

FORM DPT I - DEPOSIT ADVERTISEMENT (2023-24)

RATED AS AA+ WITH A STABLE OUTLOOK BY ICRA LTD



Can Fin Homes Ltd
(Sponsor : CANARA BANK)
HOME LOANS + DEPOSITS
Translating Dreams into Reality

CAN FIN HOMES LTD.,
CIN: L85110KA1987PLC008699
Regd. Office: No.29/1, Sir M N Krishna Rao Road
Basavanagudi, Bengaluru-560004
Tel: 080 26570155, 26563646
Fax: 080 26565746
e-mail: development@canfinhomes.com
website: www.canfinhomes.com

Company accepts deposits from public (including deposits from Trusts/Educational Institutions). The Deposit Schemes are as under:

- I. PUBLIC DEPOSITS
FIXED / CUMULATIVE DEPOSIT SCHEMES:
1. FIXED DEPOSIT SCHEME: (w.e.f. 20/07/2023)

Period of deposits in months	Deposits upto ₹ 1 cr		Bulk deposits : > ₹ 1 cr. to ₹ 5 cr		Bulk deposits : > ₹ 5 cr	
	General Public	Senior Citizen				
12	6.50%	7.00%	5.00%		4.50%	
13-36	6.75%	7.25%	5.50%		5.00%	
37-48	6.75%	7.25%	5.50%		5.00%	
49-60	6.75%	7.25%	5.50%		5.00%	

• Minimum deposit amount: ₹10 lakh for payment of monthly interest. • Minimum deposit amount: ₹ 2 lakh for payment of quarterly, half yearly or yearly interest. • Minimum period of deposit: 12 months. • Maximum period of deposit: 60 months. Interest is payable on monthly/quarterly/half yearly/yearly intervals.

CUMULATIVE DEPOSIT SCHEME: (w.e.f. 20/07/2023)

Period of deposits in months	Deposits upto ₹ 1 cr		Bulk deposits : > ₹ 1 cr. to ₹ 5 cr		Bulk deposits : > ₹ 5 cr	
	General Public	Senior Citizen				
12	6.50%	7.00%	5.00%		4.50%	
13-36	6.75%	7.25%	5.50%		5.00%	
37-48	6.75%	7.25%	5.50%		5.00%	
49-60	6.75%	7.25%	5.50%		5.00%	

• Minimum amount of deposit ₹ 20,000/- • Minimum period of deposit: 12 months • Maximum period of deposit: 60 months. • Interest compounded quarterly

2. For Senior Citizens (age 60 years & above), interest rates of 0.50% higher, as indicated above is payable.
3. For staff deposits, an interest rate of 1% higher than the above rates (1 & 2) is payable. Retired staff senior citizens are entitled to get only 0.50% additional interest rate over and above the rate of interest fixed for Senior Citizens.

II. Exempted Category Deposits
The Deposits other than public deposits are accepted at mutually agreed rates.

III. Other Terms and Conditions

- (1) Deposit(s) are not repayable within a period of three months from the date of its acceptance. However:
(a) In case of death of the depositor, the deposit amount shall be paid prematurely to the survivor / nominee / legal heirs, at their request, with interest at the contracted rate for the period run after submission of proof of death.
(b) In order to meet expenses of emergent nature:
i) Tiny deposits (deposit amount upto ₹10,000/-) of individual depositors can be repaid within 3 months, without interest.
ii) Other public deposits (deposit amount exceeding ₹10,000/-) of individuals can be repaid prematurely to the extent of 50% (not exceeding ₹5,00,000/-) at the request of the depositor, before the expiry of 3 months from the date of acceptance of such deposit, without interest. For the remaining 50% of the deposits, the existing guidelines applicable for public deposits will continue.
iii) In cases of critical illness (as per IRDAI regulations pertaining to Health Insurance), the public deposits can be repaid to the extent of 100% within 3 months, without any interest.
- (2) The interest payable on premature withdrawal thereafter is as follows:

Sl.No.	Period	Interest remittance
(i)	After 3 months but before expiry of 6 months	Maximum Interest payable shall be 3% per annum for individual deposit and no interest in case of other category of deposits.
(ii)	After 6 months but before date of maturity	1% lower than the interest rate applicable to a public deposit for the period for which the deposit has run or if no rate has been specified for that period, then 2% lower than the minimum rate at which the public deposits are accepted by the Company.

