial statements and related party transactions and reports its findings to the Board. The role of the Audit Committee includes such responsibilities as appointing and overseeing the work of the Auditor and deciding on the auditor's compensation. The audit committee also looks into any matter specifically referred to it by the Board.

b) The composition of Audit Committee as at March 31, 2026 and the details of Members of the Committee are as under:

Name of the Director	Position
1. Shri G R Sundaravadivel	Chairman
2. Shri Sunil Jain	Member
3. Smt Padma R	Member
4. Ms V. Rajalakshmi	Member

As on 31st March 2026, the Audit Committee comprised of three independent directors and one Non-Executive nominee director, all of them are financially literate and have relevant finance exposure. The Managing Director is a permanent invitee of the Audit Committee. The Company Secretary acts as the Secretary to the committee. The audit committee met 4 times during the year on 23.04.2025, 17.07.2025, 13.10.2025 and 13.01.2026. The details are as follows:

c) Audit Committee Meetings in FY 2025-26 and attendance of Members

Name of the Director	Number of Audit Committee Meetings entitled to attend	Number of Audit Committee Meetings Attended
1. Shri G R Sundaravadivel	4	4
2. Shri Sunil Jain	4	4
3. Smt Padma R	4	4
4. Ms V. Rajalakshmi	4	4

3. NOMINATION AND REMUNERATION COMMITTEE (NRC)

In compliance with Section 178 of the Companies Act, 2013, the Board has constituted the “Nomination and Remuneration Committee”.

a) Reference:

Brief description of the role of the committee shall, *inter-alia*, include the following:

a) Formulation of the criteria for determining qualifications of a director and recommend to the Board a policy, relating to the remuneration of the directors, key managerial personnel and other employees;

b) Formulation of criteria for evaluation of Independent Directors and the Board;

c) Devising a policy on Board diversity;

d) Identifying persons who are qualified to become directors and who may be appointed in senior management in accordance with the criteria laid down, and recommend to the Board their appointment and removal.

b) The composition of the **Nomination and Remuneration Committee** as at March 31, 2026 and the details of Members of the Committee are as under:

Name of the Director	Position
1. Ms V. Rajalakshmi	Chairman
2. Shri. Sunil Jain	Member
3. Smt Padma R	Member
4. Shri G R Sundaravadivel	Member

The Nomination and Remuneration committee recommends the appointment/re-appointment of directors, key managerial personnel and other employee's one level below them along with the remuneration to be paid to them. The remuneration is fixed keeping in mind the persons track record, his/her potential individual performance, the market trends and scales prevailing in the similar industry. The Remuneration Committee comprises non-executive and independent directors. The Company Secretary is the Secretary to the committee. The Nomination and Remuneration Committee met 1 time during the year on 13.06.2025

c) Nomination and Remuneration Committee Meetings in FY 2025-26 and attendance of members:

Name of the Director	Number of NRC Meetings entitled to attend	Number of NRC meetings attended
1. Shri G R Sundaravadivel	1	1
2. Shri Sunil Jain	1	1
3. Smt Padma R	1	1
4. Ms V. Rajalakshmi	1	1

e) Formal annual evaluation of independent directors:

Pursuant to the provisions of the Companies Act, 2013, the Board has carried out an annual performance evaluation of its own performance, the directors individually as well as the evaluation of the working of its Audit and Nomination & Remuneration Committees. The performance evaluation of the Independent Directors was carried out by the entire Board. The performance evaluation of the Chairman and the Non Independent Directors was carried out by the Independent Directors. The Directors expressed their satisfaction with the evaluation process and the performance of the Board. The Board evaluated the performance

of the Independent Directors on the basis of the criteria laid down, during its meeting held on 13.01.2026

4. STAKEHOLDERS RELATIONSHIP COMMITTEE:

In compliance with the provisions of Section 178 of the Companies Act, 2013, the Board has constituted the “Stakeholders' Relationship Committee”.

The functions of the Committee include the following:

1. Redressal of Shareholders grievances relating to Transfer of shares, non-receipt of Annual reports, non-receipt dividend etc.
2. Issue of duplicate share certificates.
3. Issue of share certificates for split.
4. Rematerialization and consolidation of shares
5. Monitor and review investors complaints received by the company or through SEBI, SCORES and ensure timely and speedy resolution by Company Secretary and RTA of the Company.
6. To authorise issue of share certificate under seal of the company duly signed by Company Secretary and any Authorised Signatory.

Smt Padma R, non-executive independent director is the Chairman of the committee. Shri.V. Haribabu, Managing Director and Shri G R Sundaravadivel – non executive Independent Director are members of the committee.

The committee meets regularly to approve share transfers, transmission, issue of duplicate share certificates of shares and all other issues pertaining to shares and also to redress investor grievances like non receipt of Annual Reports, non receipt of share certificates, etc.. The committee also reviews the performance of the Registrar and Share Transfer Agents. The committee met 9 times during the year 2025-26

Stakeholder Relationship Committee Meetings in FY 2025-26 and attendance of members

Name of the Director	Number of SRC Meetings entitled to attend	Number of SRC meetings attended
Shri V. Haribabu	9	9
Smt Padma R	9	9
Shri G R Sundaravadivel	9	9

All the requests and complaints received from the shareholders were attended to within the stipulated time and resolved by Ms. K. Aarthi, Company Secretary and Compliance officer of the company.

Number of shareholders complaints received during financial year	NIL
Number of complaints not solved during the financial year	NIL
Number of pending complaints during the financial year	NIL

5. MEETING OF INDEPENDENT DIRECTORS:

The Independent Directors of the Company met during the financial year on 27th February 2026 to review the performance of non-Independent Directors and the Board as a whole, review the performance of the Chairperson of the Company and had assessed the quality , quantity and timeliness of flow of information between the company management and the Board.

6. REMUNERATION OF DIRECTORS:

a) **Remuneration Policy:**

The company adopted the Remuneration Policy on 07.02.2015 which *inter alia* provides the following:

1. Criteria and terms and conditions with regard to identifying persons who are qualified to become Directors (Executive and Non-Executive) and persons who may be appointed in Senior Management and Key Managerial positions and to determine their remuneration.
2. Determination of remuneration based on the Company's size and financial position and trends and practices on remuneration prevailing in peer companies, in the housing finance industry.
3. Evaluation of the performance of Directors, as well as Key Managerial and Senior Management Personnel.
4. Provision of reward linked directly to their effort, performance, dedication and achievement relating to the Company's operations.
5. To retain, motivate and promote talent and to ensure long term sustainability of talented managerial persons and create competitive advantage.

b) **Details of remuneration paid to Directors:**

The Managing Director is not drawing any remuneration from the company except perquisite benefits. He is also holding the position as President & Whole Time Director of Ind Bank Merchant Banking Services Limited (IBMBS) simultaneously as nominated by the promoter Indian Bank and draws his salary from IBMBS as per service rules applicable to Officers of Indian Bank. Hence, no director is getting any salary from the Company except sitting fees for attending Board and Committee Meetings.

c) **Criteria for making payments to Non- Executive Directors:**

A Non-Executive Director shall be entitled to receive only sitting fees for each meeting of the Board or Committee of the Board attended by him. They are paid such sum as may be approved by the Board of Directors within the overall limits prescribed under the Companies Act, 2013 read with The Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014.

d) **Managerial Remuneration:**

S. No	Name & Designation	Consolidated Pay (in lakhs)
1	V. Haribabu, Managing Director	-
2	LA. Harene, Chief Financial Officer	21.38
3	K. Aarthi, Company Secretary	9.00

d) Details of Sitting Fees paid to Non-Executive Independent Directors during the financial year 2025-26

Name of the Director	Board Meeting (Rs)	Audit Committee Meeting (Rs)	Nomination & Remuneration Committee Meeting (Rs)	Stakeholders' Relationship Committee Meeting (Rs)	Independent Directors' Meeting (Rs.)	Total (Rs.)
Smt. R.Padma	30,000	16,000	2,000	9,000	4,000	61,000
Shri. G R Sundaravadivel	30,000	16,000	2,000	9,000	4,000	61,000
Ms V. Rajalakshmi	30,000	16,000	2,000	--	4,000	52,000

There was no pecuniary relationship or transactions of the non-executive director's vis-à-vis the company during the Financial Year ended 31st March, 2026.

e. Details of shareholding of Directors as on 31st March 2026

As on 31st March 2026, none of the Directors of the company hold any shares in the Company.

f. Senior Management:

S.No.	Name	Designation
1	LA. Harene	Chief Financial Officer
2	K. Aarthi	Company Secretary & Compliance Officer

7. ANNUAL GENERAL MEETINGS

a) The details of the Annual General Meetings held in the last three years are as follows:

Venue	**Financial Year**	**Date & Time**
Held through VC	2022-2023	14th September 2023 @ 2.30 PM
Held through VC	2023-2024	18th September 2024 @ 12.00 Noon
Held through VC	2024-2025	10th September 2025 @ 11.30 AM

No extra ordinary general meeting was conducted in last three financial years

b) **The details of special resolutions passed preceding 3 years are as follows:**

1. 34th AGM held on 10.09.2025 – No Special Resolution was passed.
2. 33rd AGM held on 18.09.2024 - Appointment of Ms. V. Rajalakshmi as independent director of the company.
3. 32nd AGM held on 14.09.2023 – No Special Resolution was passed.

c) **E-Voting/Poll: (Details of E-voting/Poll carried out at AGM)**

As per provisions of the Companies Act, 2013 and the SEBI (LODR) Regulation, 2015, the Company had provided the facility of remote e-voting and e-voting at the meeting of the shareholders to enable them to cast their vote electronically on the resolutions proposed in the notice of the 34th AGM. The remote e-voting was open for 3 days from Sunday, 7th September, 2025 (09:00 Hours 1ST) till Tuesday, 9th September, 2025 (17:00Hours IST) preceding the date of the AGM

d) Postal Ballot:-

There were no postal ballot conducted by the Company during the FY 2025-26.

9. MEANS OF COMMUNICATION

a. The unaudited quarterly results and Audited annual result of the company are published in leading newspapers such as Business standard and Makkal Kural.

b. The company's website address is: www.indbankhousing.com. The website contains basic information about the company and such other details as required under the SEBI (LODR) Regulations, 2015. The company ensures periodical updating of its website.

c. As per the SEBI (LODR) Regulations, 2015, The Company has submitting its compliance documents under the BSE portal web site link: listing.bseindia.com

d. No presentations were made to institutional investors/analysts.

e. There was no official news releases given by the Company during the FY under review.

10. GENERAL SHAREHOLDER INFORMATION

a) Annual General Meeting

Date and time	29th September 2026 at 11.30 A.M
Venue	Through Video Conferencing
Book Closure Date	23rd September 2026 to 29th September 2026 (both days inclusive)
Financial Year	1st April 2025 to 31st March 2026

b) Financial Calendar 2026-27 (tentative) for conduct of meeting of Board of Directors.

