हुडको
hudco
A NAVRATNA CPSE

# Housing and Urban Development Corporation Limited

# 56th ANNUAL REPORT

## 2025-26



**Financing Infrastructure for Viksit Bharat**

# BOARD OF DIRECTORS



From Left to Right: Shri M. Nagaraj, Director (Corporate Planning), Shri Sanjeet, (Government Nominee Director),
Shri Sanjay Kulshrestha (Chairman & Managing Director), Shri Baldeo Purushartha (Government Nominee Director), Shri Daljeet Singh Khatri, Director (Finance)

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hudco
UiWIN
URBAN INVEST WINDOW

# 56th Annual Report 2025-26

## Housing and Urban Development Corporation Limited

**(A Navratna Central Public Sector Enterprise)**

@hudcolimited facebook.com/hudco youtube.com@HUDCOLTD linkedin.com/hudco-limited

## MISSION

**To promote sustainable habitat development to enhance the quality of life.**



## VISION

**To be a leading techno-financial institution promoting sustainable habitat development for transforming the lives of people.**

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## E-VOTING SCHEDULE

| CUT-OFF DATE | START DATE | END DATE |
|---|---|---|
| 17.08.2026 | 20.08.2026<br>09:00 a.m. (IST) | 23.08.2026<br>05:00 p.m. (IST) |

## ANNUAL GENERAL MEETING

Date: 24th August, 2026 | Time: 11:30 a.m. (IST)

# What We Do



**5 decades of expertise as techno-financial institution**

**Listed company with 75% ownership of GoI**

**Motto of "Profitability with Social Justice"**

## Infrastructure Financing

- Affordable Housing
- Social Infrastructure: Hospital, Govt. buildings, water supply, etc.
- Commercial Infrastructure: Roads, Highways, Urban Mobility, Ports, Energy, Airport, etc.
- Land Acquisition

## Knowledge Partner

- Training of professionals/ In-house Employees
- Domestic & International Training Programs
- Support research in Urban Sector

विकसित भारत अभियान
1947 TO 2047

## Supplementing GoI Schemes

- Counterpart Funding
- PMAY – Urban & Rural
- Smart City
- AMRUT
- Swachh Bharat Mission (SBM)
- Jal Jeevan Mission (JJM)

## Consultancy Services

- Architecture
- Urban & Regional Planning
- Appraisal & Monitoring
- Asset Monetization
- Environmental Studies

UiWIN -A Transformative Initiative, Aiming to Double Urban Investments in Next 5 Years

# Key Strengths

A Strategic Player in the Infrastructure & Housing Sector

- Pan-India Presence
- Strong Relationships with States

- Strong Asset Quality
  - Lowest NPA
  - High Prov. Coverage Ratio

- Key Role in Government of India Programs/ Missions

- Highest Credit Ratings:
  - Domestic-AAA
  - International-Sovereign

- One Stop Solution:
  - Financing
  - Consultancy
  - Capacity Building

- Strong Financial Ratios
- Consistent Profitability



# Pan-India Presence

- Corporate /Registered Office at New Delhi
- Multisectoral focus through 20 Regional Offices and 11 Development Offices
- Training & Research Arm - Human Settlement Management Institute (HSMI) at New Delhi

- **Employee strength (as on 30th June 2026)- 622**
- **Diverse pool of professionals:** Finance, Engineers, Architect, Town Planners, Environmentalist, Legal, HR and IT
- **Promotes Women Empowerment**

 **27%**  **73%**

Enabling - Business Diversification, Enhanced Brand Recognition, Robust Partnership with State Govts. & Investor Outreach



# Highest Credit Ratings




## Domestic — AAA

- India Ratings & Research (A Fitch Group Company) — IND AAA (Stable)
- ICRA (A Moody's Investors Service Company) — AAA (Stable)
- CARE Ratings (Professional Risk Opinion) — AAA (Stable)

## International — Sovereign

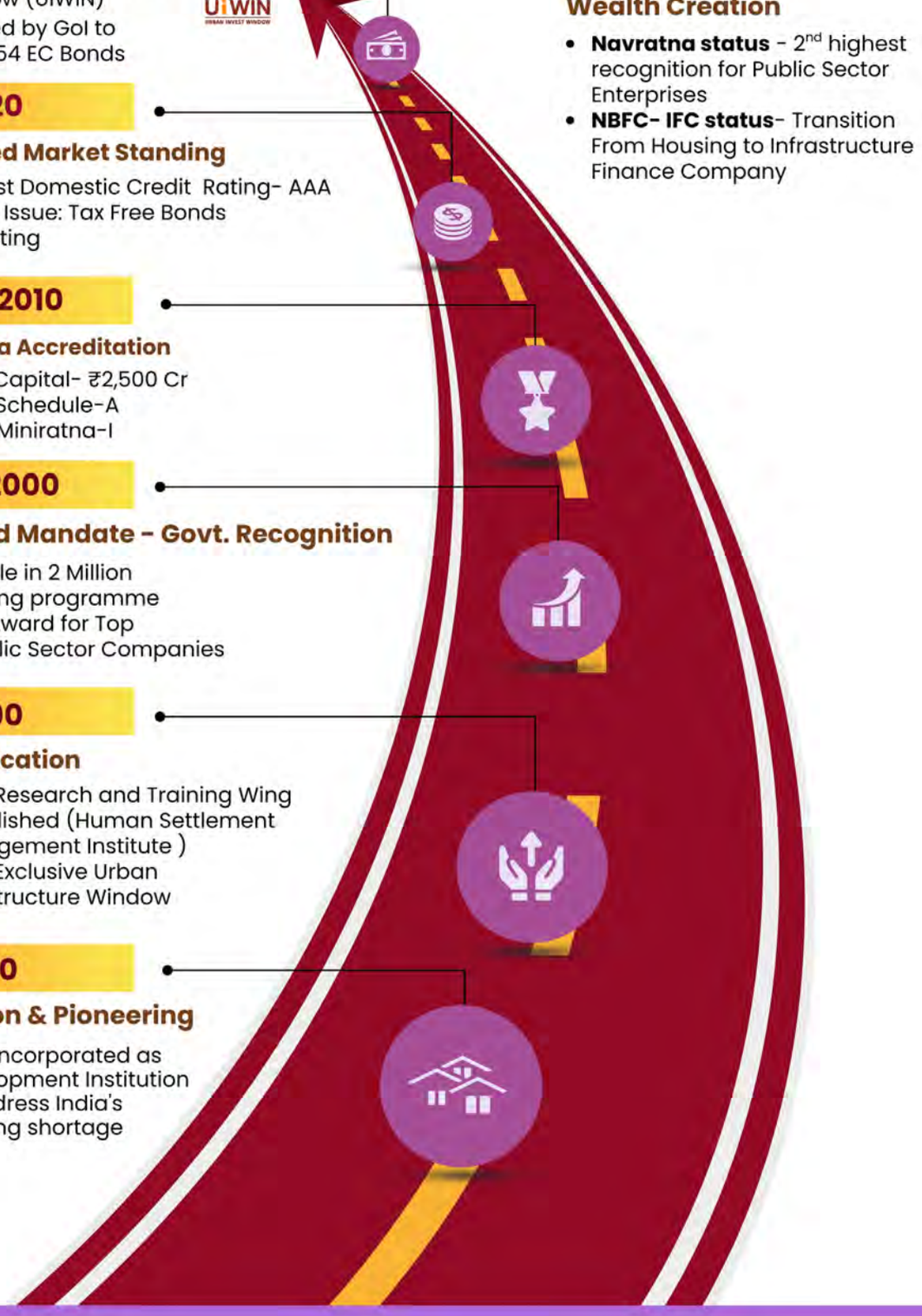
- JCR (Japan Credit Rating Agency, Ltd.) — BBB+ (Stable)
- FitchRatings — BBB- (Stable)
- Moody's — Baa3 (Stable)

## Why Does It Matter?

- Stronger Lending Capacity
- Trusted by Borrowers
- Global Financial Credibility
- Low-Risk Profile

# HUDCO-Carving India's Urban Growth Story

A Legacy of Growth, Impact & Innovation



## 2025

**Repurposing of HUDCO**

- Launch of Urban Invest Window (UiWIN)
- Notified by GoI to issue 54 EC Bonds

## 2020 onwards

**Breakthrough & Wealth Creation**

- **Navratna status** - 2nd highest recognition for Public Sector Enterprises
- **NBFC- IFC status**- Transition From Housing to Infrastructure Finance Company

## 2010-20

**Enhanced Market Standing**

- Highest Domestic Credit Rating- AAA
- Public Issue: Tax Free Bonds
- IPO Listing

## 2000-2010

**Miniratna Accreditation**

- Auth. Capital- ₹2,500 Cr
- 2002: Schedule-A
- 2004: Miniratna-I

## 1990-2000

**Elevated Mandate - Govt. Recognition**

- Key role in 2 Million Housing programme
- PM's Award for Top 10 Public Sector Companies

## 1980-90

**Diversification**

- 1985: Research and Training Wing established (Human Settlement Management Institute )
- 1989: Exclusive Urban Infrastructure Window

## 1970-80

**Inception & Pioneering**

- 1970: Incorporated as Development Institution to address India's housing shortage

# ESG Performance FY 2025-26

## Driving Sustainable Growth. Creating Lasting Impact.

## ENVIRONMENT

**Driving Green Growth for a Sustainable Future**

### GREEN FINANCING IMPACT

Green Assets
**₹21,238 Cr**
13.21% of Loan Outstanding

Water, Sewerage & Sanitation, Solid Waste Management
**₹17,282 Cr**
10.75% of Loan Outstanding

### RENEWABLE MIX

**₹2,390 Cr** Renewable Energy

**62%** Solar Power

**38%** Hydel Power

### ENVIRONMENTAL INITIATIVES

- **38%*** office fleet EVs
  Gradual transition to EVs
- **43%** YoY paper reduction
  E-Office & ERP paperless solutions
- **1.81** metric tonnes responsible e-waste disposal
- **44** cleanliness target units adopted (Swachhta Hi Sewa cleanliness drives)

### CARBON & EMISSIONS

Carbon intensity:

**0.070 $CO_2e$** (Scope 1 & 2) per rupee crore of turnover

Low carbon emission intensity

## SOCIAL

**Building Inclusive Communities, Empowering Lives**

### AFFORDABLE HOUSING LENDING (EWS/LIG)

**₹42,445 Cr**
26.40% of Total Loan Outstanding

### COMMUNITY INVESTMENT (CSR)

**₹60.06 Cr**
Total CSR Spend

**~13.6 lakh**
Beneficiaries reached

**~30%**
Aspirational Districts reached

### URBAN INVEST WINDOW LAUNCHED

Strengthening urban local bodies and building investment ready cities.

**6 LOCATIONS OF WORKSHOP**
Vishakapatnam | Jaipur
Chandigarh | Vijayawada
Dehradun | West Bengal

**287**
URBAN LOCAL BODIES PARTICIPATED

### INCLUSIVE PROCUREMENT

**62.21%**
procurement through MSMEs

- 9.91% through women-led MSEs
- 4.50% through SC/ST MSMEs

### EMPLOYEE WELLBEING & DEVELOPMENT

**₹14 Cr**
(0.11% of total revenue) spent on employee well-being

**90%** training coverage

**27%** workforce diversity: women*

## GOVERNANCE

**Upholding Integrity, Transparency and Accountability**

- Board-approved ESG Policy
- Maturity on ESG governance framework
- Reasonable ESG Assurance
- High standards of transparency & accountability
- Sound governance & strong compliance practices
- Zero Human Rights, Child Labour, Forced Labour
- Zero POSH cases
- Zero reported customer data impact from security incidents
- Strong vigilance mechanism & whistle blower policy
- Effective stakeholder engagement
- Structured, proactive & continuous engagement
- 1,520 grievances filed during the year
- 100% timely resolution of grievances
- Enterprise-wide grievance redressal mechanism

### SDG ALIGNMENT

Loan assets aligned with SDGs 6, 7 & 11

Operations support SDGs 1 & 10

Governance contributes to SDG 16

## ESG RATINGS OF HUDCO

| NSE Sustainability Ratings and Analytics Limited | SUSTAINALYTICS | CRISIL ESG Ratings & Analytics Limited | ESG Risk Assessments & Insights Limited |
|---|---|---|---|
| Stable | Low Risk (10-19.99) | Adequate | Adequate |
| 64 | 18.2 | 58 | 58 |
| (on a rating scale of 1-100) | (on a rating scale) | (on a rating scale of 0-100) | (on a rating scale of 1-100) |

*Data as on: 30.06.2026

# Highest Ever Growth Trajectory

## FY 2025–2026

Record-Breaking Performance
Across All Key Parameters



**Loan Disbursements**
**₹ 51,194.21 Cr** ▲27.86% YOY Growth

**Revenue from Operations**
**₹ 13,150.40 Cr** ▲27.54% YOY Growth

**Loan Book**
**₹ 1,60,724.30 Cr** ▲28.76% YOY Growth

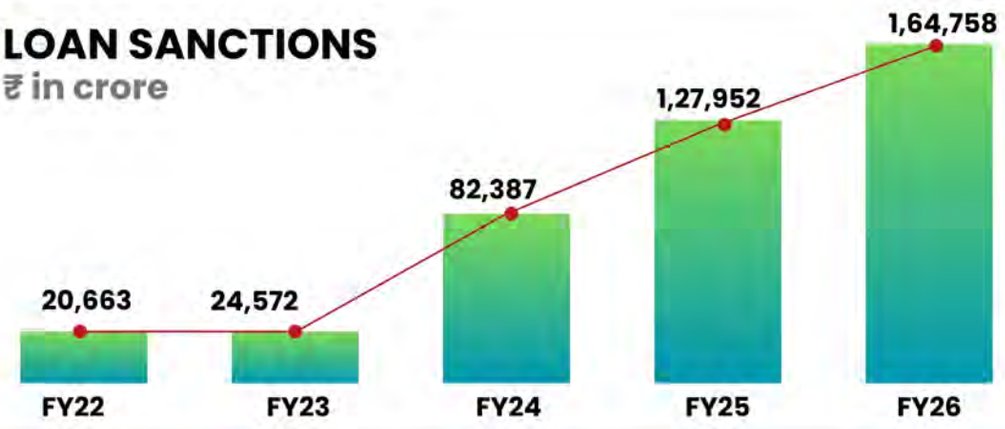
**Profit After Tax**
**₹ 4,034.37 Cr** ▲48.92% YOY Growth

**Total Loan Sanction**
**₹ 1,64,757.79 Cr** ▲28.89% YOY Growth

# Key Performance Highlights Financial Year 2025-26

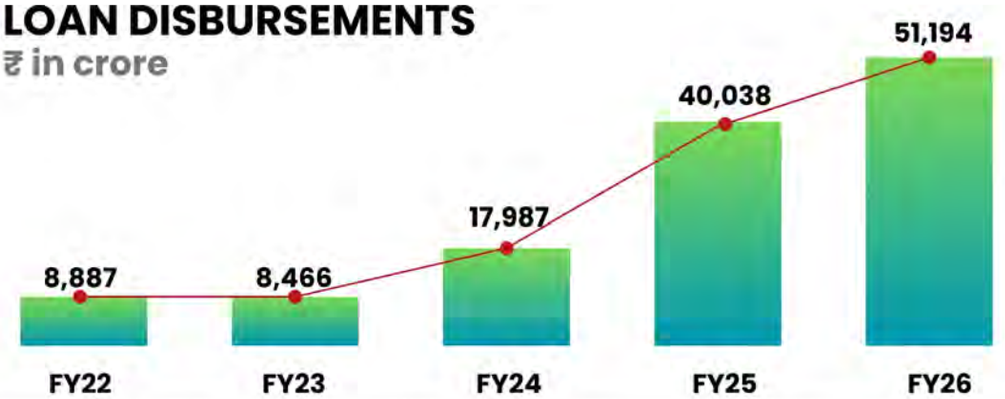
## LOAN SANCTIONS

₹ in crore



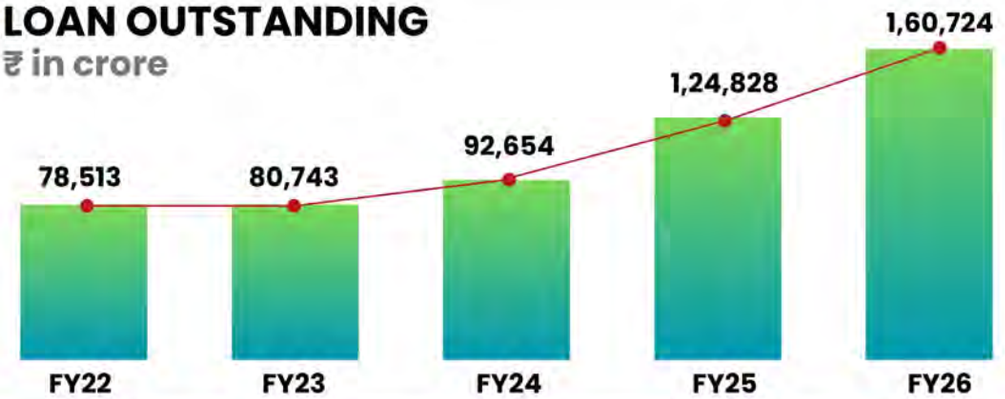

## LOAN DISBURSEMENTS

₹ in crore



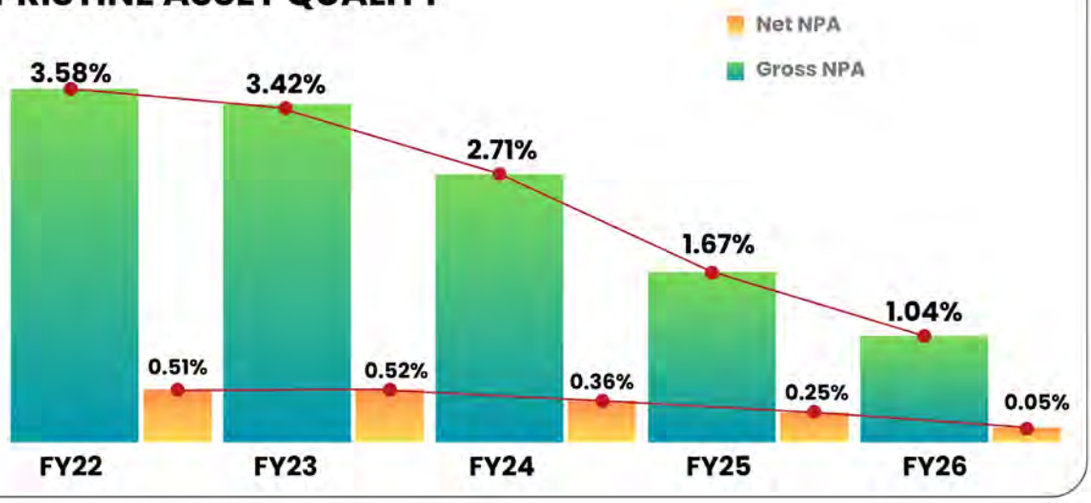

## LOAN OUTSTANDING

₹ in crore

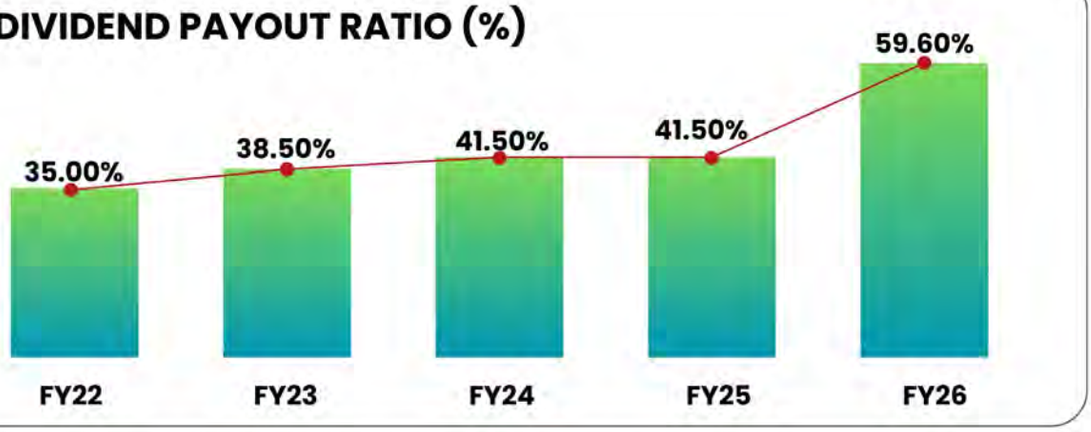


# Key Performance Highlights Financial Year 2025-26

## PRISTINE ASSET QUALITY

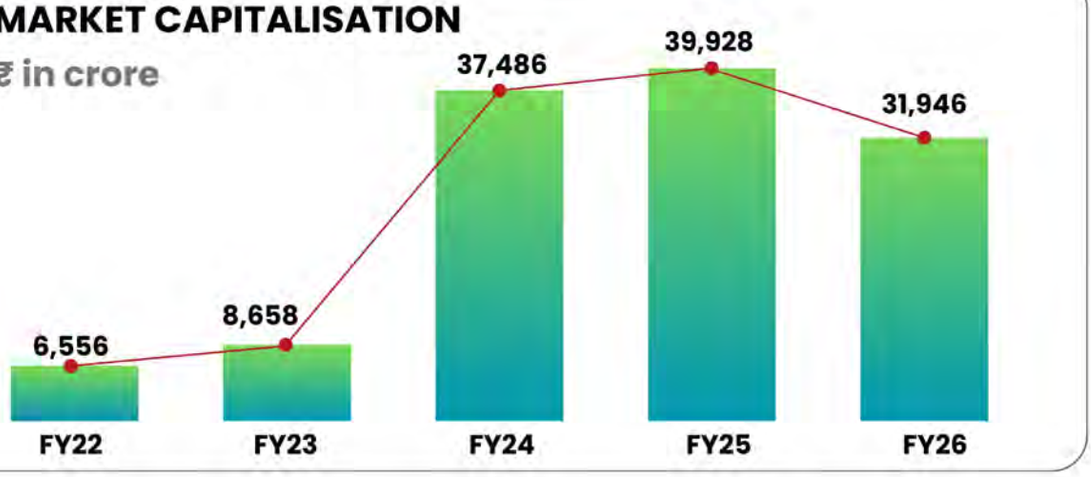



## DIVIDEND PAYOUT RATIO (%)




## MARKET CAPITALISATION

₹ in crore



# Urban Invest Window (UiWIN) :

## Core Functional Verticals

UiWin -One Stop Solution for Creation of Sustainable Urban Infrastructure for Viksit Bharat

### 01 Readiness

- **Asset Identification** Inventory & **Asset Register** Digitization
- **Maximizing Asset Value** & Performance
- **Resource Identification**, Debt Management Framework
- **Plan Borrowing** limits
- **Debt Servicing** Capacity

### 02 Project Formulation

- **Project Identification,** Conceptualization and Implementation
- **Preparation of Feasibility** Reports, DPRs , Techno-Economic Viability Studies, etc.
- **Project Structuring**
- PPP Framework

### 03 Financial Closure

- **Assistance in Credit Rating**
- Strengthening Own Revenue Resources
- Access to Multilateral, Bilateral & FDI
- **Private Funds (PPP) & Debt**
- **Municipal Bond Issuance**




| City Identification & State Commitment | Asset Register & Monetization Analysis | Preparation of Comprehensive DPRs | Bankable projects, VGF, GoI scheme convergence | Municipal Bond, PPP, Debt Intervention |
|---|---|---|---|---|

# UiWIN's Strategic Approach From Concept to Capital

Comprehensive, Area-Based and Ring-Fenced Development Approach Within Selected ULBs

## Onboarding of City & State

- Assessment of willingness & commitment
- Engagement with ULBs & Smart City SPVs

## Area Identification & Ring Fencing

- Strategic selection of contiguous & developable area for Area-Based Development (ABD)

## Assessment – Infrastructure Need & City Profile

- Gap analysis based on infrastructure need & current carrying capacity
- Review of city's income-expenditure profile
- Assessment of assets, liabilities & City Borrowing Capacity

## Formulation of Bankable Project Pipeline

- Project prioritization
- Identification of revenue generating mechanisms
- Preparation of DPRs
- Risk assessment
- Project phasing

## Project Structuring & Financial Closure

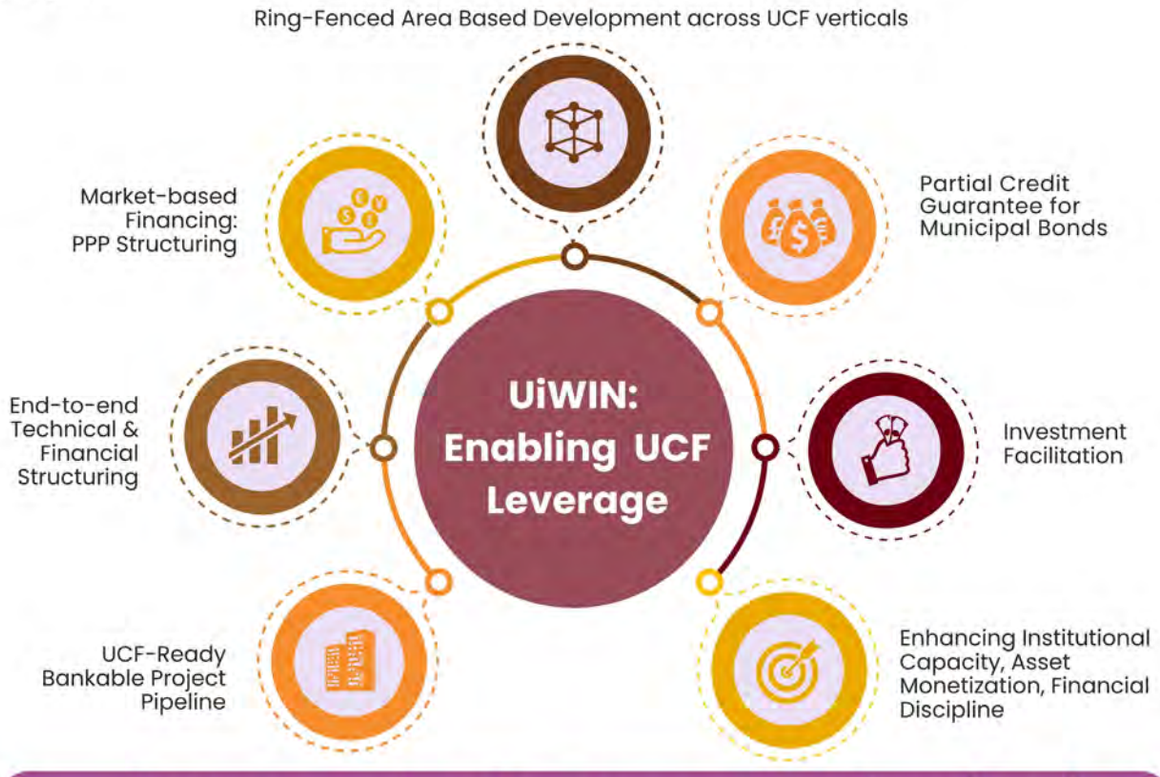
- Identification of funding sources
- Market-based Instruments: PPP, bonds, etc.; Multi-lateral financing
- Assessment for convergence with schemes
- Investor meet for bankable projects

## Implementation & Monitoring

- Execution support
- Performance monitoring

## Strategic Alignment with GoI UCF Framework

HUDCO, through UiWIN, functions as a Technical Assistance & Project Acceleration Partner, preparing ULBs to successfully access UCF funding by developing bankable, reform-linked, market-ready urban infrastructure projects




## UiWIN: Powering City Economic Regions (CER)




HUDCO's Role: Funding, Consultancy, Capacity Building Support

# MoUs under UiWIN

Under its Urban Invest Window (UiWIN) initiative, HUDCO has signed several Memoranda of Understanding (MoUs) with State Governments and Urban Local bodies(ULBs), to provide long-term financial assistance for urban infrastructure projects across the country. The initiative strengthens HUDCO's business prospects by supporting them to meet the 50% market-capital mobilisation requirement under the Urban Challenge Fund (UCF).