- (3) All deposit accounts standing to the credit of sole/first named depositor in the same capacity shall be clubbed.
(4) Deposits can be renewed automatically (on maturity of the first tenure) with or without interest, provided the depositor(s) provide their consent for the same in the deposit application itself.
(5) Deposits which mature after the first auto renewal have to be automatically remitted to the designated bank account on the date of maturity, in absence of any specific instruction from the depositor for renewal.
(6) Bank account particulars of both the depositors (in case of joint deposits) shall be collected in the Deposit Application itself. On maturity, in the absence of specific request for renewal, the amount shall be credited to the Bank account of the depositor(s) based on the repayment condition.
(7) Repayment of deposit, if not renewed, will be made through normal banking channels.
(8) The interest rate applicable on renewal of an overdue deposit will be as follows:

Sl.No.	Period overdue	Terms of renewal
(i)	Where the overdue period does not exceed 14 days	The deposit can be renewed with effect from the maturity date and the interest rate prevailing on the date of maturity will be applicable.
(ii)	Where overdue period exceeds 14 days	The deposit can be renewed with effect from the maturity date and the interest rate prevailing on the maturity date or the renewal date whichever is lower will apply for the renewed deposit.

- (9) Loans are granted against the deposits after the expiry of three months from the date of the deposit.
(10) Income Tax at source will be deducted on the interest payments as per the provisions of Income Tax Act, 1961, as applicable from time to time.
(11) The deposit schemes other than Exempted Category deposits are subject to Regulations/Directions issued by the Reserve Bank of India / National Housing Bank from time to time.
(12) The Depositor(s) can nominate a person as his nominee pursuant to the applicable provisions of the Reserve Bank of India Directions / National Housing Bank Act, 1987 and as applicable from time to time.

IV. Particulars as required under NHB Directions / Guidelines and Companies act, 2013 and RBI Master Direction for HFCs :

Sl.No.	Particulars	
(a)	Name of Company	CAN FIN HOMES LIMITED
(b)	Date of incorporation	October 29, 1987
(c)	The business carried on by the Company and its subsidiaries with details of branches or units, if any.	Providing housing finance for construction / purchase of sites / residential house / flats and non-housing loans like mortgage loans, Loans against property etc., and insurance agency business.