1st Quarter	In the first week of July 2026
2nd Quarter	In the Second week of Oct 2026
3rd Quarter	In the second week of Jan 2027
4th Quarter	In the Third week of April 2027

c) Particulars of Dividend for the year ended 31.03.2026– Nil

d) Listing of Shares

Name & Address of the Stock Exchange	:	BSE LTD, Phiroze Jeejeebhoy Towers, Dalal Street,Fort, Mumbai-01
Stock Code	:	523465
ISIN allotted by Depositories (Company ID Number)	:	INE969D01012

(Note: Annual Listing fees for the year 2025-26 was duly paid to the above stock exchange)

e) Registrar and Share Transfer Agents

M/s Cameo Corporate Services Limited, having its registered office at "Subramaniam Building" No.1, Club House Road, Chennai – 600002 is the Registrars for the demat segment and also the share transfer agents of the company, to whom communications regarding share transfer and dematerialization requests must be addressed. All matters connected with share transfer, transmission, dividend payment is handled by the share transfer agent. Share transfers are processed within 15 days of lodgement. A practising company secretary certifies on a quarterly basis the timely dematerialization of shares of the company.

f) Shareholding Pattern as on 31st March 2026

Category	No of shareholders	Shares held in physical form	Shares held in demat form	Total no. of shares held	% of capital
Promoter & Promoter Group					
a. Bodies Corporate	-	-	-	-	-
b. Directors& their relatives	-	-	-	-	-
c. Financial Institutions/ Banks	1	-	5100000	5100000	51.00

Category	No of shareholders	Shares held in physical form	Shares held in demat form	Total no. of shares held	% of capital
Public Shareholding					
I. Institutions	-	-	-	-	-
a. Mutual Funds & UTI	-	-	-	-	-
b. Central Govt/UTI	1	-	2500000	2500000	25.00
c. Banks/Financial Institutions	1	-	200	200	0.00
d. Insurance Companies	-	-	-	-	-
e. Foreign Institutional Investors	-	-	-	-	-
II Non Institutions					
a. Bodies Corporate	43	3300	22829	26129	0.26
b. Individuals	11344	746992	1520677	2267669	22.68
c. HUF	59	-	29156	29156	0.29
d. Non resident Indians	43	-	76846	76846	0.77
e. Clearing Member	-	-	-	-	
Total	11491	750292	9249708	10000000	100.00

g) Distribution of Shareholding as on 31st March 2026

Number of Equity Shares held	Number of Share holders	% of Total	Total Shares	% of Capital
10- 5000	11472	97.22	11581780	11.58
5001-10000	207	1.75	1689430	1.69
10001-20000	68	0.58	962500	0.96
20001-30000	13	0.11	328370	0.33
30001-40000	10	0.08	349550	0.35
40001-50000	5	0.04	250000	0.25
50001-100000	9	0.08	661430	0.66
100001 and above	16	0.14	84176940	84.18
Total	11800	100.00	10000000	100.00

h) Dematerialization of Shares and Liquidity: A total number of 9249708 equity shares representing 92.50% of the paid up equity capital are on demat form as on 31st March 2026

i) Outstanding global depository receipts or american depository receipts or warrants or any convertible instruments, conversion date and likely impact on equity- Not Applicable.

j) Commodity price risk or foreign exchange risk and hedging activities- Not Applicable.

k) Plant locations- Not Applicable

l) Suspension of securities from trading – Not applicable

m) List of all credit ratings obtained by the entity along with any revisions thereto during the relevant financial year – Not applicable

n) Address for Correspondence

To contact Registrars & Share Transfer Agents for matters relating to shares	M/s Cameo Corporate Services Ltd, “Subramaniam Building” No 1, Club House Road,Chennai – 600002. Email : investors@cameoindia.com Tel : 044-24460390
For any other general matters or in case of any difficulties / grievance	Mrs. K.Aarthi Company Secretary &Compliance Officer Tel : 9884196050 E-mail : indhouse@indbankhousing.com / indhouse1991@gmail.com

o) Information in respect of unclaimed deposits/dividends due for remittance into Investor Education and Protection Fund (IEPF) is given below:

Under the provisions of the Companies Act, 2013 overdue deposits/dividends that remain unclaimed for a period of seven years from the date of maturity are required to be transferred to the Investor Education and Protection Fund (IEPF) administered by the Central Government. The company has no unclaimed overdue deposit required to be transferred to IEPF as on March 31, 2026 except a sum of Rs.6.33 lakhs as on 31.03.2026, which represents the deposits matured but witheld by Central Bureau of Investigation, Anti-Corruption Branch, Madurai pending disposal of their case.

As the Company has not declared any dividend, there is no unclaimed dividend as on March 31, 2026 remaining to be transferred to Investor Education and Protection Fund (IEPF).

It is informed to the shareholders that they can claim both the unclaimed dividends/deposits and the shares transferred to IEPF Account including all benefits accruing on such shares, if any, by making an application in IEPF-5 as prescribed under the Rules.

p) Request to Investors

Shareholders are requested to follow the general safeguards/procedures as detailed hereunder in order to avoid risks while dealing in the securities of the company.

- Shareholders are requested to convert their physical holding to demat/electronic form through any of the DPs to avoid any possibility of loss, mutilation etc., of physical share certificates and also to ensure safe and speedy transaction in securities.
- Shareholders holding shares in physical form should communicate the change of address, if any, directly to the Registrars and Share Transfer Agent of the company.
- All shareholders holding shares in physical form are requested to furnish copy of their PAN card for updating the same in company's records.
- Shareholders holding shares in physical form who have not availed nomination facility and would like to do so are requested to avail the same, by submitting the nomination. Those holding shares in electronic form are advised to contact their DPs.
- As required by SEBI, it is advised that the shareholders furnish details of their bank account number and name and address of their bank for update in the share data base and register of members.

11. OTHER DISCLOSURES:

a) Related Party Transaction **-** There have been no related party transactions with the company's promoters, directors, the management, their subsidiaries or relatives which may have potential conflict with the interests of the company at large. The necessary disclosures regarding the transactions are given in the notes to accounts and intimate to BSE on time. The Company's policy on Related Party Transaction is available in its website. Weblink:www.indbankhousing.com

b) There have been no instances of non-compliance by the company on any matters related to the capital markets, nor have any penalty/strictures been imposed on the company by the Stock Exchanges or SEBI or any other statutory authority on such matters except:

- Fine amount of Rs. 20,060/- paid for Non-submission of Investors Grievances under Regulation 13(3) of SEBI (LODR) Regulations 2015 for the quarter ended 31.03.2026.

c) The company has an established mechanism for Directors / Employees to report concerns about unethical behaviour, actual or suspected fraud, or violation of the code of conduct or ethics policy. It also provides for adequate safeguards against victimization of directors/ employees who avail of the mechanism. No person has been denied access to the Audit Committee. The Audit Committee Chairman did not received any complaints for the FY 2025-26. The same is available in the company's website address www.indbankhousing.com.

d) The Company has complied with all the mandatory requirements as stipulated in Listing Regulations

e) The company does not have any subsidiary.

f) Policy on dealing with related parties is displayed on the Company's website: www.indbankhousing.com > Investors > Disclosure under regulation 46 of SEBI (LODR) regulations > Policy on related party transactions

g) Whistle Blower Policy - The company has an established mechanism for Directors / Employees to report concerns about unethical behaviour, actual or suspected fraud, or violation of the code of conduct or ethics policy. It also provides for adequate safeguards against victimization of directors/ employees who avail of the mechanism. No person has been denied access to the Audit Committee The same is available in the company's website address www.indbankhousing.com.

h) The Company has formulated many policies for better corporate governance as well as to comply various provisions under the Companies Act, SEBI Regulation, RBI Master Direction etc. Please follow the policies we comply:

Sr	Item	Web address
1	Details of business	https://www.indbankhousing.com/investors.html
2	Terms and conditions of appointment of independent directors	https://www.indbankhousing.com/investors.html
3	Composition of various committees of board of directors	https://www.indbankhousing.com/investors.html
4	Nomination and Remuneration Policy	https://www.indbankhousing.com/investors.html
5	Code of conduct of board of directors and senior management personnel	https://www.indbankhousing.com/investors.html
6	Details of establishment of vigil mechanism/ policy Whistle Blower	https://www.indbankhousing.com/investors.html
7	Policy on dealing with related party transactions	https://www.indbankhousing.com/investors.html
8	Details of familiarization programmes imparted to independent directors	https://www.indbankhousing.com/investors.html
9	Criteria of making payments to non –executive, if the same has not been disclosed in annual report	Note given in the Corporate Governance Report
10	Policy for determining material subsidiaries	Not applicable

i) All the recommendations of various committees of the Board of Directors of the Company, which are mandatorily required has been accepted by the Board, in the financial year.

j) Remuneration paid to auditors

SL No	Particulars	Amount(Rs)
1	Statutory Audit + Quarterly review	125000+GST

k) There is no complaint raised by women under Sexual Harassment of Women at Workplace, Act 2013 against anybody in the Company during the financial year 2025-26.

l) The company has not given any loans or advances to firms or companies in which directors are interested

m) The Formation of Risk Management Committee as per Regulation 21 of SEBI (LODR) Regulations 2015 is not applicable to the Company.

n) The Company has voluntary complied with the corporate governance requirements specified in Regulation 17 to 27 and clauses (b) to (i) of sub-regulation (2) of Regulation 46 of SEBI Regulation.

o) As per Regulation 15(2) of SEBI (Listing Obligation and Disclosure Requirements) Regulation 2015, the compliance with the corporate governance provisions as specified in Regulation 17, 17A, 18, 19, 20, 21, 22, 23, 24, 24A, 25, 26, 27 and clauses (b) to (i) and (t) of sub-regulation (2) of Regulation 46 and para-C, D and E of Schedule V shall not apply, in respect of – The listed entity having paid up equity share capital not exceeding rupees ten crore and net worth not exceeding rupees twenty- five crore, as on the last day of previous financial year. The paid-up equity share capital as on 31.03.2026 is Rs.10,00,00,000/- and net worth of the company as on 31.03.2026 is negative to the tune of Rs. (120.96) Crore. Therefore, the company does not fall under the purview of aforesaid regulations.

12. DISCRETIONARY REQUIREMENTS AS SPECIFIED IN PART E OF THE SCHEDULE II OF LISTING REGULATIONS:

1. Office for Non-Executive Chairman at company's expense - Not Applicable
2. The half yearly financial performance and a summary of the significant events in the last six-months are sent to each household of shareholders. – The Company is making newspaper publication and placing the financial results on the website of the company,
3. Modified opinion in Audit Report - The Company's financial statements for the year 2025-26 are with unmodified audit opinion.
4. Separate posts of Chairperson and the Managing Director or the Chief Executive Officer – Complied
5. Reporting of Internal Auditor – Complied

13. CODE OF CONDUCT FOR THE BOARD OF DIRECTORS AND THE SENIOR MANAGEMENT.

The standards for business conduct provide that the directors and the senior management will uphold ethical values and legal standards as the company pursues its objectives, and that honesty and personal integrity will not be compromised under any circumstances. A copy of the said code of conduct is available on the website www.indbankhousing.com.

14. CEO / CFO Certification:

Mr. V. Haribabu, Managing Director and Smt. LA. Harene, Chief Financial Officer have certified to the Board regarding the financial statements for the period ended 31st March, 2026 in accordance with Regulation 17(8) read with Part B of Schedule II of SEBI [Listing Obligations and Disclosure Requirements] Regulations, 2015.

CERTIFICATION BY MANAGING DIRECTOR & CHIEF FINANCIAL OFFICER (CFO) TO THE BOARD

We, V Haribabu, Managing Director and Harene.La, Chief Financial Officer of Ind bank Housing Ltd., certify that:

1. We have reviewed the financial statements and the cash flow statement for the year 2025-26 and that to the best of our knowledge and belief:
   a) these statements do not contain any materially untrue statement or omit any material fact or contain statements that might be misleading;
   b) these statements together present a true and fair view of the state of affairs of the company and are in compliance with existing accounting standards, applicable laws and regulations.
2. There are, to the best of our knowledge and belief, no transactions entered into by the company during the year which are fraudulent, illegal or violative of the company's code of conduct.

3. We accept overall responsibility for establishing and maintaining internal control for financial reporting. This is monitored by the internal audit function, which encompasses the examination and evaluation of the adequacy and effectiveness, of internal control. The internal auditor works with all levels of management and statutory auditors and reports significant issues to the audit committee of the Board. The auditors and audit committee are appraised of any corrective action taken with regard to significant deficiencies in the design or operation of internal controls.
4. We indicate to the auditors and to the audit committee:
   a) Significant changes in internal control over financial reporting during the year;
   b) Significant changes in accounting policies during the year; and that the same have been disclosed in the notes to the financial statements; and
   c) Instances of significant fraud of which we have become aware of and which involve management or other employees having significant role in the company's internal control system and financial reporting. However, during the year there was no such instance

	sd/-	sd/-
Place : Chennai	L.A.Harene	V Haribabu
Date : 13.04.2026	CFO	Managing Director

15. DECLARATION

As provided under SEBI (Listing Obligations and Disclosure Requirements) Regulation, 2015, the Board of Directors and selected employees have confirmed Compliance with the Code of Conduct.

DECLARATION BY MANAGING DIRECTOR ON CODE OF CONDUCT UNDER SEBI (LODR) REGULATIONS 2015

To

All Members

I, hereby declare that to the best of my knowledge and information, all the Board Members and Senior Management Personnel have affirmed compliance with the code of conduct for the year ended March 31, 2026.

sd/-

Place : Chennai — **V. Haribabu**

Date : 31.03.2026 — **Managing Director**

(DIN No: 09523733)

Management Discussion and Analysis Report

1. Industry Structure and Developments

During the financial year 2025-26, the Company's primary operational focus remained on the management and recovery of its existing loan portfolio. Recovery efforts were carried out through various permissible mechanisms, including negotiated settlements, legal proceedings and other recovery initiatives, with the objective of optimizing recoveries and strengthening the Company's financial position. The Company is no longer undertaking housing finance or lending activities pursuant to the cancellation of its Certificate of Registration by the Reserve Bank of India in September 2023, However, the order has permitted the Company to recover all its outstanding dues. Accordingly, the discussion in this Report primarily relates to the Company's recovery operations, financial performance, risks and future outlook.

