

FHRO SE CS LODR 275/2023
 October 17, 2023

ONLINE SUBMISSION

National Stock Exchange of India Limited Exchange Plaza, C-1, Block G, Bandra Kurla Complex, Bandra (E) Mumbai – 400 051 NSE Symbol: CANFINHOME	BSE Limited Corporate Relationship Department 25th Floor, P J Towers, Dalal Street, Fort, Mumbai – 400 001 BSE Scrip Code: 511196
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Dear Sirs,

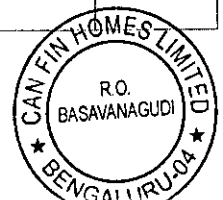
Sub: Outcome of Board meeting and submission of Un-audited Financial Results of the Company for the 2nd quarter and half year ended on September 30, 2023

Ref: Our letter CFHRO SE CS LODR 268/2023 dated October 09, 2023

We wish to inform that at the meeting of the Board of Directors of the Company held today i.e., October 17, 2023, Tuesday at Bengaluru, the results for the 2nd quarter and half year ended on September 30, 2023, duly reviewed and recommended by the Audit Committee, *inter-alia*, has been considered and unanimously approved by the Board of Directors of the Company at the aforesaid meeting.

In this regard, we enclose the following:

Sl. No.	Particulars	Annex. No.
1.	Statement of Un-audited Standalone Financial Results of the Company for the 2 nd quarter and half year ended on September 30, 2023, including half-yearly statement on assets and liabilities of the Company and statement of cash flows, which are prepared in accordance with the Indian Accounting Standards (Ind AS), duly signed by the Managing Director & CEO.	I
2.	Limited Review Report for the said period issued by M/s. B K Ramadhyani & Co. LLP and M/s. B Srinivasa Rao & Co., the Joint Statutory Central Auditors of the Company and taken on record by the Board.	II
3.	Additional disclosure of line items in accordance with Reg.52(4) of SEBI (LODR) Regulations, 2015.	III
4.	A 'Nil' statement of deviation or variation in the prescribed format as required under Regulation 32(1) of the SEBI (LODR) Regulations, 2015 read with SEBI Circular No.CIR/CFD/CMDI/162/2019 dated December 24, 2019.	IV
5.	A statement of utilization of issue proceeds in the prescribed format as required under Regulation 52(7) and a 'Nil' statement of deviation or variation in the use of proceeds of funds raised through Non-Convertible Debentures for the purpose other than those mentioned in offer document as per Regulation 52(7A) of SEBI (LODR) read with SEBI Circular No. CIR/ CFB/CMD1/162/2019 dated December 24, 2019 and SEBI/HO/DDHS/ DDHS_Div1/P/CIR/2022/0000000103 dated July 29, 2022.	V
6.	Asset Cover Certificate as on September 30, 2023 as per Regulation 54(2)/(3) of SEBI (LODR) Regulations, 2015.	VI
7.	Disclosure of Related Party Transactions for the half year ended September 30, 2023 as per Regulation 23(9) of SEBI (LODR) Regulations, 2015.	VII



The meeting of the Board of Directors commenced at 6:15 p.m. and concluded at 08:40 p.m.

This intimation of outcome of the Board meeting may please be treated as compliance made under Regulations 30 (read with Para A of Part A of Schedule III), 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In terms of SEBI (Prohibition of Insider Trading) Regulations, 2015 and Company's Code of Conduct, the trading window for designated persons shall open w.e.f. October 20, 2023, Friday.

This intimation letter along with annexures are being made available on the Company's website www.canfinhomes.com simultaneously.

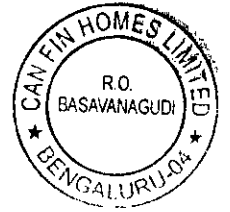
Kindly take the above intimation and documents on record.

Thanking you,

Yours faithfully,
For Can Fin Homes Ltd.,


Nilesh Jain
DGM & Company Secretary

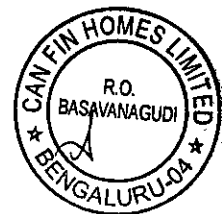
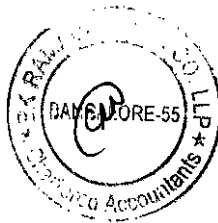
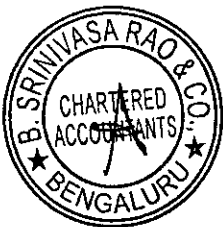
Encl: As above.





(₹. In lakhs)