Details of Branches / Affordable Housing Loan Centres : Agra, Ahmedabad, Ajmer, Allahabad, Alwar, Ambala, Aurangabad, Ballari, Bangalore (Bannerghatta Road, Begur, Bidad, Devanahalli, Electronic City, Hesaraghatta Road, HRBR Layout, Jayanagar, Jigani, K.R.Puram, Kanakapura Road, Kengeri, Koramangala, Marathahalli, Nelamangala, Sahakaranagar, Sarjapur Road, Uttarahalli, Vijayanagar, Yelahanka, Yeshwanthpur), Baroda, Behrampur, Belgaum, Bhavnagar, Bhilai, Bhiwara, Bhimavaram, Bhopal, Bhubaneswar, Bilaspur, Calicut, Chakan, Coimbatore (Gandhipuram, P.N.Palayam), Chandigarh, Chennai (Ambattur, Annasalai, Chengalpattu, OMR-Perungudi, Porur, Redhills, Sriperumbudur, Tambaram, Thiruvallur), Cochin, Davanagere, Dehradun, Dharuhera, Dindigul, Durgapur, Eluru, Erode, Faridabad, Ghaziabad, Goa, Gollapudi, Guntur, Gurgaon, Greater Noida, Gwalior, Haridwar, Hassan, Haveri, Hinjewadi, Hoskote, Hosur, Hubli, Hyderabad (Bachupally, Gachibowli, , Kompally, Kukatpally, L.B.Nagar, Nampally, Narsingi, Rajendranagar, Ramachandrapuram, Taranaka), Indore, Jabalpur, Jagatpura, Jaipur, Jamnagar, Jalandhar, Jhansi, Jharsuguda, Jigani, Jodhpur, Kadapa, Kakinada, Kalaburagi, Kanpur, Karimnagar, Kamal, Kanur, Khammam, Kota, Kolhapur, Kumbakonam, Kumool, Lucknow, Madurai, Mandya, Mancherial, Mangalagiri, Mangalore, Mansarovar, Meerut, Mumbai (Boisar, Borivali, Kalyan, Panvel, Navi Mumbai), Mysore, Nagpur, Namakkal, Nashik, Nellore, New Delhi, Nizamabad, Noida, Ongole, Patna, Pitampura, Pondicherry, Pollachi, Pune, Raipur, Rajahmundry, Rajkot, Rewa, Rohtak, Sagar, Salem, Shimoga, Siddipet, Solapur, Sonapat, Sriakulam, Surat, Thanjavur, Theni, Thoothukudi, Tiruchengode, Tirunelveli, Tirupati, Tirupur, Trichur, Trichy, Trivandrum, Tumkur, Udaipur, Udupi, Varanasi, Vellore, Vidyanayapura, Vijayawada, Virudhunagar, Vishakhapatnam, Vishakhapatnam Steel Plant, Vizianagaram, Warangal, Magadi Road, Gurgaon Sector 5 (172)

Details of Affordable Housing Loan Centres: A S Rao Nagar, Attibele, Batlagundu, Dharwad, Doddabalapur, Ghatkesar Gobichettipalayam, Jhotwara Mandideep, Manesar, Neyyattinkara, Palwal, Pithampur, Ramanagar, Rewari, Sanga Reddy, Shoranur, Tenali, Thanisandra, Thirumangalam, Whitefield (21)

Details of Satellite Offices: Aluva, Cox Town, Cuddalore, Kazhakkuttam, Kangeyam, Oddanchatram, Patia, Peelamedu, Rajarajeswarinagar, Thiruverambur, Velur, Mys-Vijayanagar (12)

(d)	Brief particulars of the Management of the Company	The Company is managed by Shri Suresh S Iyer, Managing Director & CEO under the supervision and control of the Board of Directors.
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(e) Names, addresses and occupations of the Directors:					
Sl. No.	Name of the Director	Address	Designation	Occupation	DIN
1.	Shri K Satyanarayana Raju	No.06, Canara House, 1st Main, 1st Cross, Near Ashoka Pillar, Jayanagar 1st Block Bengaluru - 560011	Chairman (Promoter)	Managing Director & CEO, Canara Bank	08607009
2.	Shri Debashish Mukherjee	No.304/A, 'Hari Krupa', 2nd Main Jayanagar 8th Block, Bengaluru - 560082	Director Non-Executive (Promoter)	Executive Director, Canara Bank	08193978
3.	Shri Suresh S Iyer	D 801, DNR Reflection, Near Ibbalur Lake, Ibbalur, Bellandur Bengaluru - 560103	Managing Director and CEO	Managing Director and CEO Can Fin Homes Ltd.	10054487
4.	Shri Satish Kumar Kalra (upto 06/06/2023)	H No. 54, Sector 5, Urban Estate, Gurgaon-122001	Independent Non-Executive Director	Former Managing Director of Andhra Bank	01952165
5.	Smt. Shubhalakshmi Panse	Flat No.102, Chinar Building, B Housing Society Ltd. Crosswinds, Baner, Pune - 411045	Independent Non-Executive Director	Former Chairman & Managing Director of Allahabad Bank	02599310
6.	Shri Amitabh Chatterjee (upto 01/06/2023)	Flat A2/410, Godavari Block, National Games Village, Koramangala Bengaluru - 560047	Deputy Managing Director	Deputy General Manager, Canara Bank	09219651
7.	Shri Ajai Kumar	2601, Ashok Tower C Wing, Parel, Mumbai - 400012	Independent Non-Executive Director	Former Chairman & Managing Director of Corporation Bank	02446976
8.	Shri Arvind Narayan Yennemadi	8, Juhu Jyoti Linking Road Extension, Santacruz West, Mumbai - 400054	Independent Non-Executive Director	FCA	07402047
9.	Shri Anup Sankar Bhattacharya	B-1502, Oak Tower 3, Godrej Woodsman Estate, Hebbal Bengaluru - 560024	Independent Non-Executive Director	Former Chairman & Managing Director, Bank of Maharashtra	02719232
10.	Shri Muruli Ramaswami	A1 Old No: A22, A Block 6th Street, Annanagar, East Chennai - 600102	Additional Director (Independent Non-Executive)	Former Executive Director, Bank of Baroda	086559944
11.	Shri Ajay Kumar Singh	Flat A3-304, Godavari Block, National Games Village, Koramangala Bengaluru - 560047	Deputy Managing Director	Deputy General Manager, Canara Bank	10194447