2. Opportunities and Threats

Opportunities

The Company continues to explore opportunities for maximizing recoveries from its existing loan portfolio through negotiated One Time Settlement (OTS) arrangements, legal proceedings and other recovery mechanisms, wherever considered appropriate. Resolution of long-pending litigation and timely realization of outstanding dues are expected to improve cash flows.

Threats

The Company's recovery operations are subject to certain risks and challenges, including delays in legal and judicial proceedings that may impact the timing of recoveries, uncertainties associated with the realization of dues from certain loan accounts, and external economic factors that may influence borrowers' repayment capacity and the value of underlying securities.

3. Segment-wise or Product-wise Performance

The Company does not have any separate reportable business segments or product categories. During the financial year, the Company continued to focus on the recovery and realization of its existing outstanding dues.

4. Business and Recovery Outlook:

The Company had suspended fresh lending business since 2000 and had been engaged in recovery of loans outstanding. The company's net loss for the FY 2025-26 is Rs. 8.84 lakhs. During the FY 2025-26, the Company has recovered Rs. 7.45 Lakhs from Individual Loan accounts. The Company has entered into an OTS for the Account of M/s. New Era Urban Amenities Limited for Rs. 110 Crs. This OTS is yet to be accepted by the Mortgagor. The Company also continued to monitor and pursue pending legal matters relating to recovery of dues and realization of secured assets.

5. Risk Management and Internal Control Systems

The Company continues to manage credit, liquidity, operational and compliance risks associated with its recovery operations. Recovery of the existing loan is closely monitored through continuous follow-up, negotiated settlements and legal proceedings, wherever necessary. The Company also maintains adequate liquidity to meet its operational and statutory obligations. Well-defined policies, internal controls and periodic reviews help ensure effective risk management and compliance with applicable laws and regulations.

6. Human Resources

Human resources of your company consisted of one Company Secretary and another deputed officer (CFO) from the parent organization. The employees are qualified and experienced in their respective field of operations.

7. Financial Performance :

(Rs. in Lakhs)

Particulars	2025-26	2024-25
Gross Income	50.97	27.65
Expenses		
Employees benefit	29.22	30.66
Depreciation	0.03	0.09
Other expenses	30.55	27.61
Total expenses	59.80	58.36
Net Profit Before Tax	(8.83)	(30.71)
Provision for Tax	0.00	0.00
Other Comprehensive Income	(0.01)	0.00
Net Profit / Loss After Tax	(8.84)	(30.71)
Loss brought forward	(13670.59)	(13639.88)
Balance Loss Carried to Balance Sheet	(13679.43)	(13670.59)

Balance Sheet and Profit /Loss Statement:

i) **Share Capital:**

The Equity of your company comprises one Crore equity shares of Rs.10 each. Your company's shares are listed with the Bombay Stock Exchange Ltd. There is no change in share capital of the company during the year.

ii) **Reserves & Surplus**

No amount has been transferred to the Reserves & surplus for the financial year 2025-26.

iii) **Financial Liabilities**

a. **Borrowings -** Borrowings comprise of term loan borrowed from Indian Bank. The Loan is obtained from Indian Bank at market rate of interest. As per agreement entered into with Indian Bank no interest was charged since 01.04.2017 and the debt is freezed to Rs.12900.00 lakhs. with respect to the loan mentioned, the company has paid Rs. 2 crs Indian Bank on 13t[h] July 2026 and present outstanding is Rs. 127 crs.

b. **Other Financial Liabilities** – Other Financial Liabilities comprise of amount received under the auction sale held under the provisions of SARFAESI Act and Amount received from various branches during merger of branches and Overdue deposit. Your company had stopped accepting fresh deposits from public since 1998 and renewal of the deposits from 01.11.2001. Your company has repaid all the matured deposits except a sum of Rs. 6.33 lakhs as on 31.03.2026, which represent the deposits matured but withheld by Central Bureau of Investigation, Anti-corruption Branch, Madurai pending disposal of their case.

iv) **Non-Financial liabilities**

a) **Provisions** – The provision for the financial year 2025–26 increased to Rs. 12.72 lakhs as compared to Rs. 1.68 lakhs in the previous financial year 2024–25, due to the professional fees billed by the Panel Advocate, M/s. Ramasubramaniam & Associates, in connection with the legal case relating to M/s. New Era Urban Amenities Limited.

b) **Other Non-financial liabilities** – The other non-financial liabilities for the financial year 2025–26 increased to Rs. 1,100.36 lakhs as compared to Rs. 0.47 lakhs in the previous financial year. In connection with the NPA account of M/s. New Era Urban Amenities Limited, secured by an underlying asset comprising 24.765 acres of land at Semmencherry, the matter has been under litigation, with legal proceedings continuing since 1998. During the current financial year, a One Time Settlement (OTS) in respect of the said account was approved, and the mortgagor has remitted the 10% upfront amount as stipulated under the OTS. Consequently, the increase in Other Non-Financial Liabilities is attributable to the receipt of the said upfront amount. Since the OTS has not yet been accepted by the mortgagor, the upfront amount of Rs. 1,100 lakhs has been retained in a no-lien fixed deposit account as a restricted balance and is not available for use by the Company.

v) Financial Assets:

Financial Assets comprise cash and bank balances, investments, loans, and other financial assets. The other bank balance includes Rs.1,100 lakhs received as the upfront amount under the One-Time Settlement (OTS), which has been retained in a no-lien fixed deposit account as a restricted balance and is therefore not available for use by the Company. Hence the cash and cash equivalent available for the company to use is Rs. 368.65 lakhs. The entire loan portfolio, both secured and unsecured, has been fully provided in the books. The increase in investments is attributable to the appreciation in the market value of the Company's investment in the equity shares of M/s. Rajasthan Petro Synthetics Ltd and in Tamil Nadu SDL Bonds. On 28th April 2026, the company has received an income tax refund for the FY 1999-2000 for Rs. 8.79 crs.

vi) Non-Financial Assets

Non-Financial Assets comprise current tax assets, property, plant and equipment, and other intangible assets. Current tax assets represent tax deducted at source (TDS)/advance tax, net of tax provisions and also comprises of the balances with Government authorities (GST). Property, plant and equipment consist of furniture, office equipment and computers. During the year, no additions were made to the property, plant and equipment. There are no intangible assets held by the company as on 31.03.2026.

vii) Statement of Profit and Loss

During the year the company incurred a loss of Rs. 8.84 lakhs. After adjusting the loss with the accumulated losses carried over the same at the end of the 31.03.2026 stood at Rs. 13679.43 lakhs as against Rs. 13,670.59 lakhs for the previous year.

viii) Income

The Company did not generate any income from operations during the financial year. Other income for the year 2025–26 stood at Rs. 50.97 lakhs as compared to Rs. 27.65 lakhs in the previous year. The increase was primarily due to higher interest income earned on fixed deposits with banks.

ix) Expenses

Employee benefit expenses decreased to Rs. 29.22 lakhs during the financial year 2025–26 from Rs. 30.66 lakhs in the previous year. Administrative and other expenses increased to Rs. 30.55 lakhs from Rs. 27.61 lakhs in 2024–25. Depreciation charged during the year amounted to Rs. 0.03 lakhs as compared to Rs. 0.09 lakhs in the previous year.

Managements Reply to the Provisional and Additional Provisional Comments raised by the Comptroller & Auditor General of India under Section 143(6)(b) of the Companies Act, 2013 on the Financial Statements for the year ended 31st March 2026

The following are the Management's replies to the comments raised by the Comptroller and Auditor General of India (C&AG). However, the C&AG, vide its Certificate dated 24.07.2026, has retained the following two comments.

1. Statement of Cash Flows as on 31.03.2026

- The observation is noted and accepted.
- Since the financial statements, including the Balance Sheet, Statement of Profit and Loss, and Statement of Cash Flows for FY 2025-26, have already been approved and adopted by the Board of Directors, no revision is proposed at this stage. However, the Company shall include an appropriate disclosure regarding the aforesaid fixed deposits in the Management Discussion and Analysis Report forming part of the Annual Report for FY 2025-26 and also wound change the policy accordingly.
- Further, the Company assures that the requisite disclosure under Paragraph 48 of Ind AS 7 shall be appropriately incorporated in the Statement of Cash Flows and related notes in future financial statements.
- The specific query regarding the treatment of Other Bank Balances as Cash and Cash Equivalents in the Statement of Cash Flows, we submit that in the Balance Sheet, the Rs.11 crore OTS upfront amount received from M/s New Era Urban Amenities Limited has been rightly disclosed under Other Bank Balances.
- However, in the Statement of Cash Flows, the same was inadvertently included under Cash and Cash Equivalents instead of being shown under Other Bank Balances. (Additional Provisional Comment- reply).
- This error is acknowledged and we confirm that the same will be rectified in the ensuing financial statements.

2. Other Bank Balances (Note 2): Rs.14.62 Crore

- Separate disclosure of the amount Rs. 11 crore received is made under "Other Non- Financial Liability". But the disclosure under the cash-flow was not made. However, we accept the observation that the specific restrictive nature of this balance has not been explicitly disclosed in the notes to the financial statements. This will be separately and appropriately disclosed in the notes to accounts in the ensuing financial statements. The requisite disclosure has already been incorporated under "Other Bank Balances" in the financial statements for the period ended 30th June 2026.

Significant Changes in Key financial ratios:

Details of significant changes (i.e. change of 25% or more as compared to the immediately previous financial year) in key financial ratios, along with detailed explanations therefore, including:

Particulars	Items included in the Numerator/Denominator	2025-26	2024-25	Variance
Capital to Risk weighted assets ratio	Tier I +Tier II Capital/Aggregated Risk weighted assets	(3,76,562.67)	(5,20,336.86)	27.63%
Tier I CRAR	Tier I Capital /Aggregated Risk weighted assets	(3,76,562.67)	(5,20,336.86)	27.63%
Tier II CRAR	Tier II Capital /Aggregated Risk weighted assets	0	0	0

COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 143(6) (b) OF THE COMPANIES ACT, 2013 ON THE FINANCIAL STATEMENTS OF IND BANK HOUSING LIMITED FOR THE YEAR ENDED 31 MARCH 2026

The preparation of financial statements of Ind Bank Housing Limited for the year ended 31 March 2026 in accordance with the financial reporting framework prescribed under the Companies Act, 2013 (Act) is the responsibility of the management of the company. The statutory auditor appointed by the Comptroller and Auditor General of India under section 139 (5) of the Act is responsible for expressing opinion on the financial statements under section 143 of the Act based on independent audit in accordance with the standards on auditing prescribed under section 143(10) of the Act. This is stated to have been done by them vide their Audit Report dated 13 April 2026.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the financial statements of Ind Bank Housing Limited for the year ended 31 March 2026 under section 143(6)(a) of the Act. This supplementary audit has been carried out independently without access to the working papers of the statutory auditors and is limited primarily to inquiries of the statutory auditors and company personnel and a selective examination of some of the accounting records.

Based on my supplementary audit, I would like to highlight the following significant matters under Section 143(6)(b) of the Act which have come to my attention and which in my view are necessary for enabling a better understanding of the Financial Statements and the related Audit Report.

A. Comment on Cash Flow Statement

Statement of Cash Flows as on 31.03.2026

Paragraph 7 of Ind AS 7, Statement of Cash Flows, provides that cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes. It further states that, for an investment to qualify as a cash equivalent, it must be readily convertible into a known amount of cash, be subject to an insignificant risk of changes in value, and normally have an original maturity of three months or less from the date of acquisition.

It was observed that in the Statement of Cash Flows for the financial year 2025–26, fixed deposits amounting to ₹14.62 crore, classified under 'Other Bank Balances' (note 2), were included as part of the closing balance of Cash and Cash Equivalents. Similarly, the opening balance of 'Other Bank Balances' amounting to ₹ 3.68 crore was included as part of the opening balance of Cash and Cash Equivalents. Since, the 'Other Bank Balances' do not qualify as Cash and Cash Equivalents in terms of Ind AS 7, their inclusion in the Cash and Cash Equivalents in the Statement of Cash Flows is not in accordance with the requirements of Ind AS 7.

B. Comment on Disclosure

Other Bank Balances (Note 2): ₹ 14.62 crore

Other Bank Balances (Note 2) of ₹14.62 crore, comprising, inter alia, ₹11 crore maintained in a no-lien fixed deposit that was not freely available for the Company's operational use. It was observed that the said amount was maintained in a no-lien fixed deposit with Indian Bank in accordance with the terms of the One-Time Settlement approved by the Board of Directors, which was offered by the mortgagor for settlement of the loan availed by the borrower. Under the OTS terms, 10 per cent of the settlement amount of ₹ 110 crore, amounting to ₹ 11 crore, was required to be deposited in the said no-lien account. Accordingly, the amount was subject to contractual restrictions and was not available for the Company's operational or general business use. The company did not disclose the existence, nature and extent of the restriction on the use of this significant balance.