In addition, HUDCO is partnering with premier institutions to deliver capacity-building programmes for ULB officials, equipping them with the knowledge and skills required to address evolving urban development challenges and regional priorities. These strategic collaborations reinforce HUDCO's role as a trusted financial and knowledge partner in advancing sustainable urban development.














# CSR Activities

Our commitment to CSR goes beyond financial performance—it's a heartfelt pledge to bridge the gap between potential and opportunity through initiatives in education, healthcare, nutrition and much more.






















## REFERENCE INFORMATION

| | |
|---|---|
| **Registered Office**<br>HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003 (India) | **Shares listed at**<br>National Stock Exchange of India Limited<br>BSE Limited |
| **Registrar & Transfer Agent** | |
| **A. For Equity Shares**<br>**Beetal Financial & Computer Services Private Ltd.**<br>Beetal House, 3rd Floor, 99 Madangir,<br>Behind Local Shopping Centre,<br>Near Dada Harsukhdas Mandir,<br>New Delhi-110062<br><br>Tel. No.: 011-42959000-09<br>Email: beetal@beetalfinancial.com, hudco@beetal.in<br>Website: www.beetalfinancial.com | **B. For Bonds**<br>**a) KFin Technologies Ltd.,**<br>Selenium Building, Tower B,<br>Plot Nos. 31 & 32, Financial District,<br>Nanakramguda, Serilingampally,<br>Hyderabad, Rangareddi,<br>Telangana-500032<br><br>Tel. No.: 040-67162222<br>Tollfree: 18003094001<br>Email: einward.ris@kfintech.com<br>Website: www.kfintech.com<br><br>**b) Beetal Financial and Computer Services Private Ltd.**<br>Beetal House, 3rd Floor, 99 Madangir,<br>Behind Local Shopping Centre,<br>Near Dada Harsukhdas Mandir,<br>New Delhi-110062<br><br>Phone No.: 011-42959000-09<br>Email: beetal@beetalfinancial.com, hudco@beetal.in<br>Website: www.beetalfinancial.com |
| **Debenture Trustees for Bonds** | |
| **a) SBICAP Trustee Company Limited,**<br>Mistry Bhavan, 4th Floor,<br>122 Dinshaw Vachha Road,<br>Churchgate, Mumbai - 400020.<br><br>Tel. No.: 022- 43025555, 43025566<br>Email: corporate@sbicaptrustee.com<br>Website: www.sbicaptrustee.com | **b) Beacon Trusteeship Limited**<br>5W, 5th Floor, The Metropolitan, E-Block,<br>Bandra Kurla Complex, Bandra (East), Mumbai-400051<br><br>Tel. No.: 022-46060278<br>Email: contact@beacontrustee.co.in<br>Website: www.beacontrustee.co.in |
| **Auditors** | |
| **Secretarial Auditor**<br>VAP & Associates<br>Company Secretaries<br>(Firm Registration No. P2023UP098500) | **Statutory Auditor**<br>S A R C & Associates,<br>Chartered Accountants<br>(Firm Registration No. 006085N),<br>New Delhi |
| **Assurance Provider for BRSR**<br>M/s Mehta & Mehta<br>Company Secretaries | |
| **Depositories**<br>National Securities Depository Limited<br>Central Depository Services (India) Limited | **Company Secretary**<br>Shri Vikas Goyal |

## FINANCIAL HIGHLIGHTS

(₹ in Crore)

| PARTICULARS | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---|---|---|---|---|---|
| Revenue from Operations | 6,954.08 | 7,049.46 | 7,784.29 | 10,311.29 | 13,150.40 |
| Gross Income | 6,997.66 | 7,086.18 | 7,948.10 | 10,348.38 | 13,327.13 |
| Profit Before Tax (excluding Extraordinary and Exceptional Items) | 2,345.94 | 2,289.41 | 2,843.44 | 3,636.66 | 3,221.44 |
| Profit After Tax | 1,716.60 | 1,701.62 | 2,116.74 | 2,709.14 | 4,034.37 |
| Share Capital - Equity | 2,001.90 | 2,001.90 | 2,001.90 | 2,001.90 | 2,001.90 |
| Reserves & Surplus | 12,466.42 | 13,443.35 | 14,612.40 | 15,967.89 | 18,533.30 |
| Shareholders Fund | 14,468.32 | 15,445.25 | 16,614.30 | 17,969.79 | 20,535.20 |
| Perpetual Debt Instruments | | | | | 1,442.00 |
| Net Worth (Average) | 13,828.68 | 14,956.79 | 16,029.78 | 17,292.05 | 19,973.50 |
| Total Borrowings | 61,503.04 | 62,905.08 | 73,995.90 | 1,07,296.76 | 1,41,677.00 |
| Loan Outstanding (Refer Note 10 of Standalone Financial Statements) | 76,989.92 | 79,236.97 | 91,365.05 | 1,24,340.71 | 1,60,547.15 |
| Total Borrowings/Net Worth (%) | 425.09 | 407.28 | 445.37 | 597.10 | 644.65 |
| PAT/Net Worth (Average) (%) | 12.41 | 11.38 | 13.21 | 15.67 | 20.20 |
| Dividend (including Interim Dividend and Proposed Dividend, if any) | 700.66 | 770.73 | 830.79 | 830.79 | 1,211.15 |
| Dividend/PAT (%)* | 40.82 | 45.29 | 39.25 | 30.67 | 30.02 |
| Dividend/Net Worth (Average) (%)* | 5.07 | 5.15 | 5.18 | 4.80 | 6.06 |
| Earning per share (₹) (Face value of ₹ 10/- per share)** | 8.53 | 8.53 | 10.57 | 13.53 | 20.15 |

*Dividend for the Financial Year 2021-22, includes Interim Dividend of ₹150.14 Crore and Final Dividend of ₹550.52 Crore approved by the Shareholders at the AGM, thereby making Total Dividend to ₹700.66 Crore. Dividend for the Financial Year 2022-23, includes Interim Dividend of ₹150.14 Crore and Final Dividend of ₹620.59 Crore approved by the Shareholders at the AGM, thereby making Total Dividend to ₹770.73 Crore. Dividend for the Financial Year 2023-24, includes Interim Dividend of ₹300.29 Crore and Final Dividend of ₹530.50 Crore approved by the Shareholders at the AGM, thereby making Total Dividend to ₹830.79 Crore. Dividend for the Financial Year 2024-25, includes Interim Dividend of ₹620.59 Crore and Final Dividend of ₹210.20 Crore approved by the Shareholders at the AGM, thereby making Total Dividend to ₹830.79 Crore. Dividend for the Financial Year 2025-26, includes Interim Dividend of ₹910.86 Crore and Final Dividend of ₹300.29 Crore to be approved by the Shareholders at the AGM, thereby making Total Dividend to ₹1211.15 Crore.

**The Face value of Equity Shares of company has been sub-divided from ₹1000/- to ₹10/- in the Extraordinary General Meeting held on 28th March, 2016. Accordingly, Paid-up Equity Shares of the company stands changed from 2,00,19,000 shares of ₹1000/- each to 2,00,19,00,000 shares of ₹10/- each.

## OPERATIONAL HIGHLIGHTS

(₹ in Crore)

| PARTICULARS | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---|---|---|---|---|---|
| **No. of Schemes Sanctioned** | 44 | 41 | 74 | 79 | 96 |
| **Loan Sanctioned (Rs. In Crore)** | 20663.20 | 24571.98 | 82386.54 | 127952.49 | 164757.79 |
| **Amount Released (Rs. In Crore)** | 8887.00 | 8465.92 | 17987.03 | 40037.51* | 51194.21* |
| **Dwelling Units** | | | | | |
| **- Total** | 88523.00 | 349308.00 | 116524.00 | 41754.00 | 222076.00 |
| **- % of EWS & LIG** | 99.74 | 99.94 | 99.80 | 99.65 | 99.80 |
| **Sanitation Units** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| **Urban Infrastructure Projects** | 32.00 | 36.00 | 61.00 | 76.00 | 89.00 |
| **UI Loan Sanctioned (Rs. In Crore)** | 18903.82 | 21106.19 | 73487.77 | 122331.14 | 155147.74 |

*Figure excluding Niwas



# Brief Profile of Directors



**Shri Sanjay Kulshrestha**
Chairman & Managing Director
(DIN : 06428038)

**Shri Sanjay Kulshrestha**, aged 57 years, assumed charge as the Chairman & Managing Director (CMD) of the Company on 16th October 2023. With more than three decades of distinguished experience in infrastructure development and financing, he is a seasoned leader with deep expertise in urban infrastructure, project finance, institutional development and public policy implementation.

Starting his career with a Multinational Company, Shri Sanjay Kulshrestha's professional journey spans across various prestigious roles in State PSUs, Private sector Companies and Central Public Sector Undertakings. Prior to joining HUDCO, he served for over 17 years at REC Limited, a Maharatna NBFC under the Government of India, where he held several strategic leadership positions, overseeing business operations, consultancy services and corporate social responsibility initiatives.

At HUDCO, Shri Kulshrestha is driving Company's transformation into a comprehensive urban infrastructure financing and advisory institution, aligned with **"Viksit Bharat @ 2047"** vision of the Government of India. His leadership focuses on strengthening HUDCO's role in financing sustainable urbanisation by supporting projects across housing, urban mobility, water supply, sewerage, Sanitation, social infrastructure and other critical urban development sectors. Recognised for his strategic perspective on infrastructure financing, Shri Kulshrestha is committed to positioning HUDCO as India's premier 360-degree urban infrastructure solutions provider, delivering integrated financing, advisory and capacity-building services that support resilient cities, climate-responsive infrastructure and inclusive urban growth.

Leveraging his extensive experience in infrastructure financing, Shri Kulshrestha has consistently advocated an integrated approach to urban development by fostering close collaboration with State Governments, Urban Local Bodies, Development Authorities and public agencies. His emphasis on early-stage project conceptualisation, technical and financial appraisal, institutional capacity building and structured advisory support is poised to contribute to the development of bankable urban infrastructure projects, enabling States and implementing agencies to access long-term financing for sustainable development.

Shri Kulshrestha is also spearheading initiatives aimed at broadening HUDCO's resource base through diversified market borrowings, optimisation of the Corporation's cost of funds and enhanced engagement with domestic and international capital markets. His focus on prudent financial management, digital transformation, governance excellence and innovation continues to strengthen HUDCO's institutional resilience and operational efficiency.

Shri Sanjay Kulshrestha is not holding directorship in any company other than HUDCO.



**Shri M. Nagaraj**
Director (Corporate Planning)
(DIN : 05184848)

**Shri M. Nagaraj,** aged 59 years, is the Director (Corporate Planning) of the Company since 1st February, 2019. Shri M. Nagaraj holds qualification/degree of Cost Accountant, Company Secretary, MBA with specialisation in Finance and CAIIB.

Shri M. Nagaraj is having 35 years of vast experience to his credit in diversified fields/sectors like Housing Infrastructure Finance, Skill Development & Micro Finance in Social Sector and International Trading, with strong fundamentals in Managerial Capabilities and e-governance for corporate sector.

Before joining HUDCO as Director (Corporate Planning), Shri M. Nagaraj, served PEC Limited under the Ministry of Commerce and Industry as its Chairman & Managing Director. He was also Managing Director in National Safai Karmacharis Finance and Development Corporation under the aegis of Ministry of Social Justice and Empowerment. Before that, he was Director in IIFCL Projects Limited and also General Manager in IIFCL under Ministry of Finance, handling the portfolios of Project Finance especially Take-out Finance Scheme of IIFCL, Board Secretariat, Vigilance Activities, Business Development, etc.

Shri M. Nagaraj holds directorship in two companies other than HUDCO namely: Bangalore Metro Rail Corporation Limited and National Industrial Corridor Development Corporation Limited.



**Shri Daljeet Singh Khatri**
Director (Finance) & CFO
(DIN : 06630234)

**Shri Daljeet Singh Khatri**, aged 55 years, is the Director (Finance) of the Company since 14th August, 2024. He is an Associate Member of the Institute of Cost Accountants of India. He is also a Certified Associate of Indian Institute of Bankers.

Shri Daljeet Singh Khatri has over 28 years of experience in various Financial Institutions such as REC, SIDBI and NHB. Prior to joining HUDCO, he was working with REC as Executive Director (Finance). He was instrumental in implementation of various systemic improvements in REC. He has diverse experience in core finance functions such as Domestic and International Funds Mobilization, Treasury Management, Project Appraisal, Assets and Liability Management, Risk Function, Financial Concurrence and Formulation of Financial Policies, Contracts and Procurement Management etc.

Shri Daljeet Singh Khatri is not holding directorship in any company other than HUDCO.



**Shri Sanjeet (IRAS)**
Part-Time Official Director
(DIN : 09833776)

**Shri Sanjeet**, aged 54 years, is an Indian Railway Accounts Service (IRAS) Officer of 1998 batch. Presently, he is serving as Joint Secretary & Financial Advisor in the Ministry of Housing and Urban Affairs, Government of India since 12th December, 2022.

Shri Sanjeet, holds Masters and M.Phil. degree(s) in International Studies from Jawaharlal Nehru University, New Delhi in addition to Master of Business Administration.

Shri Sanjeet has around 28 years of rich, varied and multi-disciplinary experience in the field of Finance & Accounts, Administration, financial appraisal of proposals, Expenditure & Budgetary issues, Tender and Contract management, Procurement & Auction, Policy issues on Pay & Allowances and Audit functions. He has in the past held various important positions in the Indian Railways. Before joining as JS&FA, he was posted as Executive Director in Railway Board. He has also worked as GM F&A in CONCOR, a Railway PSU, Financial Advisor in Northern Railway and Senior Divisional Finance Manager, Lucknow.

Shri Sanjeet has attended various training programmes and workshops both domestic and international level. He was also part of the HUDCO delegation to raise funds from Japan & Singapore (Multilateral Development Banks). He has attended Advanced Management programme from ISEAD, Singapore and ICLIF, Malaysia. He was part of Finance & Accounts Technical Training Programme at European School of Business, London and Paris. Shri Sanjeet has also attended Container Terminal Management program at Antwerp, Belgium. He has attended Eighth Annual India unlimited Investors conference at Singapore.

Shri Sanjeet was instrumental in setting up of New Computer Centre in Traffic Accounts Office & implementation of PRIME, disposal of scrap, Clearing of Traffic suspense, for which he has been conferred with various awards from time to time. He has also been awarded Certificate of Merit from National Institute of Financial Management.

Shri Sanjeet holds directorship in nine companies other than HUDCO namely: NBCC (India) Limited, Hindustan Prefab Ltd., Gujarat Metro Rail Corporation Limited, Uttar Pradesh Metro Rail Corporation Limited, Kolkata Metro Rail Corporation Limited, Noida Metro Rail Corporation Ltd., Gurugram Metro Rail Ltd. Bangalore Metro Rail Corporation Limited and Rajasthan Metro Rail Corporation Limited.



**Shri Baldeo Purushartha (IAS)**
Part-Time Official Director
(DIN : 07570116)

**Shri Baldeo Purushartha**, aged 52 years, is a 2002 batch Indian Administrative Service (IAS) officer of Punjab cadre. He has served in various field and secretariat positions in the Government of Punjab and the Government of India. At present, he is working as Joint Secretary in the Department of Economic Affairs, Ministry of Finance, Government of India. He also represents the Government of India on the Board of many Central Public Sector Enterprises. He has received award from the Hon'ble Prime Minister for making Chandigarh, the first Million Plus ODF city.

Shri Baldeo Purushartha holds Post Graduate degree from the University of Delhi, India. As Joint Secretary, DEA, he has contributed to and shaped various books on PPP in infrastructure, namely, Reference Guide for setting up State PPP Units; Reference Guide for PPP Project Appraisal; Reference Guide for Project Implementation Mode Selection – Waterfall Framework; Transaction Advisors for PPP Projects: Manual for use of the Panel, etc. He has also written many articles on Infrastructure & PPP in various magazines.

Shri Baldeo Purushartha is not holding directorship in any Company other than HUDCO.

# Building Better Cities Transforming Everyday Lives

Chairman's Message | 56th Annual General Meeting | FY 2025-26



## Distinguished Shareholders,

It gives me immense pleasure to welcome you all to your Company's 56th Annual General Meeting. The enduring support and trust reposed by our shareholders and stakeholders in our strategic vision and operational excellence have catalysed the Company's transformation into a diversified Infrastructure Finance Company, aligned with the grand national vision of a 'Viksit Bharat' by 2047 - one that improves lives, creates equitable opportunities and builds sustainable infrastructure for all.

Your Company's core commitment is ***'Financing Infrastructure for a Viksit Bharat'***. Today, HUDCO is playing a vital role in national development, which is demonstrated by its status as one of India's prestigious Navratna CPSEs. As we look to scale this impact, we must acknowledge the broader global and domestic macro environment in which we operate.

## 01 India's Resilience in a Transforming World

As we have all experienced, the year under review unfolded in an increasingly uncertain global environment marked by geopolitical tensions, evolving trade dynamics, the reconfiguration of global supply chains, rapid advances in Artificial Intelligence, the growing imperative for climate resilience and sustainability, and the rise of urbanisation as a key driver of economic growth and societal transformation. Together, these forces are reshaping the way nations compete, invest and develop.

Against this backdrop, **India continued to demonstrate remarkable economic resilience**, remaining among the fastest-growing major economies in the world. While geopolitical developments and volatility in global commodity and energy prices exerted pressure on inflation and external balances, the Indian economy remained well supported by prudent fiscal and monetary policies, resilient domestic demand, sustained public capital expenditure and a strong financial system. These sound macroeconomic fundamentals continued to reinforce investor confidence and support India's long-term growth trajectory.

While this performance is encouraging, our greatest challenge is not simply to achieve high growth, but to sustain it over the coming decades. As India's economy expands, the drivers of future growth will need to become broader, stronger and more productive. In this evolving growth paradigm, urbanisation assumes critical importance.

## 02 Cities at the Heart of India's Growth Story

As India advances towards becoming a **USD 30 Trillion (~₹2890 Lakh Crore)** economy over the next two decades as envisaged by NITI Aayog, a fundamental question arises: **where will this growth originate? The answer lies in India's cities. Well-planned cities**, supported by quality urban infrastructure, will serve as the **principal engines of economic growth, generating significant multiplier effects** by crowding in private investment, enhancing productivity, creating employment, fostering innovation and expanding economic opportunities.




While these benefits are evident across the urban centres, the greatest opportunity now lies beyond the largest metropolitan cities like Mumbai, Bengaluru, Delhi. The next chapter of **India's growth story will increasingly be driven by Tier-II and**

**Tier-III cities such as Surat, Indore and Coimbatore**, which are supported by improved connectivity, industrial corridors, digital infrastructure and expanding economic opportunities. These cities are emerging as new engines of growth, offering India the opportunity to achieve more balanced, inclusive and regionally distributed development.

## 03 Urban Development: Improving Everyday Lives

**Economic growth, however, is only one measure of successful urbanisation.** The true purpose of urban development is to improve the everyday lives of people by creating **cities that are more liveable, resilient and inclusive**. India's future will therefore be shaped not only by the way it plans, develops and prepares its cities for tomorrow, but also by how effectively those cities enhance the quality of life of every citizen. Strong cities are those, where a young family can own an affordable home, where a commuter spends less time in traffic because of efficient public transport, where every household has access to safe drinking water, sanitation and reliable public services, where children grow up in clean and safe neighbourhoods, where senior citizens can access quality healthcare and public spaces with dignity and where businesses thrive because of dependable infrastructure and efficient logistics.

***The success of urban development is measured not by number of projects completed, but by the improvement it brings to the everyday lives of people.***

These aspirations are becoming increasingly important as India undergoes one of the largest urban transformations in human history. According to the United Nations projections, **India is home to over 55.5 Crore urban residents today and by 2050, the country is projected to reach a significant demographic milestone, with over 50% of our population - approximately 87.7 Crore people residing in urban areas**. Cities contribute nearly 60 percent of India's GDP and their role as centres of productivity, innovation, employment and investment will only become more significant in the years ahead. At the same time, the infrastructure needed to support this transformation is immense. The World Bank estimates that **India will require nearly ~₹80 Lakh Crore in urban infrastructure investment between 2021 and 2036**. However, the success of this investment will not be determined by the amount spent alone, but by how effectively it transforms India's cities into productive, liveable and resilient urban centres. Meeting this unprecedented urban challenge will require a **fundamental rethinking of how India's cities are planned, financed and developed**.

| | | |
|---|---|---|
| ***55.5 Crore → 87.7 Crore*** | ***~60%*** | ***₹80 Lakh Crore*** |
| *Urban population, today → 2050* | *Share of India's GDP from cities* | *Urban infra investment need (2021-36)* |

## 04 Rethinking How We Plan, Finance and Develop Cities Around People

As India builds the cities of a developed nation, it must draw upon global best practices, while adapting them thoughtfully to its own unique context, reflecting the country's diversity, scale and development priorities. Advanced economies such as Singapore, Japan and South Korea offer valuable lessons in integrated land use and transport planning, smart infrastructure, digital governance and climate-resilient urban development. European cities such as Copenhagen and Amsterdam demonstrate how **walkable neighbourhoods, Complete Streets, protected cycling infrastructure and interconnected green networks can enhance both liveability and economic productivity.**

Planning approaches such as **Transit-Oriented Development (TOD), mixed-use development and walk-to-work or 15-minute neighbourhoods** further illustrate how bringing homes, workplaces, education, healthcare and essential services closer together can improve accessibility rather than merely mobility, reduce travel demand and enhance the quality of urban life. At the same time, countries such as China, Vietnam and Indonesia demonstrate how rapid urbanisation can be supported through coordinated housing and infrastructure development.

The common lesson across these experiences is that **cities achieve their greatest economic potential when infrastructure is planned as an integrated system rather than as isolated assets**. India has made significant strides in expanding urban infrastructure over the past decade; however, the **full multiplier benefits of urbanisation** will be realised only when transport, housing, land use, public services, environmental infrastructure and governance evolve in a coordinated manner. Such integration not only improves productivity, reduces the cost of doing business and strengthens climate resilience, but also enhances the ease of living, enabling India's cities to become **vibrant, competitive and sustainable engines of economic growth.**

***It is in this context, that HUDCO sees its role, not merely as a financier, but as a nation-building institution.***

Since its inception, HUDCO has been one of India's foremost development finance institutions dedicated to housing and



urban infrastructure. Over the past 56 years, we have partnered with Governments, Urban Local Bodies and public institutions to finance projects that have transformed communities across the country. **HUDCO believes that its role extends beyond financing infrastructure to financing better urban outcomes** by supporting States and Urban Local Bodies through project conceptualisation, preparation of Detailed Project Reports (DPRs), technical advisory, financial structuring, capacity building and long-term financing. This enables integrated project designs that align mobility, housing, public services, environmental sustainability and economic development from the planning stage itself.

***AS INDIA EVOLVES to become a developed nation, SO MUST HUDCO – to drive the next phase of India's urban transformation.***

## 05 Repurposing HUDCO for a New India

As the saying goes, 'change is the only constant'. As India's development priorities become more ambitious and its infrastructure requirements more complex, HUDCO is consciously repurposing itself to remain at the forefront of the country's urban transformation. While its developmental mandate remains unchanged, the way it delivers that mandate is evolving through innovative financing models, stronger partnerships and enhanced institutional support for cities.

HUDCO is expanding beyond the traditional role of a development lender to become a **comprehensive urban development partner - one that combines long-term finance with technical expertise, institutional capacity building and sustainable development to support India's journey towards *'Viksit Bharat'***. Through the repurposing efforts taken during the year, your Company unlocked greater value from existing resources by optimizing resource utilization, enhancing operational efficiency and strategically redeploying capital which increased its financial strength and institutional resilience.

## 06 Internal Policy Tailwinds Driving Long-Term Value

When an institution aims for a major quantum jump in scale, it cannot come from sudden surges in performance. **Growth of that magnitude must be systematically engineered**. Sustainable growth requires building strong institutional foundations through robust risk management, digital transformation and continuous talent development before expanding the balance sheet. By strengthening these internal capabilities today, your Company is ensuring that its future growth remains stable, resilient and sustainable over the long term. Some of the key initiatives taken during FY2025-26 that are driving this transformation are outlined below:

**Leveraging Navratna Status and NBFC-IFC Positioning:** Continued to harness the strategic benefits of its Navratna status and NBFC-IFC classification, enabling greater operational flexibility, enhanced resource mobilisation and expanded engagement in infrastructure financing opportunities, thereby supporting sustainable business growth and long-term value creation.

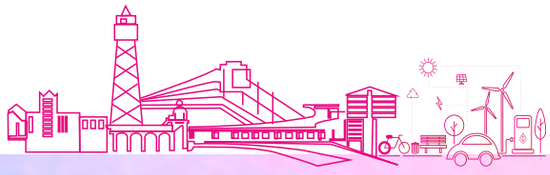
**Strong Goal Setting and Monitoring Execution:** Continued focus on business targets, project monitoring and timely follow-up improved sanction-to-disbursement conversion, reduced turnaround time and strengthened execution efficiency.