Financial position of the Company
(f) & (g): Profits of the Company before and after making provision for tax and the dividends declared by the Company for three financial years immediately preceding the date of advertisement:

Year ended	Profits (₹ in lakh)		Dividend Declared		Interest coverage ratio
	Before Tax	After Tax	%	%	
March 31, 2021	61,758.02	45,606.03	100	151	
December 31, 2021	47,071.68	34,817.80	75*	156	
March 31, 2022	63,505.79	47,110.51	75	155	
December 31, 2022	62,604.34	45,541.54	75*	152	
March 31, 2023	82,403.17	62,121.23	100	148	

*Interim dividend paid by the Company

(h) Summarised financial position of the Company as appearing in the audited Balance Sheets as at:

(₹ in Lakh)				
Liabilities	31/03/2023	31/03/2022	31/03/2021	
Share Capital	2,663.31	2,663.31	2,663.31	
Reserves & Surplus	3,62,064.81	3,03,998.87	2,58,317.46	
Secured loans	26,32,073.03	19,74,370.51	13,81,053.12	
Unsecured loans	2,74,733.67	4,90,397.24	5,48,237.21	
Current Liabilities & Provisions	35,514.22	23,004.66	17,103.37	
Deferred Tax Liability	0.00	0.00	0.00	
	-	-	-	
TOTAL	33,07,049.04	27,94,434.59	22,07,374.47	
Assets	31/03/2023	31/03/2022	31/03/2021	
Fixed Assets	4,540.38	3,461.99	3,782.44	
Investments	1,45,903.13	1,12,597.47	4,960.39	
Loans	31,19,332.65	26,37,806.41	21,89,148.23	
Current Assets Loans and Advances	32,429.89	35,796.10	4,937.95	
Securitized Assets	0.00	0.00	0.00	
Deferred Tax Assets	4,842.99	4,772.62	4,545.46	
Capital work in Progress	0.00	0.00	0.00	
TOTAL	33,07,049.04	27,94,434.59	22,07,374.47	

(i) Any change in accounting policies during the last three years and their effect on the profits and the reserves of the company: Not applicable as there was no change in the accounting policy.

(j) Management's perception of risk factors:

The economic environment, more precisely the interest rates makes housing finance companies more prone to certain risks viz., credit risk, liquidity risk, operational risk and interest rate risk. The Company has in place a well drawn Risk Management Policy in order to assess and mitigate the credit, liquidity, operational and interest rate risks. The above policy is reviewed by the Board every year for modifications, revisions, if any.