For and on behalf of the
Comptroller & Auditor General of India

Sd/-
(Vijay N. Kothari)
Director General of Audit (Financial Services), Mumbai

Place : Mumbai
Date : 24.07.2026

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF IND BANK HOUSING LIMITED

Report on the Audit of the Ind AS Financial Statements

1. **Opinion**

We have audited the Ind AS Financial Statements of Ind Bank Housing Limited ("the Company"), which comprise the Balance Sheet as at 31st March 2026 and the Statement of Profit and Loss, Statement of Changes in Equity and Statement of Cash Flows for the period then ended, and notes to the Ind AS 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 Ind AS Financial Statements give the information required by the Companies Act, 2013 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 31st March, 2026, and loss, changes in equity and its cash flows for the year ended on that date.

2. **Basis for Opinion**

We conducted our audit in accordance with the Standards on Auditing (SAs) specified under section 143(10) of the Companies Act, 2013 ("the Act"). Our responsibilities under those Standards are further described in the Auditor's Responsibilities for the Audit of the Ind AS 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 Ind AS 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.

Material Uncertainty Related to Going Concern

We draw attention to Note 13 in the financial statements, which indicates that the Company incurred a net loss of Rs.8,83,208 during the year ended March 31, 2026. Also, as stated in Note No. 21(b), these events or conditions, along with other matters as set forth in Note No. 21(o)(xiii), indicate that a material uncertainty exists that may cast significant doubt on the Company's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

3. **Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Ind AS Financial Statements of the current period. These matters were addressed in the context of our audit of the Ind AS Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. We have determined the matters described below to be the key audit matters to be communicated in our report.

"RBI vide letter no CO.DoR.RG.No. S3544/23-27-014/2023-24 dated 22.09.2023 cancelled the NHB licence w.e.f 21.09.2023 and the Management surrendered the original Certificate of Registration (CoR) to RBI, Chennai Regional Office on 27.09.2023. In furtherance to this the Board of Directors of the company had given in-principle approval for winding up of the company under section 271 of the Companies Act 2013 subject to the Shareholders and Other Regulatory approvals."

4. **Information other than Ind AS Financial Statements and Auditor's Report thereon**

The Company's Board of Directors is responsible for the other information. The other information comprises the information included in the Board's report, including Annexure to Board's Report, but does not include the Ind AS Financial Statements and our auditor's report thereon. Our opinion on the Ind AS 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 Ind AS Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Ind AS Financial Statements or our knowledge obtained in the course of our audit or otherwise appears to be materially misstated.

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

5. **Responsibilities of Management for Standalone Ind AS 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 Ind AS 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 statement that give a true and fair view and are free from material misstatement, whether due to fraud or error. In preparing the Ind AS Financial Statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so. Those Board of Directors are also responsible for overseeing the company's financial reporting process.

6. **Auditor's Responsibility for the Audit of the Ind AS Financial Statements**

Our objectives are to obtain reasonable assurance about whether the Ind AS 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 Ind AS 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 Ind AS 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 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 auditors' report to the related disclosures in the Ind AS 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 Ind AS Financial Statements, including the disclosures, and whether the Ind AS Financial Statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Ind AS 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.

7. **Report on other Legal and Regulatory Requirements**

I. As required by the Companies (Auditor's Report) Order, 2020 ("the Order"), issued by the Central Government of India in terms of sub-section (11) of section 143 of the Companies Act, 2013, we give in Annexure-A a statement on the matters specified in paragraphs 3 and 4 of the Order, to the extent applicable.

II. As required by section 143(5), a statement on the matters specified in the 'Directions' have been furnished vide Annexure-B.

III. As required by Section143(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 Statement of Cash Flows dealt with by this Report are in agreement with the books of account.

(d) In our opinion, the aforesaid Ind AS 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, 2026 taken on record by the Board of Directors, none of the directors is disqualified as on 31st March, 2026 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 Financial Reporting of the Company and operating effectiveness of such controls, refer to our separate report in "Annexure - C".

(g) With respect to the matter to be included in the Auditor's Report in accordance with the requirements of Section 197(16) of the Act, in our opinion and according to the information and explanations given to us, the remuneration paid by the Company to its Directors during the year is in accordance with the provisions of Section 197 of the Act, read with the provisions of Schedule V to the Act.

(h) With respect to the other matters to be included in the Auditors' 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 on its financial position in its Ind AS Financial Statements- Refer Note No.21 (l) to the Ind AS Financial Statements.

ii. The Company has made provisions as required under the applicable law or accounting standards for material foreseeable losses, if any, on long-term contracts including derivative contracts — Refer Note No.21 (a) to the Ind AS Financial Statements.

iii. There are no amounts which are required to be transferred to the Investor Education and Protection Fund by the Company. Also refer Note No. 21(k) to the Ind AS Financial Statements.

iv. (a) The management has represented that, to the best of its knowledge and belief, as disclosed in note 21(o)(xiv) to the accounts, no funds have been advanced or loaned or invested (either from borrowed funds or share premium or any other sources or kind of funds) by the company to or in any other person(s) or entity(ies), including foreign entities ("Intermediaries"), with the understanding, whether recorded in writing or otherwise, as on the date of this Audit Report, that the Intermediary shall, whether, directly or indirectly lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the company ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries;

(b) The management has represented that, to the best of its knowledge and belief, as disclosed in note 21(o)(xiv) to the accounts, no funds have been received by the company from any person(s) or entity(ies), including foreign entities ("Funding Parties"), with the understanding, whether recorded in writing or otherwise, that the company shall, whether, directly or indirectly, lend or invest in other persons or entities identified in any manner whatsoever by or on behalf of the Funding Party ("Ultimate Beneficiaries") or provide any guarantee, security or the like on behalf of the Ultimate Beneficiaries; and

(c) Based on the audit procedures performed that have been considered reasonable and appropriate in the circumstances, nothing has come to my notice that has caused me to believe that the representations under sub-clauses (i) and (ii) of Rule 11(e) of the Companies (Audit and Auditors) Rules, 2014 contain any material misstatement.

v. No dividend has been declared or paid during the year by the Company.

vi. Based on our examination carried out in accordance with the Implementation Guidance on Reporting on Audit Trail under Rule 11(g) of the Companies (Audit and Auditors) Rules,2014 (Revised 2024 Edition) issued by the Institute of Chartered Accountants of India, which included test checks, we report that the company has used an accounting software for maintaining its books of account which has a feature of recording audit trail (edit log) facility and the same has operated throughout the year for all relevant transactions recorded in the software. Further, during the course of our audit we did not come across any instance of audit trail feature being tampered with. Our examination of the audit trail was in the context of an audit of financial statements carried out in accordance with the Standard of Auditing and only to the extent required by Rule 11(g) of the Companies (Audit and Auditors) Rules, 2014. We have not carried out any audit or examination of the audit trail beyond the matters required by the aforesaid Rule 11(g) nor have we carried out any standalone audit or examination of the audit trail."

For **A R Krishnan & Associates**
Chartered Accountants
Firm Reg. No. 009805S

-sd-
Anandaramakrishnan
Partner
Mem. No. 209122
UDIN: 26209122SVQEBU8462

Place : Chennai

Date : 13-4-2026

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

i.

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

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

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

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

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

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

ii.

(a) The Company does not hold any inventory. Hence, reporting under Clause (ii) (a) of the Companies (Auditor's Report) Order, 2020 does not arise.

(b) The Company has not been sanctioned working capital limits at any point of time of the year. Hence, reporting under Clause (ii) (b) of the Companies (Auditor's Report) Order, 2020 does not arise.

iii. Based on the information and explanations given to us, during the year, the company has not made any investment in, provided any guarantee or security or granted any loans or advances in the nature of loans, secured or unsecured to companies, firms, Limited Liability Partnerships or any other parties. Hence, reporting under clause (iii) (a) to (f) of the Companies (Auditor's Report) Order, 2020 does not arise.

iv. There are no loans, investments, guarantees, or security given by the Company under the provisions of Section 185 and 186 of Companies Act, 2013. Hence, reporting under Clause (iv) of the Companies (Auditor's Report) Order, 2020 does not arise.

v. In our opinion and based on the documents verified by us, the Company has repaid all the deposits accepted in compliance with the provisions of the Companies Act, 2013 and the rules framed there under, and directions issued by the National Housing Bank (NHB), except Rs. 6.33 Lakhs. This amount represents the deposit matured but withheld as Central Bureau of Investigation, Anti-Corruption Branch, Shastri Bhavan, Chennai, has given direction not to release till the disposal of the pending cases, as referred to in Note No. 21 (k) of the Ind AS Financial Statements. The Company has also not accepted any further deposits from the public within the meaning of Section 73 to 76 of the Companies Act, 2013 and the rules framed there under or under the directives of the Reserve Bank of India. Hence, reporting under clause (v) of the Companies (Auditor's Report) Order, 2020 does not arise.

vi. The Central Government has not prescribed for maintenance of cost record under Section 148(1) of the Companies Act, 2013.

vii.

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

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

viii. Based on our examination of the books and records of the Company, there have been no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year and no tax assessments under the Income Tax Act, 1961 (43 of 1961) have been received during the year.

ix.

(a) In our opinion and according to the information and explanations given to us, the Company has not defaulted in repayment of loans or borrowings or in the payment of interest thereon, except in the case of the Term Loans from Indian Bank including interest accumulated thereon outstanding as on 31.03.2017, which has been maintained in the books of accounts at the same value, as referred to in Note No. 18 – Interest rate risk management and Note No. 21 (g) of the Ind AS Financial Statements.

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

(c) The Company has not availed term loans during the year. Hence, reporting under clause (ix) (c) of the Companies (Auditor's Report) Order, 2020 does not arise.

(d) The Company has not raised any funds on a short-term basis. Hence, reporting under clause (ix) (d) of the Companies (Auditor's Report) Order, 2020 does not arise.

(e) The Company does not have any subsidiaries, associates or joint ventures. Hence, reporting under clauses (ix) (e) and (f) of the Companies (Auditor's Report) Order, 2020 does not arise.

x.

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

(b) The Company has not made any preferential allotment or private placement of shares or convertible debentures (fully, partially or optionally convertible) during the year. Hence, reporting under clause (x) (b) of the Companies (Auditor's Report) Order, 2020 does not arise.

xi.

(a) Based on our examination of the books and records of the Company, no fraud on or by the company has been noticed or reported during the year;

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

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

xii. The Company is not a Nidhi Company. Hence, reporting under clauses (xii) (a) to (c) of the Companies (Auditor's Report) Order, 2020 does not arise.

xiii. According to the information and explanations given to us and based on our examination of the records of the Company, transactions with related parties are in compliance with sections 177 and 188 of the Act where applicable and details of such transactions have been disclosed in the Ind AS Financial Statements etc., as required by the applicable accounting standard.

xiv.

(a) In our opinion and based on our examination, though the company is required to have an internal audit system under section 138 of the Act, it does not have the same established for the year.

(b) The company did not have an internal audit system for the period under audit.

xv. Based on our examination of the books and records, the Company has not entered into any non-cash transactions with the directors or persons connected with them. Hence, reporting under Clause (xv) of the Companies (Auditor's Report) Order, 2020 does not arise.

xvi.

(a) Based on our examination of the books and records, the Company is not required to be registered under Section 45-IA of the Reserve Bank of India Act, 1934.

(b) Based on our examination of the books and records of the Company, the Company has not conducted any Non-Banking Financial or Housing Finance Activities without a valid Certificate of Registration (CoR) from the Reserve Bank of India as per the Reserve Bank of India Act, 1934.

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

(d) Based on the documents verified by us, the Group does not have more than one CIC as part of the Group.

xvii. The company has incurred cash losses of Rs. 8,83,208/- in the financial year and Rs 30,70,632/- in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year. Hence, reporting under Clause (xviii) of the Companies (Auditor's Report) Order, 2020 does not arise.

xix. According to the information and explanations given to us and on the basis of the financial ratios, ageing and expected dates of realization of financial assets and payment of financial liabilities, other information accompanying the financial statements, our knowledge of the Board of Directors and management plans and based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that any material uncertainty exists as on the date of the audit report that company is not capable of meeting its liabilities existing at the date of balance sheet as and when they fall due within a period of one year from the balance sheet date. We, however, state that this is not an assurance as to the future viability of the company. We further state that our reporting is based on the facts up to the date of the audit report and we neither give any guarantee nor any assurance that all liabilities falling due within a period of one year from the balance sheet date, will get discharged by the company as and when they fall due. In respect of the loan taken from the parent Bank, refer Note No. 21(g) of the Ind AS Financial Statements.