**Market Intelligence and Growth:** Maintained close oversight of market developments to proactively identify growth opportunities, strengthen customer engagement, manage risks and align business strategy with evolving sectoral trends.

**Expansion of Infrastructure Financing through PPP Engagements:** Expanded lending under PPP mode across five key sectors-Roads, Real Estate, Energy, Airports and Seaports, broadening the Company's financing footprint and supporting the country's growing infrastructure requirements.

**Institutional Strengthening:** Undertook comprehensive policy reviews across lending, resource mobilisation, consultancy, human resources, CSR, asset monetisation and governance to ensure policies remain responsive to changing business requirements.

**Digital Transformation:** Our digital transformation journey gathered further momentum during the year with the implementation of ERP, wider adoption of E-Office and increased digitisation of business processes leading up to paperless systems. These initiatives have strengthened operational efficiency, enhanced transparency and improved service delivery, reflecting our commitment to innovation and sustainability.



**Maintaining Best-in-Class Asset Quality:** Focused recovery efforts through revised recovery policies, close monitoring of stressed assets and periodic review of recovery mechanisms enabled HUDCO to sustain near-zero Net NPAs.

**Strengthening Governance and Risk Management:** The Company's governance framework is built on the pillars of financial prudence, transparency, and accountability. Over the past year, the Company has matured this architecture by further empowering its Chief Risk, Compliance, and Information Security officers. By integrating these critical functions into daily operations, HUDCO has proactively strengthened its ability to manage emerging risks and safeguard its assets. This evolution ensures that as the Company scales, its growth remains anchored in the highest standards of ethical conduct and responsible stakeholder value.

**Optimising Cost of Funds through Diversified Borrowings:** Adopted a diversified borrowing strategy through domestic and international sources, including ECBs, 54EC Capital Gain Bonds, ESG loans and HUDCO's first-ever Perpetual Bonds, supported by an updated investment strategy. This reduced borrowing costs, improved returns, strengthened capital base and enhanced ALM profile. Building on this strategy, HUDCO is exploring the mobilisation of up to ~₹9600 Crore through overseas borrowings under the recently announced Reserve Bank of India's concessional forex swap facility, enabling access to competitively priced long-term foreign capital with lower hedging costs, thereby further strengthening our resource base to finance India's expanding housing and urban infrastructure needs.

**Embedding Sustainability into Business Strategy:** Your Company's lending portfolio has been delivering significant environmental and social outcomes since its inception by financing projects that improve the quality of life of millions and by reaching underserved sectors and geographies. Recognising that sustainability is becoming increasingly integral to infrastructure financing, HUDCO further strengthened its ESG agenda during the year. The Company deployed proceeds from its ESG loan facility towards projects generating measurable environmental and social outcomes, including sustainable water and wastewater management projects in Rajasthan and electric mobility infrastructure for the Telangana State Road Transport Corporation. These investments are improving access to safe drinking water, promoting cleaner public transport and supporting India's climate and inclusive development goals.

**Building Knowledge Capital:** Beyond financing, HUDCO continues to strengthen its role as a knowledge institution through its consultancy services and capacity-building verticals. Through its consultancy services, the Company supports Governments and public agencies in urban planning, architecture, engineering and project management services. Its Training arm, the HSMI conducted 55 training programmes benefiting over 3,300 officials, including international programmes under the Ministry of External Affairs, covering emerging areas such as public-private partnerships (PPPs), urban transport, circular economy, cyber security and energy-efficient buildings.

**Creating Social Impact through CSR:** Strengthened the CSR framework through policy updates, enhanced governance and improved monitoring. Some of the Company's flagship CSR initiatives, including HUDCO Pehal and Green Miles, More Smiles, were implemented through the direct implementation model, enabling greater oversight, faster execution and more effective utilisation of resources. These initiatives reflect HUDCO's commitment to building more inclusive, sustainable and people-centric communities while reducing implementation delays and maximising the social impact of every rupee spent. Your Company's CSR initiatives strengthened healthcare infrastructure through support to AIIMS and Cancer Institutes in Chennai and Gujarat, upgraded health facilities in aspirational districts, promoted sustainable urban living through solid waste management, including electric garbage collection vehicles and sanitation equipment for Urban Local Bodies, supported renewable energy through solar installations at Government Health Sub-Centres in Telangana and contributed to wildlife habitat conservation in Madhya Pradesh.

**Investing in Human Capital:** Strong institutions are built by capable, committed and future-ready people. As HUDCO continues to evolve to meet the changing needs of the nation, the Company remains committed to building a high-performing and agile workforce. The Company strengthened organisational capabilities through recruitment of young professionals and experienced lateral talent, mentorship programme to handhold the new employees of the Company and pass on the corporate values to them, complemented by structured learning, leadership development, digital capability enhancement, succession planning and a culture of innovation, collaboration, integrity and excellence.

**Enhancing Investor Confidence and Stakeholder Engagement:** Continued to strengthen investor trust through high standards of transparency, corporate governance and proactive engagement with investors, regulators and lenders, reinforcing your Company's reputation as a responsible financial institution committed to fostering long-term shareholder prosperity.

The strength of these strategic initiatives is reflected in the Company's robust operational and financial performance during the year.

## 07 Operational and Financial Performance

- **Record Annual Loan Sanctions** of ₹1,64,758 Crore, marking a 29% growth over previous year.
- **Highest-ever disbursements** of ₹51,194 Crore, a remarkable 28% growth.
- **All time High Loan Book** of ₹1,60,724 Crore, an impressive 29% increase from ₹1,24,828 Crore in previous year.
- **Total Income** increased to ₹13,327 Crore, which is a 29% increase over previous year.
- **Historic high Net Profit** of ₹4,034 Crore, registering a growth of nearly 49% over the previous year.
- **Net Worth strengthened** to ₹21,977 Crore, further reinforcing the Company's financial foundation for future growth.
- **Asset Quality remains robust** with Gross NPA at 1.04% and Net NPA at an industry-leading 0.05%, supported by a strong provision coverage ratio of 94.90%.
- **NPA Recovery** of ₹402.96 Crore from outstanding NPAs.
- **Overall Cost of Borrowings was reduced** by 27 bps during the year to 7.17% from 7.44%.
- **Capital Adequacy Ratio** stood at a healthy 39.93%, comfortably above the regulatory requirement of 15%.
- **Highest-Ever Dividend** of ₹6.05 per equity share for FY2025-26, amounting to ₹1211.15 Crore (including final dividend of ₹1.50 per equity share for FY 2025-26, subject to approval of shareholders at this Annual General Meeting).
- **MoU Rating**: secured the 'Excellent' MoU rating in FY2024-25, for the second consecutive year, reaffirming our consistent operational excellence.
- **Market Capitalisation:** Strong investor confidence was reflected in HUDCO's market capitalisation crossing ₹44,000 Crore.
- **ESG Ratings:** 'Adequate' and 'Low Risk' ESG Rating, which reflects the effectiveness of our ESG practices and our continued commitment to responsible and sustainable value creation.
- **Credit Ratings:** HUDCO maintained the highest domestic credit ratings of 'AAA' with a 'Stable' outlook from India Ratings, ICRA, CARE and Acuite (for perpetual debt), while its international ratings from Fitch, Moody's and Japan Credit Rating Agency remained mapped to Sovereign Rating.

## 08 Sectoral Drivers of HUDCO's Growth

Your Company's strong financial performance is driven by a diversified and resilient lending portfolio that spans the entire urban development value chain. As a premier techno-financing institution, **HUDCO is a sector-agnostic institution financing a wide spectrum of sectors -** from Affordable Housing, Water Supply & Sanitation, Transport & Logistics, Renewable Energy, Social & Commercial Infrastructure, Smart Cities and emerging areas such as Climate-Resilient Infrastructure, Ports etc.

These efforts are not merely about strengthening HUDCO as an organisation. They are about preparing the institution to play a larger role in supporting India's next phase of urban development.

And that larger role is...

## 09 Urban Transformation through Commitment to create Strong Institutions

As India's urbanisation gathers pace, financing alone will not be sufficient to meet the scale and complexity of the challenge. **Strong urban institutions, empowered local bodies and sustainable municipal finances will be equally essential.**

The latest Economic Survey highlights that while cities contribute significantly to India's economic output, municipal finances remain constrained relative to the scale of responsibilities they are expected to shoulder. Bridging this gap between economic importance and institutional capacity will be critical to unlock the full potential of India's urban transformation.

***This places Urban Local Bodies at the centre of India's urban development journey***



The importance of strengthening Urban Local Bodies has been further reinforced by the recommendations of the **16th Finance Commission**. Recognising the pivotal role of cities in India's future growth, the Commission **has recommended grants of over ₹3.56 Lakh Crore for Urban Local Bodies during 2026-31, including a 'Special Infrastructure Component' of ₹56,100 Crore for urban infrastructure and wastewater management and an *'Urbanisation Premium'* of ₹10,000 Crore to support planned urban expansion and peri-urban** transformation. The Urbanisation Premium encourages anticipatory planning -investing in infrastructure before urban growth accelerates. These recommendations reflect a clear national policy direction towards creating financially stronger, investment-ready and professionally managed city governments capable of delivering sustainable urban infrastructure and improved quality of life.




Recent work by NITI Aayog emphasizes that **India's next phase of urban growth will require empowered Urban Local Bodies with stronger municipal finances, professional management, technology-enabled governance and greater access to market-based financing**. As cities become more investment-ready, they will be better positioned to deliver high-quality urban infrastructure.

In this endeavour, your Company will be playing a pivotal role with its depth of experience, pan-India presence and enduring relationships that HUDCO has built over the last 56 years. Our association with States, Urban Local Bodies, Housing Boards, Development Authorities and Infrastructure Agencies spans every region of the country and provides us with a unique understanding of India's urban development landscape.

***HUDCO's ability to combine long-term finance with technical expertise, project preparation support, advisory services, capacity building and deep engagement with city governments is a rare and unparallelled combination.***

**HUDCO took the first step towards institutional transformation of ULBs by launching a landmark initiative - Urban Invest Window (UiWIN), under the guidance of the Ministry of Housing & Urban Affairs**. The name UiWIN reflects the philosophy behind the initiative - **"You Win, I Win."** When Urban Local Bodies become stronger, cities attract more investment, infrastructure projects are implemented faster, businesses flourish, citizens enjoy a better quality of life, and the nation progresses. **It is a partnership where every stakeholder benefits**.

Working closely with State Governments and Urban Local Bodies, UiWIN will build a pipeline of bankable and investment-ready urban projects. It will help cities leverage initiatives such as the Urban Challenge Fund, promote integrated planning across City Economic Regions (CERs), and facilitate access to market-based financing through municipal bonds and the Special Infrastructure Grant recommended by the 16th Finance Commission.




***UiWIN supports cities through the entire project lifecycle - from conceptualization to implementation.***

## 10 Enabling India's Next Phase of Urban Transformation - Developing the Cities of Tomorrow

India is entering a defining phase of its development journey. The coming decades will not merely witness the expansion of our cities, they will determine how future generations live, work, travel and prosper. The cities of tomorrow must be designed not merely to accommodate a growing population, but to improve the quality of life of every citizen. They should be **people-centric, accessible and inclusive, where homes, workplaces, education, healthcare and public transport are well integrated**. They should be walkable, transit-oriented and climate-resilient, supported by green corridors, efficient public services and circular resource systems that maximise the reuse of water, energy and waste. Above all, they should be economically vibrant, digitally enabled and institutionally strong, creating an urban ecosystem that enhances productivity, sustainability and the ease of living. **HUDCO aspires to contribute to this transformation by combining technical expertise with long-term development finance, helping States and Urban Local Bodies conceive and implement integrated urban projects that deliver enduring social, economic and environmental outcomes. Through this approach, the Company seeks not merely to finance infrastructure, but to help shape cities that improve the everyday lives of people.**

Meeting these aspirations will require **a new paradigm of urban development - one that prioritises institutional capacity, financial sustainability and investment readiness alongside infrastructure creation.**

***The nation can become a 'Viksit Bharat' only when our cities become 'Viksit'. For 'Viksit Cities', we need 'Viksit Urban Local Bodies' who are the implementors of projects.***

Accordingly, the **urban development model has to now shift from a grant-based approach to a challenge-based, reform-oriented and investment-led model**, where cities are encouraged to strengthen governance, improve project preparation and attract long-term capital. This marks a fundamental shift in the way urban infrastructure will be planned, financed and delivered.

Strengthening the Urban Local Bodies does not mean that they are unable to deliver. In fact, many municipalities have already shown what is possible through governance reforms, better financial management and successful municipal and green bond issuances that have received encouraging investor response. **The real opportunity now is scaling these successes across hundreds of smaller cities**, which is where institutions like HUDCO can make the greatest difference by supporting project preparation, capacity building and access to long-term finance.

To realise this vision and build a strong pipeline of future business, HUDCO is deepening its engagement with State Governments, Urban Local Bodies (ULBs) and other public sector institutions through long-term strategic partnerships. These collaborations not only strengthen the Company's future business pipeline but also enable the planning, financing and implementation of transformative urban infrastructure across the country.

## 11 Building the Future Business Pipeline through Strategic Partnerships

HUDCO continues to strengthen its position as the Government's preferred techno-financing institution by forging long-term strategic partnerships with State Governments. Over the last two years, the Company has signed six Memoranda of Understanding with the Governments of Rajasthan, Madhya Pradesh, Chhattisgarh, Gujarat, Bihar and Odisha. These partnerships encompass affordable housing, integrated urban infrastructure, metro rail, regional transport, expressways, greenfield satellite townships and regional economic development, along with consultancy, project preparation and capacity-building support. Notably, the Odisha partnership integrates support for projects under the **Urban Challenge Fund (UCF), the Bhubaneswar-Cuttack-Puri-Paradip Economic Region (BCPPER)** and the **Mukhyamantri Sahari Vikas Yojana (MSVY)**, reflecting HUDCO's evolving role in supporting transformative urban development initiatives.

The objective of these partnerships is to engage with States at the earliest stages of project development, facilitate the preparation of investment-ready projects and **establish HUDCO as the preferred partner for urban infrastructure financing and development.** The expected outcomes are the creation of a **robust pipeline of bankable projects, accelerated infrastructure implementation, enhanced institutional capacity of State agencies and Urban Local Bodies, and the promotion of integrated, sustainable and economically vibrant urban development**. These partnerships not only strengthen HUDCO's future business pipeline but also contribute to better planned, more resilient and liveable cities.



# 12 Future Growth Drivers in Urban Infrastructure Financing

## 12.1 Driving Investment in India's Urban Transformation

India's rapid urbanisation is creating an unprecedented demand for integrated urban infrastructure, urban redevelopment and sustainable city development. Leveraging over five decades of techno-financing expertise, your Company is positioning itself as a strategic partner to States, Urban Local Bodies (ULBs) and urban development agencies by developing investment-ready projects, mobilising long-term capital and strengthening institutional capacity and is well positioned to play a catalytic role in financing these transformative urban initiatives.

Through UiWIN, HUDCO enables building up a pipeline of bankable urban infrastructure projects through project preparation, financial structuring and technical assistance. **As these projects become investment-ready, they are well placed to access catalytic support under the Government's ₹1 Lakh Crore Urban Challenge Fund (UCF), backed by a Budget allocation of ₹10,000 Crore in FY 2026-27**. While the UCF bridges critical viability gaps and crowds in investments, HUDCO finances the remaining project costs, provides transaction advisory and supports implementation.

Thus, **UiWIN and the UCF together create a virtuous cycle- UiWIN develops projects, the UCF catalyses investments, and HUDCO delivers long-term financing**, thereby generating a strong pipeline of quality assets and sustainable business opportunities for the Company.

## 12.2 Financing 'a Roof over one's Head' – Affordable Housing, Rental Housing

Affordable housing has remained the cornerstone of HUDCO's mandate since its inception and continues to represent one of the Company's most significant long-term growth opportunities. Building on its extensive experience in housing finance and integrated urban development, HUDCO will continue to provide long-term financial assistance, consultancy, technical advisory and capacity-building support for affordable housing projects, while exploring innovative financing solutions for rental housing, integrated townships and housing-linked urban infrastructure.

As on 31st March 2026, your Company has **disbursed ₹44,986 Crore under Pradhan Mantri Awas Yojana (Urban) [PMAY(U)-1.0] and Pradhan Mantri Awas Yojana (Gramin) [PMAY-G]**, supporting the construction of approximately 16.57 Lakh dwelling units and contributing significantly to the Government's vision of 'Housing for All'. The continued implementation of Pradhan Mantri Awas Yojana (Urban) 2.0, supported by an allocation of ₹21,625 Crore in the Union Budget 2026-27, is expected to sustain strong investment demand in the affordable housing sector. HUDCO will complement this national initiative through counterpart financing of the States' share, technical support and project advisory services.

## 12.3 Strengthening Urban Local Bodies

Financially empowered Urban Local Bodies are fundamental to achieving sustainable urbanisation and improving the quality of urban services. Recognising this, HUDCO is expanding its role beyond infrastructure financing to become a comprehensive partner in strengthening municipal finance and enhancing the creditworthiness of cities.

Through its **Urban Invest Window (UiWIN)**, the Company is developing a comprehensive municipal finance ecosystem by supporting project preparation, financial structuring, credit enhancement, transaction advisory, municipal bond issuances and institutional capacity building. These initiatives are aimed at enabling ULBs to become investment-ready and access diverse sources of long-term capital.

The opportunity is being further strengthened by the **Union Budget 2026-27**, which has allocated **₹8,000 Crore for AMRUT 2.0** to support water supply, sewerage and essential urban services. In addition, the announcement of a **₹100 Crore incentive** for municipal corporations undertaking a **single municipal bond issuance exceeding ₹1,000 Crore**, along with the continuation of the **AMRUT incentive scheme for municipal bond issuances by smaller and medium-sized** cities, is expected to deepen India's municipal debt market.



## 12.4 Advancing Water Security and Urban Resilience

Water security is emerging as one of the most critical infrastructure priorities for India's rapidly urbanising economy. Increasing urban populations, climate variability and growing pressure on water resources are driving substantial investments in sustainable urban water infrastructure, creating significant long-term financing opportunities.

Recognising this evolving landscape, HUDCO will continue expanding its financing portfolio across urban water supply, sewerage systems, wastewater treatment, integrated water resource management, wastewater recycling and reuse, rainwater harvesting, flood mitigation infrastructure and climate-resilient urban drainage systems. The Company will also **support innovative and sustainable water management solutions that enhance urban resilience and improve the quality of life in cities**. The continued policy emphasis on water security through the extension of the **Jal Jeevan Mission 2.0** till 2028 is expected to generate significant investment opportunities in urban water infrastructure. With decades of experience in financing water supply and sanitation projects, HUDCO is well positioned to partner with States and Urban Local Bodies in developing resilient and sustainable water infrastructure.

## 12.5 Financing India's New Growth Engines

India's economic landscape is being reshaped by the emergence of **City Economic Regions (CERs), Global Capability Centres (GCCs), Industrial Corridors and Integrated Townships, creating a new generation of demand for urban infrastructure**. These integrated economic ecosystems require significant investments in housing, mobility, water supply, sewerage, social infrastructure and municipal services, presenting substantial long-term financing opportunities for HUDCO.

The scale of this opportunity is significant. According to the **NASSCOM -Zinnov GCC Value Orbit 2026 Report,** India hosts **2,117 Global Capability Centres**, employing 23.6 Lakh professionals and generating **~₹9.48 Lakh Crore in annual revenues**. The continued expansion of GCCs, coupled with the development of industrial corridors and CERs, is expected to accelerate investments in integrated urban infrastructure across the country, providing a significant opportunity for HUDCO to support integrated infrastructure development through customised financing solutions and strategic partnerships, thereby contributing to India's next phase of economic transformation.

## 12.6 Accelerating Sustainable Mobility and Integrated Connectivity

Efficient, sustainable and integrated transport systems are fundamental to India's future economic competitiveness and urban development. HUDCO has steadily expanded its infrastructure financing portfolio beyond traditional urban infrastructure to support modern mobility systems that enhance regional connectivity, improve logistics efficiency and promote sustainable urbanisation.

The scale of investment opportunities remains substantial. **The National Infrastructure Pipeline (NIP) envisages infrastructure investments of over ₹143 Lakh Crore**, with the transport sector accounting for the largest share of investments. Simultaneously, the **PM Gati Shakti National Master Plan** is driving integrated, multimodal connectivity across the country through coordinated infrastructure planning.

Against this backdrop, HUDCO will continue financing **Metro Rail, Regional Rapid Transit Systems (RRTS), Transit-Oriented Development (TOD), logistics parks, freight corridors, industrial corridors, ports, airports and multimodal transport infrastructure**. By supporting integrated transport ecosystems, the Company aims to improve urban mobility, enhance economic productivity and strengthen India's logistics competitiveness.

## 12.7 Financing Climate-Resilient and Future-Ready Cities

Climate resilience is rapidly emerging as one of the largest long-term infrastructure investment opportunities globally. As Indian **cities face increasing risks from heat waves, urban heat islands, urban flooding, cyclones, water scarcity and other climate-related events**, investments in resilient urban infrastructure are expected to increase significantly over the coming decades.



According to the **World Bank**, India will require investments of over **~₹230 Lakh Crore by 2050** to develop climate-resilient and low-carbon urban infrastructure. Simultaneously, India's commitment to achieving **500 GW of non-fossil fuel electricity capacity by 2030 and Net Zero emissions by 2070** is accelerating investments in sustainable infrastructure and clean energy.

Recognising this structural shift, HUDCO will continue to finance **climate-resilient housing, flood mitigation systems, blue-green infrastructure, sustainable water management and heat-resilient infrastructure.** The Company will continue integrating sustainability considerations into its financing strategy, while supporting the transition towards resilient, low-carbon and future-ready cities.

## 12.8 Advancing Circular and Sustainable Urban Development

Rapid urbanisation is increasing the need for resource-efficient and environmentally sustainable infrastructure as resources are fixed and scarce and not keeping pace with the increasing urban population. The transition towards a circular economy presents significant opportunities for investment in scientific waste management, resource recovery and sustainable urban infrastructure, creating a new growth avenue for HUDCO.

According to the Economic Survey 2025-26, **urban India generates approximately 1.6 Lakh tonnes of municipal solid waste every day**, underscoring the urgent need for large-scale investments in **integrated waste management infrastructure. HUDCO will continue supporting investments in integrated solid waste management, waste-to-energy projects**, wastewater recycling and reuse, resource recovery infrastructure and sustainable construction practices based on the principles of Reduce, Reuse and Recycle (3Rs). These investments will contribute to cleaner cities, improved resource efficiency and sustainable urban development, while opening new opportunities in green infrastructure financing.

## 12.9 Financing India's Digital Infrastructure Ecosystem

Digital infrastructure is emerging as one of India's fastest-growing infrastructure asset classes, driven by rapid adoption of Artificial Intelligence (AI), cloud computing, digital public infrastructure and data-intensive technologies. **As digitalisation accelerates across sectors, significant investments will be required not only in data centres but also in the supporting power, water, connectivity and urban infrastructure, creating a large and diversified financing opportunity for HUDCO.**

According to the **Economic Survey 2025-26, India's installed data centre capacity is approximately 1,280 MW** and is expected to expand significantly in the coming years. The **Government of India has set an ambition of achieving at least 10 GW of data centre capacity by 2030**, indicating that there will be significant need for investment in digital infrastructure by the end of the decade.

HUDCO will actively explore financing across the digital infrastructure value chain, including **data centres, power and utility infrastructure, water systems, digital connectivity and associated urban and social infrastructure**. The Company is well positioned to support the infrastructure backbone required for India's expanding digital economy.

## 12.10 Expanding Financing to Other Infrastructure Sectors

India's infrastructure landscape continues to evolve rapidly, creating significant opportunities across commercially viable sectors supported by increasing private sector participation. As part of its long-term growth strategy, HUDCO is diversifying its infrastructure financing portfolio by strengthening its capabilities in Public-Private Partnership (PPP) financing and expanding into high-growth infrastructure segments.

The opportunity pipeline is substantial. The Department of Economic Affairs has developed a three-year PPP Project Pipeline comprising 852 projects with a combined investment potential of over ₹17 Lakh Crore, spanning transport, logistics, energy, ports, airports and social infrastructure. Complementing this, Sagarmala 2.0 aims to catalyse investments of around ₹3.6 Lakh Crore in ports, waterways and coastal infrastructure, while the Modified UDAN Scheme provides an outlay of ₹28,840 Crore (FY 2026-27 to FY 2035-36) to develop 100 airports, 200 modern helipads in hilly, remote, island and aspirational regions and strengthen 441 regional aerodromes.



To capitalise on these emerging opportunities, HUDCO has expanded its PPP financing framework to cover Roads, Energy, Real Estate, Airports and Seaports. Supported by strengthened appraisal systems, enhanced risk management practices and robust financing mechanisms, the Company is working towards emerging as a preferred long-term financing partner for commercially viable infrastructure projects across these sectors.

## 12.11 Financing Sunrise Sectors

As India's economy evolves, new sectors are emerging that combine economic growth with social impact and urban transformation. Recognising these shifts, HUDCO is expanding its financing horizon beyond conventional infrastructure to include **sunrise sectors** that are expected to drive inclusive, sustainable and knowledge-based growth.

One such opportunity is the **Care Economy**, encompassing **childcare, eldercare, healthcare and allied support services.** As highlighted in the **Economic Survey 2025-26** and by **NITI Aayog**, investments in care infrastructure can reduce ***'time poverty'*, improve quality of life and increase female labour force participation**. Building on this opportunity, HUDCO is well positioned to finance **childcare centres, senior living and assisted care facilities, nursing colleges, rehabilitation centres, skill development institutions, community healthcare infrastructure and working women's hostels**, thereby strengthening India's social infrastructure.

Another promising opportunity is the **Orange Economy**, which encompasses industries driven by **content, creativity and culture**. At the **WAVES 2025 Summit,** the **Hon'ble Prime Minister highlighted the importance of the Orange Economy** through the vision of **"Create in India, Create for the World".** This strategic direction has been reinforced by the **Union Budget 2026-27**, which formally recognised the Orange Economy as a national growth sector.

The market opportunity is significant. According to the **FICCI-EY Media & Entertainment Report 2025,** India's **Media & Entertainment sector**, a key pillar of the Orange Economy, was valued at approximately **₹2.5 Lakh Crore in 2024** and is projected to exceed **₹3 Lakh Crore by 2027**, while supporting **more than 10 million livelihoods** directly and indirectly.