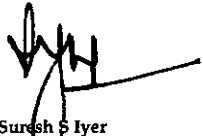
Statement of Un-Audited Financial Results for the Quarter and Half Year Ended 30/09/2023							
Sl.No.	Particulars	Quarter Ended			Six months ended		Year ended
		(30/09/2023) Un-audited & Reviewed	(30/06/2023) Un-audited & Reviewed	(30/09/2022) Un-audited & Reviewed	(30/09/2023) Un-audited & Reviewed	(30/09/2022) Un-audited & Reviewed	(31/03/2023) Audited
1	Income from Operations:						
	- Interest Income	86,521.65	81,808.67	65,216.55	1,68,330.32	1,25,866.48	2,71,541.67
	- Fees and Commission Income	580.59	587.75	531.45	1,168.34	1,002.22	2,658.02
	- Other Income	1.37	12.68	7.28	14.05	44.59	113.42
	Total Income from Operations	87,103.61	82,409.10	65,755.28	1,69,512.71	1,26,913.29	2,74,313.11
2	Expenditure:						
	- Finance Costs	54,844.78	53,299.80	40,099.27	1,08,144.58	75,709.54	1,70,086.29
	- Fees and Commission Expense	660.73	673.39	728.19	1,334.12	1,280.21	3,198.78
	- Employee Benefit expense	2,496.72	2,071.03	1,787.48	4,567.75	3,991.56	8,373.05
	- Depreciation and Amortisation	275.61	270.81	340.46	546.42	556.87	1,245.54
	- Provisions for Expected Credit Loss and Write offs (Refer Note No: 5)	7,218.68	1,370.53	1,323.02	8,589.21	954.02	4,175.76
	- Other Expenses	1,807.86	1,334.04	1,191.97	3,141.90	2,267.32	4,830.52
	Total Expenditure	67,304.38	59,019.60	45,470.39	1,26,323.98	84,759.52	1,91,909.94
3	Profit Before Tax	19,799.23	23,389.50	20,284.89	43,188.73	42,153.77	82,403.17
4	Tax Expenses						
	- Current Tax	5,373.29	5,039.42	5,925.12	10,412.71	11,269.96	20,331.91
	- Deferred Tax	(1,381.50)	4.59	188.60	(1,376.92)	491.42	(49.97)
	Total Tax Expenses	3,991.79	5,044.01	6,113.72	9,035.79	11,761.38	20,281.94
5	Net Profit after Tax	15,807.44	18,345.49	14,171.17	34,152.93	30,392.39	62,121.23
	Total Comprehensive Income						
	A. Items that will not be reclassified to profit or loss						
	(i) Actuarial Gain / (loss)	(87.15)	(26.79)	(106.05)	(113.94)	(50.30)	(81.07)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	21.94	6.74	26.69	28.68	12.66	20.40
	Other comprehensive income/(loss) A (i+ii)	(65.21)	(20.05)	(79.36)	(85.26)	(37.64)	(60.67)
6	Total Comprehensive Income	15,742.23	18,325.44	14,091.81	34,067.67	30,354.75	62,060.56
7	Paid-up equity share capital (Face value of ₹2/- per share)	2,663.31	2,663.31	2,663.31	2,663.31	2,663.31	2,663.31
8	Reserves excluding Revaluation Reserves as per balance sheet of previous accounting year						3,62,064.81 (As at 31/03/2023)
9	Earnings Per Share (EPS) (of ₹2/-each)	Not Annualised	Not Annualised	Not Annualised	Not Annualised	Not Annualised	Annualised
	(a) Basic	11.87	13.78	10.64	25.65	22.82	46.65
	(b) Diluted	11.87	13.78	10.64	25.65	22.82	46.65

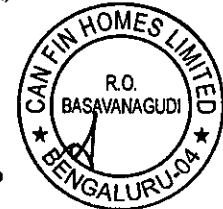


Notes to the Financial Results

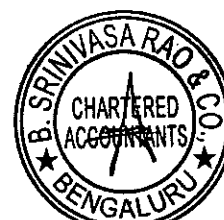
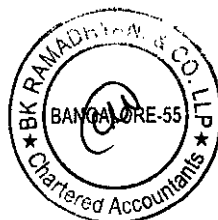
1	The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India. and is in compliance with the presentation and disclosure requirements as prescribed under regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended. The circular/direction issued by the Reserve Bank of India and NHB are implemented as and when they become applicable.					
2	The main business of the company is to provide loans against /for purchase, construction, renovation of houses/flats/commercial properties. All the activities of the Company are incidental to the main business and accordingly there are no separate reportable segment as per the Ind AS 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.					
3	Disclosure as per the Reg. 54(2) of SEBI (LODR) Regulations, 2015 the Company has maintained 100% Asset Cover on its secured redeemable non-convertible debentures as on September 30, 2023 (floating charge on hypothecation of book debts and receivables). That proceeds of the NCDs are used for the objects that were stated in the offer document(s).					
4	Details of resolution plan implemented under the Resolution Framework for COVID-19-related Stress as per RBI circular dated August 6, 2020 (Resolution Framework - 1.0) and May 5, 2021 (Resolution Framework - 2.0) as at September 30, 2023 are given below.					
	Format B					(₹ in lakhs)
	Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position as at the end of the previous half year i.e March 31, 2023 year (A)	Of (A), aggregate debt that slipped into NPA during the current half-year	Of (A) amount written off during the current half-year	Of (A) amount paid by the borrowers during the current half-year*	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position as at the end of this half-year i.e September 30, 2023
	Personal Loans	69,478.13	6,266.33		1,952.09	61,259.71
	Corporate persons	-				-
	Of which, MSMEs	-				-
	Others	-				-
	Total	69,478.13	6,266.33	-	1,952.09	61,259.71
	*Amount paid by the borrower during the half year is net of additions in the borrower account including additions due to interest capitalisation.					
5	<p>During the quarter, the Company has intimated to the stock exchanges the occurrence of an isolated event in Ambala where internal staff colluded and caused a fraud on the Company perpetrated over a period of 22 months from September 2021 till July 2023. The fraud was identified post declaration of result for Q1 FY 2023-24. The company has carried out an extensive investigation of its entire books and it is confident that this incident is limited to Ambala branch only. A detailed investigation has been carried out by the Company at the branch and the final amount of fund defalcation has been quantified as Rs. 39.67 crores. The Company has filed an FIR against the concerned employees, and will take all possible steps to mitigate the effect of the said fraud. The Company has decided to fully provide for the entire amount during the current quarter and accordingly the post-tax impact of the fraud of Rs. 29.69 crores has been fully provided in the current quarter.</p> <p>Since the fraud was detected after publishing the first quarter results and the entire amount has been fully provided for in the current quarter being the immediate following quarter hence the management is of the opinion that this is not a prior period error with in the meaning of Ind AS 8, and hence will not have impact on any other reporting period.</p>					
6	The Company in its Annual General Meeting held on July 19, 2023 had declared dividend towards financial year ended March 31, 2023 of ₹ 2/- per equity share of face value of ₹ 2/- which was recommended by the board of directors on April 26, 2023 and paid subsequently.					
7	In compliance with Reg.33 and 52 of SEBI (LODR) Regulations, 2015, the above financial results for the quarter and half year ended September 30, 2023 have been reviewed and recommended by the Audit Committee of the Board and subsequently approved by the Board of Directors at their respective meetings held on October 17, 2023. The above results have been subjected to a Limited Review by the Joint Statutory Auditors of the Company, in terms of the said regulations.					
8	Previous period / year figures have been re-grouped wherever necessary to conform with current period presentation.					