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

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

For **A R Krishnan & Associates**
Chartered Accountants
Firm Reg. No. 009805S

-sd-
Anandaramakrishnan
Partner
Mem. No. 209122
UDIN: 26209122SVQEBU8462

Place: Chennai

Date: 13-04-2026

ANNEXURE - B TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in Para 7(II) of our Report of Even Date]

On the statement of the matters specified in the directions of Comptroller and Auditing General of India.

S.No	C&AG Directions	Remarks
1)	Assess the fair valuation of all the investments, both quoted and unquoted, made directly by the Company or through Trusts, for Post retirement benefits of the employees. This includes verifying valuation methodologies, ensuring consistency with Ind AS and reviewing supporting documentation. The auditor shall provide a brief note on the valuation approach, its reasonability, and compliance with applicable regulations, reporting any material deviations or misstatements.	The Company has not made any investment in quoted and unquoted shares either directly or through Trusts for Post-retirement benefits of the employees.
2)	Whether the Company has a system in place to process all the accounting transactions through IT system? If yes, whether review of this system and controls that are significant to the Companies' financial reporting process as well as cyber security has been done by Information Security Auditing Organisations empaneled by Cert-In at a minimum frequency of once in a year and material discrepancies found, if any, have been suitably reported? The implications of processing of accounting transactions outside IT system on the integrity of the accounts along with the financial implications may also be reported.	The Company has a system in place to process all accounting transactions through Tally, an accounting software. We hereby confirm that no such cyber security audit by a CERT-In empanelled organisation has been conducted by the Company during FY 2025-26. We confirm that all accounting transactions of the Company during FY 2025-26 have been processed exclusively through Tally without exception. No accounting transactions were processed outside the IT system during the year. Accordingly, the question of any adverse implications on the integrity of the accounts or any financial implications arising from processing of transactions outside the IT system does not arise.
3)	Whether funds (grants/ subsidy etc.) received/ receivable for specific schemes from Central/State Government or its agencies were properly accounted for as per the applicable accounting standards or norms and whether the received funds were utilised as per its terms and conditions? Whether accounting of interest earned on grants received has been done as per terms and conditions of the Grant. List the cases of deviation.	Not Applicable. According to the information and explanations given to us, no funds have been received/ receivable for specific scheme from Central/State agencies.
4)	Whether the Company has identified the key Risk areas? If yes, whether the Company has formulated any Risk Management Policy to mitigate these risks? If yes, (a) whether the Risk Management Policy has been formulated considering global best practices? (b) whether the Company has identified its data assets and whether it has been valued appropriately?	As the Company's operations are currently limited to recovery of legacy NPAs and management of fixed deposits with no new business exposures, the requirement for formulation of Risk management policy does not arise. Again, identification and valuation of data assets is not material to the Company's risk profile at this stage.

S.No	C&AG Directions	Remarks
5	Whether the Company is complying with the Securities and Exchange Board of India (SEBI) (Listing Obligation and Disclosure Requirements) Regulations, 2015, and other applicable rules and regulations of SEBI, Department of Investment and Public Asset Management, Ministry of Corporate Affairs, Department of Public Enterprises, Reserve Bank of India, Telecom Regulatory Authority of India, CERT-IN, Ministry of Electronics and Information Technology and National Payments Corporation of India wherever applicable? If not, the cases of deviation may be highlighted.	Yes. Based on the information and explanations given to us, secretarial audit report of the company (where applicable), and audit procedures carried out by us, the company is complying with the Securities and Exchange Board of India (SEBI) (Listing Obligations and Disclosure Requirements) Regulations, 2015, and other applicable rules and regulations of SEBI, Department of Investment and Public Asset Management, Ministry of Corporate Affairs, Department of Public Enterprises, Reserve Bank of India, Telecom Regulatory Authority of India, CERT-IN, Ministry of Electronics and Information Technology and National Payments Corporation of India wherever applicable.

For A R Krishnan & Associates,
Chartered Accountants
Firm Reg. No. 009805S

-sd-
Anandaramakrishnan
Partner
Mem. No. 209122
UDIN: 26209122SVQEBU8462

Place: Chennai

Date: 13.04.2026

ANNEXURE – C TO THE INDEPENDENT AUDITOR'S REPORT

[Referred to in Para 7(III)(f) of our Report of Even Date]

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 Ind Bank Housing Limited ("the Company") as of 31st March 2026 in conjunction with our audit of the Ind AS Financial Statements of the Company for the year ended on that date.

Management's Responsibility for the Ind AS Financial Statements

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

Auditor's Responsibility

Our responsibility is to express an opinion on the Company's internal financial controls over financial reporting based on our audit. 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, to the extent applicable to an audit of internal financial controls, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls system over financial reporting and their operating effectiveness. Our audit of internal financial controls over financial reporting included obtaining an understanding of internal financial controls over financial reporting, assessing the risk that a material weakness exists, and testing and evaluating the design and operating effectiveness of internal control based on the assessed risk. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Ind AS 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 Ind AS 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 Ind AS Financial Statements in accordance with generally accepted accounting principles, and that receipts and expenditures of the company are being made only in accordance with authorizations of management and directors of the company; and

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 Ind AS Financial Statements.

Inherent Limitations of Internal Financial Controls Over Financial Reporting

Because of the inherent limitations of internal financial controls over financial reporting, including the possibility of collusion or improper management override of controls, material misstatements due to error or fraud may occur and not be detected. Also, projections of any evaluation of the internal financial controls over financial reporting to future periods are subject to the risk that the internal financial control over financial reporting may become inadequate because of changes in conditions, or that the degree of compliance with the policies or procedures may deteriorate.

Opinion

In our opinion, 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 31st March, 2026, 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.

For **A R Krishnan & Associates**
Chartered Accountants
Firm Reg. No. 009805S

-sd-
Anandaramakrishnan
Partner
Mem. No. 209122
UDIN: 26209122SVQEBU8462

Place: Chennai
Date: 13-04-2026

Balance Sheet as at 31st MARCH 2026

Particulars	Notes	` in Rs. ('00) As at 31-Mar-2026	` in Rs.('00) As at 31-Mar-2025
ASSETS			
Financial assets			
(a) Cash and Cash Equivalents	1	6,468.50	2,064.52
(b) Other Bank Balances [other than included in (a) above]	2	14,62,184.53	3,68,338.84
(c) Loans	3	-	-
(d) Investments	4	1,161.05	736.76
(e) Other financial assets	5	1,875.85	1,530.85
Non-financial assets			
(a) Current Tax Assets	6	4,92,964.47	4,89,854.64
(b) Property Plant and Equipment	7a	20.52	55.36
(c) Other Intangible Assets	7b	-	-
Total Assets		19,64,674.92	8,62,580.97
LIABILITIES AND EQUITY			
LIABILITIES			
Financial liabilities			
(a) Borrowings (Other than Debt Securities)	8	1,29,00,000.00	1,29,00,000.00
(b) Other financial liabilities	9	47,851.55	47,851.55
Non-financial liabilities			
(a) Provisions	10	12,729.04	1,681.05
(b) Other Non-financial Liabilities	11	11,00,362.68	473.94
Equity			
(a) Equity Share Capital	12	10,00,000.00	10,00,000.00
(b) Other Equity	13	-1,30,96,268.35	-1,30,87,425.57
Total Equity		-1,20,96,268.35	-1,20,87,425.57
TOTAL EQUITY AND LIABLITIES		19,64,674.92	8,62,580.97

For and on behalf of the Board

-sd-
SHIV BAJRANG SINGH
(Director)
DIN No. 10597820

-sd-
SUNIL JAIN
(Director)
DIN : 09665264

-sd-
V. HARIBABU
(Director)
DIN : 09523733

-sd-
LA. HARENE
Chief Financial Officer

-sd-
K. AARTHI
Company Secretary

As per our report of even date
For A.R.Krishnan & Associates
Chartered Accountants
FRN: 009805S

-sd-
Anandaramakrishnan
Partner
Membership. No.201922
Place: Chennai
Date: 13.04.2026

STATEMENT OF PROFIT AND LOSS FOR THE YEAR ENDED 31ST MARCH 2026

Particulars	Notes	For the year ended 31-Mar-2026 (in Rs. '00)	For the year ended 31-Mar-2025 (in Rs. '00)
Revenue from Operations			
Income from Operations		-	-
Other Income	14	50,972.19	27,649.20
Total Income		50,972.19	27,649.20
Expenses			
Employee Benefits Expense	15	29,215.70	30,656.67
Depreciation and Amortisation Expense	16	34.84	94.59
Other Expenses	17	30,553.73	27,609.50
Total Expense		59,804.27	58,360.76
Profit Before Exceptional Items and Tax		-8,832.08	-30,711.56
Exceptional Items		-	-
Profit Before Tax		-8,832.08	-30,711.56
Tax Expense			
- Current Tax		-	-
Profit for the year (I)		-8,832.08	-30,711.56
Other Comprehensive income:		-	-
Other comprehensive income/(loss) for the year, net of tax (II)		-10.70	5.24
Total comprehensive income for the year, net of tax (I + II)		-8,842.78	-30,706.32
Earnings per Equity Share of Rs. 10 each			
Basic and Diluted (in Rs.)	21(p)	(0.09)	(0.31)

For and on behalf of the Board

-sd-
SHIV BAJRANG SINGH
(Director)
DIN No. 10597820

-sd-
SUNIL JAIN
(Director)
DIN : 09665264

-sd-
V. HARIBABU
(Director)
DIN : 09523733

-sd-
LA. HARENE
Chief Financial Officer

-sd-
K. AARTHI
Company Secretary

As per our report of even date
For A.R.Krishnan & Associates
Chartered Accountants
FRN: 009805S

-sd-
Anandaramakrishnan
Partner
Membership. No.201922
Place: Chennai
Date: 13.04.2026

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

(A) Equity Share Capital

(1) Current Reporting Period

(in Rs. '00)

Balance at the beginning of the current reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the current reporting period	Changes in equity share capital during the current year	Balance at the end of the current reporting period
10,00,000.00	-	10,00,000.00	-	10,00,000.00

(2) Previous Reporting Period

(in Rs. '00)

Balance at the beginning of the previous reporting period	Changes in Equity Share Capital due to prior period errors	Restated balance at the beginning of the previous reporting period	Changes in equity share capital during the current year	Balance at the end of the previous reporting period
10,00,000.00	-	10,00,000.00	-	10,00,000.00

(B) Other Equity

(1) Current Reporting Period

(in Rs. '00)

Particulars	Reserves & Surplus			Total
	Special Reserve in terms of Sec.36(1) (viii) of the I.Tax Act	Retained earnings	FVTOCI reserve	
Balance at the beginning of the current reporting period	5,83,167.73	-1,36,70,546.23	-47.07	-1,30,87,425.57
Changes in accounting policy or prior period error	-	-	-	-
Restated balance at the beginning of the current reporting period	5,83,167.73	-1,36,70,546.23	-47.07	-1,30,87,425.57
Profit after tax	-	-8,832.08	-10.70	-8,842.78
Remeasurement of Defined Benefit Liability, Net of Tax	-	-	-	-
Total Comprehensive Income for the current year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
Balance at the end of the current reporting period	5,83,167.73	-1,36,79,378.31	-57.77	-1,30,96,268.35

(1) Previous Reporting Period

(in Rs. '00)

Particulars	Reserves & Surplus			Total
	Special Reserve in terms of Sec.36(1) (viii) of the I.Tax Act	Retained earnings	FVTOCI reserve	
Balance at the beginning of the previous reporting period	5,83,167.73	-1,36,39,834.67	-52.31	-1,30,56,719.25
Changes in accounting policy or prior period error	-	-	-	- -
Restated balance at the beginning of the previous reporting period	5,83,167.73	-1,36,39,834.67	-52.31	-1,30,56,719.25
Profit after tax	-	-30,711.56	5.24	-30,706.32
Remeasurement of Defined Benefit Liability, Net of Tax	-	-	-	-
Total Comprehensive Income for the current year	-	-	-	-
Dividends	-	-	-	-
Transfer to retained earnings	-	-	-	-
Any other change (to be specified)	-	-	-	-
Balance at the end of the previous reporting period	5,83,167.73	-1,36,70,546.23	-47.07	-1,30,87,425.57

Note Nos. 1 to 21 form an integral part of the Financial Statements.