This rapid growth will drive demand for creative and cultural infrastructure, including **convention centres, museums, cultural centres, digital creative parks and live entertainment infrastructure**. Leveraging its techno-financing expertise, HUDCO is well positioned to support these emerging infrastructure assets, promoting tourism, strengthening local economies, generating employment and contributing to vibrant, inclusive and culturally rich urban development.

These emerging opportunities reinforce our confidence that HUDCO is well positioned to play a larger role in shaping India's next generation of urban and infrastructure development. With a strong balance sheet, sound governance and a clear strategic direction, we are confident that HUDCO will continue to evolve as India's premier techno-financing institution for housing and urban infrastructure, contributing meaningfully to urban transformation by building ***'Viksit Cities'***.

Alongside our business objectives, we remain committed to supporting education, healthcare, environmental sustainability, skill development and community welfare through our CSR initiatives. **As a socially responsible corporate, HUDCO believes that development is measured not only by the infrastructure we finance but also by the lives we touch**.

**Finally, financing urban development is not merely about creating physical assets; it is about creating opportunities, improving the ease of living and enhancing the quality of life for millions of citizens.**

**For the founders of HUDCO**, it was creating an institution that could finance India's housing and urban infrastructure needs. **For our generation**, it is to ensure that HUDCO remains equally relevant for the next fifty years.

***The projects we finance today will improve the lives of millions of Indians who may never know HUDCO's name, but who will experience its impact every day in cleaner neighbourhoods, safe drinking water, better mobility, resilient infrastructure and affordable homes.***

***THAT IS THE TRUE MEASURE OF OUR SUCCESS.***



## Acknowledgements

On behalf of the Board of Directors, I extend my heartfelt gratitude to the Hon'ble Minister of Housing and Urban Affairs, the Hon'ble Minister of State for Housing and Urban Affairs, the Secretary, Ministry of Housing and Urban Affairs (MoHUA), and all esteemed officials of the MoHUA for their continuous faith, support and visionary guidance. I also thank all esteemed officials of the Ministry of Rural Development for their support.

I am immensely grateful for the unwavering support from the Ministry of Finance, the Ministry of Corporate Affairs, the Department of Public Enterprises, the Reserve Bank of India, the National Housing Bank and other statutory/regulatory bodies. I convey my gratitude for the unstinting support and cooperation given by our shareholders, bondholders, banks, financial institutions, state parastatal bodies, housing boards, development authorities, municipal/local bodies and other stakeholders associated with the Company. **As HUDCO embarks on this historic journey towards scaling up its targets and impact, our success will remain deeply linked with your partnership, and we look forward to your continued support, trust, and collaboration in the years ahead**.

I express my sincere thanks and acknowledge the valuable suggestions and guidance extended by Comptroller and Auditor General of India (CAG), Statutory Auditors, Secretarial Auditors and other professionals associated with the Company.

Finally, a transformation of this scale demands a workforce that brings its entire heart, soul and personal ownership to the mission. Our employees have shown an incredible willingness to step out of their comfort zones, embrace new capabilities and build an institution that is secure and future-ready. I would like to place on record my heartfelt appreciation to every member of Team HUDCO.

**Together, we shall continue to strengthen institutions, finance transformative urban infrastructure, build better, inclusive, people-centric and compassionate cities, improve the quality of life of millions and partner in India's journey towards a 'Viksit Bharat @2047'.**

***Thank you.***

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**

# NOTICE

Notice is hereby given that the 56th Annual General Meeting (AGM) of Housing and Urban Development Corporation Limited (HUDCO) will be held on Monday, 24th August, 2026 at 11:30 a.m. (IST) at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110003 through Video Conferencing (VC)/ Other Audio-Visual Means (OAVM) facility to transact the following businesses:

## ORDINARY BUSINESS

1. **To consider and adopt Audited Financial Statements (Standalone and Consolidated) of the Company for the Financial Year ended 31st March, 2026, the report of the Board of Directors, Independent Auditor's Report, and comments of the Comptroller and Auditor General of India thereon and, in this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution:**

   "RESOLVED THAT the Audited Financial Statements (Standalone and Consolidated) of the Company for the Financial Year ended 31st March, 2026 and the report of the Board of Directors, Independent Auditor's Report, and comments of the Comptroller and Auditor General of India thereon, as circulated to the Members, be and are hereby considered and adopted."

2. **To declare final dividend for Financial Year 2025-26 @ 15% (Rs. 1.50/- per equity share) as recommended by the Board and to confirm the payment of interim dividends already declared and paid for the Financial Year 2025-26 and, in this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution:**

   "RESOLVED THAT 1st interim dividend @ Rs.1.15/- per equity share, 2nd interim dividend @ Re.1.00/- per equity share, 3rd interim dividend @ Rs.1.15/- per equity share and 4th interim dividend @ Rs.1.25/- per equity share already declared and paid for the Financial Year 2025-26 and the proposal for payment of final dividend @ 15%, i.e., Rs.1.50/- per equity share totaling to 60.50%, i.e., Rs.6.05/- per equity share of Rs.10/- each for the Financial Year 2025-26, as recommended by the Board of Directors, be and is hereby confirmed and approved."

3. **To appoint a Director in place of Shri Daljeet Singh Khatri (DIN: 06630234), Director (Finance), who retires by rotation at this Annual General Meeting and is eligible and offers himself for re-appointment, on the same terms & conditions as earlier approved by the President of India, and in this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution:**

   "RESOLVED THAT pursuant to the provisions of Section 152(6) and other applicable provisions of the Companies Act, 2013 and Articles of Association of the Company, Shri Daljeet Singh Khatri (DIN: 06630234), Director (Finance), who retires by rotation at this meeting and being eligible, offered for re-appointment, be and is hereby re-appointed as Director of the Company on the same terms & conditions as earlier approved by the President of India."

4. **To authorize the Board of Directors of the Company to fix the remuneration of the Statutory Auditors of the Company for the Financial Year 2026-27, and, in this regard, to consider and if thought fit, to pass, with or without modification(s), the following resolution as Ordinary Resolution:**

   "RESOLVED THAT pursuant to Section 142 and all other applicable provisions, if any, of the Companies Act, 2013, the Board of Directors of the Company, be and is hereby authorised to fix remuneration of Statutory Auditors of the Company, appointed by the Comptroller and Auditor General of India for the Financial Year 2026-27."

## SPECIAL BUSINESS

5. **To appoint Shri Baldeo Purushartha (DIN: 07570116), as Part-time Official (Government) Director**

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

   "RESOLVED THAT pursuant to Section 149, 152 and other applicable provisions of the Companies Act, 2013 and Rules made thereunder, read with applicable provisions of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and any other applicable laws (including any statutory amendment(s), modification(s) or re-enactment(s) thereof, for the time being in force) and Articles of Association of the Company, Shri Baldeo Purushartha (DIN: 07570116) who was appointed as Part-time Official (Government) Director of the Company by the President of India vide order dated 26th August, 2025 issued by the Ministry of Housing and Urban Affairs, Government of India and subsequently appointed by the Board of Directors, on recommendation of the Nomination & Remuneration Committee, as Part-time Official (Government) Director (Additional Director) (with effect from 15th September, 2025), to hold office till the date of this Annual General Meeting, in respect of whom, the Company has received a notice in writing proposing his candidature for Directorship under Section 160 of the Act, be and is hereby appointed as the Part-time Official (Government) Director of the Company, liable to retire by rotation."



**6. Raising of Funds up to a maximum of Rs. 70,000 Crore through issue of Non-Convertible Bonds/ Debentures on private placement basis**

To consider and if thought fit, to pass, with or without modification(s), the following resolutions as **Special Resolution:**

"RESOLVED THAT in accordance with the provisions of Section 42 of the Companies Act, 2013 read together with Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, for the time being in force), enabling notification(s), if any, NHB/ RBI directions on issuance of Non-Convertible Bonds/ Debentures on Private Placement basis and any other guidelines issued by any other regulatory authority, as may be amended from time to time, consent of the Company, be and is hereby accorded to raise funds up to a maximum of Rs. 70,000 Crore (Rupees Seventy Thousand Crore only) during a period of one year from the date of passing of this Special Resolution (subject to the outstanding borrowings at any given point of time not exceeding the overall borrowing limit approved by the shareholders u/s 180(1)(c) of the Companies Act, 2013 through a Special Resolution) by way of issue of unsecured/ secured non-convertible bonds/ debentures of the Company on Private Placement basis, in domestic and/ or international markets, in one or more tranches/ combinations and including the exercise of a green-shoe option (within the overall limit of Rs. 70,000 Crore, as stated above), if any, at such terms as may be determined under the guidelines as may be applicable, and on such terms & conditions as may be finalized by the Board or any duly constituted Committee of the Board or such other authority as may be approved by the Board.

RESOLVED FURTHER THAT for the purpose of giving effect to any Private Placement of unsecured/ secured non-convertible bonds/ debentures, the Board of Directors of the Company (the "Board") or any duly constituted Committee of the Board or such other authority as may be approved by the Board, be and is hereby authorized to do all such acts, deeds and things, as may be deemed necessary, including but not limited to determining the terms of the Issue, including the class of investors to whom the bonds /debentures are to be allotted, the number of bonds/ debentures to be allotted in each tranche, issue price, tenor, interest rate, premium/ discount to the then prevailing market price, amount of issue, discount to issue price, listing, issuing any declaration/ undertaking or any terms & conditions of issue of Bonds, etc., required to be included in the Private Placement Offer Letter/ Offer Document/ Offering Circular and any other regulatory requirement for the time being in force.

RESOLVED FURTHER THAT the consent of the Company, be and is hereby accorded under the provisions of Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014, to the Board of Directors of the Company to issue any other securities (both long term and short term) from time to time up to the limits as may be approved under the annual borrowing program of the Company, subject to the outstanding borrowings at any given point of time not exceeding the overall borrowing limit approved / as may be approved by the shareholders under Section 180(1)(c) of the Companies Act, 2013 through a Special Resolution."

**By order of the Board of Directors**

**Sd/-**
**Vikas Goyal**
**Company Secretary**

**Place : New Delhi**
**Dated : 29th July, 2026**

## NOTES

1. An Explanatory Statement pursuant to Section 102 of the Companies Act, 2013 setting out the material facts in respect of the business under **item nos. 5 to 6** of the notice is annexed hereto. The relevant details, pursuant to Regulation 36(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 {"SEBI (LODR) Regulations"} and Secretarial Standards-2 on General Meetings issued by the Institute of Company Secretaries of India, in respect of Directors seeking appointment/re-appointment at the Annual General Meeting are also annexed.

2. The Ministry of Corporate Affairs ("MCA") vide its General Circular No. 03/2025 dated September 22, 2025 read with circulars issued earlier on the subject ("MCA Circulars") and applicable SEBI provisions, have permitted to conduct the Annual General Meeting ("AGM") virtually, without physical presence of Members at a common venue and dispensation of sending of physical copies of Annual Report to shareholders. Hence, in compliance with the Companies Act, 2013, SEBI Regulations and MCA and SEBI Circulars, the AGM of the Company is being held through VC/OAVM, without the physical presence of the members at a common venue. The deemed venue of the proceedings of the 56th AGM shall be the Registered Office of the Company, situated at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110003.

3. **PURSUANT TO THE PROVISIONS OF THE COMPANIES ACT, 2013 AND SECRETARIAL STANDARDS, A MEMBER ENTITLED TO ATTEND AND VOTE AT THE AGM IS ENTITLED TO APPOINT A PROXY TO ATTEND AND VOTE ON HIS/ HER BEHALF AND THE PROXY NEED NOT BE A MEMBER OF THE COMPANY. SINCE THIS AGM IS BEING HELD PURSUANT TO THE MCA CIRCULARS THROUGH VC/OAVM, THE REQUIREMENT OF PHYSICAL ATTENDANCE OF MEMBERS HAS BEEN DISPENSED WITH. ACCORDINGLY, THE FACILITY FOR APPOINTMENT OF PROXIES BY THE MEMBERS WILL NOT BE AVAILABLE FOR THIS AGM. HENCE, THE PROXY FORM, ATTENDANCE SLIP AND ROUTE MAP OF AGM ARE NOT ANNEXED TO THIS NOTICE.**

4. As per the provisions of Section 112 and 113 of Companies Act, 2013, the representatives of the members such as the President of India or body corporate can attend the AGM through VC/OAVM and cast their votes through e-voting. Institutional/Corporate members of the Company intending to appoint authorised representative to attend and vote on their behalf at the AGM are requested to send a scanned certified copy (PDF/JPG format) of its Board or Governing body resolution/ authorization letter, etc., authorizing its representative to attend the AGM through VC/OAVM on their behalf and to vote through remote e-voting at least 48 hours before the scheduled time of AGM. The said resolution/ authorization letter shall be sent to the scrutinizer Ms. Parul Jain, Company Secretaries approved by the Board, by e-mail from its registered e-mail address at vapassociatespcs@gmail.com.

5. In case of joint holders, the members whose name appears as the first holder in the order of names as per the Register of Members of the Company/ list of Beneficial Owners provided by National Securities Depository Limited ('NSDL')/ Central Depository Services (India) Limited ('CDSL') (collectively referred to as 'Depositories') in respect of such joint holding, will be entitled to vote.

6. In compliance with the MCA Circulars and Regulation 36(1)(a) of the SEBI (LODR) Regulations, Notice of the AGM along with the Annual Report for the Financial Year 2025-26 is being sent only through electronic mode to those members whose e-mail address is registered with the Company / Registrar and Transfer Agent / Depository Participants/ Depositories.

   Further, in compliance with Regulation 36(1)(b) of the SEBI (LODR) Regulations, a letter providing the web-link, including the exact path, where Annual Report for the Financial Year 2025-26 is available, is being sent to those members whose e-mail address is not registered with the Company / Registrar and Transfer Agent / Depository Participants/ Depositories.

   Members may note that this Notice and Annual Report for the Financial Year 2025-26 will also be available on the Company's website at www.hudco.org.in, websites of the Stock Exchanges, i.e., BSE Limited and National Stock Exchange of India Limited at www.bseindia.com and www.nseindia.com, respectively, and on the website of Company's Registrar and Transfer Agent, Beetal Financial & Computer Services Private Limited and on the website of National Securities Depository Limited (agency appointed for providing the Remote e-voting facility and e-voting system during the AGM), i.e., www.evoting.nsdl.com The Company shall send a physical copy of the Annual Report only to those members who specifically request for the same at cswhudco@hudco.org mentioning their Folio No. / DP ID and Client ID or send request through post.

7. Members who would like to express their views/ask questions during the AGM, may register themselves as a speaker by sending their request from their registered email address mentioning their name, Demat Account / folio number, email id, mobile number at **investors.agm@hudco.org,** not later than **5:00 p.m., up to 17th August, 2026**. Only those members who have registered themselves as Speaker will be allowed to express their views/ ask questions during the AGM, once the floor is open for shareholders queries. The Company reserves the right to limit the number of speakers and number of questions depending on the availability of time at the AGM.

   Further, the members desirous of seeking any information/ clarification on any item(s) of business to be transacted at

the meeting are requested to send their queries at investors.agm@hudco.org on or before 17th August, 2026, so that the information required/ clarification sought can be made readily available at the time of AGM.

8. 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 Companies Act, 2013.

9. **DIVIDEND AND TDS ON DIVIDEND:** In terms of Dividend Distribution Policy and DPE Guidelines, the Board of Directors has recommended a final dividend @ Rs. 1.50/- (15%) per equity share of the face value of Rs. 10/- each for approval of the shareholders in the AGM. On approval/ declaration at the AGM, payment of dividend will be made subject to deduction of tax at source, to the eligible members, whose names appear as beneficial owner/member as at the end of the business hours on **Monday, 17th August, 2026**, being the record date.

In addition to the final dividend as recommended above, the Board has already declared and paid following interim dividends for the Financial Year 2025-26.

| Sl. No. | Type of Dividend | Rate (Per equity share) |
|---|---|---|
| 1. | 1st Interim Dividend | Rs.1.15/- |
| 2. | 2nd Interim Dividend | Re.1.00/- |
| 3. | 3rd Interim Dividend | Rs.1.15/- |
| 4. | 4th Interim Dividend | Rs.1.25/- |

On approval by the shareholders, the total dividend for the Financial Year 2025-26 will be Rs. 6.05/- (60.50%) per equity share with total dividend payout of **Rs. 1211.15 Crore.**

The final dividend, once approved by the members in the 56th AGM, will be paid within the stipulated time period. SEBI vide its Master Circular dated February 06, 2026, has prescribed common and simplified norms for processing investor service requests by RTAs and norms for furnishing PAN, KYC (contact details, bank details and specimen signature), and nomination details. As per the said Circular, it is mandatory for the shareholders holding securities in physical form to, inter alia, furnish PAN, KYC details and Nomination for their corresponding folio numbers. The security holder(s) whose folio(s) do not have PAN, Contact Details, Bank Account Details and Specimen Signature updated, shall be eligible for lodging grievance or avail any service request from RTA only after furnishing PAN and KYC details.

Accordingly, shareholders holding shares in physical form are once again requested to furnish the PAN, KYC and other requisite details, immediately to RTA of the Company i.e. Beetal Financial & Computer Services Private Limited in the prescribed forms, available on the website of the Company at www.hudco.org.in.

Members may further note that, as per the provisions of the Income-tax Act, 2025 ("Act"), dividend income is taxable in the hands of the members, as per applicability of the Act. Accordingly, the Company is required to deduct Tax at Source ("TDS") / Withholding Tax ("WHT"), on the dividend paid at the applicable rates for Resident and Non-resident shareholders, as prescribed by the Act.

For the detailed process, please visit website of the Company www.hudco.org.in Investors/56AGM/TDS Communication. The shareholders are requested to submit the requisite documents, for claiming exemption at nil/ concessional rate of tax, as mentioned above and as required under the IT Act, to the Company at dividend.tax@hudco.org only, on or before, **19th August, 2026** to enable the Company to determine the appropriate TDS rates. No communication on tax determination/deduction shall be entertained after **19th August, 2026**, or the documents submitted at email other than specified email address as mentioned above.

10. **INVESTOR EDUCATION AND PROTECTION FUND**: As per Section 124(5) of the Companies Act, 2013 and the Investor Education and Protection Fund Authority (Accounting, Audit, Transfer, and Refund) Rules, 2016, (IEPF Rules 2016), a Company is required to transfer the amounts of unpaid dividend remaining unpaid or unclaimed for a continuous period of seven (7) years from the date of transfer of such amount to Unpaid Dividend Account to the credit of the Investor Education and Protection Fund (Fund) set up by the Central Government. Further, pursuant to Section 124(6) of the Companies Act, 2013 and IEPF Rules, 2016, all shares in respect of which dividend has not been paid or claimed for seven consecutive years or more, shall also be transferred to IEPF Account. Shareholders may please note that if any amount/ shares are transferred to the Fund, then the same has to be claimed from the 'Investor Education and Protection Fund Authority' following the procedure as provided under IEPF Rules, 2016.

11. In terms of Section 152 of the Companies Act, 2013, Shri Daljeet Singh Khatri (DIN: 06630234), Director (Finance), retires by rotation at this AGM and being eligible, offers himself for re-appointment. Details as required under Regulation 36(3) of SEBI (LODR) Regulations, 2015 and Secretarial Standard on General Meetings (SS-2), issued by the Institute of Company Secretaries of India, is annexed to the notice.

12. Pursuant to Section 139(5) of the Companies Act, 2013, the Auditors of a Government Company are appointed by the Comptroller and Auditor General of India (CAG) and as per Section 142 of the Companies Act, 2013 and remuneration of the Statutory Auditors shall be fixed by the company in a general meeting or in such manner as the company in a general

meeting may determine. The Statutory Auditors of the Company for the Financial Year 2026-27 is yet to be appointed by CAG. Accordingly, it is proposed that the members may authorize the Board of Directors of the Company to fix the remuneration, for the Financial Year 2026-27.

13. Pursuant to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 (Fifth Amendment dated 18th November, 2025), all payments shall henceforth be made only through electronic modes. The amendment omitted the provision that allowed for the issuance of physical warrants or cheques in cases where electronic payment fails. This makes it mandatory for all dividend payments to be made exclusively through electronic means.

    Members may note that their Bank Account details, as available with the records of the DP/ RTA shall be used for the purpose of remittance of dividend, interest, redemption/repayment etc., through electronic clearing services, direct credit, real time gross settlement, national electronic funds transfer etc. Members should ensure that correct bank details are noted in the records of the DPs/ RTA, so that no electronic payment rejection takes place.

    Members are requested to update changes, if any, pertaining to their name, postal address, email address, telephone/ mobile numbers, PAN, registering of nomination and power of attorney, Bank mandate details such as name of the bank and branch details, bank account number, MICR code, IFSC code, etc., to their DP in case shares are held in electronic form and to the RTA in case shares are held in physical form.

14. SEBI vide its Master Circular dated 6th February, 2026 has mandated listed companies to issue securities in dematerialized form only while processing service requests for Issue of duplicate securities certificate; claim from unclaimed suspense account; renewal/exchange of securities certificate; endorsement; sub-division/splitting of securities certificate; consolidation of securities certificates/ folios; transmission and transposition. Accordingly, members are advised to get their securities dematerialized held by them in physical form, for which members are requested to make service requests by submitting a duly filled and signed Form ISR-4 along with the requisite documents/details and the same is available on the Company's website at www.hudco.org.in.

    In accordance with Regulation 40 of the SEBI Listing Regulations, as amended, all requests for transfer of securities including transmission and transposition requests shall be processed only in dematerialized form. In view of the same and to get inherent benefits of dematerialization, Members holding shares of the Company in physical form, are requested to kindly get their shares converted into dematerialized form.

15. SEBI vide Circular No. HO/38/13/11(2)2026-MIRSD-POD/I/3750/2026 dated January 30, 2026, another special window has been opened for a period of one year from February 05, 2026 to February 04, 2027, for transfer and dematerialisation of physical securities which were sold/purchased prior to April 01, 2019 and also for transfer requests which were submitted earlier and were rejected/returned/not attended to due to deficiency in the documents/process/or otherwise.

    Further, the securities so transferred shall be mandatorily credited to the transferee only in demat mode and shall be under lock-in for a period of one year from the date of registration of transfer. Such securities shall not be transferred/ lien-marked/pledged during the said lock-in period. Eligible security holders are requested to submit their requests along with requisite documents to Company's Registrar and Transfer Agent (RTA), Beetal Financial & Computer Services Pvt. Ltd. at email ID beetal@beetalfinancial.com, hudco@beetal.in or at their office at Beetal House, 3rd Floor, 99 Madangir, Behind Local Shopping Centre, New Delhi - 110062, or to the Company at, cswhudco@hudco.org.

    Shareholders holding shares in physical form, in identical order of names, in more than one folio are requested to send to the RTA, the details of such folios together with the share certificates for consolidating their holdings in one folio.

16. Members are requested to note:

    a) Non-Resident Indian shareholder(s) are requested to inform their DP/RTA, immediately in respect of change in their residential status on return to India for permanent settlement and particulars of their bank account maintained in India with complete name, branch, account type & number and address of the Bank with PIN Code, if not furnished earlier;

    b) As per Section 72 of the Companies Act, 2013, Members, holding shares in physical form, may avail the facility of nomination by making nomination in Form No. SH-13 as prescribed in the Companies (Central Government's) General Rules and Forms, 2013. For cancellation or variation of Nomination, Form SH-14 can be used. The Form SH-13/ SH-14 duly filled in and completed in all respect is required to be submitted to the RTA. Format(s) of nomination form(s) are available on the Company's website, i.e., www.hudco.org.in. In case of shares held in dematerialized form, the nomination/change of address has to be lodged with the respective DP's; and

    c) To prevent fraudulent transactions, Members are advised to exercise due diligence and notify the Company of any change in address or demise of any Member as soon as possible. Members are also advised to not leave their demat account(s) dormant for long. Periodic statement of holdings should be obtained from the concerned DP and holdings should be verified from time to time.

17. During the 56th AGM, Members may access electronic copy of the Register of Directors and Key Managerial Personnel and their shareholding maintained under Section 170 of the Act; Register of Contracts and Arrangements in which

Directors are interested maintained under Section 189 of the Act and other relevant documents and explanatory statement thereto, shall remain open and accessible during the continuance of Annual General Meeting.

18. Beetal Financial & Computer Services Private Limited, RTA, is looking after the entire share related activities, like - transmission/ transposition/ dematerialization/ consolidation of shares, change of address, bank mandate, filing of nomination, dividend payment, etc. Members are requested to address all future correspondence related to share and allied matters relating thereto with RTA at the following address:

**Beetal Financial & Computer Services Private Limited**
Registrar and Share Transfer Agents (RTA),
Beetal House, 3rd Floor 99 Madangir,
Behind local shopping centre,
New Delhi- 110062
Email-id : beetal@beetalfinancial.com, hudco@beetal.in
Contact No. 011-42959000-09
Website: www.beetalfinancial.com

**EXPLANATORY STATEMENT PURSUANT TO SECTION 102 OF THE COMPANIES ACT, 2013**

**Item No.5**

i. Shri Baldeo Purushartha (DIN: 07570116) was appointed as Part- time Official (Government) Director on the Board of your Company by the President of India through Ministry of Housing and Urban Affairs (MoHUA), Government of India Order No. A-42012(12)/39/2017-AA SECTION-MHUPA (E-9026701) dated 26.08.2025. Accordingly, Board of Directors had on recommendation of the Nomination & Remuneration Committee through resolution passed by circulation appointed Shri Baldeo Purushartha (DIN: 07570116), as Additional Director (with effect from 8th September, 2025), on the same terms & conditions as earlier approved by President of India.

   The tenure of Shri Baldeo Purushartha, Government Nominee Director as Additional Director, HUDCO ended at 55th Annual General Meeting of the Company. Thereafter, the Board of Directors had through resolution passed by circulation on 15th September, 2025, approved the re-appointment of Shri Baldeo Purushartha (DIN: 07570116) as Additional Director (with effect from 15th September, 2025).

ii. As per Section 161 of the Companies Act, 2013 read with Articles of Association of the Company, Additional Director shall hold office up to the date of the next Annual General Meeting or the last date on which the Annual General Meeting should have been held, whichever is earlier. Further, as per amended Regulation 17 of the SEBI (LODR) Regulations, 2015, approval of the shareholders for appointment of a person on the Board of Directors is required to be taken at the next general meeting.