For and on behalf of the Board of Directors
of Can Fin Homes Limited.,


Suresh S Iyer
Managing Director & CEO
DIN: 10054487



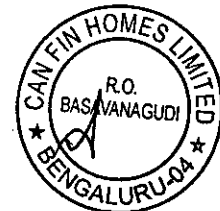
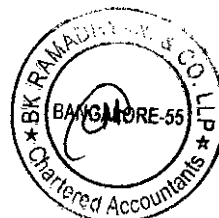
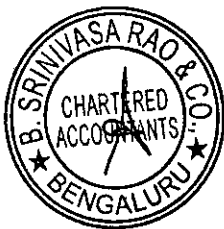
Place: Bengaluru
Date: October 17, 2023



Note 1: Statement of Assets and Liabilities

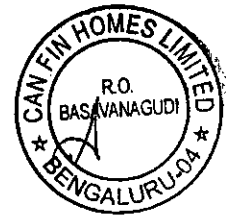
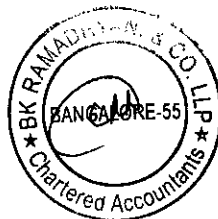
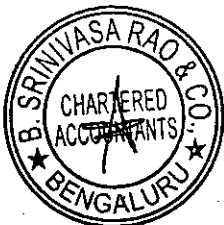
₹ in lakhs

Sl No	Particulars	As at 30/09/2023	As at 30/09/2022	As at 31/03/2023
		Un-audited & Reviewed	Un-audited & Reviewed	Audited
	ASSETS			
I	Financial Assets			
a)	Cash and Cash equivalents	1,602.31	1,400.78	187.64
b)	Bank Balances other than above	30,638.66	31,811.72	30,658.87
c)	Derivative Financial Instruments	-	-	-
d)	Receivables			
(i)	Trade Receivables	87.77	70.26	113.91
(ii)	Other Receivables	-	-	-
e)	Loans	32,94,400.81	28,48,244.90	31,19,332.65
f)	Investments	1,45,911.37	1,44,740.04	1,45,903.13
g)	Other Financial Assets	4,694.80	866.27	1,097.28
II	Non-Financial Assets			
a)	Current Tax Assets (Net)	-	1,589.30	-
b)	Deferred Tax Assets (Net)	6,248.59	4,293.86	4,842.99
c)	Property, Plant and Equipment	4,481.48	3,883.06	4,540.38
d)	Other non-financial assets	449.52	459.78	372.19
	TOTAL	34,88,515.31	30,37,359.97	33,07,049.04
	LIABILITIES AND EQUITY			
	LIABILITIES			
I	Financial Liabilities			
a)	Payables			
	Trade Payables			
(i)	total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii)	total outstanding dues of creditors other than micro enterprises and small enterprises	440.24	406.35	804.92
	Other Payables			
(i)	total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii)	total outstanding dues of creditors other than micro enterprises and small enterprises	-	-	-
b)	Debt Securities	6,80,071.34	5,80,284.77	6,31,098.98
c)	Borrowings (Other than debt securities)	23,37,421.32	20,32,849.24	22,21,905.86
d)	Deposits	34,562.96	50,162.41	43,516.18
e)	Subordinated Liabilities	10,736.93	10,724.01	10,285.68
f)	Other Financial Liabilities	14,766.68	14,319.17	29,036.05
II	Non-Financial Liabilities			
a)	Current tax liabilities (Net)	1,804.36	-	562.89
b)	Provisions	7,295.93	2,547.13	3,389.19
c)	Deferred tax liabilities (Net)	-	-	-
d)	Other non-financial liabilities	5,282.84	9,041.62	1,721.17
III	EQUITY			
a)	Equity Share capital	2,663.31	2,663.31	2,663.31
b)	Other Equity	3,93,469.40	3,34,361.96	3,62,064.81
	TOTAL	34,88,515.31	30,37,359.97	33,07,049.04