For and on behalf of the Board

-sd-
SHIV BAJRANG SINGH
(Director)
DIN No. 10597820

-sd-
SUNIL JAIN
(Director)
DIN : 09665264

-sd-
V. HARIBABU
(Director)
DIN : 09523733

-sd-
LA. HARENE
Chief Financial Officer

-sd-
K. AARTHI
Company Secretary

As per our report of even date
For A.R.Krishnan & Associates
Chartered Accountants
FRN: 009805S
-sd-
Anandaramakrishnan
Partner
Membership. No.201922
Place : Chennai
Date : 13.04.2026

Ind Bank Housing Ltd.

STATEMENT OF CASH FLOWS AS ON 31.03.2026

Particulars		For the year ended 31.03.2026	For the year ended 31.03.2025
A.Cash Flow from Operating Activities		(in Rs.'00)	(in Rs.'00)
Profit /Loss before tax		-8,832.08	-30,711.56
Adjustment for			
Depreciation		34.84	94.59
Provision addition / (reversal) - Investments		-434.99	-60.51
Interest Income		-41.20	-41.20
Gain on fair value of Investments		-	-
Operating profit before working capital changes		-9,273.43	-30,718.68
Decrease)/(increase) in other financial assets		-345.00	532.00
Decrease)/(increase) in other non-financial assets		-	-
(Decrease)/increase Current Tax Assets (Net)		-3,109.83	-3,068.86
(Decrease)/increase Other financial liabilities		-	-
(Decrease)/increase in Provision		11,047.99	172.77
(Decrease)/increase in Other Non-financial Liabilities		10,99,888.74	-986.13
Cash generated from operations		10,98,208.47	-34,068.90
Net Income Tax paid/refund			
Cash generated from operations	A	10,98,208.47	-34,068.90
B.Cash flow from investing operations			
Purchase of fixed assets			-
Interest Income		41.20	41.20
Cash from investment acitivites	B	41.20	41.20
C.Cash flow from financing acitivties			
Cash used in financing acitivties	C	-	-
Net increase in cash and cash equivalent (A+B+C)		10,98,249.67	-34,027.70
Cash & Cash equivalent - opening		3,70,403.36	4,04,431.06
Cash & Cash equivalent - closing		14,68,653.03	3,70,403.36

For and on behalf of the Board

-sd-
SHIV BAJRANG SINGH
(Director)
DIN No. 10597820

-sd-
SUNIL JAIN
(Director)
DIN : 09665264

-sd-
V. HARIBABU
(Director)
DIN : 09523733

-sd-
LA. HARENE
Chief Financial Officer

-sd-
K. AARTHI
Company Secretary

As per our report of even date
For A.R.Krishnan & Associates
Chartered Accountants
FRN: 009805S

-sd-
Anandaramakrishnan
Partner
Membership. No.201922
Place: Chennai
Date: 13.04.2026

Notes to Standalone Financial Statements for the period ended 31.03.2026

Note 1. Cash and Cash Equivalents

Particulars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Cash on hand	31.50	24.92
Balances with banks:		
– In current accounts	6,437.00	2,039.60
Total Cash and Cash equivalents	6,468.50	2,064.52

Note 2. Other Bank balances

Particulars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
– Fixed Deposits with accrued interest	14,62,184.53	3,68,338.84
Total Other Bank balances	14,62,184.53	3,68,338.84

Note 3. Loans

	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Secured		
Individual housing loans	29,097.38	37,425.57
Corporate Bodies - Project Loans	6,71,024.60	6,71,024.60
Unsecured		
Inter Corporate Deposit - Non Housing Loans	2,75,129.00	2,75,129.00
Individual housing loans	4,877.98	4,877.98
Total Loans - Gross	9,80,128.96	9,88,457.15
Less: Allowance for Doubtful receivables	-9,80,128.96	-9,88,457.15
Total Loans - Net	-	-
Loans in India		
Public Sector	-	-
Others	9,80,128.96	9,88,457.15
Total Loans - Gross	9,80,128.96	9,88,457.15
Less: Allowance for Doubtful receivables	-9,80,128.96	-9,88,457.15
Total Loans - Net	-	-
Loans outside India	-	-

The company is currently not providing any new loans. The credit period of the existing loans have already expired and the company is taking conscious efforts to recover the loans given.

The Expected Credit Loss Model prescribed under Ind AS 109 is not applicable for company. The management is of the view that the trend over the past 5 years might not give a correct picture as there were no new loans given and the resultant provision will be very less. Hence, the company has provided almost 100% based on reasonability of collection (case-to-case basis) as these loans are long overdue.

Note 4. Investments	(in Rs. '00)	(in Rs. '00)
Amount of Investments:	**As at 31-Mar-2026**	**As at 31-Mar-2025**
Investments at Fair Value through Other Comprehensive Income:		
Investments in Government Securities		
8.24 % TamilNadu SDL 2028 for Rs.50,075	509.55	520.25
Total Investments through FVTOCI (a)	509.55	520.25
Investments at Fair Value		
Investments in Equity Securities - Quoted		
Rajasthan Petro Synthetics Ltd	2,412.50	2,412.50
Provision for diminition in value	1,761.01	2,196.00
Net Investment	651.49	216.50
Investments in Equity Securities - Unquoted		
Hamco Mining and Smelting Ltd (Hindutan Alloys Manufacturing Co.Ltd)	0.01	0.01
Fair Value (b)	651.50	216.51
Total Investments	1,161.05	736.76

Quantity of Investments:		
Investments in Government Securities		
8.24 % TamilNadu SDL 2028 for Rs.50075	500	500
Investments in Equity Securities - Quoted		
Rajasthan Petro Synthetics Ltd	5,000	5,000
Investments in Equity Securities - Unquoted		
Hamco Mining and Smelting Ltd (Hindutan Alloys Manufacturing Co.Ltd)	5,000	5,000

Note 5. Other Financial assets	**(in Rs. '00)**	**(in Rs. '00)**
Particulars	**As at 31-Mar-2026**	**As at 31-Mar-2025**
Rent Advance	1,380.00	1,380.00
Staff Advances	345.00	-
Other Advances	150.85	150.85
Total Other financial assets	**1,875.85**	**1,530.85**

Note 6. Current Tax Assets (Net)

	(in Rs. '00)	(in Rs. '00)
Particulars	**As at 31-Mar-2026**	**As at 31-Mar-2025**
- Advance Tax / TDS Receivable (Net of Provision)	4,92,964.47	4,89,854.64
	4,92,964.47	**4,89,854.64**

Note 7 - Property Plant & Equipment and Intangible Assets

(in Rs. '00)

Particulars	Gross Block						Depreciation / Amortisation					Net Block	
	As at 31.03.2025	Additions	Deletions / Diposals	Acquisitions through Business Combinations	Revaluation	As at 31.03.2026	As at 31.03.2025	For the Year	Deletions / Diposals	Impairment Losses / Reversals	As at 31.03.2026	As at 31.03.2026	As at 31.03.2025
TANGIBLE ASSETS													
Furniture & Fixtures	5,695.65	-	-	-	-	5,695.65	5,695.54	-	-	-	5,695.54	0.11	0.11
Office Equipment	662.71	-	-	-	-	662.71	662.66		-	-	662.66	0.05	0.05
Electrical Equipments	1,984.29	-	-	-	-	1,984.29	1,984.27		-	-	1,984.27	0.02	0.02
Computers	1,486.36	-	-	-	-	1,486.36	1,431.18	34.84	-	-	1,466.02	20.34	55.18
TOTAL	**9,829.01**	-	-	-	-	**9,829.01**	**9,773.65**	**34.84**	-	-	**9,808.49**	**20.52**	**55.36**
INTANGIBLE ASSETS													
Software	146.00			-	-	146.00	145.99		-	-	145.99	-	-
TOTAL	146.00	-	-	-	-	146.00	145.99	-	-	-	145.99		-
GROSS TOTAL	**9,975.01**	-	-	-	-	**9,975.01**	**9,919.64**	**34.84**	-	-	**9,954.48**	**20.52**	**55.36**

(Depreciation is calculated as per the section of Companies Act)

Note 8. Long Term Borrowings (Other than Debt Securities)

Particulars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Unsecured:		
Term Loans - from Banks		
Term Loan	1,29,00,000.00	1,29,00,000.00
Total borrowings	**1,29,00,000.00**	**1,29,00,000.00**

The loan was obtained from the Holding Institution (Indian Bank). Interest is not charged in the Term loan since 2017 and debt freezed at Rs.129.00 Crore. Accordingly, no interest on the loan has been accounted for the FY 2025-26 from 01.04.2025 to 31.03.2026

Note 9. Other Financial Liabilities

Particulars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Overdue Deposits	6,330.90	6,330.90
Amounts pending appropriation with receivable accounts	38,856.96	38,856.96
Others	2,663.69	2,663.69
Total Other Financial Liabilities	**47,851.55**	**47,851.55**

Note 10. Provisions

Particulars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Provision for Expenses	12,729.04	1,681.05
	12,729.04	**1,681.05**

Note 11. Other current liabilities

Particulars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Statutory dues Payable	362.68	464.64
Professional tax payable		9.30
NOLIEN AC OF NEW ERA URBAN AMENITIES LTD*	11,00,000.00	-
	11,00,362.68	**473.94**

* This is the upfront amount received for the OTS proposed in the project loan account of M/s. New Era Urban Amenities Limited.

Note - 12. Equity Share Capital

Pariculars	(in Rs. '00) As at 31-Mar-2026	(in Rs. '00) As at 31-Mar-2025
Authorised Capital		
2,00,00,000 (20000000)Equity Shares of `10 each	20,00,000.00	20,00,000.00
1,30,00,000 (1,30,00,000) of 0.001% Non-Cumulative Compulsorily Convertible Preference Shares of Rs. 100 each	1,30,00,000.00	1,30,00,000.00
	1,50,00,000.00	**1,50,00,000.00**
Issued, Subscribed and Paid-up Capital		
1,00,00,000 Equity Shares of Rs. 10 each fully paid up	10,00,000.00	10,00,000.00
	10,00,000.00	**10,00,000.00**

a) The Reconciliation of shares capital is given below:		
At the beginning of the year	10,00,000.00	10,00,000.00
Additions	-	-
At the end of the year	10,00,000.00	10,00,000.00

b) Terms/Rights attached to class of shares

The Company has only one class of equity shares having a par value of Rs. 10 each. All these shares have the same rights and prefernces with respect to payment of dividend, repayment of capital and voting. Repayment of capital will be in proportion to the number of equity shares held .

c) Details of Shareholder(s) holding more than 5 percent of Equity Shares in the Company

Indian Bank	51,00,000 (51%)	51,00,000 (51%)
Housing and Urban Development Corporation	25,00,000(25%)	25,00,000(25%)

d) Shares held by promoters at the end of the year

Promoter Name	No. of Shares	% of Total Shares	% Change during the year
1. Indian Bank	51,00,000	51.00%	NIL

Note - 13. Other equity

Particulars	As at 31-Mar-2026 (in Rs. '00)	As at 31-Mar-2025 (in Rs. '00)
Special Reserve in terms of Sec.36(1)(viii) of the I.Tax Act	**5,83,167.73**	**5,83,167.73**
Retained earnings		
Balance at the beginning of the year	(1,36,70,546.23)	(1,36,39,834.67)
Add: Current year Profit / (Loss)	(8,832.08)	(30,711.56)
Balance at the end of the Quarter	**(1,36,79,378.31)**	**(1,36,70,546.23)**
Other reserves		
FVTOCI reserve	**(57.77)**	**(47.07)**
Total other equity	**(1,30,96,268.35)**	**(1,30,87,425.57)**

1. The special reserve is the reserve created as per Section 36 (1) (viii) of the Income Tax Act, 1961 which requires any financial corporation engaged in providing long-term finance to transfer certain percentage of profits to this reserve.
2. The retained earnings are the accumulation of profits earned or losses incurred by the company.