   Therefore, approval of the shareholders in the Annual General Meeting is required by way of ordinary resolution for appointment of Shri Baldeo Purushartha as Part- time Official (Government) Director, HUDCO.

iii. The Company has received a notice in writing under Section 160 of the Companies Act, 2013 from a member signifying the candidature of Shri Baldeo Purushartha as Part- time Official (Government) Director of the Company.

iv. None of the Directors, Key Managerial Personnel of the Company or their relatives except Shri Baldeo Purushartha is in any way, concerned or interested, financially or otherwise, in the proposed resolution.

v. Brief resume of Shri Baldeo Purushartha giving details as to nature of expertise in specific functional area, shareholding in the Company, other Directorship, membership /Chairmanship of Committees and other particulars is part of this notice.

The Board of Directors of the Company has recommended for approval of the shareholders as set out at item no. 5 in the notice at the ensuing Annual General Meeting for the appointment.

**Item No.6**

As per Section 42 of the Companies Act, 2013 read with Rule 14 of the Companies (Prospectus and Allotment of Securities) Rules, 2014 and Rule 18 of the Companies (Share Capital and Debentures) Rules, 2014, a company shall not make a private placement of its securities unless the proposed offer of securities or invitation to subscribe to securities has been previously approved by the Shareholders of the company by way of Special Resolution for each of the offers or invitations. However, in case of offer or invitation for 'non-convertible debentures/bonds,' it shall be sufficient, if the company passes a special resolution only once in a year for all the offers or invitations for such debentures/bonds during the year.

In order to meet the resource/funds requirements during one year from the date of passing of this special resolution, the Board of Directors have proposed issue of unsecured/ secured non-convertible bonds/ debentures of the Company on private placement basis, in domestic and/ or international markets, in one or more tranches/ combinations and including the exercise of a green-shoe option up to a maximum of Rs. 70,000 Crore, and subject to the outstanding borrowings at any given point of

time not exceeding the overall borrowing limit approved by the shareholders under Section 180(1)(c) of the Companies Act, 2013, in accordance with the provisions of Section 42 of the Companies Act, 2013 read together with Companies (Prospectus and Allotment of Securities) Rules, 2014 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or re-enactment thereof, for the time being in force), enabling notification(s), if any, NHB/ RBI directions on issuance of Non-Convertible Bonds/ Debentures on private placement basis and any other guidelines issued by any other regulatory authority, as may be amended from time to time.

Further, it is proposed to authorize the Board of Directors of the Company or any duly constituted Committee of the Board or such other authority as may be approved by the Board to do all such acts, deeds and things, as may be deemed necessary, including but not limited to determining the terms of the Issue, including the class of investors to whom the bonds/debentures are to be allotted, the number of bonds/debentures to be allotted in each tranche, issue price, tenor, interest rate, premium/ discount to the then prevailing market price, amount of issue, discount to issue price, listing, issuing any declaration/ undertaking or any terms and conditions of issue of Bonds, etc., required to be included in the private placement offer letter/ offer document/offering circular and any other regulatory requirement for the time being in force.

None of the Directors/ Key Managerial Personnel of the Company/ their relatives are in any way concerned or interested, financially or otherwise in the proposed resolution. Your directors recommend the Special Resolution as set out at item no. 6 of the notice for approval of the members.

**By order of the Board of Directors**

**Sd/-**
**Vikas Goyal**
**Company Secretary**

**Place : New Delhi**
**Dated : 29th July, 2026**



***Charging Stations in Bus Depots, Hyderabad, Telangana***

## Brief of Director(s) seeking appointment/ re-appointment at the 56th Annual General Meeting.

| Name of Director | Shri Daljeet Singh Khatri, Director (Finance) | Shri Baldeo Purushartha, Part- time Official (Government) Director |
|---|---|---|
| DIN | 06630234 | 07570116 |
| Date of Birth | 20.10.1970 | 05.01.1974 |
| Age | 55 years | 52 years |
| Date of Appointment | 14.08.2024 | 08.09.2025 |
| Disclosure of relationships between directors inter-se | Not related to any Directors / Key Managerial Personnel of the Company | Not related to any Directors / Key Managerial Personnel of the Company |
| Shareholding in listed entity including as a beneficial owner | 200 | NIL |
| Qualification | Shri Daljeet Singh Khatri is an Associate Member of the Institute of Cost Accountants of India and also a Certified Associate of Indian Institute of Bankers. | Shri Baldeo Purushartha holds Post Graduate degree from the University of Delhi, India. |
| Terms & Conditions of appointment and proposed remuneration to be paid | The terms & conditions of appointment & remuneration payable are as approved by the President of India. | The terms & conditions of appointment & remuneration payable are as approved by the President of India. |
| Brief Resume and Expertise in specific functional areas and experience. | Shri Khatri has over 28 years of experience in various Financial Institutions such as REC, SIDBI and NHB. Prior to joining HUDCO, he was working with REC as Executive Director (Finance).<br>He was instrumental in implementation of various systemic improvements in REC. He has diverse experience in core finance functions such as Domestic and International Funds Mobilization, Treasury Management, Project Appraisal, Assets and Liability Management, Risk Function, Financial Concurrence and Formulation of Financial Policies, Contracts and Procurement Management etc. | Shri Purushartha is a 2002 batch Indian Administrative Service (IAS) officer of Punjab cadre.<br>He has served in various field and secretariat positions in the Government of Punjab and the Government of India. At present, he is working as Joint Secretary in the Department of Economic Affairs, Ministry of Finance, Government of India. He also represents the Government of India on the Board of many Central Public Sector Enterprises. He has received award from the Hon'ble Prime Minister for making Chandigarh, the first Million Plus ODF city |
| Number of meetings of the Board attended during the Financial Year 2025-26 | 12/12 | 6/6 |
| Listed entities in which the person holds directorship | NIL | NIL |
| *Listed entities in which the person holds memberships of the committees of Board | **Audit Committee:**<br>NIL<br>**Stakeholders' Relationship Committee:**<br>HUDCO | **Audit Committee:**<br>HUDCO<br>**Stakeholders' Relationship Committee:**<br>NIL |
| Details of listed entities from which resigned/ceased in the past three years | REC Limited | i) Indian Railway Finance Corporation Limited<br>ii) Central Bank of India |

**In line with SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, membership of the Audit Committee and Stakeholders' Relationship Committee have only been taken into consideration.*

## AGM THROUGH VC/OAVM

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 the Circulars issued by the Ministry of Corporate Affairs, the Company is pleased to provide members, facility to exercise their right to vote on resolution(s) proposed to be considered at the 56th AGM by electronic means to be held on Monday, 24th August, 2026 at 11:30 a.m. (IST), through VC/AVM facility. For this purpose, the Company has entered into an agreement with National Securities Depository Limited (NSDL) for facilitating voting through electronic means, as the authorized agency. The facility of casting votes by a member using remote e-voting system as well as e-voting on the date of the AGM will be provided by NSDL.

**A. Instructions for Members for attending the AGM through VC/OAVM are as under:**

i. Members will be provided with a facility to attend the AGM through VC/OAVM through the National Securities Depository Limited ('NSDL') e-Voting system. Members may access by following the steps mentioned below for Access to NSDL e-Voting system. After successful login, you can see link of "VC/OAVM" placed under "Join meeting" menu against company name. You are requested to click on VC/OAVM link placed under Join Meeting menu. The link for VC/OAVM will be available in Shareholder/Member login where the EVEN of Housing and Urban Development Corporation Limited will be displayed. Please note that the members who do not have the User ID and Password for e-Voting or have forgotten the User ID and Password may retrieve the same by following the remote e-voting instructions mentioned in the notice to avoid last minute rush.

ii. The Members can join the AGM in the VC/OAVM mode 15 minutes before and after the scheduled time of the commencement of the AGM by following the procedure mentioned in the notice. The facility of participation at the AGM through VC/OAVM will be made available to 1000 members on first come first serve basis as per MCA circulars. This will not include large shareholders (i.e., shareholders holding 2% or more shareholding), Promoters, Institutional Investors, Directors, Key Managerial Personnel, the Chairpersons of the Audit Committee, Nomination & Remuneration Committee and Stakeholders' Relationship Committee, Auditors, etc., may be allowed to attend the AGM without restriction on account of first come first serve basis.

iii. Shareholders are encouraged to join the meeting through laptops/iPads for better experience. Further, shareholders are requested to join the AGM with high-speed wired internet connectivity. This will prevent WiFi dropouts and speed issues. Further, shareholders will be required to allow camera and use internet with good speed to avoid any disturbance during the meeting; 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.

**B. Instructions for shareholders for remote e-voting and e-voting during AGM:**

i. The remote e-voting period commences on, Thursday, 20th August, 2026 at 9:00 a.m. (IST) and ends on Sunday, 23rd August, 2026 at 5:00 p.m. (IST). The remote e-Voting module shall be disabled by NSDL for voting thereafter, During this period shareholders of the company, holding shares either in physical form or in dematerialized form, as on Monday, 17th August, 2026 ('cut-off date') may cast their vote electronically. Once the vote on a resolution is cast by the member, the member will not be allowed to change it subsequently.

ii. The voting rights of members shall be in proportion to the paid-up value of their shares in the equity capital of the Company as on the cut-off date, i.e., 17th August, 2026 and a person who is not a member on the cut-off date should treat this notice of AGM for information purpose only.

iii. The facility of e-voting will also be made available during the AGM and the Shareholders attending the AGM who have not casted their vote by remote e-Voting and are not otherwise barred from doing so, shall be eligible to vote through e-Voting system during the AGM. The shareholders who have voted/ casted their vote by remote e-Voting may also attend the AGM but will not be allowed/entitled to cast their vote again.

**LOGIN METHOD FOR E-VOTING AND JOINING VIRTUAL MEETING FOR INDIVIDUAL SHAREHOLDERS HOLDING SECURITIES IN DEMAT MODE**

**Step 1: Access to NSDL e-Voting system**

**A) Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode**

In terms of SEBI Master circular dated 30th January, 2026 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.

Login method for Individual shareholders holding securities in demat mode is given below:

| Type of shareholders | Login Method |
|---|---|
| Individual Shareholders holding securities in demat mode with NSDL. | 1. 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 i.e. NSDL** and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting. |



| Type of shareholders | Login Method |
|---|---|
| | 2. Existing **IDeAS** (Internet-based Demat Account Statement) user can visit the e-Services website of NSDL Viz. **https://eservices.nsdl.com** either on a Personal Computer or on a mobile. On the e-Services home page click on the **"Beneficial Owner"** icon under **"Login"** which is available under 'IDeAS' section, this will prompt you to enter your existing User ID and Password. After successful authentication, you will be able to see e-Voting services under Value added 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 i.e. NSDL and you will be re-directed to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.<br>3. If you are 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<br>4. Visit the e-Voting website of NSDL. Open web browser by typing the following URL: 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 i.e. NSDL** and you will be redirected to e-Voting website of NSDL for casting your vote during the remote e-Voting period or joining virtual meeting & voting during the meeting.<br>5. Shareholders/Members can also download NSDL Mobile App **"NSDL Speede"** facility by scanning the QR code mentioned below for seamless voting experience.<br>NSDL Mobile App is available on<br>App Store Google Play |
| Individual Shareholders holding securities in demat mode with CDSL | 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 Easi /Easiest are requested to visit CDSL website www.cdslindia.com and click on login icon & New System Myeasi Tab and then use your existing my Easi username & password.<br>2. After successful login the Easi / Easiest user will be able to see the e-Voting option for eligible companies where the e-voting is in progress as per the information provided by company. On clicking the e-voting 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.<br>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 & New System Myeasi Tab and then click on login option.<br>4. Alternatively, the user can directly access e-Voting page by providing Demat Account Number and PAN from an 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 e-voting is in progress and also able to directly access the system of all e-Voting Service Providers. |

| Type of shareholders | Login Method |
|---|---|
| Individual Shareholders (holding securities in demat mode) login through their depository participants | You can also login using the login credentials of your demat account through your Depository Participant registered with NSDL/CDSL for e-Voting facility upon logging in, you will be able to see e-Voting option. 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 i.e. NSDL and you will be redirected to e-Voting website of NSDL 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 / 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. NSDL and CDSL.**

| Login type | Helpdesk details |
|---|---|
| Individual 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.com or call at 022 - 4886 7000 |
| Individual Shareholders holding securities in demat mode with CDSL | 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 |

**B) Login Method for e-Voting and joining virtual meeting for shareholders other than Individual shareholders holding securities in demat mode and shareholders holding securities in physical mode**

**How to Log-in to NSDL e-Voting website?**

1. 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.
2. Once the home page of e-Voting system is launched, click on the icon "Login" which is available under 'Shareholder/ Member' section.
3. A new screen will open. You will have to enter your User ID, your Password/OTP and a Verification Code as shown on the screen.

   *Alternatively, if you are registered for NSDL e-services i.e. IDEAS, you can log-in at https://eservices.nsdl.com/ with your existing IDEAS login. Once you log-in to NSDL e-services after using your log-in credentials, click on e-Voting and you can proceed to Step 2 i.e. Cast your vote electronically.*
4. Your User ID details are given below:

| Manner of holding shares i.e. Demat (NSDL or CDSL) or Physical | Your User ID is: |
|---|---|
| a) For Members who hold shares in demat account with NSDL. | 8 Character DP ID followed by 8 Digit Client ID<br>For example if your DP ID is IN300*** and Client ID is 12****** then your user ID is IN300***12******. |
| b) For Members who hold shares in demat account with CDSL. | 16 Digit Beneficiary ID<br>For example if your Beneficiary ID is 12********** then your user ID is 12********** |
| c) For Members holding shares in Physical Form. | EVEN Number followed by Folio Number registered with the company<br>For example if folio number is 001*** and EVEN is 101456 then user ID is 101456001*** |

5. Password details for shareholders other than Individual shareholders are given below:
   a) If you are already registered for e-Voting, then you can use your existing password to login and cast your vote.
   b) If you are using NSDL e-Voting system for the first time, you will need to retrieve the 'initial password' which was communicated to you. Once you retrieve your 'initial password', you need to enter the 'initial password' and the system will force you to change your password.



c) How to retrieve your 'initial password'?

(i) If your email ID is registered in your demat account or with the company, your 'initial password' is communicated to you on your email ID. Trace the email sent to you from NSDL from your mailbox. Open the email and open the attachment i.e. a .pdf file. Open the .pdf file. The password to open the .pdf file is your 8 digit client ID for NSDL account, last 8 digits of client ID for CDSL account or folio number for shares held in physical form. The .pdf file contains your 'User ID' and your 'initial password'.

(ii) If your email ID is not registered, please follow steps mentioned below in "**Process for those shareholders whose email IDs are not registered**".

6. If you are unable to retrieve or have not received the "Initial password" or have forgotten your password:

a) Click on "Forgot User Details/Password?"(If you are holding shares in your demat account with NSDL or CDSL) option available on www.evoting.nsdl.com.

b) "Physical User Reset Password?" (If you are holding shares in physical mode) option available on www.evoting.nsdl.com.

c) If you are still unable to get the password by aforesaid two options, you can send a request at evoting@nsdl.com mentioning your demat account number/folio number, your PAN, your name and your registered address etc.

d) Members can also use the OTP (One Time Password) based login for casting the votes on the e-Voting system of NSDL.

7. After entering your password, tick on Agree to "Terms and Conditions" by selecting on the check box.

8. Now, you will have to click on "Login" button.

9. After you click on the "Login" button, Home page of e-Voting will open.

**Step 2: Cast your vote electronically and join General Meeting on NSDL e-Voting system.**

**How to cast your vote electronically and join General Meeting on NSDL e-Voting system?**

1. After successful login at Step 1, you will be able to see all the companies "EVEN" in which you are holding shares and whose voting cycle and General Meeting is in active status.
2. Select "EVEN" of company for which you wish to cast your vote during the remote e-Voting period and casting your vote during the General Meeting. For joining virtual meeting, you need to click on "VC/OAVM" link placed under "Join Meeting." Now you are ready for e-Voting as the Voting page opens.
3. Cast your vote by selecting appropriate options i.e. assent or dissent, verify/modify the number of shares for which you wish to cast your vote and click on "Submit" and "Confirm" when prompted.
4. Upon confirmation, the message "Vote cast successfully" will be displayed.
5. You can also take the printout of the votes cast by you by clicking on the print option on the confirmation page.
6. Once you confirm your vote on the resolution, you will not be allowed to modify your vote.

**General Guidelines for shareholders**

1. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) are required to send scanned copy (PDF/JPG Format) of the relevant Board Resolution/ Authority letter etc. with attested specimen signature of the duly authorized signatory(ies) who are authorized to vote, to the Scrutinizer by e-mail to vapassociatespcs@gmail.com with a copy marked to evoting@nsdl.com. Institutional shareholders (i.e. other than individuals, HUF, NRI etc.) can also upload their Board Resolution / Power of Attorney / Authority Letter etc. by clicking on "Upload Board Resolution / Authority Letter" displayed under "e-Voting" tab in their login.
2. It is strongly recommended not to share your password with any other person and take utmost care to keep your password confidential. Login to the e-Voting website will be disabled upon five unsuccessful attempts to key in the correct password. In such an event, you will need to go through the "Forgot User Details/Password?" or "Physical User Reset Password?" option available on www.evoting.nsdl.com to reset the password.
3. In case of any queries, you may refer the Frequently Asked Questions (FAQs) for Shareholders and e-Voting user manual for Shareholders available at the download section of www.evoting.nsdl.com or call on.: 022 - 48867000 or send a request to Ms. Pallavi Mhatre, Deputy Vice President, NSDL at evoting@nsdl.com

**Process for those shareholders whose email IDs are not registered with the depositories for procuring user id and password and registration of e mail IDs for e-voting for the resolutions set out in this notice:**

1. In case shares are held in physical mode please provide 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 RTA, Beetal Financial and Computer Service Pvt. Ltd.
2. In case shares are held in demat mode, please provide DPID-CLID (16 digit DPID + CLID or 16 digit beneficiary ID), Name, client master or copy of Consolidated Account statement, PAN (self attested scanned copy of PAN card), AADHAR (self attested scanned copy of Aadhar Card) to their respective Depository Participant(s). If you are an Individual shareholders holding securities in demat mode, you are requested to refer to the login method explained at step 1 (A) i.e. Login method for e-Voting and joining virtual meeting for Individual shareholders holding securities in demat mode.
3. Alternatively shareholder/members may send a request to evoting@nsdl.com for procuring user id and password for e-voting by providing above mentioned documents.
4. In terms of SEBI Master circular dated 30th January, 2026 to increase the efficiency of the voting process, all the demat account holders are enabled to vote, by way of a single login credential, through their demat accounts/ websites of Depositories/ Depository Participants. Shareholders are required to update their mobile number and email ID correctly in their demat account for the convenience of participating in e-voting process.

**The instructions for Members for e-Voting on the day of the AGM are as under:**

1. The procedure for e-Voting on the day of the AGM is same as the instructions mentioned above for remote e-voting.
2. Only those Members/shareholders, who will be 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 in the AGM.
3. Members who have voted through Remote e-Voting will be eligible to attend the AGM. However, they will not be eligible to vote at the AGM.
4. The details of the person who may be contacted for any grievances connected with the facility for e-Voting on the day of the AGM shall be the same person mentioned for Remote e-voting.

**C. Instructions for Members attending the AGM through VC/OAVM & e-voting during the meeting**

i. The procedure for attending meeting and e-voting on the day of the AGM is same as mentioned above for remote e-voting;

ii. Any person who acquires shares of the Company and become member of the Company after dispatch of the Notice and holding shares as of the cut-off date, i.e., on 17th August, 2026 may follow the process as stated above; and

iii. Ms. Parul Jain, Company Secretary (Membership No. FCS 8323) failing her Mr. Vishal Gupta (Membership No. ACS 51204), Partner(s) M/s VAP & Associates, Company Secretaries in practice has been appointed as the Scrutinizer to scrutinize the remote e-voting process and e-voting during the AGM in a fair and transparent manner.

**D. Declaration of Result**

i. The Scrutinizer shall, within the stipulated period of the conclusion of the AGM as provided under the applicable laws, provide a consolidated scrutinizer's report of the total votes cast in favour or against, if any, to the Chairman or a person authorized by him in writing, who shall countersign the same and declare the result of the voting forthwith;

ii. The results declared along with the report of the Scrutinizer shall be placed on the website of the Company, i.e., www.hudco.org.in and on the website of NSDL after the declaration of result by the Chairman or a person authorized by him in writing. The results shall also be communicated to the BSE Limited and National Stock Exchange of India Limited, where the shares of the company are listed;

iii. The resolutions listed in the Notice of the 56th AGM shall be deemed to be passed on the date of the AGM, subject to the receipt of the requisite number of votes in favour of the respective resolutions.



# DIRECTORS' REPORT

**Dear Members,**

Your directors are pleased to present the 56th Annual Report on the business and operations of the Company along with Audited Standalone and Consolidated Financial Statements for the year ended 31st March, 2026.

## 1. FINANCIAL PERFORMANCE AND HIGHLIGHTS

The financial highlights of your Company for the Financial Year 2025-26 are briefly mentioned below to give an overview of accomplishments on all fronts:

**(₹ In Crore)**

| **Particulars** | **2025-26** | **2024-25** |
|---|---|---|
| Revenue from Operations | 13150.40 | 10311.29 |
| Other Income | 176.73 | 37.09 |
| **Total Income** | **13327.13** | **10348.38** |
| Finance cost | 8930.69 | 6747.45 |
| Net Loss on Fair Value Changes | 936.63 | - |
| Impairment on Financial instruments | (191.60) | (410.50) |
| Other Expenses including Employee Benefit Exp. | 429.97 | 374.77 |
| **Total Expenditure** | **10105.69** | **6711.72** |
| **Profit before tax** | **3221.44** | **3636.66** |
| Less: | | |
| Current Tax | 603.00 | 637.00 |
| Deferred tax | (1459.07) | 292.90 |
| Adjustment of tax of earlier years (Net) | 43.14 | (2.38) |
| **Profit after tax** | **4034.37** | **2709.14** |
| Other Comprehensive Income | (557.22) | (164.80) |
| **Total Comprehensive Income** | **3477.15** | **2544.34** |
| Balance Surplus of previous year | 520.78 | 215.14 |
| **Amount available for Appropriation** | **3997.93** | **2759.48** |
| **Less: Appropriation** | | |
| Transfer to Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961 and u/s 29C of the NHB Act, 1987 | 525.00 | 550.00 |
| Transfer to Reserve Fund u/s 45IC of the RBI Act, 1934 | 807.00 | 542.00 |
| Transfer to Debenture Redemption Reserve | 229.60 | 239.58 |
| Transfer to Reserve for Bad & Doubtful Debt | 118.00 | 135.00 |
| Interim Dividend | 910.86 | 620.59 |
| Transfer to Impairment Reserve | 122.06 | 102.96 |
| Issue Expenses on Perpetual Debt Instruments | 1.78 | - |
| Other Comprehensive Income (Net) on account of Hedge Accounting | (543.23) | (161.63) |
| **Net surplus after appropriations** | **1826.86** | **730.98** |
| Proposed final dividend | 300.29 | 210.20 |
| Surplus available after final dividend | 1526.58 | 520.78 |
| EPS (Basic/Diluted) (in ₹) | 20.15 | 13.53 |

During the period, your Company has performed very well by witnessing a growth of 48.92% in Profit after Tax (PAT). Your Company has seen a growth of 22.30% in its Net Worth that has reached Rs.21,977.20 Crore in Financial Year 2025-26 from Rs.17,969.79 Crore in Financial Year 2024-25.

**Consolidated Financial Statements**

Pursuant to Section 129(3) of the Companies Act, 2013, the Company has prepared Consolidated Financial Statement (CFS) in respect of only one Associate Company namely Shristi Urban Infrastructure Development Limited and an appropriate disclosure stating the reasons relating to non-consolidation of accounts of other three companies have been given in the CFS.

A Statement containing salient features of Financial Statements of Joint Venture and Associate Companies, has been given in the prescribed format "AOC-1" and is annexed as part of the Consolidated Financial Statements.

There are no material changes and commitments, occurred subsequent to the close of Financial Year of the Company and the date of this Board's report, affecting the financial position of the Company and its state of affairs.

Pursuant to Section 136 of the Companies Act, 2013, the Audited Financial Statements and all other documents required to be attached with the Financial Statements are available on the Company's website at www.hudco.org.in and are also available for inspection till the date of the ensuing Annual General Meeting during business hours on all working days at the Registered Office of the Company

## 2. DIVIDEND

Your Company is consistently rewarding its shareholders by way of dividend payment. The Board of Directors, have recommended payment of Final Dividend @ 15.00%, i.e. Rs.1.50 per equity share having Face Value of Rs.10/- each for the Financial Year 2025-26, subject to approval of the Shareholders at the ensuing 56th Annual General Meeting.

The above dividend is in addition to following Interim Dividends declared for the Financial Year 2025-26 on the paid-up equity share capital of the Company:

| Month of Declaration | Interim Dividend | Rate % | Amount Per-share (In Rs.) | Total Amount (Rs. in Crore) |
|---|---|---|---|---|
| August, 2025 | 1st | 11.50 | 1.15 | 230.22 |
| November, 2025 | 2nd | 10.00 | 1.00 | 200.19 |
| January, 2026 | 3rd | 11.50 | 1.15 | 230.22 |
| March, 2026 | 4th | 12.50 | 1.25 | 250.24 |

In view of above, total dividend declared and paid for the Financial Year 2025-26 would be amounting to Rs.6.05 per equity share (60.50%).

In compliance with regulation 43A of Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015, your Company has formulated Dividend Distribution Policy, and the same is available on Company's website at https://www.hudco.org.in//writereaddata/DDP.pdf

As per guidelines issued by Department of Investment and Public Asset Management (DIPAM), Government of India, the NBFC Company is required to pay a minimum Annual Dividend of 30% of Profit after Tax (PAT), subject to maximum limit prescribed by RBI. After analysis of various financial parameters (including CRAR, Net NPA etc), Cash Flow Position and available distributable profits, the Board of Directors have paid/recommended Total Dividend of Rs.6.05 per equity share (60.50%).

## 3. SHARE CAPITAL

As on 31st March, 2026, the authorized share capital of the Company was Rs.2,500 Crore with issued, subscribed and paid-up equity share capital of Rs.2,001.90 Crore. The paid-up share capital comprises Promoters shareholding of 75.00% held by the President of India through the Ministry of Housing and Urban Affairs (MoHUA) - 54.27% and Ministry of Rural Development (MoRD) - 20.73% and the balance 25.00% is held by the Public. There is no change in the authorized, issued, subscribed and paid-up equity share capital of the Company during the year.

The Company has not issued any shares with differential voting right/ Sweat Equity Shares during the year under report.

**Listing of securities and payment of listing fee**

The securities of the Company are listed at BSE Limited (BSE) and National Stock Exchange of India Limited (NSE) and the annual listing fee for the Financial Year 2026-27 has been paid to the Stock Exchanges.