Note 2: Cash Flow Statement for the half year ended 30/09/2023

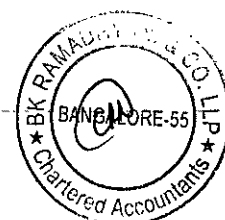
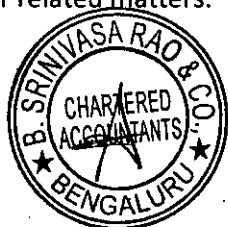
		₹ in Lakhs	
Sl. No	Particulars	30-09-2023	30-09-2022
A)	Cash Flow from Operating Activities		
	Net Profit Before Tax and Exceptional Items	43,188.73	42,153.77
	Add:		
i)	Adjustment For:		
	Depreciation and Amortization	546.42	556.87
	Loss/(profit) on Sale of Assets [net]	(1.37)	0.18
	Interest on lease liability	151.05	138.71
	Winding of leases liability and right of use assets	34.25	(0.77)
	Interest expense accrued but not paid	9,177.99	14,955.89
	Interest income accrued but not received	(317.37)	(489.97)
	Impairment of financial instruments	8,589.21	954.02
	Fair Value adjustments on Debentures	23.87	20.95
	Fair Value adjustments on Investments	(2.23)	2.17
	Other income		
	Operating Profit before Working Capital Changes	61,390.55	58,291.82
ii)	Adjustment For Working Capital:		
	(Increase)/Decrease in Trade Receivables	26.14	42.51
	Increase/(Decrease) in Trade Payables	(364.68)	(148.80)
	(Increase)/Decrease in Other Financial Assets	(3,280.15)	218.47
	(Increase)/Decrease in Loans	(1,83,657.37)	(2,11,392.51)
	Increase/(Decrease) in Provisions	3,792.80	(49.83)
	(Increase)/Decrease in Other non-financial assets	(77.33)	(79.17)
	Increase/(Decrease) in Other financial liabilities	(23,557.76)	(18,634.44)
	Increase/(Decrease) in Other non-financial liabilities	3,561.67	6,921.13
		(2,03,556.68)	(2,23,122.64)
	Cash Generated from Operations	(1,42,166.12)	(1,64,830.82)
	Less: Income Tax Paid	9,171.24	8,553.60
	Net Cash Flow from Operating Activities	(1,51,337.36)	(1,73,384.42)
B)	Cash Flow from Investing Activities		
	Purchase of Property, Plant and Equipment	(78.37)	(457.22)
	Sale of Property, Plant and Equipment	2.83	1.29
	Investment in Government Securities	(6.01)	(32,144.74)
	(Increase)/Decrease in Other Bank balances	20.21	326.36
	Net Cash Flow from Investing Activities	(61.34)	(32,274.31)
C)	Cash Flow from Financing Activities		
	Short term borrowings (net)	(42,539.74)	48,277.84
	Long Term Borrowings taken	3,12,500.00	3,20,000.00
	Long Term Borrowings repaid	(1,54,444.80)	(1,33,612.47)
	Proceeds from deposits accepted (net)	(8,953.22)	1,054.54
	Debt Securities (net)	49,399.72	(26,488.18)
	Payment of lease liability	(485.50)	(444.79)
	Dividend Paid	(2,663.08)	(1,997.31)
	Net Cash Flow from Financing Activities	1,52,813.37	2,06,789.63
	Increase/ (Decrease) in Cash & Cash Equivalents	1,414.67	1,130.90
	Cash & Cash Equivalents at the Beginning of the Year	187.64	269.88
	Cash & Cash Equivalents at the end of the period	1,602.31	1,400.78
	Other Notes:		
	Cash and Cash equivalents include:		
	Cash on hand	54.39	45.53
	Cheques on hand		
	Balance with Banks		
	- Current Accounts	1,547.92	1,355.25
	- Fixed Deposits		
	Total	1,602.31	1,400.78



Independent Auditor's Review Report on Review of Unaudited Quarterly Financial Results of the Company pursuant to the Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015

To,
The Board of Directors
Can Fin Homes Limited
Bengaluru

1. We have reviewed the accompanying statement of unaudited interim financial results of **Can Fin Homes Limited** ("the Company") for the half year ended September 30, 2023 ("the Statement") being submitted by the Company pursuant to the requirement of Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as modified by Circular No. CIR/CFD/FAC/62/2016 dated July 5, 2016.
2. This Statement, which is the responsibility of the Company's management and approved by Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") prescribed under Section 133 of Companies Act, 2013 ("the Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India. Our responsibility is to issue a report on the Statement based on our review.
3. We conducted our review of Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. A review of Interim Financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than audit conducted in accordance With Standards of Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit and accordingly, we do not express audit opinion.
4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement is not prepared in accordance with applicable accounting standards i.e. Indian Accounting Standards prescribed under Section 133 of the Act, read with relevant rules issued thereunder or by the Institute of Chartered Accountants of India and other recognized accounting practices and policies and has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and SEBI Circular dated July 5, 2016 including the manner in which it is to be disclosed, or that it contains any material misstatement or that it has not been prepared in accordance with the relevant prudential norms issued by the Reserve Bank of India in respect of income recognition, asset classification and provisioning and other related matters.



5. **Emphasis of Matter:**

Attention is invited to note 5 of the Statement under Regulation 33 of SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, reporting that a fraud had occurred at the Ambala branch of the Company, which was detected during the period covered under current limited review. The entire fraud amount has been accounted as provision for loss in current quarter financial results. We have relied on the assessment of the management that the same is not a prior period error within the meaning of Ind AS 8 – Accounting policies, changes in accounting estimates and errors and accordingly, there will be no modification required as the same is not a prior period error within the meaning of said standard, and hence will not have impact on any other reporting period.

6. A copy of the unaudited quarterly financial results of the Company for the period under review, which formed the basis of our limited review, duly initiated by us for the purpose of identification is enclosed to this report.