Note 14. Other Income

Particulars	For the year ended 31-Mar-2026 (in Rs. '00)	For the year ended 31-Mar-2025 (in Rs. '00)
Interest on fixed deposits with banks	50,477.85	23,938.00
Interest on Govt.Securities	41.20	41.20
Application/Participation fee	-	-
Interest on Refund for AY 2025-2026	131.68	-
Interest on ICD	-	3,670.00
Interest on Individual Loan	321.46	-
	50,972.19	**27,649.20**

Note 15. Employee Benefit Expense

Particulars	(in Rs. '00) For the year ended 31-Mar-2026	(in Rs. '00) For the year ended 31-Mar-2025
Salaries, Wages and Bonus	28,976.12	30,026.68
Contribution to Provident and Other Funds	173.59	-
Staff Welfare Expenses	65.99	629.99
	29,215.70	**30,656.67**

Note 16. Depreciation and amortization expense

Particulars	(in Rs. '00) For the year ended 31-Mar-2026	(in Rs. '00) For the year ended 31-Mar-2025
Depreciation and amortization expense (Note 7)	34.84	94.59
	34.84	**94.59**

Note 17. Other Expenses

Particulars	(in Rs. '00) For the year ended 31-Mar-2026	(in Rs. '00) For the year ended 31-Mar-2025
Rent, Rates and Taxes	4,375.48	3,871.08
Advertisment expenses	-	82.36
Travelling and Conveyance	9.58	5.76
Printing and Stationery	202.93	257.15
Auditor's Remuneration (Note a)	1,475.00	1,430.00
Legal and Professional Charges	18,820.80	7,440.60
Directors' Sitting Fees	1,740.00	2,160.00
Membership Fees	94.40	188.80
Expenses for Meetings	4,046.66	3,965.82
Electricity Charges	120.00	120.00
Filing Fee	102.00	270.00
General Expenses	1,137.45	2,394.45
Listing fee	3,835.00	3,835.00
Share transfer fee	675.99	959.02
Custodial Fee	833.98	844.26
RCM on Director sitting fees and Lawyer fees	648.00	626.40
Bad Debts Written Off	1,199.65	-
Contingencies / Additional /(Withdrawal of Provisions) (Note b)	-8,763.19	-841.20
	30,553.73	**27,609.50**

Note:

(a) Auditor's Remuneration

	(in Rs. '00)	(in Rs. '00)
As Auditor:		
Audit fee/Tax audit fee	1,475.00	1,430.00
	1,475.00	1,430.00

(b) Contingencies / (Withdrawal of Provisions)

Additional / (Withdrawal) Provision on NPA Loans	-8,328.19	
Additional / (Withdrawal) Provision on Investments	-435.00	-841.20
	-8,763.19	-841.20

Draft Notes to Standalone Financial Statements for the year ended 31 March 2026

18. Financial instruments

Capital management

The company is subject to the guidelines of the Reserve Bank of India, read with the guidelines of the National Housing Board (NHB) , to the extent applicable, with regard to capital adequacy requirements.

"The Company has not been able to comply with the prescribed capital adequacy ratios due to the continuing huge accumulated losses since 2000 when it stopped its lending activities. The management had submitted a detailed action plan for revival of the Company to the RBI. Yet RBI vide letter no CO.DoR.RG.No. S3544/23-27-014/2023-24 dated 22.09.2023 cancelled the NHB licence w.e.f 21.09.2023 and the Management surrendered the original Certificate of Registration (CoR) to RBI, Chennai Regional Office on 27.09.2023. Further the Board of Directors of the company had given in-principle approval for winding up of the company under section 271 of the Companies Act 2013.

Gearing ratio	**` in Rs. ('00)** As at 31 March 2026	**` in Rs. ('00)** As at 31 March 2025
The gearing ratio at end of the reporting period was as follows.		
Debt (i)	1,29,00,000.00	1,29,00,000.00
Cash and bank balances (including cash and bank balances in a disposal group held for sale)	14,68,653.03	3,70,403.36
Net Debt	1,14,31,346.97	1,25,29,596.64
Total Equity	**-1,20,96,268.35**	**-1,20,87,425.57**
Net debt to equity ratio	-95%	-104%

(I) Debt is defined as long-term and short-term borrowings.

The borrowings are payable to Indian bank which holds 51% of the equity share capital of the company.

Categories of financial instruments

Financial assets	**As at 31 March 2026**	**As at 31 March 2025**
Measured at fair value through profit or loss (FVTPL)		
(a) Mandatorily measured - Equity Instruments	651.50	216.51
(b) Designated as at FVTPL Measured at amortised cost		-
Measured at amortised cost		
(a) Cash and bank balances (including cash and bank balances in a disposal group held for sale)	14,68,653.03	3,70,403.36
(b) Other financial assets at amortised cost (including trade receivables in a disposal group held for sale)	1,875.85	1,530.85
Measured at FVTOCI - Debt Instruments	509.55	520.25
Financial liabilities	1,29,47,851.55	1,29,47,851.55
Measured at fair value through profit or loss (FVTPL)		-
		-
Measured at amortised cost (including trade payables balance in a disposal group held for sale)	1,29,47,851.55	1,29,47,851.55
Financial assets designated as at FVTPL		-

The carrying amount reflected above represents the Company's maximum exposure to credit risk for such Financial assets.

Financial risk management objectives

The company had stopped the business of providing loans to customers and currently operates only to recover the outstanding receivables. The company adopts all business strategies to recover the same and has also provided for those balances which are not recoverable. As stated in the RBI's order dated 22.09.2023, "Cancellation shall not prevent the company from recovering loans from the borrowers and the repayment of all the outstanding claims against the company, if any, under applicable laws".

Credit risk management

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Company. Majority of the Company's transactions are earned in cash or cash equivalents. The trade receivables comprise mainly of receivables from Corporate customers and Individuals. The Company's exposure to credit risk in relation to trade receivables is considered high as the recoverability is doubtful. However, the company has also provided for such balances in the books.

Interest Rate Risk Management

The company has obtained borrowings from its holding institution (Indian Bank) which, while approving the revival terms, has agreed to convert it to Funded Interest Term Loan and not to charge interest on term loan from 1st April 2017. It was proposed that the same will be converted to Compulsorily Convertible Preference Shares (CCPS). Since the conversion to CCPS was not approved by RBI, conversion of Term loan to FITL did not materialise. But with reference to the MC of Indian Bank's sanction, interest is not charged in the Term loan since 2017 and debt freezed at Rs.129.00 Crore.

Liquidity risk management

Ultimate responsibility for liquidity risk management rests with the board of directors, which has established an appropriate liquidity risk management framework for the management of the Company's short-term funding and liquidity management requirements. The liquidity management requirements for the company are minimal as there are no operations.

Liquidity and interest risk tables

The company has only one borrowing which is received from its holding institution (Indian Bank). The status of the same is explained under "Interest Rate Risk Management" disclosure.

Fair value measurements

This note provides information about how the Company determines fair values of various financial assets and financial liabilities.

Fair value of the Company's financial assets and financial liabilities that are measured at fair value on a recurring basis

Some of the Company's financial assets and financial liabilities are measured at fair value at the end of each reporting period. The following table gives information about how the fair values of these financial assets and financial liabilities are determined (in particular, the valuation technique(s) and inputs used).

` in Rs. ('00)

Financial assets/financial iabilities	Fair value as at		Fair value hierarchy	Valuation technique(s) and key input(s)
	31-03-2026	**31-03-2025**		
1) Investments in equity instruments (quoted)	Listed equity securities in various companies - aggregate fair value of Rs.651.50	Listed equity securities in various companies - aggregate fair value of Rs.216.51	Level 1	Quoted prices in active market
2) Investments in debt instruments (quoted)	Listed debt securities in various companies - aggregate fair value of Rs. 509.55	Listed debt securities in various companies - aggregate fair value of Rs. 520.25	Level 1	Quoted prices in active market

Fair value of financial assets and financial liabilities that are not measured at fair value (but fair value disclosures are required)

Except as detailed in the following table, the directors consider that the carrying amounts of financial assets and financial liabilities recognised in the financial statements approximate their fair values.

Particulars	As at 31 March 2026 Carrying Amount	As at 31 March 2026 Fair Value	As at 31 March 2025 Carrying Amount	As at 31 March 2025 Fair Value
Financial assets				
Financial assets at amortised cost:				
Loans	-	-	-	-
- Cash and Cash Equivalents	14,68,653.03	14,68,653.03	3,70,403.36	3,70,403.36
- Other Financial Assets	1,875.85	1,875.85	1,530.85	1,530.85
Financial liabilities	1,29,47,851.55	1,29,47,851.55	1,29,47,851.55	1,29,47,851.55
Financial liabilities held at amortised cost:				
- loans from related parties	1,29,00,000.00	1,29,00,000.00	1,29,00,000.00	1,29,00,000.00
- Trade payables & other financial liabilities	47,851.55	47,851.55	47,851.55	47,851.55

	31 March 2026			
Particulars	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial assets				
Financial assets at amortised cost:				
- Trade receivables	-	-		-
- Cash and Cash Equivalents			14,68,653.03	14,68,653.03
- Other Financial Assets			1,875.85	1,875.85
Total	-	-	**14,70,528.88**	**14,70,528.88**

	31 March 2026			
Particulars	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial liabilities at amortised cost				
- Loans from related parties	-	-	1,29,00,000.00	1,29,00,000.00
- Trade payables & other financial liabilities	-	-	47,851.55	47,851.55
Total	-	-	**1,29,47,851.55**	**1,29,47,851.55**

	31 March 2025			
Particulars	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial assets				
Financial assets at amortised cost:				
- Trade receivables	-	-	-	-
- Cash and Cash Equivalents	-	-	3,70,403.36	3,70,403.36
- Other Financial Assets			1,530.85	1,530.85
Total	-	-	**3,71,934.21**	**3,71,934.21**

	31 March 2025			
Particulars	**Level 1**	**Level 2**	**Level 3**	**Total**
Financial liabilities at amortised cost				
- Loans from related parties	-	-	1,29,00,000.00	1,29,00,000.00
- Trade payables & other financial liabilities	-	-	47,851.55	47,851.55
Total	-	-	**1,29,47,851.55**	**1,29,47,851.55**

The fair values of the financial assets and financial liabilities included in the level 2 and level 3 categories above have been determined based on the book values or in accordance with generally accepted pricing models based on a discounted cash flow analysis, with the most significant inputs being the discount rate that reflects the credit risk of counter parties, wherever applicable.

19. SIGNIFICANT ACCOUNTING POLICIES

a) CORPORATE INFORMATION

The company is incorporated on 28.01.1991 with the Registrar of Companies, Chennai with the object of providing Housing Loans. The Registered office of the company is located at No.480, 3rd floor, Anna Salai, Nandanam, Chennai-600035.

b) Method of Accounting

The Company accounts have been prepared under historical cost convention on an accrual basis except for certain financial assets and Defined Benefit Plans which are measured at Fair Value. The Financial Statements, prepared in accordance with the Division III of Schedule III to the Companies Act, 2013, comply with the Indian Acounting Standards referred to in Section 133 of the Act, read with Companies (Accounts) Rules, 2015(as amended) and the relevant provisions of the Companies Act 2013.The company has adopted all the applicable Ind AS standards.

c) Revenue Recognition and Prudential Norms

The Company follows NHB/ RBI's Prudential Norms for recognition of Income and Provisioning for Non-Performing Assets.

Interest on Housing Loans

Repayment of housing loans is by way of Equated Monthly Installments (EMI's) comprising of principal and interest. Interest is calculated every half year on the opening balance at the beginning of the respective half year/year. EMI commence once the entire loan is disbursed. Pending commencement of EMI, pre EMI interest payable is recognized every month. Interest on loan assets classified as “non-performing” is recognised only on realisation.

Interest income from bank deposits is recognized on accrual basis.

d) Property, Plant and Equipment and Depreciation (PPE)

PPE are shown at carrying Cost. i.e.., cost less depreciation. Depreciation is calculated on written down value method over the useful life of the assets as prescribed in Schedule II to the Companies Act, 2013. On transition to Ind AS, the company has elected to continue with the carrying value of all its Property, Plant and Equipment recognized as on 01.04.2016, measured as per the previous GAAP and use that carrying amount as the deemed cost of PPE.

e) Cash and Cash Equivalents.

Cash and Cash Equivalents include cash on hand, deposits held at call with financial institutions, other short-term investments which are highly liquid and subject to insignificant risk, for the purpose of presentation in the Statement of Cash Flows.

f) Financial Assets.

The financial assets are classified at fair value or at amortized cost depending on the entity's business model and the contractual terms of the cash flows. For assets measured at fair value, in accordance with the applicable Ind AS, changes in the Fair Value, gain or loss, are recorded either in 'Profit and Loss' or 'Other Comprehensive Income'.

g) Off-setting Financial Instruments

Financial assets and liabilities are offset, and the net amount is reported in the Balance Sheet where there is a legally enforceable right, in the normal course of business, to offset the recognized amounts and there is an intension to settle on a net basis or realize the asset and settle the liability simultaneously.

h) Impairment of Assets.

Tangible assets are tested for impairment by the management whenever the circumstances indicate that the carrying cost may not be recoverable. The impairment loss is recognized in the profit and Loss account.

Other Financial Assets are assessed based on the expected credit losses associated with its assets carried at amortized cost and its significance.

i) Employees' Benefits Defined Contribution Plan

Contribution to Provident Funds is made to the Regional Provident Fund Commissioner and is recognized as expenses. The liability is confined to the contribution made and no further obligation to pay any additional sums.

j) Income Tax:

The current charge for income tax is calculated in accordance with the provisions of the Income Tax Act applicable to the company.