(k) Details of default, including the amount involved, duration of default and present Status, in repayment of:-

i)	Statutory dues	: Nil
ii)	Debentures and interest thereon	: Nil
iii)	Loan from any bank or financial institution and interest thereon	: Nil
	Contingent liabilities	: ₹ 2.80 Lakh

(Disputed Income-tax/Interest tax liability under appeal/ claims not acknowledged as debts)

(l) Cash Flow Statement for the three years immediately preceding the date of issue of circular or advertisement:

Cash Flow Statement for Three Years			
	For the year ended 31/03/2023	For the year ended 31/03/2022	For the year ended 31/03/2021
A CASH FLOW FROM OPERATING ACTIVITIES			
NET PROFIT BEFORE TAX AND EXCEPTIONAL ITEMS	82,403.17	63,505.79	61,758.02
ADJUSTMENTS FOR :			
Depreciation and Amortization	1,245.54	980.58	957.27
Loss/(Profit) on sale of Assets (net)	(11.05)	0.44	5.94
Winding of lease liability and right of use assets	(100.26)	(91.47)	(49.20)
Interest on lease liability	296.66	304.57	296.48
Interest expense accrued but not paid	10,090.11	10,138.46	8,419.34
Interest income accrued but not received	(690.89)	(229.18)	(42.20)
Impairment of financial instrument	4,175.76	4,694.22	6,853.17
Fair Value adjustment on Debentures	45.03	33.73	63.39
Fair Value adjustment on Investments	4.23	(9.67)	3.32
OPERATING PROFIT BEFORE WORKING CAPITAL CHANGES	97,458.30	79,327.47	78,265.53

ADJUSTMENTS FOR WORKING CAPITAL :			
(Increase)/Decrease Trade Receivables	(1.14)	(41.97)	(45.25)
Increase/(Decrease) in Trade Payables	249.77	122.57	8.63
Increase/(Decrease) Other Current Liabilities	-	-	-
(Increase)/Decrease in Loans	(4,85,702.00)	(4,53,352.40)	(1,43,432.15)
Increase/(Decrease) in Provisions	761.46	(7,796.40)	3,598.39
(Increase)/Decrease Other Non-current and current assets	-	-	-
(Increase)/Decrease in Other Financial Assets	188.38	4.07	(24.83)
(Increase)/Decrease in Other non-financial assets	8.42	132.14	(308.98)
Increase/(Decrease) in Other non-financial liabilities	(399.32)	753.15	(221.23)
Increase/(Decrease) in Other financial liabilities	501.93	2,964.04	(9,264.48)
	(4,84,392.50)	(4,57,214.80)	(1,49,689.90)
CASH GENERATED FROM OPERATIONS	(3,86,934.20)	(3,77,887.33)	(71,424.37)
Less: Income Tax Paid	17,469.03	13,743.24	13,699.57
NET CASH FLOW FROM OPERATING ACTIVITIES	(4,04,403.23)	(3,91,630.57)	(85,123.94)
B CASH FLOW FROM INVESTING ACTIVITIES			
Purchase of Property, Plant and Equipment	(919.61)	(348.27)	(234.24)
Sale of Property, Plant and Equipment	23.66	4.89	4.32
Purchase of Mutual Fund Units	-	-	-
Redemption of Mutual Fund Units	-	-	-
Dividend Income from Mutual Funds	-	-	-
Fixed Deposits received/(paid) [Net]	-	-	-
Investment in Government Securities	(33,309.90)	(1,07,627.41)	(2,533.21)
(Increase)/Decrease in Other Bank balances	1,479.21	(30,062.78)	(63.23)
NET CASH USED IN INVESTING ACTIVITIES	(32,726.64)	(1,38,033.57)	(2,826.36)
C CASH FLOW FROM FINANCING ACTIVITIES			
Short term borrowings (net)	1,19,362.11	1,06,471.24	78,049.33
Proceeds from Deposits accepted (net)	(5,591.69)	4,860.71	13,739.11
Long term borrowings taken	6,55,000.00	6,40,500.00	3,87,000.00
Long term borrowings repaid	(3,50,640.12)	(3,34,408.84)	(5,32,517.60)
Dividend	(3,994.62)	(4,660.39)	(2,663.08)
Debt Securities (net)	23,863.62	1,18,020.58	1,08,111.74
Payment of lease liability	(951.67)	(928.53)	(921.88)
NET CASH FROM FINANCING ACTIVITIES	4,37,047.63	5,29,854.77	50,797.62
INCREASE / (DECREASE) IN CASH AND CASH EQUIVALENTS	(82.24)	190.63	(37,152.68)
CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR	269.88	79.25	37,231.93
CASH AND CASH EQUIVALENTS AT THE END OF THE YEAR	187.64	269.88	79.25