For B K Ramadhyani & Co., LLP
Chartered Accountants
FRN: 002878S/ S200021

C. R. Deepak

(C R Deepak)
Partner

Membership No. 215398
UDIN: 23215398BGYCOY6705

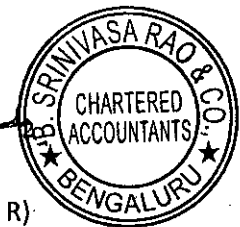


B Srinivasa Rao & Co
Chartered Accountants
FRN: 008763S

A

(Anand M R)
Partner

Membership No. 227336
UDIN: 23227336BGQKLU2819



Place: Bengaluru

Date: October 17, 2023

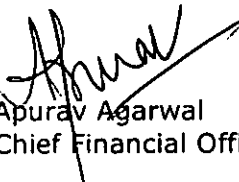


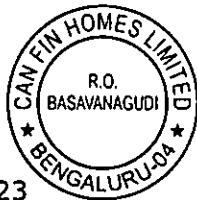
CAN FIN HOMES LIMITED
Registered Office No. 29/1, 1st Floor,
Sir M N Krishna Rao Road
Near Lalbagh West Gate, Basavanagudi
Bengaluru - 560 004
Tel:080-48536192; Fax: 26565746
e-mail: compsec@canfinhomes.com
Web: www.canfinhomes.com
CIN - L85110KA1987PLC008699

Disclosure in terms of Regulation 52(4) [Chapter V] of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 for the quarter and year ended September 30, 2023.


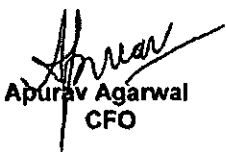
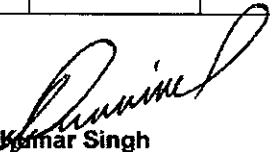

		(In lakhs)
Sl. No.	Particulars	As on September 30, 2023
1.	Debt Equity Ratio	7.73
2.	Debt Service Coverage Ratio	0.21
3.	Interest Service Coverage Ratio	1.40
4.	Capital Redemption Reserve/ Debenture Redemption Reserve	NA
5.	Net Worth (in lakhs) (as at September 30, 2023)	3,96,132.71
6.	Net Profit after tax (in lakhs)	34,152.93
7.	Earnings Per Share (Not annualized) Basic & Diluted	25.65
8.	Current Ratio	NA
9.	Long Term Debt to Working Capital	NA
10.	Bad Debts to Accounts receivable ratio	NA
11.	Current Liability Ratio	NA
12.	Total Debts to Total Assets Ratio	0.89
13.	Debtors Turnover Ratio	4.19
14.	Inventory Turnover Ratio	NA
15.	Operating Margin (%)	NA
16.	Net profit Margin (%)	20.15%
Sector Specific equivalent ratios, as applicable		
17.	Provision Coverage Ratio	44.02%
18.	Gross Non-Performing Assets (GNPA)	0.76%
19.	Net Non-Performing Asset (NNPA)	0.43%
20.	Capital Risk Adequacy Ratio (CRAR)	23.78%
21.	Asset Coverage Ratio	100%

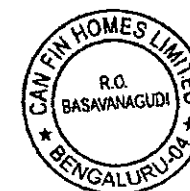
For Can Fin Homes Limited


Apurav Agarwal
Chief Financial Officer



Date: October 17, 2023
Place: Bengaluru

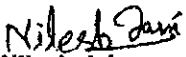
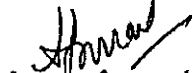
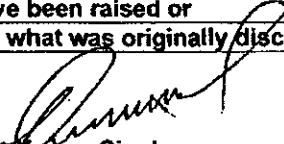

Statement of Deviation / Variation in utilisation of funds raised						
Name of listed entity		Can Fin Homes Limited				
Mode of Fund Raising		Public Issues / Rights Issues / Preferential Issues / QIP / Others				
Date of Raising Funds		Not applicable for Q2 FY24				
Amount Raised		Not applicable for Q2 FY24				
Report filed for Quarter ended		30/09/2023				
Monitoring Agency		Not applicable for Q2 FY24				
Monitoring Agency Name, if applicable		Not applicable for Q2 FY24				
Is there a Deviation / Variation in use of funds raised		Not applicable for Q2 FY24				
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders		---				
If Yes, Date of shareholder Approval		--				
Explanation for the Deviation / Variation		--				
Comments of the Audit Committee after review		--				
Comments of the auditors, if any		--				
Objects for which funds have been raised and where there has been a deviation, in the following table		--				
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
--	--	--	--	--	--	--
 Nilesch Jain DGM & CS		 Apurav Agarwal CFO		 Ajay Kumar Singh Dy. Managing Director		 Suresh S Iyer Managing Director and CEO
Deviation or variation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised or						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or						
(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc						

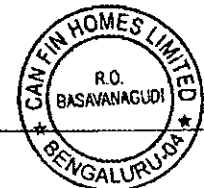


A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of Instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Can Fin Homes Limited									Not applicable for Q2 FY 24

B. Statement of deviation/ variation in use of Issue proceeds:

Statement of Deviation / Variation in use of issue proceeds							
Name of listed entity				Can Fin Homes Limited			
Mode of Fund Raising				Public Issues / Private Placement			
Type of Instrument				Non-Convertible Securities			
Date of Raising Funds				Not applicable for Q2 FY 24			
Amount Raised				Not applicable for Q2 FY 24			
Report filed for quarter ended				30/09/2023			
Is there a Deviation / Variation in use of funds raised?				Not applicable for Q2 FY 24			
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?				Not Applicable			
If yes, details of the approval so required?				--			
Date of approval				--			
Explanation for the Deviation / Variation				--			
Comments of the Audit Committee after review				None			
Comments of the auditors, if any				None			
Objects for which funds have been raised and where there has been a deviation, in the following table				--			
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object (in Rs. Crore & %)	Remarks if any	
--	--	--	--	--	--	--	
Deviation could mean:							
(a) Deviation in the objects or purposes for which the funds have been raised or							
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or							
 Nilesesh Jain DGM & CS Date: 12/10/2023		 Apurav Agarwal CFO		 Ajay Kumar Singh Dy. Managing Director		 Suresh S Iyer Managing Director and CEO	





To,
SBICAP Trustee Company Limited
6th Floor, Apeejay House,
3, Dinshaw Wachha Road, Churchgate,
Mumbai-400 020.