Deferred tax charge/credits reflect the tax effects on temporary differences between the carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases for the year on account of depreciation and the benefit arising out of carried over unabsorbed losses of the company.

k) Segment Reporting

RBI vide letter no CO.DoR.RG.No. S3544/23-27-014/2023-24 dated 22.09.2023 cancelled the NHB licence w.e.f 21.09.2023 and in the order. As stated in the RBI's order dated 22.09.2023, “Cancellation shall not prevent the company from recovering loans from the borrowers and the repayment of all the outstanding claims against the company, if any, under applicable laws”. The only business activity of the company is housing finance even though license is cancelled, company is making all efforts to recover the dues.

l) Earnings per share.

Basic earnings per share is computed by dividing the profit/(loss) attributable to the ordinary equity shares by the weighted average number of equity shares outstanding during the year.

Diluted earnings per share is computed by adjusting dividing the profit/(loss) and the weighted average number of shares by taking into account the conversion of dilutive potential equity shares.

m) Contingent Liabilities:

All liabilities have been provided for in the accounts. There is no liability contingent in nature.

20. Significant Use of Estimates

The presentation of financial statements in accordance with the applicable Accounting Standards and Policies requires the management to make estimates and assumption on future events that may affect the balances of assets and liabilities and the reported amounts of income and expenditures during the year under audit. However, the actual results could differ from those estimated which will be recognized prospectively.

Gratuity Assumption

The measurement of company's defined benefit obligation to its employees requires the use of certain assumption, including, among others, estimate of discount rates and expected return on plan assets. Changes in these assumptions may affect the future funding requirements of the plans and actuarial gain/loss recognized in the statement of comprehensive income.

21. NOTES ON ACCOUNTS:

a) Classification of loans and provisions made for Non-Performing assets are given below

(Amounts in '00s)

Particulars	Standard	Sub Standard	Doubtful	Total
LOANS				
1. Housing Loans	0	0	**7,04,999.96**	**7,04,999.96**
A) Individual (Secured)	0	0	29,097.38	29,097.38
B) Individual (Unsecured)	**0**	**0**	4877.98	4877.98
C) Corporate Bodies (Unsecured)	**0**	**0**	6,71,024.60	6,71,024.60
2. Inter Corporate Deposits	0	0	**2,75,129.00**	**2,75,129.00**
Less: Secured	0	0	0	0
Unsecured	**0**	**0**	2,75,129.00	2,75,129.00
Overall Total (1+2)	**0**	**0**	**9,80,128.96**	**9,80,128.96**
Provision as on 31.03.2026	0	0	9,80,128.96	9,80,128.96
Provision as on 31.03.2025	0	0	9,88,457.15	9,88,457.15
Reversed during the year	**0**	**0**	**8328.19**	**8328.19**

b) Maintenance of Net Owned Funds and Principal Business Criteria:

The company is making all its sincere efforts to recover the dues from loan outstanding (NPA Accounts). Further to that, your company is having sufficient cash to the tune of Rs.14.69 Cr for operation and to take care of the foreseeable future for next year. Considering the ongoing recovery process in the company, the audited financial statements have been prepared on a going concern concept.

c) The Company continues to receive support from its promoter, Indian Bank. The company has suspended making fresh lending since the year 2000 and is focusing on recovery of housing loans as per the terms of the agreement entered with the borrowers and other loans which are under litigation. The Company was notified as a 'financial institution' under the SARFAESI Act in 2006 which is helping the company to speed up the recovery process.

d) The only business activity of the company is housing finance and hence no segment reporting has been done.

e) The unabsorbed depreciation and carry forward losses eligible for set-off against future taxable income have not been considered for deferred tax asset due to lack of probability that there will be future taxable profit. Hence the deferred tax assets are not created as a prudent measure.

f) List of Related parties:

Holding Company- Indian Bank

Key Managerial persons:

- Mr. V.Haribabu - Managing Director
- La. Harene - Chief Financial Officer
- K.Aarthi - Company Secretary & Compliance Officer

Transactions with related parties requiring disclosure as per the Ind AS 24. (Amounts in '00s)

Rent for the premises	Rs. 1,634.40 (PY Rs.1,440.00)
Bank charges paid to parent company	Rs.42.72 (PY Rs. 50.93)
Interest on deposits with parent company	Rs. 50,477.85 (PY Rs. 23,938.00)
Remuneration given to KMP: La Harene S.Krishnan K.Aarthi **Total KMP remuneration**	 Rs.21,379.35 (PY: 20,466.42) NIL (PY: Rs. 8758.07) Rs. 7,596.77 (PY: NIL) **Rs 28,976.12 (PY : Rs. 29,224.49)**
Staff Advances given to KMP: La Harene	 Rs. 1150.00 (PY: NIL)
Repayment of Staff Advances by KMP	Rs. 805.00 (PY: NIL)
Closing Balance: Staff Advance given to KMP: La Harene	 Rs. 345.00 (PY: NIL)
Rent Advance given to KMP: La Harene	 Rs. 1,380.00 (PY: 1,380.00)

CFO of the Company is on deputation from Indian Bank and is drawing remuneration from the company (Ind Bank Housing Limited) as per the service regulations of Indian Bank.

g) The Term Loans from Indian Bank include interest accumulated thereon and outstanding as of 31.03.2017, Interest is not charged in the Term loan since 2017 and debt freezed at Rs.129.00 Crore. Accordingly, no interest on the loan has been accounted for the FY 2025-26 and the entire due of Rs. 129 crores has been maintained in the books of accounts as at the balance sheet date.

h) Amounts received under SARFAESI actions pertaining to 6 accounts to the tune of Rs.38.86 lakhs of which Rs.25.00 lakhs is kept in bank deposit is disputed SARFAESI action. For all these accounts reminder letters has been sent for refund. 2 letters were delivered and 4 others returned with borrower not traceable. For Rs.25.00 lakh matters are sub judice and the relevant cases are pending with the Hon'ble Madras High Court, these have not been adjusted against the loan outstanding while arriving at the provisioning. The surplus recovered over and above the outstanding due, consequent to sale of property under SARFASI, is retained under "the Amounts pending appropriation with receivable accounts".

i) Contingent Liabilities –NIL (PY: NIL)

j) Defined Contribution Plans:

Contribution to Provident Fund Rs.17,359.00 (PY: Rs. NIL/-) is made to the Regional Provident Fund Commissioner and is recognized as an expense. The liability is confined to the contribution made and no further obligation to pay any additional sums.

k) The Company has repaid all the deposit accepted from public except to the extent of Rs.6,33,090/-, which represent the deposits matured but withheld as the Central Bureau of Investigation Anti-Corruption Branch, Shastri Bhavan, Chennai has given directions not to release the amount still the disposal of the pending cases. The Company has parked this amount in fixed deposits with Indian bank, Nandanam Branch.

l) The details of financial assets – loan receivables and pending litigations

- Out of Rs.2.75crores (4 cases) dues from ICD, suit has been filed in 1 case.
- Out of Rs.6.71 crores (1 cases) dues from Project loans, suit has been filed for Rs.6.71 crores (1cases). Along with legal proceedings, company is also making all its sincere efforts to close the account through One time settlement.
- Out of Rs.0.34 crores (26 cases) dues from individual Loans suit has been filed for Rs.0.31 crores(21 cases)

m) Managing Director of the company is on deputation from Indian Bank and is drawing remuneration from Indbank Merchant Banking Services Ltd as President cum WTD of that company. Hence no remuneration has been paid by the company.

n) The Income Tax Department has sent a demand notice for ₹.4.32 Crore for the assessment year 1999-2000 including interest. The demand is raised by considering the income on non-performing assets on accrual basis which, as per the NHB directives, could not be recognized as income. The Company has contested the demand before the Hon'ble Madras High Court and the judgment is issued in favour of the company on 29.11.2021. IBHL through their Tax consultant submitted a letter dated 17.04.2023 to Income Tax department for giving effect order. The Company has received a favourable Giving Effect Order vide e-mail dated 18.03.2026 under Section 260A of the Income Tax Act, 1961 for Assessment Year 1999-2000 pursuant to which the Company is entitled to a refund. The Company is in the process of taking necessary steps for receipt of the aforesaid refund. The Income Tax Department has passed revised assessment order for the assessment year 2006-07, stating excess of Rs. 26.34 lakh claimed provision was withdrawn which was found to be incorrect and raised a demand with interest. The income tax department started adjusting this demand against the TDS refund. IBHL submitted reply to Income tax department on 13.02.2023, 05.08.2024 and 20.02.2025 for passing fresh assessment order and restoring original returned loss filed by IBHL in the A Y year 2006-07 since the ITAT order received by the department got barred by limitation on 31.03.2024. Awaiting response from Income Tax Department.

o) Additional Regulatory Information:

(i) The Company does not own any Immovable properties or investment properties.

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

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

(iv) The Company does not have any Capital-Work-in Progress (CWIP).

(v) The Company does not have any Intangible Assets under Development.

(vi) There have been no proceedings initiated or are pending against the Company for holding any benami property under the Benami Transactions (Prohibition) Act, 1988 (45 of 1988) and rules made thereunder.

(vii) The Company does not have any borrowings from banks or financial institutions on the basis of security of current assets.

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

(ix) The company has not had any transactions with companies struck off under section 248 of the Companies Act, 2013 or section 560 of Companies Act, 1956.

(x) There are no charges yet to be registered with the Registrar of Companies beyond the statutory period. The following are the details of the charges in respect of which satisfaction is yet to be registered with the RoC, beyond the statutory period:

(Rs.)

Sl. No.	Charge Holder Name	Date of Creation	Date of Modification	Amount
1	Indian Bank	11/03/1998	-	10,00,00,000
2	Bank of Madura Limited	13/02/1995	-	5,00,00,000
3	Karur Vysya Bank Limited	06/01/1995	-	4,00,00,000
4	Indian Bank	30/07/1992	14/07/1993	9,00,00,000

The Company is in the process of approaching the charge holders / Registrar of Companies concerned to remove the above entry from the index of charges.

(xi) The company has complied with the number of layers prescribed under clause (87) of section 2 of the Act read with the Companies (Restriction on number of Layers) Rules, 2017.

(xii) Ratios:

Particulars	Items included in the Numerator / Denominator	Ratio		Variation (%)
		2025-26	2024-25	
Capital to risk-weighted assets ratio (CRAR)	Tier I + Tier II Capital/Aggregated Risk Weighted Assets	(3,76,562.67)	(520336.86)	27.63%
Tier I CRAR	Tier I Capital/ Aggregated Risk Weighted Assets	(3,76,562.67)	(520336.86)	27.63%
Tier II CRAR	Tier II Capital/ Aggregated Risk Weighted Assets	-	-	-

(xiii) There has been no Scheme of Arrangements approved by the Competent Authority in terms of sections 230 to 237 of the Companies Act, 2013.

(xiv) Utilization of Borrowed funds and share premium:

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

(xv) There have been no transactions not recorded in the books of account which have been surrendered or disclosed as income during the year. There has also not been any previously unrecorded income or related assets. Also, no tax assessments under the Income Tax Act, 1961 (43 of 1961) have been received during the year.

(xvi) The Company is not covered under the provisions of Section 135 of the Companies Act, 2013.

(xvii) The Company has neither traded nor invested in Crypto currency or Virtual Currency during the financial year.

p) Earnings per Share:

Particulars		For the year ended 31.03.2026	For the year ended 31.03.2025	For the year ended 31.03.2024
Net Profit/(Loss) attributable to Equity Shareholders (in '00s)	A	(8832.08)	(30,711.56)	(69052.90)
Weighted Average Number of Shares	B	1,00,00,000	1,00,00,000	1,00,00,000
Earnings per Share - Basic (in Rs.) {A/B}		(0.09)	(0.31)	(0.69)
Face Value per Share (in Rs.)		10	10	10

q) The figures in this Balance Sheet and Statement of Profit and Loss have been rounded off to the nearest hundreds.

For and on behalf of the Board

-sd-
SHIV BAJRANG SINGH
(Director)
DIN No. 10597820

-sd-
SUNIL JAIN
(Director)
DIN : 09665264

-sd-
V. HARIBABU
(Director)
DIN : 09523733

As per our report of even date
For A.R.Krishnan & Associates
Chartered Accountants
FRN: 009805S

-sd-
LA. HARENE
Chief Financial Officer

-sd-
K. AARTHI
Company Secretary

-sd-
Anandaramakrishnan
Partner
Membership. No.201922
Place: Chennai
Date: 13.04.2026

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If undelivered, Please return to:

Ind Bank Housing Ltd.

Corporate Office
3rd Floor, Khivraj Complex-1
No. 480, Anna Salai, Nandanam,
Chennai - 600 035

To,