**Transfer of unclaimed Dividend and Shares to Investor Education & Protection Fund**

**Amounts transferred to IEPF**

In compliance of the provisions of Section 125 of the Companies Act, 2013 and Rule made thereunder read with relevant provisions of SEBI (LODR) Regulations, 2015 as amended from time to time, the dividend amounts, which remain unpaid/unclaimed for a period of seven years, are transferred to the Investor Education and Protection Fund (IEPF) of the Central Government.

Accordingly, during the Financial Year 2025-26, an amount of Rs.9,63,667.25 pertaining to unclaimed dividend for the Financial Year 2017-18 and Interim/Final dividend declared on shares already transferred to IEPF, have been transferred to Investor Education and Protection Fund.

**Equity Shares transferred to IEPF**

In terms of Section 124(6) of the Companies Act, 2013 and IEPF Authority (Accounting, Audit, Transfer and Refund) Rules, 2016, as well as in accordance with the circulars/notifications issued by the MCA from time to time, the shares in respect of which the dividend has not been paid or claimed for a consecutive period of seven years or more, is required to be transferred to Investor Education and Protection Fund (IEPF) Authority account.

Accordingly, during the Financial Year 2025-26, 7037 equity shares pertaining to Interim/final dividend for the Financial Year 2017-18 were transferred to the Demat Account of the IEPF Authority opened with NSDL.

Details of the shareholders whose unclaimed dividend/shares were transferred to the IEPF Account is available on the website at the following link: https://hudco.org.in//writereaddata/shares-transferred-to-IEPF-authority-17-18.pdf Members may check their details on the aforesaid web-link.

**Claim from IEPF Account**

Any person, whose share or unclaimed dividend etc. has been transferred to the IEPF, may claim the shares under provision to sub-section (6) of section 124 or apply for refund under clause (a) of sub-section (3) of section 125 or under proviso to sub-section (3) of section 125 of the Companies Act, 2013, as the case may be, to the Authority by making an online application in Form IEPF-5.

## 4. MEMORANDUM OF UNDERSTANDING (MoU)

As a Central Public Sector Enterprise (CPSE), your Company enters into an Annual Memorandum of Understanding (MoU) with the Ministry of Housing and Urban Affairs (MoHUA), which serves as the overarching framework for evaluating organizational performance across a set of mutually agreed financial and non-financial parameters, benchmarked against annual targets prescribed by the Department of Public Enterprises (DPE).

Your Directors are proud to share that your Company achieved an exceptional MoU score of 97.90 out of 100, an ‘Excellent’ MoU Rating, for the performance in Financial Year 2024-25, setting a benchmark among its financial-sector peers and reaffirming its position as a high-performing and dependable public sector undertaking. This is the second consecutive year of 'Excellent' MoU rating- the highest classification under the DPE's performance evaluation framework, reflecting the consistency and strategic focus with which the Company pursues its corporate objectives.

HUDCO excelled in 9 out of 12 performance parameters, achieving perfect scores of 100% in several critical areas, underscoring the Company's strong governance framework, operational efficiency, and commitment to its social mandate. With respect to the Compliance Parameters, your Company recorded near-full compliance across all prescribed areas, including Corporate Governance, Corporate Social Responsibility (CSR), Procurement from Micro and Small Enterprises (MSEs), and Health & Safety initiatives undertaken for the benefit of its employees.

During Financial Year 2025-26, your Company demonstrated an outstanding performance across both operational and financial metrics, exceeding its own performance benchmarks. This achievement stands out as a strong testament to HUDCO's commitment to performance excellence, financial prudence, and institutional accountability. Your Directors remain confident that the Company is well-positioned to sustain and build upon this performance trajectory in the years ahead. The Annual MoU signed with MoHUA for Financial Year 2025-26 comprises 11 Main Performance Parameters, predominantly financial in nature, and 9 Compliance Parameters. The actual achievements against key parameters are set out in the following table:

**MoU 2025 - 26: Achievement of Key Performance Parameters (as on 31.03.2026)**

| Sl. No. | MoU Parameter | MoU Target FY2025-26 | Actual Achievement (absolute value Rs. in Crore) |
|---|---|---|---|
| 1. | Loan disbursed to Total Funds Available | 100% | 100% (51194.21/51196.29) |
| 2. | Overdue Loans to Total loans (net) | 1.97% | 1.51% (2409.41/159135.81) |
| 3. | Net NPA / Total loans (net) | 0.35% | 0.05% (85.35/159135.81) |
| 4. | Cost of raising funds through bonds as compared to similarly rated CPSEs (Margin over Reuters) | (-) 8 bps | (-) 8.20 bps |
| 5. | Procurement from GeM (as percentage of Total Procurement) | 65% | 79.85% (26.4241/33.0939) |

In compliance with DPE's O.M, dated 24th March, 2026, issued for performance evaluation of CPSEs for MoU Financial Year 2025-26, the mandatory parameters to be included in the Annual Report are annexed and form part to the Directors' Report.

## 5. LENDING ACTIVITIES

HUDCO, India's foremost techno-financing institution under the Ministry of Housing and Urban Affairs, has successfully concluded another landmark year of dedicated service to the nation. Despite a dynamic and challenging environment, the organization demonstrated promising operational resilience and financial performance. Through its continued support for infrastructure development and housing initiatives across the country, HUDCO has further strengthened its role as a key catalyst in India's urban transformation and nation-building journey.

During the Financial Year 2025-26, HUDCO, driven by proactive management, prudent business strategies and policies, recorded remarkable growth in its operational performance. The organization achieved sanctions amounting to Rs.1,64,757.79 Crore and disbursements of Rs.51,194.21 Crore, reflecting a significant increase over the previous year's sanctions of Rs.1,27,952.49 Crore and disbursements of Rs.40,037.51 Crore. These achievements underscore HUDCO's sustained commitment to financing infrastructure and housing development across the nation.

Since its establishment in 1970, HUDCO has built a distinguished legacy spanning 56 years of dedicated service to the nation. Over this period, the organization has sanctioned 17,537 urban infrastructure and housing projects, with cumulative loan sanctions amounting to Rs.6,03,463.90 Crore and disbursements reaching Rs.3,11,006.76 Crore. HUDCO has also extended financial assistance for more than 204 lakh dwelling units across rural and urban India. Notably, 93.6% of these units, representing 190.9 lakh dwelling units, have been targeted towards the Economically Weaker Sections (EWS) and Lower Income Groups (LIG), reaffirming HUDCO's enduring commitment to inclusive and affordable housing development.

**Urban Infrastructure Lending**

HUDCO sanctioned 90 projects in Urban infrastructure sector during the year, extending total loan assistance of Rs.1,55,344.74 Crore across key sectors including Transport & Logistics, Water & Sanitation, Energy, Social and Commercial Infrastructure, and other infrastructure segments. The organization disbursed Rs.45,924.53 Crore during the year towards the implementation of various infrastructure development schemes, further reinforcing its commitment to strengthening India's infrastructure landscape.

**Housing Operations**

Under the Housing sector during the year, HUDCO sanctioned 6 projects with total loan assistance of Rs.9,413.05 Crore, facilitating the construction of 2,22,076 dwelling units across the country. During the year, the organization also disbursed a loan amount of Rs.5,269.68 Crore, reaffirming its continued commitment to promoting affordable housing and supporting inclusive urban development.

**In the Financial Year 2025-26, major projects sanctioned and loan disbursed are as under:**

**Transport and Logistics**

The Twin Tunnel Project of Bruhat Bengaluru Mahanagara Palike, being implemented through Bengaluru Smart Infrastructure Limited (BSMILE), is a major urban mobility initiative aimed at decongesting traffic in Bengaluru through



high-capacity underground corridors. HUDCO has extended a loan of Rs. 9,303.66 Crore to support this transformative development, underscoring its pivotal role in financing complex urban mobility solutions across the country. HUDCO's financial intervention not only enables timely execution of this critical mobility project but also reinforces its broader mandate of strengthening India's urban infrastructure.

HUDCO has extended financial assistance of Rs.1,624.34 Crore to Chennai Metro Asset Management Limited (CMAML) for implementing Transit Oriented Development (TOD) across four prime locations adjoining Chennai Metro stations, aimed at creating vibrant, integrated commercial and urban hubs that strengthen last-mile connectivity and enhance the economic potential of the metro network.

HUDCO financed loan of Rs.1,539.87 Crore to Maharashtra Rail Infrastructure Development Corporation Limited (MRIDCL) for construction of 52 Road Over Bridges (ROB), Road Under Bridges (RUB), and Limited Height Subways (LHS) at strategically identified locations across Maharashtra to eliminate both manned and unmanned railway level crossings. The initiative aims to ensure safe and seamless movement of road and rail traffic, reduce accident risks, and alleviate congestion in urban and semi-urban areas.

HUDCO had sanctioned a loan of Rs.27,000 Crore to Bangalore Development Authority during the previous Financial Year for the land acquisition and development of the Bangalore Business Corridor - Peripheral Ring Road (PRR) project in Bengaluru, with an initial disbursement of Rs.50 Crore made during the Financial Year 2025-26. This strategically significant project is aimed at decongesting the city, enhancing traffic efficiency, and improving connectivity across key urban and peri-urban areas.

HUDCO had sanctioned a loan of Rs.22,250 Crore during the previous Financial Year to Maharashtra State Road Development Corporation for land acquisition for the Virar–Alibaug Multimodal Corridor project. During Financial Year 2025-26, an amount of Rs.3,400 Crore has been released towards the project. This strategically significant corridor is envisaged as an Outer Ring Road for the Mumbai Metropolitan Region (MMR), providing high-speed connectivity to key growth centres.

HUDCO had sanctioned a loan of Rs.11,000 Crore during the previous Financial Year to Andhra Pradesh Capital Region Development Authority (APCRDA) for the construction of housing, office buildings, and infrastructure development in Amaravati, the new capital city of Andhra Pradesh. During Financial Year 2025-26, an amount of Rs.2,196.83 Crore has been disbursed towards the project, supporting planned urban development and creation of modern infrastructure assets.

**Energy**

HUDCO has sanctioned a total loan of Rs.6,426 Crore to Rajasthan's three DISCOMs i.e; JdVVNL, AVVNL, and JVVNL- for the installation of 1.1 kW and above rooftop solar systems at individual residential households under the PM Surya Ghar: Muft Bijli Yojana. Targeting 37.80 Lakh residential consumers, the programme provides both Central and State Financial Support, with HUDCO financing the state's share to enable seamless implementation. The project significantly expands decentralized renewable energy capacity, reduces household electricity expenditure, and strengthens energy access across Rajasthan.

A term loan of Rs.1,700 Crore has been extended to Maharashtra State Power Generation for the 400 MWAC grid-connected, ground-mounted Solar PV Renewable Energy Bundling Project (Phase-I) in Maharashtra, a key initiative to substantially enhance the state's renewable power capacity. The project will accelerate clean-energy generation, reduce dependence on fossil fuels, and contribute to India's national targets for large-scale renewable integration. This intervention reflects HUDCO's broader commitment to financing transformational infrastructure that delivers long-term environmental and socio-economic benefits across the country.

HUDCO has sanctioned a loan of Rs.801.51 Crore to Andhra Pradesh Power Generation Corporation Ltd (APGENCO) for undertaking Renovation & Modernization (R&M) and Life Extension of thermal power stations. The project focuses on revitalizing aging power assets to enhance efficiency, reliability, and availability, while optimizing existing generation capacity in a cost-effective manner. It is expected to result in improved operational performance, extended plant life, and better safety and environmental standards, thereby strengthening the overall power infrastructure. Out of the sanctioned amount, Rs.80 Crore has already been disbursed.

During Financial Year 2025-26, HUDCO disbursed Rs.1,000 Crore to the Tamil Nadu Power Distribution Corporation Ltd. (TNPDCL), against a sanction accorded in previous Financial Year. This financial assistance is directed toward the improvement and modernization of the power distribution network across Tamil Nadu, reflecting HUDCO's continued focus on strengthening vital state-level utility infrastructure.



**Water and Sanitation**

HUDCO sanctioned financial assistance of Rs.340 Crore to the State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT). This term loan will fund SIPCOT's contribution toward the development of a 60 MLD Desalination plant and associated product water conveyance mains at Mullakadu Village in Tuticorin District, Tamil Nadu. The project is being executed on a Hybrid Annuity Model (HAM) under the Public-Private Partnership (PPP) framework, reinforcing HUDCO's support for critical water infrastructure.

HUDCO is providing Rs.938.51 Crore as gap funding to the Maharashtra Urban Infrastructure Fund (MUIF) for the augmentation of Water Supply Project of Chhatrapati Sambhajinagar and Mira Bhayander Municipal Corporation under the AMRUT 2.0 mission. HUDCO's financing enables timely execution of the project, supports inclusive urban development, and significantly enhances the quality of life for residents by improving access to reliable and safe drinking water. Out of the total sanctioned amount, Rs.116.43 Crore has already been disbursed.

Rajasthan Water Supply and Sewerage Corporation (RWSSC) has secured financial assistance of Rs.5,000 Crore from HUDCO for implementing a wide range of water supply schemes under Jal Jeevan Mission (Phase III). This major investment aims to enhance potable water availability and ensure sustainable household tap-water connectivity across multiple regions of Rajasthan. The project will significantly strengthen drinking water infrastructure, reduce regional water scarcity, and improve public health outcomes for urban and rural communities.

HUDCO sanctioned a term loan of Rs.2,944 Crore to the Hyderabad Metropolitan Water Supply & Sewerage Board (HMWSSB). This financial assistance is earmarked for the execution of the Godavari Drinking Water Supply Project Phase-II, along with the rejuvenation of the Osmansagar and Himayathsagar reservoirs as part of the comprehensive Musi River clean-up initiative. This partnership underscores HUDCO's ongoing commitment to financing vital public health and environmental infrastructure.

**Social and Commercial Infrastructure**

HUDCO sanctioned a substantial financial assistance of Rs.3,826.50 Crore to the Maharashtra Industrial Development Corporation (MIDC). This term loan is earmarked for the development of Industrial Parks at 13 distinct locations across multiple districts in Maharashtra. This strategic partnership underscores HUDCO's ongoing commitment to financing robust core infrastructure and supporting the expansion of the state's industrial footprint.

HUDCO sanctioned a term loan of Rs.5,000 Crore to the AP State Special Projects Development Corporation Ltd. (APSPDCL) to fund the comprehensive development of three new Industrial Parks in the state of Andhra Pradesh. Against this sanction, an amount of Rs.2,072 Crore has been disbursed. This financial assistance reflects HUDCO's continued focus on supporting and executing vital, state-led industrial infrastructure projects.

Demonstrating its sustained support for state-led economic initiatives, HUDCO sanctioned financial assistance of Rs.1,700 Crore to the State Industries Promotion Corporation of Tamil Nadu Limited (SIPCOT). This vital funding facilitates the establishment of the SIPCOT Industrial Park (Echur Scheme) and fulfills the remaining land cost requirements for the Manallur Phase III Scheme, directly enhancing the state's industrial infrastructure footprint.

**Housing**

The implementation of the EWS Affordable Housing Scheme (Indiramma Indlu) in Telangana, under PMAY(G) by the Telangana State Housing Corporation Limited (TGHCL), with financial support of Rs.5,000 Crore from HUDCO which ensures significant improvement in the rural living conditions through the construction of 146,628 dwelling units. It reflects the HUDCO's commitment in India's vision of inclusive growth, poverty alleviation, and sustainable rural development. Out of the total sanctioned Loan, Rs.1,500 Crore has been disbursed.

The EWS Rural Housing Scheme across various Gram Panchayats in Kerala funded by HUDCO with a loan assistance of Rs.1,500 Crore against which Rs.400 Crore has already been disbursed, has a significant socio-economic impact for India, particularly in advancing inclusive growth and social equity. By supporting the construction of 31,679 new houses and the completion of 43,321 in-progress houses totalling 75,000 dwelling units, the project strengthens the "Housing for All" vision under the LIFE Mission of the Government of Kerala.

The housing project of Central Government Employees Welfare Housing Organization, supported by a term loan of Rs.92 Crore from HUDCO, out of which Rs.70.94 Crore has already been disbursed, envisages the development of 144 well-planned 3 BHK and 4 BHK dwelling units for Central Government employees. The project will enhance access to quality housing, promote planned urban development, and support the long-term welfare and social security of the workforce while reinforcing the role of institutional housing initiatives in India.



## Sectorial overview and government initiative:

**Support to Economically Weaker Sections**

HUDCO has consistently made focused efforts to serve underserved sections of society while supporting the flagship initiatives of the Government of India. The organization remains committed to fulfilling the housing needs of Economically Weaker Sections (EWS) and Low-Income Groups (LIG) by providing financial assistance and loans at comparatively affordable interest rates. So far, the Company has sanctioned financial assistance for over 204 Lakh housing units in both rural and urban areas across the country. Demonstrating its strong social commitment, nearly 190.9 Lkh housing units, more than 93.6% of the total sanctions, have been directed towards beneficiaries belonging to the EWS and LIG categories.

**HUDCO's Support for projects in the North-Eastern Region**

HUDCO continues to support the development of the North Eastern Region through financial assistance for housing and infrastructure projects. During FY 2025-26, HUDCO disbursed Rs.54.94 Crore across 9 projects in the region, including three housing schemes and six infrastructure projects. The assistance includes construction of the Manipur Institute of Performing Arts at Gurgaon, staff quarters and basement parking at Dwarka, New Delhi, multi-storeyed government quarters (G+7) at Langol, District Office Complex Mokokchung, Nagaland State Commission Complex, PWD Complex Tuensang Phase-I, and SDO Office Complex at Pfutsero etc. reflecting HUDCO's commitment to strengthening infrastructure in the North Eastern Region.

**HUDCO's role in Government of India scheme(s) – Pradhan Mantri Awas Yojana**

HUDCO is committed to supporting the Ministry of Housing and Urban Affairs (MoHUA) in the implementation of PMAY(U)-2.0, which aims to provide financial assistance to One Crore urban poor and middle-class families (EWS/ LIG/MIG categories) to construct, purchase, or rent affordable houses in urban areas over five years, starting from September 1, 2024.

HUDCO has been entrusted by MoHUA for desk and/or site scrutiny in respect of Affordable Housing in Partnership (AHP) and Beneficiary Led Construction (BLC) vertical and also designated as one of the Central Nodal Agencies under the Interest Subsidy Scheme (ISS) vertical. Further, for meeting fund requirement of State/ULB/Beneficiary share, HUDCO also offers viability gap funding/ loan assistance to meet the requirement beyond the grant available from the Government of India.

HUDCO, as Central Nodal Agency (CNA), under PMAY(U)-2.0 Interest Subsidy Scheme (ISS), has disbursed subsidy of Rs.30.01 Lakh to 79 beneficiaries during 2025-26.

**Property Development and Consultancy**

HUDCO extends its consultancy expertise across India in urban & regional planning, architecture, environmental engineering, construction, and project management, prioritizing green and sustainable solutions.

The consultancy assignments undertaken by HUDCO are diverse in nature and include DPR preparation for Ummedpura Affordable Housing Project, Samvidhan Park in Kota, various urban infrastructure development works in Sojat, Rajasthan, Development of White Town in Puducherry under the Challenge Based Destination Development (CBDD ) Scheme (a sub-scheme of Swadesh Darshan 2); Development of Inter State Bus Terminal at ECR Road, Puducherry, Placemaking and Beautification in three locations in Chennai for Chennai Metro Rail Limited, Housing Project at Bengaluru to Hindustan Aeronautics Limited incorporating green building concepts, Karnataka Slum Development Board for Social Housing Rehabilitation Project taken up in PPP mode in Bengaluru, Phase II of the Shehjar Apartments at Bemina, Srinagar for the Srinagar Development Authority. HUDCO is also involved in further stages of ongoing planning consultancy assignment for GIS based Integrated Master Plan for Rajgir Regional Planning Area and Nalanda Mahavihara World Heritage Site in Bihar, as well as preparation of Land Use Maps & Registers and Land Use and Development Control Plan for Bidhannagar MC Area and Nabadiganta Industrial Township Area in West Bengal.

HUDCO has undertaken project works for development of its vacant properties through development of commercial office/ institutional properties in a modern, energy efficient and sustainable manner at Noida, Kaushambi, Panchkula. Projects for construction of additional built spaces are also undertaken in HUDCO's existing Regional Offices at Kolkata, Jammu and Ahmedabad to fruitfully make use of the unused available FAR. Reconstruction of six HUDCO residential flats at Asian Games Village, New Delhi has also been taken up to provide sustainable housing for its officers. With an objective to provide a standardised, state of the art workspace environment to HUDCO employees across India, phased upgradation of HUDCO offices in selected need-based locations is being taken up starting with the ongoing renovation of office space at HUDCO House, Lodhi Road, New Delhi.

The organization continues its association with the National Association of Students of Architecture (NASA) to host the HUDCO NASA Design Trophy that challenges young minds to give innovative solutions to complex contemporary challenges in Indian cities. The Theme for HUDCO NASA Design Trophy 2026 is "Design Solutions for Future Ready Cities in India."

## 6. FINANCIAL REVIEW

### (i) Accounting Policies

There has been updation in the accounting policy during the quarter/ year ended period. However, there is no material financial impact on net profit/loss, total comprehensive income or any other relevant financial item(s) due to updation in accounting policies.

### (ii) Income from Operations and Profitability

Your Company has reported Total Income for the Financial Year 2025-26 at Rs.13327.13 Crore (Previous Year Rs.10348.38 Crore) inclusive of Other Income of Rs.176.73 Crore (Previous Year Rs.37.09 Crore). While the Profit before Tax (PBT) for the Financial Year was Rs. 3,221.44 Crore (Previous Year Rs.3,636.66 Crore) and Profit after Tax (PAT) was Rs.4,034.37 Crore (Previous Year Rs.2,709.14 Crore). Total Comprehensive Income for the Financial Year was reported as Rs.3,477.15 Crore (Previous Year Rs.2,544.34 Crore).

### (iii) Non-Performing Assets

Your Company continues to demonstrate robust asset quality, reflected in its consistently low NPA levels. This is supported by specialized teams dedicated to recovery, project oversight, and stressed asset management. The loan portfolio is subject to continuous monitoring, allowing the Company to track repayment behaviour, identify potential stress at an early stage, and take timely corrective actions wherever necessary.

Instances of delay or default are addressed through a structured and time-bound approach. The Company engages with borrowers through various channels such as written communication and meetings to facilitate account regularization. Simultaneously, regulatory requirements like SMA classification and reporting to RBI, along with disclosures to credit information systems such as CRILC and CIBIL, are adhered to diligently.

HUDCO remains proactive in resolving stressed assets by leveraging multiple avenues, including One-Time Settlements (OTS), legal proceedings, actions under the Insolvency and Bankruptcy Code (IBC) 2016, technical write-offs, and case-specific default resolution packages. The Stressed Asset Management Department, in coordination with the Corporate Law Wing, regularly undertakes joint reviews with each Regional Office to assess NPAs, track the legal status of recovery proceedings, and explore resolution options through available mechanisms. The status and progress of these efforts are periodically placed before the Committee for Review of NPAs (a Board-level committee) and the Board of Directors.

As a result of diligent efforts and strategic approach in managing Stressed Assets portfolio, at the end of the Financial Year ended 31st March, 2026, your Company reported Gross NPA of Rs.1,673.84 Crore, which constitutes 1.04% of total loan portfolio. The Net NPA as on 31st March, 2026 stood at Rs.85.35 Crore, constituting 0.05% to net loan outstanding, as against MoU target of 0.35%. During the year 2025-26, an amount of Rs.402.96 Crore was recovered from the accounts (Project loans) which were in NPA as on 31.03.2025 including complete resolution of twenty NPA Accounts with Principal Outstanding of Rs.425.88 Crore through IBC/ OTS/ DRT/ Technical Write-Off. A total impairment provision of Rs.1,621.21 Crore as per the ECL Approach, including Rs.1,588.49 Crore towards the provision against NPA (Stage - III) loans was made by the Company, exhibiting adequate provision coverage ratio of 94.90%.

### (iv) Resource Mobilization

The Company continued to pursue a prudent and diversified resource mobilization strategy during Financial Year 2025-26, with a focus on ensuring adequate availability of funds, optimizing borrowing costs, maintaining liquidity, and supporting its growing lending operations. Leveraging its strong credit profile and established presence in domestic and international debt markets, the Company successfully mobilized aggregate resources amounting to Rs.67,503.22 Crore during the year through a mix of bonds, term loans, short-term borrowings and external commercial borrowings (ECBs).

The resource mobilization during the year comprised Rs.10,396.12 Crore through issuance of unsecured taxable bonds, Rs.49,184.69 Crore through rupee term loans from banks, Rs.2,503.72 Crore through short-term bank borrowings and Rs.5,418.69 Crore through the ECB route. The Company continued to diversify its funding sources

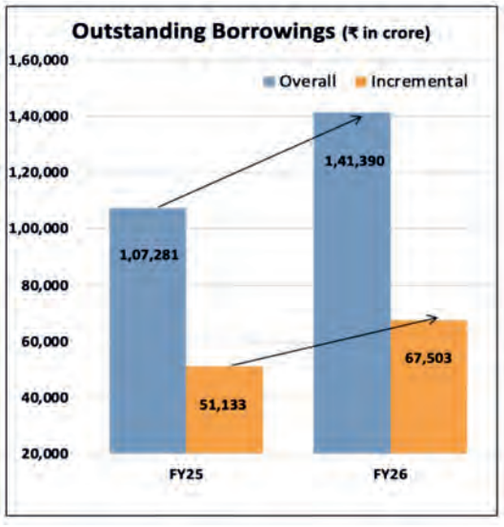


across instruments, maturities and markets, thereby strengthening its funding resilience and enhancing financial flexibility.

The borrowing programme was aligned with the Company's Asset Liability Management (ALM) framework and was undertaken after due consideration of liquidity requirements, maturity profiles, interest rate outlook and prevailing market conditions. The Company maintained a balanced liability structure and adopted proactive treasury management practices to optimize the overall cost of funds.