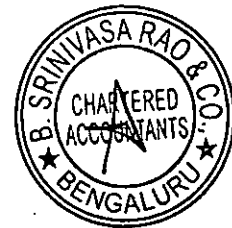
Auditor's Certificate on Particulars of Non-Convertible Debentures as of 30th September 2023

The accompanying statement in 'Annexure B' ("the Statement") & 'Part B' contains details of non-convertible debentures outstanding as on September 30, 2023, amounting to Rs. 4,74,600.00 lakhs issued by Can Fin Homes Limited ('the Company' or 'the listed entity'), having its registered office at No. 29/1, Sir. M N Krishna Rao Road, Lalbagh West, Basavanagudi Bangalore - 560-004 including the details of asset cover maintained by the Company in respect of those debentures, as required by SBICAP Trustee Company Limited (the "Debenture Trustee") having its corporate office at 6th Floor, Apeejay House, 3, Dinshaw Wachha Road, Churchgate, Mumbai - 400 020.

Management's Responsibility for the Statement

1. The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, the preparation and maintenance of books of account based on which the Statement has been drawn up for the purpose of this certificate, all accounting and other relevant supporting records and documents and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

2. The Management is also responsible for ensuring that the Company complies with all the terms and conditions of the terms of offer document/ information memorandum/ debenture trust deed for each of debentures issued, rules and regulations applicable for the issue of non-convertible debentures under Companies Act 2013, RBI/NHB Directions and any other applicable provisions issued or amended from time to time.





Auditor's Responsibility

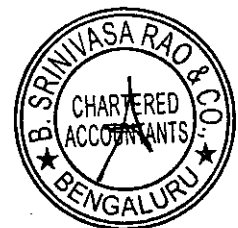
3. It is our responsibility to obtain limited assurance and form an opinion as to whether the Statement is in agreement with the un-audited books of account and records of the Company. We have relied on the said un-audited books of account and records of the Company as on September 30, 2023. These books of account are un-audited, however have been subject to a limited review conducted in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. The procedures performed in a limited assurance engagement vary in nature and timing from, and are less in extent than for, a reasonable assurance engagement. Consequently, the level of assurance obtained in a limited assurance engagement is substantially lower than the assurance that would have been obtained had a reasonable assurance engagement been performed.

4. We conducted our examination of the Statement provided to us in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI") as well as other applicable pronouncements of the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

5. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

6. Based on the procedures performed and evidence obtained, nothing has come to our attention that causes us to believe that "the Statement" is not, in all material respects, fairly stated.





Restriction on Use

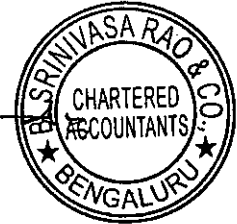
7. The Certificate is addressed to and provided to SBI CAP Trustee Company Limited at the request of the Company and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For B Srinivasa Rao & Co.,
Chartered Accountants
FRN: 008763S

A handwritten signature in black ink, appearing to be 'Anand M R', written over a horizontal line.

(Anand M R)
Partner

Membership No. 227336
UDIN: 23 22 7336 BGO, KLV 8073



Date: 17-10-2023

Part B

Applicable for both Secured and unsecured listed Non-convertible debt securities

Covenant Compliance Certificate from the statutory Auditor of the company as per Regulation 56(1)(d)

To,
Board Of Director & Debenture Trustee

Information under SEBI (LISTING OBLIGATION & DISCLOSURE REQUIREMENTS) Regulation, 2015 in terms of the provision of regulation 56(1)(d) as amended from time to time – Covenant Compliance Certificate as on 30.09.2023

Based on the examination of the books of accounts and other relevant records/documents, we hereby certify that:

The listed entity has vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities:

ISIN	Private Placement/Public	Secured/ Unsecured	Sanctioned
INE477A08025	Private Placement	Unsecured	1,00,00,00,000
INE477A07290	Private Placement	Secured	2,75,00,00,000
INE477A07308	Private Placement	Secured	2,75,00,00,000
INE477A07316	Private Placement	Secured	5,00,00,00,000
INE477A07324	Private Placement	Secured	7,00,00,00,000
INE477A07332	Private Placement	Secured	2,60,00,00,000
INE477A07340	Private Placement	Secured	4,00,00,00,000
INE477A07357	Private Placement	Secured	10,00,00,00,000
INE477A07365	Private Placement	Secured	3,01,00,00,000
INE477A07373	Private Placement	Secured	9,35,00,00,000
Total			47,46,00,00,000

We certify that the company has complied with all the covenant/terms of the issue mentioned in the offer document/ Information Memorandum and/or Debenture Trust Deed for the above mentioned Non-convertible debt securities.