V. PARTICULARS OF THE DEPOSIT SCHEME

- a. Date of passing of board resolution: **June 19th, 2023**
b. Date of passing of resolution in the general meeting authorizing the invitation of such deposits: **July, 19th, 2023**
c. Type of deposits, i.e., whether secured or unsecured - **Unsecured deposits.**

d.	Other Information		
	Sl.No.	Particulars	(₹ in Lakh)
	(a)	The amount which the Company can raise by way of deposits, together with the borrowings as per Para 27(2)(c) of the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 (12 times of the Net Owned Funds) as on 31/03/2023	43,16,065.20
	(b)	Out of the above, the amount of Public Deposits which can be raised by the Company as per Para 27(1) of the Master Direction – Non- Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021 as on 31/03/2023	10,79,016.30
	(c)	Amount of Public Deposits held by the Company as on 31/03/2023 (excluding unclaimed deposits)	43,500.64
	(d)	Aggregate of deposits held - as on 31/03/2023 (excluding unclaimed deposits amounting to ₹1194.42 lakh)	43,516.18
	(e)	Total Number of Depositors as - on 31/03/2023	6,787

e.	The overdue deposits, if any, held other than unclaimed deposits	Nil
f.	Aggregate dues (including the non-fund based facilities) provided to/from companies in the same group or other entities or business ventures in which the directors and/or the housing finance Company are holding substantial interest and the total amount of exposure to such entities (as per Para 34(2)(f) of the Master Direction - Non - Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021 for HFCs	Nil

g. Company hereby declares that:

- (i) The Company is having a valid Certificate of Registration dated 31/07/2001 issued by the National Housing Bank (NHB) under Section 29A of the National Housing Bank Act, 1987. However, the NHB / RBI does not accept any responsibility or guarantee about the present position as to the financial soundness of the Company or for the correctness of any of the statements or representations made or opinion expressed by the Company and for repayment of deposits/discharge of liabilities by the Company.
- (ii) The Company has complied with the applicable provisions of the Directions issued by the National Housing Bank / Reserve Bank of India as applicable to it.
- (iii) The compliance with the Directions does not imply that the repayment of deposits is guaranteed by National Housing Bank (NHB) / Reserve Bank of India (RBI).
- (iv) The deposits accepted by the Company are unsecured and rank pari passu with other unsecured liabilities. The deposits solicited by it are not insured.
- (v) The Board of directors have satisfied themselves fully with respect to the affairs and prospects of the Company and that they are of the opinion that having regard to the estimated future financial position of the Company, the Company will be able to meet its liabilities as and when they become due and that the Company will not become insolvent within a period of one year from the date of issue of the circular or advertisement.
- (vi) The company has complied with the applicable provisions of the Companies Act and the rules made thereunder.
"DISCLAIMER- It is to be distinctly understood that filing of circular or circular in the Form of advertisement with the Registrar should not in any way be deemed or construed that the same has been cleared or approved by the Registrar or Central Government. The Registrar or Central Government does not take any responsibility either for the financial soundness of any deposit scheme for which the deposit is being accepted or invited or for the correctness of the statements made or opinions expressed in the circular or circular in the Form of advertisement. The