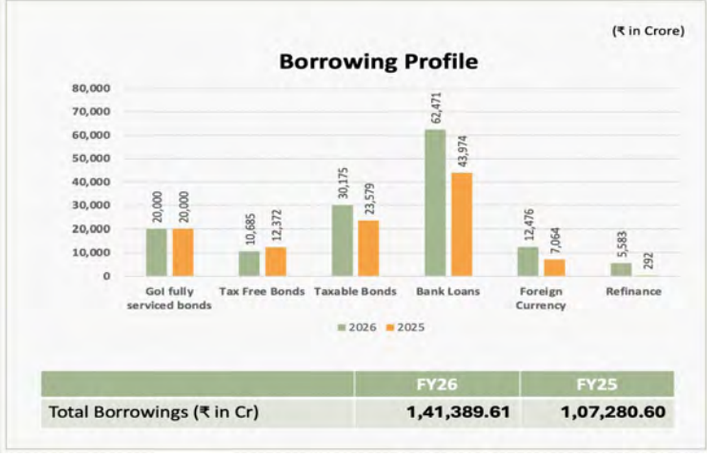
The Company continued to follow a prudent liquidity management policy whereby short-term borrowings are periodically refinanced with longer-tenor resources, taking into account market opportunities, liquidity position and business requirements. Surplus funds, wherever available, were deployed in accordance with Board-approved investment policies with the objective of preserving capital, maintaining liquidity and reducing negative carry.

The Company remained fully compliant with the Liquidity Coverage Ratio (LCR) requirements prescribed by the Reserve Bank of India and maintained adequate High Quality Liquid Assets (HQLA) to withstand potential liquidity stress scenarios. The robust liquidity framework and continuous monitoring mechanisms enabled the Company to maintain a strong liquidity position throughout the year.




As on 31st March, 2026, the Company's outstanding borrowings stood at Rs.1,41,389.61 Crore, comprising long and medium-term borrowings of Rs.1,38,885.89 Crore, including foreign currency borrowings of Rs.12,475.64 Crore, and short-term borrowings of Rs.2,503.72 Crore. The Company's diversified liability profile, coupled with prudent risk management practices, continues to provide a strong foundation for supporting its business growth while maintaining financial stability.

The composition of outstanding borrowings as on 31st March, 2026 is as under:

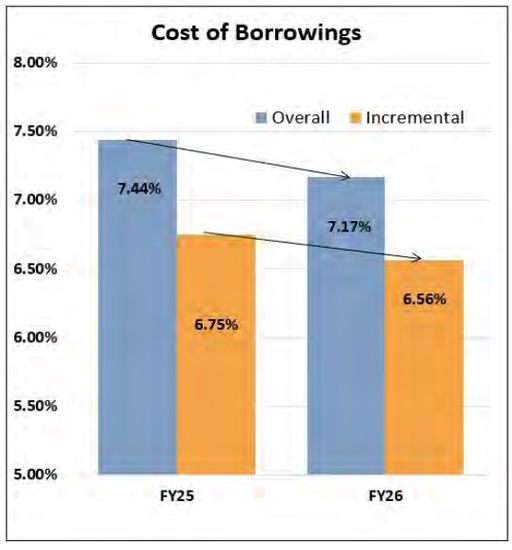



| | FY26 | FY25 |
|---|---|---|
| Total Borrowings (₹ in Cr) | 1,41,389.61 | 1,07,280.60 |

During the year, HUDCO achieved a significant milestone by becoming an eligible issuer of Capital Gain Tax Exemption Bonds under Section 54EC of the Income Tax Act, 1961 (corresponding section 85 of the Income Tax Act, 2025) pursuant to Notification No. S.O. 1644(E) dated 7th April, 2025 issued by the CBDT, Ministry of Finance, Government of India. Subsequently, the Company successfully launched its maiden 54EC Capital Gain Bond issue through the private placement route. The Bonds were issued with a tenor of five years and carried a coupon rate of 5.25% per annum. The issue received a positive response from investors, enabling the Company to mobilize over Rs.121 Crore within eleven months of launch, exceeding the initial issue size of Rs.100 Crore. The issuance has broadened HUDCO's resource mobilization avenues, diversified its investor base and strengthened its capacity to raise long-term funds for financing infrastructure and housing projects in line with its developmental mandate.

During the year, the Company successfully raised Rs.1,442 Crore through the issuance of its maiden Tier-I Perpetual Debt Instrument. The proceeds have strengthened the Company's Tier-I capital base, enhanced its capital adequacy position and asset-liability management profile, and provided additional headroom for supporting future business growth while maintaining prudent leverage levels. The outstanding borrowings-to-net worth ratio stood at 6.43 times (5.52 times excluding GoI serviced bonds) as on 31st March, 2026 as against 5.97 times (4.86 times excluding Government of India serviced bonds) as on 31st March, 2025, reflecting the growth in the Company's resource base in line with the expansion of its lending operations.

**(v) Cost of Borrowings**




The Company continued to focus on optimizing its cost of funds through a judicious mix of borrowing instruments, diversification of funding sources and proactive treasury management. During Financial Year 2025-26, the weighted average cost of resources mobilized during the year stood at 6.56% per annum. The weighted average cost of outstanding borrowings as on 31st March, 2026 declined to 7.17% per annum as compared to 7.44% per annum as on 31st March, 2025, reflecting the Company's sustained efforts towards efficient liability management and cost optimization.

During the year, the weighted average incremental cost of borrowings through taxable bonds/debentures was 8.20 basis points lower than the prevailing Reuters benchmark yield of AAA-rated CPSE bonds of comparable tenor at the respective times of issuance. This enabled the Company to achieve the "Excellent" category target under the Memorandum of Understanding (MoU) parameters relating to cost of borrowings.

As part of its strategy to diversify funding sources and optimize borrowing costs, the Company successfully accessed international markets and raised External Commercial Borrowings (ECBs) aggregating JPY 92 billion during Financial Year 2025-26. These borrowings were raised at an overall average all-in cost of 5.76% per annum, including hedging costs, thereby contributing to further diversification of the Company's liability profile.

The Company continued to maintain a prudent foreign currency risk management framework. The ECB exposures were appropriately hedged through derivative instruments, including option-based structures, in accordance

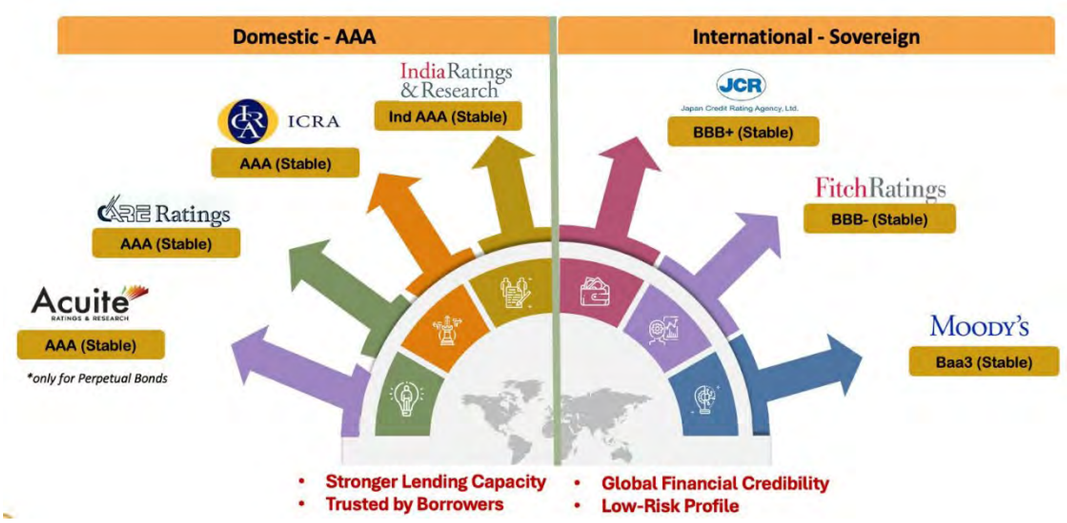
with the Company's approved risk management policies. Further, hedge accounting under Ind AS 109 has been adopted for ECB exposures from the inception of the respective borrowings, thereby ensuring alignment of accounting treatment with the underlying risk management objectives.

The Company's ability to maintain a competitive cost of funds through effective treasury operations, disciplined liability management and diversified market access enabled it to continue providing financial assistance for housing and urban infrastructure projects across the country on competitive terms, while maintaining financial sustainability and supporting long-term business growth.

**(vi) Domestic and International Credit Ratings**

The Company continued to enjoy strong credit ratings from leading domestic and international credit rating agencies during Financial Year 2025-26, reflecting its established market position, prudent financial management and sustained operational performance. The ratings assigned to the Company support its ability to access diverse funding sources across domestic and international markets and reinforce stakeholder confidence in its creditworthiness.

**Domestic and International Credit Ratings**




The international ratings are aligned with the sovereign rating framework applicable to Indian issuers and reaffirm the Company's standing in international financial markets.

The continued retention of the highest domestic credit ratings and strong investment-grade international ratings enhances the Company's ability to mobilize resources efficiently across a diversified range of funding sources. The ratings support wider investor participation, facilitate competitive pricing of borrowings and strengthen financial flexibility, thereby enabling the Company to effectively support its business growth and long-term financing objectives.

**(vii) Debt Securities and Investor Servicing**

**Issuance and Dematerialization of Bonds/Debentures**

During the Financial Year 2025-26, the Company issued Unsecured, Taxable Bonds/ Debentures exclusively in dematerialized form. Consequently, all Taxable Bonds/Debentures issued by the Company and outstanding as on 31st March 2026 are held in dematerialized form only.

The Company has established necessary arrangements with the National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL) for issuance and holding of Bonds/Debentures in dematerialized form. The Company has also appointed Registrar and Transfer Agent(s) to ensure seamless electronic connectivity with NSDL/CDSL and to facilitate efficient maintenance and servicing of investor accounts.

Investors may hold, transfer, and transact in the Bonds/Debentures in dematerialized form in accordance with the provisions of the Depositories Act, 1996, as amended from time to time, and the rules, regulations, and bye-

laws framed thereunder. Such securities are eligible for trading on recognized stock exchanges and are cleared and settled through the mechanism of clearing corporations and depositories, in accordance with the guidelines issued by the Securities and Exchange Board of India (SEBI) and the respective stock exchanges from time to time.

**Redemption of Debt Securities and Repayment of Loans**

The Directors are pleased to report that during the year under review, the Company successfully redeemed Bonds/Debentures and discharged its other debt obligations aggregating to Rs.18,781.85 Crore in a timely and efficient manner, without any instance of delay or default in debt servicing.

The repayments during the year comprised redemption of Bonds/Debentures amounting to Rs.5,487.68 Crore, repayment of Term Loans and Short-Term Loans from banks and financial institutions aggregating to Rs.13,282.98 Crore, and repayment of foreign currency loans availed from multilateral agencies amounting to Rs.11.19 Crore.

The Company continues to maintain an impeccable track record of timely servicing of all its debt obligations and has not defaulted in repayment of principal or payment of interest on any of its borrowings.

During the ensuing Financial Year, the Company is scheduled to meet redemption and repayment obligations towards Bonds and other long-term borrowings amounting to approximately Rs.16,914.70 Crore. The Directors are confident that the Company's internal accruals and cash flows will be adequate to meet these obligations as and when they fall due.

**(viii) Unclaimed Principal and Interest on Bonds**

As on 31st March 2026, an aggregate amount of Rs.21,57,37,258/-, comprising principal of Rs.9,09,03,000/- and interest of Rs.12,48,34,258/-, pertaining to 4,106 bondholders, remained unclaimed as the same had not been claimed by the respective bondholders.

The Company has been making continuous efforts to facilitate settlement of unclaimed amounts by issuing periodic communications through email, letters and other appropriate modes, requesting investors to complete requisite formalities and submit necessary documents for claiming their dues.

The details of unclaimed principal and interest outstanding are disclosed in the accompanying table:

| Financial year | Principal | | | Interest | | | Total Amount (Rs.) |
|---|---|---|---|---|---|---|---|
| | Amount (Rs.) | No. of holders | No. of NCDs | Amount (Rs.) | No. of holders | No. of NCDs | |
| 2025-26 | 9,09,03,000 | 370 | 88428 | 12,48,34,258 | 3736 | 1459631 | 21,57,37,258 |
| 2024-25 | 8,16,25,000 | 306 | 79150 | 9,84,03,821 | 3449 | 1144226 | 18,00,28,821 |
| 2023-24 | 7,49,67,000 | 276 | 72492 | 9,73,85,869 | 3335 | 1191090 | 17,23,52,869 |

**Transfer to Investor Education and Protection Fund (IEPF)**

In accordance with the provisions of the SEBI (Listing Obligations and Disclosure Requirements) (Fifth Amendment) Regulations, 2021, read with Section 125 of the Companies Act, 2013, any principal and/or interest remaining unclaimed for a period of seven years from the date of payment is required to be transferred to the Investor Education and Protection Fund (IEPF).

During the Financial Year 2025-26, the Company transferred an amount of Rs.95,27,768/- to the IEPF in respect of unclaimed amounts pertaining to Bonds/ Debentures, in compliance with the applicable regulatory provisions.

**Investor Servicing and Commitment**

The Company remains committed to maintaining high standards of investor servicing and continues to take all necessary steps to ensure timely payment of interest and redemption proceeds. The Company also actively engages with investors to facilitate resolution of pending claims and to safeguard investor interests in accordance with applicable regulatory requirements.

**(ix) Unclaimed amount under HUDCO Public Deposit Scheme**

HUDCO had discontinued acceptance and renewal of deposits under the HUDCO Public Deposit Scheme with effect from July 1, 2019. Accordingly, no fresh deposits have been accepted or renewed under the Scheme thereafter.



As on March 31, 2026, there were no outstanding public deposits under the Scheme, except for certain unclaimed deposits. During Financial Year 2025-26, an amount of Rs.1,016 representing deposits remaining unclaimed for more than seven years from the date of maturity, was transferred to the Investor Education and Protection Fund (IEPF) in compliance with the provisions of the Companies Act, 2013 and the rules framed thereunder.

The aggregate amount of unclaimed deposits outstanding as on March 31, 2026 stood at Rs.1.82 Lakh (inclusive of principal and interest), relating to three depositors.

**(x) Deployment of Resources at the close of the year**

As on March 31, 2026, the total resources of the Company stood at Rs.1,66,839.79 Crore. These comprised Equity Share Capital of Rs.2,001.90 Crore, Reserves & Surplus of Rs.18,533.30 Crore, Tier-I Perpetual Debt Instruments of Rs.1,442 Crore, borrowings of Rs.1,41,677 Crore from various sources, including Financial Institutions, Commercial Banks, Multilateral Agencies and domestic debt markets, and Other Liabilities & Provisions of Rs.3,185.59 Crore.

The resources were deployed mainly in Loans & Advances amounting to Rs.1,60,547.15 Crore. The balance resources were deployed in Investments of Rs.2,228.66 Crore, Cash & Bank Balances of Rs.226.11 Crore, Fixed Assets (net) of Rs.111.04 Crore, Deferred Tax Assets (Net) of Rs.448.08 Crore, and Other Assets of Rs.3,278.78 Crore.

The resource deployment reflects the Company's emphasis on financing its business operations while ensuring adequate liquidity and maintaining a sound financial position.

## 7. RISK MANAGEMENT IN HUDCO

In compliance with the directions given by the Reserve Bank of India (RBI), HUDCO has put in place Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals through which it reviews and assesses significant risks on a regular basis to ensure that there is a robust system of risk control and mitigation. Major risks identified for your Company, being in lending operations, are credit risk, operational risk, liquidity risk, market risk, interest rate risk and foreign currency risk etc. The Company has also put in place Internal Capital Adequacy Assessment Process (ICAAP) policy, through which it identifies, assesses, and manages risks that could impact its business operations, financial position, and capital adequacy.

In compliance with the SEBI (LODR) Regulations, 2015, your Company has in place a Board Level Committee i.e. 'Risk Management Committee' (RMC). The Chairperson of RMC is a member of the Board of Directors. The RMC ensures that risks are effectively managed and aligned with the organisation's objectives. The Committee also ensures the development and oversight of the organisation's policy and framework and provides governance for effective Risk Management. The RMC reviews various recommendations of the two sub-committees namely: -

- Assets & Liabilities Committee (ALCO); and
- Credit & Operational Risk Management Sub-Committee (CORMSC)

**Assets and Liabilities Committee (ALCO)** reviews the market risk & liquidity risk and ensures management of Assets and Liabilities mismatches through liquidity gap analysis, interest rate sensitivity analysis. The Assets Liabilities mismatch, if any, are being managed, through the committed bank lines, within the permissible limits. During the year, 16 meetings of ALCO were held.

**Credit & Operational Risk Management Sub Committee (CORMSC):** The CORMSC periodically monitors credit and operational risks in the Company. The sub-committee oversees and ensures that the credit policies are put in place and monitors the credit risk by reviewing asset quality & asset classification as well as reviews the migration of loan assets.

The sub-committee also monitors and ensures mitigation of internal and external operational risks including Information Technology & Cyber Security risk, Employee Risk, Compliance Risk, Fraud Risk, Legal Risk, Reputational Risk, etc. This is achieved by strengthening internal control systems, establishing policies & procedures, and providing adequate training to employees. During the year, five meetings of CORMSC were held.

With the prudent policies and professional approach of the management, HUDCO has been successful in mitigating various risks, briefly described as under: -

**Credit Risk -** Your Company's core business is lending, which exposes it to Credit risk. Credit risk is the inherent risk in the financing industry and involves the risk of loss, arising from the diminution in credit quality of a borrower and the risk that the borrower will default on contractual repayments under a lending arrangement. To manage credit risks associated with business, your Company is adhering to RBI mandated prudential norms, ensuring portfolio diversification, has put

in place a robust credit appraisal mechanism containing comprehensive appraisal techniques/ guidelines and conducts regular monitoring etc. to ensure timely repayments of principal & interest amount.

**Operational Risk -** Operational risks refer to potential losses arising from inadequate or failed internal processes, people, and systems or from external events. Your Company has established a robust reporting and monitoring framework to manage operational risks arising from both internal and external factors, including Information Technology and Cyber Security Risk, Employee Risk, Compliance Risk, Fraud Risk, Legal Risk, and Reputational Risk, etc. The Company has put in place a comprehensive Risk Register through which all operational risks are identified, measured and categorised as high, moderate or low risk category and regularly reported to Credit and Operational Risk Management Sub- Committee, which is a functional-level Committee to review, monitor and manage operational risks.

**Foreign Currency Risk -** Foreign currency exchange risk involves exchange rate movements among currencies that may adversely impact the value of foreign currency denominated assets, liabilities and off-balance sheet arrangements. Your Company has a Foreign Currency Risk Management Policy for mitigation of risks associated with foreign currency fluctuations. To cover the risks associated with exchange rate movement, your Company has entered into hedging transactions. As on 31st March, 2026, the total foreign currency liabilities are USD 206.25 million (INR 1942.93 Crore) and JPY 216 billion (INR 12694.46 Crore) and 99.71% of the foreign currency exchange rate risk is covered through hedging instruments.

**Liquidity Risk -** Liquidity Risk is the risk that a Company may not be able to raise funds, meet its financial obligation due to an asset liability mismatch or interest rate fluctuation or lack of sufficient cash. For management of liquidity risk, your Company has effective Asset Liability Management System. The liquidity risk is being monitored with the help of liquidity gap analysis. Further, the funds are mobilized at competitive rates through various strategies viz. bonds, term loans, ECB, etc., and the mismatch in the assets and liabilities, if any, are managed through committed bank lines. In order to mitigate the liquidity risk, a dynamic mix of strategies including forward looking resource mobilisation based on project disbursements and maturing obligations has been put in place.

**Environment, Social and Governance (ESG) Risks -** ESG risks emanate from environmental, social and governance factors that have an impact on the operations, financial performance and management of Company. Owing to the rising climate concerns & impetus of Governments in respective economies across the globe, ESG risks have attained great significance. In order to positively impact the environment, customers, employees, and the community at large, your company has Board approved Environment, Social & Governance (ESG) Policy framework, which is in line with HUDCO's Vision and Mission statements that recognize the importance of sustainable development and responsible corporate citizenship. The ESG Policy framework articulates the Company's commitment to ESG and long-term value creation for internal and external stakeholders including customers, employees, investors, regulators, business partners and community members. Your Company has been rated by various rating agencies with "Adequate" rating grade.

## 8. JOINT VENTURE, ASSOCIATE AND SUBSIDIARY COMPANY

As on 31st March, 2026, HUDCO has three Joint Ventures/ Associates, namely, Pragati Social Infrastructure & Development Limited (PSIDL), Shristi Urban Infrastructure Development Limited (SUIDL), Signa Infrastructure India Limited (SIIL) and Associate namely Ind Bank Housing Limited (IBHL). Further HUDCO does not have any subsidiary.

HUDCO had invested Rs.2.14 Crore in the Joint Venture Companies {PSIDL – Rs.0.13 Crore (26%), SUIDL– Rs.2.00 Crore (40%) and SIIL– Rs.0.01 Crore (26%)}. HUDCO has decided to exit from joint venture companies by invoking the exit clauses, as the performance of these joint ventures was not found to be satisfactory. The Company is in the process of exiting from these Joint Ventures/ Associates, for which necessary steps are being taken. The investment in respect of PSIDL and SIIL is being shown as Re.1/- in HUDCO books while accounts of SUIDL are being consolidated with HUDCO accounts.

Presently, HUDCO is valuing its stake in IBHL at Re. 1/- only, since there is very limited trading in the stock market. Reserve Bank of India vide letter dated 10th October, 2023 has informed that Certificate of Registration (CoR) granted by National Housing Bank to IBHL has been cancelled vide order dated 21st September, 2023 hence, IBHL is no longer an HFC. In the case of IBHL, an associate company, HUDCO has investment of Rs.2.50 Crore which constitutes 25% of paid-up capital in IBHL.

## 9. INTERNAL FINANCIAL CONTROL POLICY AND INTERNAL AUDIT

Your Company maintains an effective Internal Financial Control (IFC) system designed to ensure the orderly and efficient conduct of business operations. The framework encompasses strict adherence to established policies and procedures, safeguarding of Company assets, prevention and detection of frauds and errors, accuracy and completeness of accounting records, and timely preparation of reliable financial information aligned with the scale of operations.



Evaluation of adequacy and effectiveness of Internal financial control is carried out every year and placed before Audit committee and directions by Audit committee are duly implemented.

The IFC system framework establishes well-defined Risk Control Matrices and Process Flow Charts that depict the process to initiate, authorize, process, record and report transaction, and prevent or detect errors. Risk Control Matrices are structured around a comprehensive risk and control framework covering all major business processes. Internal Audit periodically conducts control testing of these matrices to validate their effectiveness. Additionally, the process flowcharts enhance transparency and strengthen the overall control environment

**Internal Audit**

Internal Audit plays a pivotal role in ensuring adherence to the Company's policies, guidelines, and procedures. The Internal Audit Department is adequately staffed and has adopted a Risk-Based Internal Audit (RBIA) framework in line with the Reserve Bank of India's guidelines on RBIA systems, thereby strengthening and streamlining all auditable activities.

During the year under review, RBIA was conducted at the Corporate Office as well as across all Regional Offices. Significant audit observations were presented to the Audit Committee, and appropriate actions were taken in accordance with the Committee's directions.

## 10. INFORMATION TECHNOLOGY

HUDCO continues to leverage its ERP framework to institutionalize seamless operational workflows across core functions, including lending, treasury, procurement, and human capital management. The ERP system ensures data integrity, enhances real-time reporting accuracy, and optimizes resource allocation.

Parallelly, the Corporation is actively integrating AI to its digital ecosystem for more efficiency. This includes the deployment of intelligent Chatbots for internal and external stakeholder engagement, Predictive Monitoring for infrastructure resilience, and advanced Cyber-Threat Detection systems. Furthermore, the Corporation is in the process of implementing AI-powered solutions to streamline executive governance and enhance decision-making efficiency.

## 11. HUMAN SETTLEMENT MANAGEMENT INSTITUTE

Human Settlement Management Institute (HSMI) of HUDCO is involved in both research and capacity-building activities in the urban sector. HSMI provides a forum for interaction for administrators, professionals, researchers, and others engaged with the issues of human settlement development.



*62nd ITEC Training Programme on "Leadership Skills for Women"*

**Training Activities**

Since its inception in 1985, HUDCO's HSMI has so far benefited 60463 officials through 1890 training programmes and continues to provide capacity-building support for professionals. This is inclusive of the training courses conducted under the Indian Technical and Economic Cooperation (ITEC) programme of the Ministry of External Affairs, Government of India. Under the ITEC programme, 1443 overseas participants have benefited through 7 e-ITEC and 61 training courses.

**Capacity Building and Training conducted in Financial Year 2025-26:**

In FY 2025-26, HUDCO's HSMI has provided training to 3395 officials through 55 programmes, including 5 courses

under the ITEC programme sponsored by the Ministry of External Affairs, Government of India, benefiting 113 overseas participants.

**For HUDCO and other CPSEs officers**

In the Financial Year 2025-26, HUDCO's HSMI conducted 11 Webinars, 8 Hybrid, and 31 In-person training programmes, imparting training to 3282 participants, including officers from HUDCO as well as other CPSEs.

**Webinars**

The webinars were conducted on relevant themes like Corporate vision, Finance for Non-finance, PM Awas Yojana, Ethical Conduct and Vigilance, HR policy, RBI Regulatory Compliance, Consultancy Services, Asset Monetisation and Property Development, Resource Mobilisation, Introduction to ERP module, e-Office system and Capacity Building Initiatives.

**Hybrid Training Programme**

The Hybrid training programmes were conducted on regulatory and policy frameworks like KYC & CKYC, Smart Technologies and Controls in Energy-Efficient Buildings, Procurement through GeM, Insolvency and Bankruptcy Code, NCLT Proceedings and SARFAESI Act 2002, Circular Economy and C&D Waste Management, InvITs & Financial Modelling and Urban Transport. These Training programmes were conducted for officers from HUDCO Corporate Office and Regional Offices across the country. The Hybrid training programmes were also attended by officers from other CPSEs such as Telecommunications Consultants India Limited (TCIL), Bank of Maharashtra (BoM), National Buildings Construction Corporation Limited (NBCC), National Bank for Financing Infrastructure and Development (NaBFID), National Highways and Infrastructure Development Corporation Limited (NHIDCL) and Sagarmala Finance Corporation Limited (SFCL).

**In-person Training Programmes**

A 1-week Induction Programme was organised to familiarise newly recruited lateral entry officers with the vision and operations of HUDCO. Besides this, 6 offline training Programmes were conducted on themes like Motivation and Team Building, Cyber Security, Managing Work Life Balance, Use of Drone Technology in Urban Planning, Planning to Progress: MS Project 2021, Project Finance and PPP. These Training programmes were conducted for HUDCO officers from the Corporate Office and Regional Offices across the country. The In-person training programmes were also attended by officers from other CPSEs such as Telecommunications Consultants India Limited (TCIL), Bank of Maharashtra (BoM), National Buildings Construction Corporation Limited (NBCC), Indian Renewable Energy Development Agency Limited (IREDA), India Infrastructure Finance Company Limited (IIFCL), North Eastern Development Finance Corporation Limited (NEDFi), Mahagenco Renewable Energy Limited (MREL), Delhi Metro Rail Corporation Limited (DMRC), Rural Electrification Corporation (REC) and Madhya Pradesh Consultancy Organisation Limited (MPCON).