Further, please find below list of the covenant which the company has failed to comply for the quarter:

Covenant	Document reference	Date of breach	Cure period (if any)
There are no failures in any covenants in the above listed debentures			

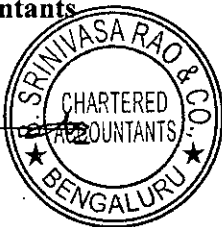
For B Srinivasa Rao & Co.,
Chartered Accountants
FRN: 008763S



Anand MR
(Partner)

Membership No: 227336

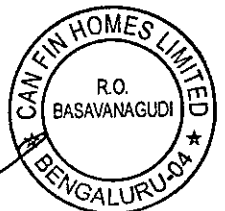
UDIN: 23 221336 B6G, KLV 8073



For Can Fin Homes Ltd

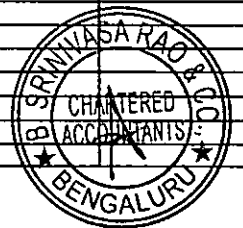
Authorized Signatories





Annexure B - Statement of Security Coverage Ratio

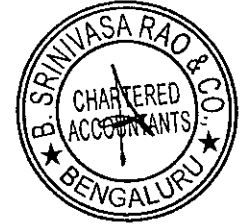
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of Asset for which this Certificate relate	Exclusive Charge		Pari-Passu Charge			Assets not offered as Security	Elimination on (amount in negative)	(Total C to H)	Related to only those items covered by this Certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (Includes debt for which this certificate is issued & other debt with pari-	Other assets on which there is pari-Passu charge (excluding items Covered in column F)		Debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive Basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value							Relating to Column F	
Assets														
Property, Plant and Equipment	-	-	-	-	-	-	4,481.48	-	4,481.48					
Capital Work-in- Progress	-	-	-	-	-	-	-	-	-					
Right of Use Assets	-	-	-	-	-	-	-	-	-					
Goodwill	-	-	-	-	-	-	-	-	-					
Intangible Assets	-	-	-	-	-	-	-	-	-					
Intangible Assets under Development	-	-	-	-	-	-	-	-	-					
Investments	-	-	-	-	-	-	1,45,911.37	-	1,45,911.37					
Loans	Loans Receivables	4,86,317.27	-	No	-	-	28,08,083.54	-	32,94,400.81					
Trade Receivables	-	-	-	-	-	-	87.77	-	87.77					
Inventories	-	-	-	-	-	-	-	-	-					
Cash and Cash Equivalents	-	-	-	-	-	-	1,602.31	-	1,602.31					
Bank Balances other than Cash and Cash Equivalents	-	-	-	-	-	-	30,638.66	-	30,638.66					
Others	-	-	-	-	-	-	11,392.91	-	11,392.91					
Total	-	4,86,317.27	-	-	-	-	30,02,198.04	-	34,88,515.31					
Liabilities														
Debt securities to which Certificate pertains	-	4,81,689.25	-	No	-	-	-	-	4,81,689.25					
Other debt sharing pari-passu charge with above debt	-	-	-	-	-	-	-	-	-					
other debt	-	-	-	-	-	-	-	-	-					
Subordinated debt	-	-	-	-	-	-	10,736.93	-	10,736.93					
Borrowings	-	-	-	-	-	-	23,37,421.32	-	23,37,421.32					
Bank	-	-	-	-	-	-	-	-	-					
Debt Securities	-	-	-	-	-	-	1,98,382.09	-	1,98,382.09					
Others	-	-	-	-	-	-	-	-	-					
Trade Payables	-	-	-	-	-	-	440.24	-	440.24					
Lease Liabilities	-	-	-	-	-	-	-	-	-					
Provisions	-	-	-	-	-	-	7,295.93	-	7,295.93					
Others (Refer Note-9)	-	-	-	-	-	-	4,52,549.54	-	4,52,549.54					
Total	-	4,81,689.25	-	-	-	-	30,06,826.06	-	34,88,515.31					
Cover on Book Value	-	1.01	-	-	-	-	1.00	-	1.00					



Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of Asset for which this Certificate relate	Exclusive Charge		Pari- Passu Charge			Assets not offered as Security	Elimination on (amount in negative)	(Total C to H)	Related to only those items covered by this Certificate				
		Debt for which this certificate being issued	Other Secured Debt	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with pari-	Other assets on which there is pari-Passu charge (excluding items Covered in column F)		Debt amount considere d more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive Basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA	Total Value(=K+L+M+N)
Cover on Market Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Notes

1. **Column C** - includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.
2. **Column D** - includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.
3. **Column E** -include debt for which this certificate is issued having any pari passu charge
4. **Column F** - includes : a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c). other debt sharing pari-passu charge along with debt for which certificate is issued.
5. **Column G** - includes book value of all other assets having pari passu charge and outstanding book value of corresponding debt.
6. **Column H** - includes all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.
7. **Column I** - includes the debt which has been counted more than once (included under exclusive charge column as also under pari passu). In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once (included under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.
8. **Column N**- Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/ Carrying Value.
9. **Other Liabilities** include the Current Tax Liabilities, Deferred Tax Liabilities, other financial and Non-financial liabilities, equity share capital and other equity of the company.
10. The above financial information as on 30-09-2023 has been extracted from the limited reviewed standalone books of accounts for the period ended 30-09-2023 and other relevant records of the listed entity.
- 11 All assets except deferred tax asset is considered

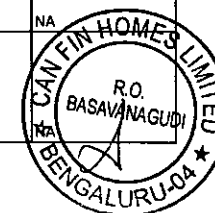


DISCLOSURE OF RELATED PARTY TRANSACTIONS
For the half year ended September 30, 2023

Annexure - VII

Rs. In Lakhs

Sl. No.	Details of the party (listed entity /subsidiary) entering into the transaction	Details of the counterparty		Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the half year ended on 30th September 2023	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Additional disclosure of related party transaction applicable only in case of related party transaction relates to loan, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.				
		Name	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance as on 1st April 2023	Closing balance as on 30th September 2023	Nature of indebtedness (loan/ Issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
1	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Term Loans & other credit facilities outstanding at the half year end	Transactions in the ordinary course of business Approved by AC and Board Rs. 227000 lakhs	1,52,405.41	1,52,458.88	1,52,405.41	NA	NA	NA	Term Loan /OD facility	8.10%/8.05%/8.40%	10 years/1 year	Secured	Onward Lending
2	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Interest paid for the half year	Transactions in the ordinary course of business Approved by AC and Board Rs. 227000 lakhs	5,316.34	-	-	NA	NA	NA	NA	NA	NA	NA	NA
3	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Interest earned for the half year	Upto Rs.2000 lakh	1,107.65	-	-	NA	NA	NA	NA	NA	NA	NA	NA
4	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Rent and maintenance expense paid for the half year	Upto Rs.100 lakh	34.37	-	-	NA	NA	NA	NA	NA	NA	NA	NA
5	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Deposits made with Bank (including renewals)	Transactions in the ordinary course of business, as per Investment Policy upto Rs. 100000 lakhs	30,438.31	30,436.95	30,438.31	NA	NA	NA	Fixed Deposits	6.75%/7.40%	1 year	NA	NA
6	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Bank charges for the hslf year	Upto Rs.200 lakh	26.66	-	-	NA	NA	NA	NA	NA	NA	NA	NA
7	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Salary & other benefits of Whole Time Director and deputed staff	As per the Canara Bank Officers Service Regulations, amended from time to time (upto Rs. 100 lakhs)	24.29	-	-	NA	NA	NA	NA	NA	NA	NA	NA
8	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Dividend Paid	Payment within arm's length Rs. 798.61 lakhs	798.61	-	-	NA	NA	NA	NA	NA	NA	NA	NA
9	Can Fin Homes Ltd	Canara Bank	Sponsor Bank (Promoter)	Bank balances	Transactions in the ordinary course of business Approved by AC and Board Rs. 2,27,000 lakhs	224.14	168.96	224.14	NA	NA	NA	NA	NA	NA	NA	NA
10	Can Fin Homes Ltd	Canbank Computer Services Ltd	Subsidiaries of Canara Bank	Registrar & Transfer Agency charges and Call Center Services	As per the RTA Agreement dt.16/07/2019 upto Rs. 100 lakhs	3.35	-	-	NA	NA	NA	NA	NA	NA	NA	NA
11	Can Fin Homes Ltd	Canara HSBC Life Insurance Company Limited	Joint Venture with Canara Bank	Commission earned for the half year	Upto Rs.2000 lakh	132.86	-	-	NA	NA	NA	NA	NA	NA	NA	NA
12	Can Fin Homes Ltd	Suresh S Iyer	Managing Director & CEO	Remuneration	Terms of Appointment, as approved by the Board upto Rs. 237 lakhs p.a	87.90	-	-	NA	NA	NA	NA	NA	NA	NA	NA
13	Can Fin Homes Ltd	Shamila Mangalore (till 27/05/2023)	General Manager	Remuneration	Respective Appointment Letters, as per board approved HR Policy (ACB omnibus limit upto Rs. 100 lakhs p.a)	5.18	-	-	NA	NA	NA	NA	NA	NA	NA	NA



DISCLOSURE OF RELATED PARTY TRANSACTIONS

For the half year ended September 30, 2023

Rs. In Lakhs

Sl. No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty		Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the half year ended on 30th September 2023	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Additional disclosure of related party transaction applicable only in case of related party transaction relates to loan, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.				
	Name	Name	Relationship of the counterparty with the listed entity or its subsidiary					Opening balance as on 1st April 2023	Closing balance as on 30th September 2023	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
14	Can Fin Homes Ltd	Veena G Kamath (till 16/09/2023)	Company Secretary		Remuneration	Respective Appointment Letters, as per board approved HR Policy (ACB omnibus limit upto Rs. 100 lakhs p.a)	11.75	-	-	NA	NA	NA	NA	NA	NA	NA	NA
15	Can Fin Homes Ltd	Apurav Agarwal	Chief Financial Officer (From 04/01/2023)		Remuneration	Terms of Appointment approved by ACB and Board upto Rs. 49.48 lakhs p.a	21.04	-	-	NA	NA	NA	NA	NA	NA	NA	NA
16	Can Fin Homes Ltd	Nilesh Jain	Company Secretary (From 27/09/2023)		Remuneration	Terms of Appointment approved by NRC and Board upto Rs. 31.92 lakhs p.a	0.30			NA	NA	NA	NA	NA	NA	NA	NA
17	Can Fin Homes Ltd	Amitabh Chatterjee (till 01/06/2023)	Whole Time Director		Remuneration	Respective Appointment Letters.	0.95	-	-	NA	NA	NA	NA	NA	NA	NA	NA
18	Can Fin Homes Ltd	Ajay Kumar Singh (from 19/06/2023)	Whole Time Director		Remuneration	Respective Appointment Letters.	0.36										
19	Can Fin Homes Ltd	Subodh Kumar, Ajay Kumar Singh, Vasudha	Deputed Staff		Remuneration	ACB approval upto Rs. 300 lakhs	4.44	-	-	NA	NA	NA	NA	NA	NA	NA	NA
Total							1,90,643.92	1,83,064.79	1,83,067.86								