Apart from the above 7 training programmes, HSMI also conducted 2 programmes of 3 days duration under the Rashtriya Karmayogi Jan Seva Training Programme for Master Trainers of 13 Organisations [Housing and Urban Development Corporation Limited (HUDCO), National Capital Region Planning Board (NCRPB), National Capital Region Transport Corporation (NCRTC), Directorate of Estates (DoE), National Institute of Urban Affairs (NIUA), Building Materials and Technology Promotion Council (BMTPC), Delhi Urban Arts Commission (DUAC), Rajghat Samadhi Committee (RSC), Town & Country Planning Organisation (TCPO), Hindustan Prefab Limited (HPL), Central Government Employees Welfare Housing Organisation (CGEWHO), Land and Development Office (L&DO) and Directorate of Printing (DoP)] under Ministry of Housing and Urban Affairs (MoHUA) and 22 training programmes for employees of HUDCO Corporate Office and Regional Offices across the Country.

**For International Participants under ITEC**

HUDCO's HSMI also conducted 5 training courses under the ITEC programme sponsored by the Ministry of External Affairs, Government of India, on Making Cities Sustainable, Leveraging Resilience for Future Proofing our Cities, Housing the Urban Poor: Policy, Planning and Implementation- the Indian Experience, Towards Sustainable Urban Mobility in Developing Urban Context and Leadership Skills for Women.

The ITEC courses were conducted for 113 overseas professionals from 47 countries. The courses also showcased various Government of India programmes, projects, and initiatives implemented pan-India in areas such as Sustainable Urban Mobility, Social Housing, Sustainable Urban Development practices and Empowerment of Women.



**Publications**

HUDCO's HSMI comes out with a bi-annual ISSN magazine "Shelter" on themes relevant to the housing and urban development sector. Shelter features a wide range of articles that provide in-depth insights into creating sustainable, inclusive, and resilient urban environments.

The April 2025 issue of Shelter, unveiled on HUDCO's foundation day by Shri Tokhan Sahu, the Hon'ble Minister of State, focused on transforming housing and urban development to achieve the goal of Viksit Bharat by 2047. 'Urban Crisis Response' was the theme of the October 2025 issue of Shelter, which coincided with the theme of World Habitat Day. The issue received an overwhelming response and is a compilation of theme papers, policy reviews, and case studies by eminent scholars in the urban sector.

**Research & Development activities**

The Company had formulated a Research & Development (R&D) policy in line with the guidelines issued by the Department of Public Enterprises vide Office Memorandum No. 3(9)/ 2010-DPE (MoU) dated 20.09.2011. During the year, to utilise the unspent balance available under the R&D budget head, the Board of Directors of HUDCO approved the proposal of the Technical Assistance scheme for Project Formulation, Capacity Building and Research & Development activities for Government Agencies and ULBs, etc., with an initial corpus of Rs.5.00 crore. The Board also approved the Revised Guidelines for setting up HUDCO Chairs at various institutions in the country.

## 12. INTERNATIONAL COOPERATION AND GLOBAL ENGAGEMENT

During the year, HUDCO further strengthened its global engagements to promote knowledge exchange, institutional capacity-building and innovative financing for sustainable urban development. As part of MoU signed between HUDCO and the Institute for Housing and Urban Development Studies (IHS), Erasmus University Rotterdam, the Netherlands, an Executive Course on "Affordable Housing under PMAY-U 2.0" was organised at IHS, jointly co-sponsored by the Ministry of Housing & Urban Affairs (MoHUA) and HUDCO for senior functionaries of state governments involved in the implantation of Pradhan Mantri Awas Yojana-Urban (PMAY-U), Urban Local Bodies and various other stakeholders. Further, HUDCO in collaboration with UN-Habitat, jointly organised a national stakeholder consultation on "UN-Habitat's Strategic Plan 2026–2029" and information on the vision and thematic focus of the 13th World Urban Forum (WUF13), scheduled for 17-22 May 2026.

## 13. HUMAN RESOURCES

At HUDCO, we firmly believe that our success is driven by our people - our most valuable asset and a key differentiator in an increasingly competitive environment. This belief continues to guide our human capital strategy, with sustained focus on employee development, capability building, and organizational growth.

We offer competitive compensation, comprehensive benefits including medical coverage, superannuation schemes with post-retirement medical support, and a balanced mix of monetary and non-monetary rewards and recognition. In line with our commitment to digital transformation, advanced systems such as HRMS and e-Office have been implemented to enhance operational efficiency and enrich employee experience.

Employee development and engagement remain top priorities. We nominate employees to various training programmes and hold various Leadership and Development initiatives. The company conducts diverse employee engagement including sports, yoga initiatives to foster team building, growth and retention.

As of 31st March, 2026, our workforce stands at 585 employees, including 170 women (29.1% of total strength) which is one of the best in diversity factor in peer group CPSEs, with representation across all hierarchical levels.

**Succession Planning**

To address superannuation-related separations and support our evolution into an Infrastructure Finance Company (IFC) amid projected growth, steps have been initiated for proper succession planning.

HUDCO has established a comprehensive Succession Planning Policy to ensure operational and service continuity in the event of departure of Key Managerial Personnel and Senior Management. The Policy facilitates the systematic, long-term development of internal leadership talent, drawing from the managerial cadre to fill critical positions arising from retirement, disability, death, or other unforeseen circumstances.

To address HUDCO's diverse techno-financial and operational portfolio, the Succession Planning Process encompasses pivotal roles across targeted levels, in addition to leadership positions

## 14. VIGILANCE



*Vigilance Awareness Week*

**Role of Vigilance Department**

Corporate Vigilance Department (CVD) actively pursued Preventive & Corrective Vigilance as per mandate of Central Vigilance Commission (CVC) by conducting regular and surprise inspections across various Regional Offices and Departments. Further, based on inputs by CVD, updation of operational guidelines of various functional departments has been undertaken by the departments to promote transparency, fairness and accountability in all operational areas.

**In this regard, the following major activities are carried out:-**

- Review of audit reports i.e. Internal, Statutory and C&AG Reports regularly.
- CTE type scrutiny of contracts undertaken and system improvements in tendering & contract management implemented.
- Field inspections of Regional Offices, HUDCO financed projects and scrutiny of APRs executives.

In compliance of CVC's directions for observing campaign period from 18th August - 17th November, 2025 (three months period) as a precursor to Vigilance Awareness Week, 2025, on vigilance measures activities - (i) Disposal of pending complaints (ii) Disposal of pending cases (iii) Capacity Building Programmes (iv) Asset Management (v) Digital Initiatives as focus areas were also taken up in campaign mode. Vigilance Awareness Week was observed by the Corporation from 27th October to 2nd November, 2025 in the Head Office as well as at all the Regional Offices. The programmes were theme centric, declared by the CVC i.e. “Vigilance: Our Shared Responsibility”. (सतर्कता - हमारी साझा जिम्मेदारी)

## 15. OFFICIAL LANGUAGE



*The Third Sub-Committee of Parliamentary Committee on Official Language, Inspected Lucknow Regional Office and Awarded a ‘Certificate of Excellence’*

During the year, HUDCO undertook several initiatives to promote the use of Hindi in official work. “Hindi Pakhwada” commenced on September 14, 2025, with the celebration of Hindi Diwas and the 5th All India Official Language Conference in Gandhinagar, Gujarat. Various competitions, workshops, and seminars were organized at Head Office and Regional Offices. Hon’ble Minister of State for Housing and Urban Affairs, Shri Tokhan Sahu inspected the Head Office on 2nd September, 2025, and appreciated HUDCO’s efforts such as the Hindi Library, Training lab, in-house magazines and exhibitions.

In addition to this the third Sub-committee for the parliamentary Official Language Committee carried out Rajbhasha Inspection at the Lucknow Regional Office, HUDCO on 19th January, 2026 and awarded a certificate of “Excellence” to HUDCO.

During this year, the in-house magazine of HUDCO, Awaas Dhwani received first prize from NARAKAS Delhi Upakram-2. Furthermore, through the joint efforts of the Department of Official Language, Ministry of Home Affairs, Government of India and HUDCO, a book based on Artificial Intelligence was published; it was released on September 14, 2025, on occasion of Hindi Diwas, by the Hon’ble Union Minister of Home Affairs and Cooperation, Shri Amit Shah. The CMD, HUDCO was also present on this occasion. Additionally, HUDCO received the third “Rajbhasha Kirti Award” from Shri Arjun Ram Meghwal, Hon’ble Minister of State, Ministry of Parliamentary Affairs, Government of India, for outstanding performance in the implementation of the Official Language.

## 16. COMPLIANCES OF VARIOUS ACTS/ GUIDELINES

HUDCO has been complying with all the directives and guidelines issued by the Government of India regarding reservation for SC/ST/OBC/PwD/ Ex-Servicemen/ EWS.

During the year under review, the Company complied with the provisions of all applicable labour laws, rules, regulations, and guidelines. No penalty was imposed, nor any stricture passed, against the Company by any statutory authority during the period.

**Disclosure under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013**

An Internal Complaints Committee (ICC), headed by a senior woman officer, addresses sexual harassment complaints under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Sexual harassment constitutes misconduct under HUDCO's Conduct, Discipline and Appeal Rules. During the year, a meeting of an Internal Complaints Committee was held on 12th January, 2026.

No sexual harassment complaints were pending at the start of Financial Year 2025-26, received during the year, or pending at year-end.

**Disclosure under Maternity Benefit Act, 1961**

During the year under review, the Company has complied with the provisions of Maternity Benefit Act, 1961 including Maternity leave provisions, Salary and benefits and other related employee entitlements.

**Public Grievance Redressal Mechanism of HUDCO**

HUDCO, as a Public Sector Undertaking (PSU) under the Ministry of Housing and Urban Affairs (MoHUA), remains steadfast in its commitment to maintaining a quick and responsive Public Grievance Redressal System.

The Public Grievance (PG) Cell of HUDCO serves as the nodal agency for the receipt, processing, and resolution of grievances received through the CPGRAMS portal and PG official mail. PG Cell functions under the framework and timelines laid down by the Ministry of Housing and Urban Affairs (MoHUA) and the Department of Administrative Reforms and Public Grievances (DARPG), from time to time.

**Operational Framework & Commitment:**

In alignment with the principles of citizen-centric governance, the PG Cell ensures that every grievance is handled with due diligence through the following actions:

**Prompt Acknowledgment:** Initial receipt/ Confirmation and categorization of grievances.

**Time-Bound Resolution:** Disposing of grievances including interim responses on a prescribed time-scale in strict adherence to rules and recommendations laid down by ministry.

**Strategic Redirection:** Forwarding matters to the concerned functional departments/verticals for eliciting due response including specialized/technical inputs for resolution of grievance.

**Adherence to Guidelines:** Operating strictly under the administrative guidelines of MoHUA by duly ensuring accountability and transparency in service delivery.

During the Financial Year 2025-26, the PG Cell has maintained a high disposal rate in accordance with the MoHUA benchmarks. There have been no instances of systemic non-compliance with the prescribed grievance redressal protocols. No penalties, strictures or adverse remarks were passed or imposed on the company by any Authority during the period under review.

**Implementation of Micro, Small & Medium Enterprises (MSME) Policy**

Implementation of Micro, Small & Medium Enterprises (MSME) Policy, the Government of India, Ministry of Micro, Small & Medium Enterprises (MSME), has advised Central Ministry/ Department CPSEs that 25% of overall annual procurement, be procured through MSEs, 4% of overall procurement through MSEs owned by SC/ST and 3% of overall procurement from MSEs women entrepreneurs. During the Financial Year 2025-26, HUDCO has made total procurement of Rs.33.0940 Crore.

In compliance of the Public Procurement Policy for Micro and Small Enterprises, issued by Government of India vide Micro and Small Enterprise (MSEs) Order, 2012 dated 25th March 2022, during the Financial Year 2025-26, HUDCO has made procurement amounting to Rs.20.5868 Crore from MSEs, constituting 62.21% of its total annual procurement inclusive of 4.50% from MSEs owned by SC/ST entrepreneurs amounting to Rs.1.4878 Crore and 9.91% from Women Entrepreneurs constituting Rs.3.2803 Crore.

**Right to Information Act**

HUDCO, as a PSU under the Central Government, is a Public Authority under the RTI Act, 2025. As such Public Authority, HUDCO is committed to maintain transparency in all spheres of its activities by proactively and suo-moto disclosing vital information to the General Public in its official website in the spirit of the mandate u/s 4 of the RTI Act,

2005. Further, HUDCO is, has been and continues to be committed to provide the information to the Citizen of India sought by them u/s 6 and 7 of the RTI Act within the statutorily prescribed time.

During the Financial Year 2025-26, there has been no instance of non-compliances by the Company. No penalties, strictures or adverse remarks were passed or imposed on the company by any Statutory Authority during the period under review.

**Environmental, Social and Governance (ESG) and Sustainable Development**

Although ESG has emerged as a formal framework in recent years, its core principles have long been embedded in HUDCO's institutional ethos and development mandate. Since its inception, the Company has been committed to financing housing and urban infrastructure such as water supply, sewerage, sanitation, environmental infrastructure and, more recently, renewable energy and climate-resilient projects that promote inclusive growth, environmental sustainability and good governance.

During the year, HUDCO continued to strengthen the implementation of its Environmental, Social and Governance (ESG) framework, building upon the ESG Policy approved by the Board in the previous financial year. The Company also launched its inaugural ESG Report released in September,2025, which articulated HUDCO's ESG vision and governance framework, highlighting the Company's commitment to environmental sustainability, social responsibility and governance excellence, while laying the foundation for its ESG journey.

The Company's lending portfolio continues to support projects that contribute to environmental sustainability and social development, complemented by initiatives relating to resource conservation, waste management, employee well-being, workplace safety, information security, cybersecurity, tree plantation and community development through its business operations and CSR programmes. During the year, HUDCO also progressed on its sustainable finance initiatives, including the introduction of **Blue Loans and the KfW-supported Sustainable Finance Programme**, further strengthening its ability to mobilise long-term capital for sustainable development. Recognising the evolving landscape of ESG and sustainable finance, the Company remains committed to continuously enhancing its ESG practices and disclosures in line with its development mandate, stakeholder expectations and the evolving regulatory framework.

The Company's continued focus on strengthening its ESG framework and responsible business practices was reflected in favourable ESG assessments during the year, including a **'Stable' ESG Rating by the National Stock Exchange (NSE),** an **'Adequate' ESG Rating by CRISIL,** and a **'Low ESG Risk' rating by** Sustainalytics.

Recognizing the evolving landscape of ESG and sustainable finance, HUDCO remains committed to continuously strengthening its ESG practices and disclosures in line with its development mandate, stakeholder expectations and the evolving regulatory framework.

## 17. DIRECTORS' RESPONSIBILITY STATEMENT

As per requirement of section 134(5) of the Companies Act, 2013, your Directors' confirm that:

a) in preparation of the Annual Accounts, the applicable Accounting Standards have been followed and no material departures have been made from the same;

b) such Accounting Policies have been selected and applied them consistently and made judgments and estimates that are reasonable and prudent 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 of the Company for the Financial Year under review;

c) proper and sufficient care has been taken for the maintenance of adequate Accounting Records in accordance with Provisions of Companies Act, 2013 for safeguarding the assets of the Company and for preventing and detecting fraud and other irregularities;

d) the Annual Accounts have been prepared on a 'going concern' basis;

e) the Company has laid down Internal Financial Controls to be followed and such internal Financial Controls are adequate and were operating effectively; and

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

## 18. MANAGEMENT DISCUSSION & ANALYSIS REPORT

The Management Discussions & Analysis Report, stipulated in terms of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and DPE guidelines, for the year ended 31st March, 2026, is annexed and forms part of the Directors' Report.



## 19. CORPORATE GOVERNANCE

The Corporate Governance Report as stipulated under Regulation 34(3) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and DPE guidelines, together with a certificate from M/s VAP & Associates, Company Secretaries in Practice, on compliance with the Corporate Governance norms is annexed and forms part of the Directors' Report.

## 20. BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT

In compliance with Regulation 34 of the SEBI (LODR) Regulations, 2015, Mehta & Mehta, Company Secretaries, have conducted Reasonable Assurance Audit for Financial Year 2025-26. The Business Responsibility & Sustainability Report and Reasonable Assurance Report on BRSR Core are annexed and forms part of the Directors' Report.

## 21. DIRECTORS AND KEY MANAGERIAL PERSONNEL

During the year under report, following changes took place in the composition of the Board of Directors:

**Appointment of Part-time Official (Government) Director**

Ministry of Housing and Urban Affairs (MoHUA), Government of India vide order dated 26th August, 2025 has conveyed the appointment of Shri Baldeo Purushartha, (DIN:07570116) I.A.S., then Joint Secretary (Infrastructure Policy & Planning Division), Ministry of Finance, GoI as Part-time Official Director in place of Shri Solomon Arokiaraj on the Board of HUDCO, with immediate effect until further orders. In compliance with the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board, upon the recommendation of Nomination & Remuneration Committee, appointed Shri Baldeo Purushartha, as Part-time Official Director (Additional Director) (liable to retire by rotation) w.e.f. 8th September, 2025 till the date of the next Annual General Meeting of the Company i.e. 15th September, 2025. Accordingly, Shri Baldeo Purushartha was ceased to be Part-time Official (Government Nominee) Director on 15th September, 2025.

Further, the Board, upon the recommendation of Nomination & Remuneration Committee, re-appointed Shri Baldeo Purushartha, as Part-time Official Director (Additional Director) (liable to retire by rotation) w.e.f. 15th September, 2025 till the date of the next Annual General Meeting of the Company.

**Appointment of Part-time Non-official (Independent) Directors**

MoHUA, GoI has, vide separate orders dated 7th April, 2025, had re-appointed Smt. Sabitha Bojan (DIN: 09398364) and appointed Shri Kantilal Chaturbhai Patel (DIN: 06610367) as Non-Official (Independent) Directors on the Board of the Company for a period of one year from the date of issue of the orders or until further orders, whichever is earlier. In compliance with the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board, upon recommendation of Nomination & Remuneration Committee, re-appointed Smt. Sabitha Bojan and appointed Shri Kantilal Chaturbhai Patel as Non-Official (Independent) Directors (Additional Directors) (not liable to retire by rotation) on the Board of the Company w.e.f. 28th April, 2025.

Further, MoHUA, GoI, vide order dated 15th May, 2025 had re-appointed Dr. Ravindra Kumar Ray (DIN: 09394495) as Non-Official (Independent) Director on the Board of the Company for a period of one year from the date of issue of the order or until further orders, whichever is earlier. In compliance with the provisions of the Companies Act, 2013 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, the Board, upon recommendation of Nomination & Remuneration Committee, re-appointed Dr. Ravindra Kumar Ray as Non-Official (Independent) Director (Additional Director) (not liable to retire by rotation) on the Board of the Company w.e.f. 29th May, 2025.

Accordingly, Smt. Sabitha Bojan, Shri Kantilal Chaturbhai Patel and Dr. Ravindra Kumar Ray were appointed as Non-Official (Independent) Directors on the Board of the Company in the 55th Annual General Meeting of the Company held on 15th September, 2025.

**Declarations of Independence by Non-official (Independent) Directors**

During the year, pursuant to the provisions of Section 149(6) of the Companies Act, 2013 and Regulation 16(1)(b) of the SEBI (LODR) Regulations, 2015, all the Non-official (Independent) Directors, have given their declarations as to their Independence. Based on the confirmation received from Directors, none of them are disqualified for being appointed/ re-appointed as directors in terms of Section 164 of the Companies Act, 2013 and other applicable laws, if any and are not related to each other.

**Rotation of Director in the ensuing Annual General meeting**

As per requirements of Section 152 of the Companies Act, 2013 [including any statutory modification(s) or re-enactment(s) thereof, for time being in force, read with the applicable rules, as amended] and Articles of Association



of the Company, Shri Daljeet Singh Khatri (DIN: 06630234), Director (Finance) being longest in office among the Directors since his last appointment, is liable to retire by rotation and being eligible, offers himself for re-appointment at the ensuing Annual General Meeting. The Board recommends re-appointment of Shri Daljeet Singh Khatri, as Director (Finance) for approval of the members at the ensuing Annual General Meeting on the same terms and conditions as approved by the President of India.

**Cessation of Directors**

Shri Solomon Arokiaraj ceased to be Part-time Official Director w.e.f. 02.09.2025 in accordance with Ministry of Housing and Urban Affairs, Government of India Order dated 26.08.2025.

**After closure of the Financial Year Cessation of Directors**

Shri Kantilal Chaturbhai Patel, Smt. Sabitha Bojan with effect from 06.04.2026 and Dr. Ravindra Kumar Ray with effect from 14.05.2026 ceased to be Part-time Non-official (Independent) Directors on completion of their term as per terms and conditions of their appointment.

### KEY MANAGERIAL PERSONNEL

The details of Key Managerial Personnel including changes occurred during the year and thereafter are as under:

| Sl. No. | Name of Key Managerial Personnel | Designation |
|---|---|---|
| 1. | Shri Sanjay Kulshrestha | Chairman & Managing Director |
| 2. | Shri Muniappa Nagaraj | Director (Corporate Planning) |
| 3. | Shri Daljeet Singh Khatri | Director (Finance) and Chief Financial Officer |
| 4. | Shri Vikas Goyal | Company Secretary & Compliance Officer |
| 5. | Shri L.V.S. Sudhakar Babu | Key Managerial Personnel (from 22.01.2025 to 06.11.2025) |

The Board placed on the record its appreciation for the valuable services rendered by Shri Solomon Arokiaraj, as Part time Official Director and Shri Kantilal Chaturbhai Patel, Smt. Sabitha Bojan and Dr. Ravindra Kumar Ray as Non-official (Independent) Directors during their tenure with the Company and extends warm welcome to Shri Baldeo Purushartha as Part-time Official Director on the Board of the Company.

## 22. SECRETARIAL AUDITORS & AUDIT REPORT

In compliance of the provisions of Section 204 of the Companies Act, 2013, and Regulation 24A of SEBI (LODR) Regulation 2015, VAP & Associates, Company Secretaries, Secretarial Auditors have conducted Secretarial Audit for Financial Year 2025-26 and have in their report confirms that the Company has complied with the provisions of the Act, Rules, Regulations and Guidelines applicable to the Company and there were no qualifications, reservations, or adverse remarks except certain observations, which are self-explanatory. The Secretarial Audit Report is annexed and forms part of the Directors' Report.

## 23. AUDITORS & AUDITORS REPORT

As per section 139(5) of the Companies Act, 2013, the Statutory Auditors of your Company are appointed by Comptroller and Auditor General of India (CAG). M/s S A R C & Associates, (Regd. no. DE2063), Chartered Accountants, New Delhi has been appointed as Statutory Auditors of your Company for the Financial Year 2025-26 by the CAG.

M/s S A R C & Associates, Chartered Accountants (FRN-006085N), New Delhi, the Statutory Auditors had conducted the audit of the Financial Statements (both Standalone and Consolidated) for the Financial Year 2025-26 and submitted their report thereon. The comments of the Statutory Auditors on the Financial Statements along with Management reply thereon are annexed and forms part of the report. Notes on Financial Statement referred to in the Auditors Report are self-explanatory.

**Comments of Comptroller and Auditor General of India (CAG)**

CAG vide their letter dated 17th July, 2026 has given 'NIL comments' on the Statutory Auditors report (both standalone and consolidated) and audited financial statements (both standalone and consolidated) for the Financial Year 2025-26 under Section 143 of the Companies Act, 2013 and the same have been annexed and forms part of this report.

## 24. STATUTORY DISCLOSURES

### (i) Corporate Social Responsibility Committee

In accordance with the provisions of the Companies Act 2013, the Board of Directors has constituted the Corporate Social Responsibility Committee of the Board. As on 31st March, 2026, the Committee comprised Shri M. Nagaraj, Director (Corporate Planning) as Chairman of the Committee, Shri Sanjeet, Govt. Nominee Director and Smt. Sabitha Bojan, Independent Director as members of the Committee.

The CSR Policy and other information on CSR is available on HUDCO Website at: http://www.hudco.org.in

The 'Annual Report on CSR activities for Financial Year 2025-26', indicating details of expenditure which was proposed to be incurred and expenditure incurred on CSR activities during the Financial Year, along with the reasons for not spending the entire allocated amount for CSR activities and other information, is attached to the Directors' report.

During the Financial Year 2025-26, an amount of Rs.57.90 Crore (including Rs.0.01 Crore surplus amount) was to be incurred on CSR activities, of which 60% was required to be spent on CSR projects related to 'Health and Nutrition', the annual theme identified by DPE for the year. During the Financial Year, the Company has spent a total of Rs.60.06 Crore (including administrative expenses of Rs.2.89 Crore and Rs.42.58 Crore for ongoing projects approved during the Financial Year 2024-25, 2023-24 and 2022-23. Against the statutory obligation for Financial Year 2025-26, the unspent amount i.e. Rs.32.75 Crore (including Rs.2.61 Crore disbursed to implementing agencies wherein submission of utilization certificates is pending), was transferred to the 'Unspent CSR Account Financial Year 2025-26' opened with a scheduled bank and shall be utilized in accordance with CSR Amendment Rules, 2021 under Companies Act, 2013 as in few proposals the implementing agencies are in process of completion of formalities for execution of the works like finalization of tender etc. and in other cases the same is to be utilized based on the physical progress achieved in the projects. Furthermore, out of the total amount spent during Financial Year 2025-26 as indicated above, Rs.39.49 Crore (65.75% of total CSR Expenditure for Financial Year 2025-26) has been spent on the projects related to 'Health and Nutrition', the annual theme identified by DPE for the year. Under its CSR activities, HUDCO has supported different proposals as brought out hereunder:

- Purchase of Medical Equipment for Cancer Institute (WIA), Adyar, Chennai, by Cancer Institute (WIA) (Non-Governmental Organisation)
- Purchase of 5 Vehicles for Solid Waste Disposal by Tura Municipal Board
- Procurement of a Super sucker machine with one dump tank for sewer line cleaning by Nagar Nigam, Jaipur, Greater
- Procurement of medical Equipment for AIIMS, Bibinagar, by AIIMS Bibinagar, Telangana
- Procurement of 14 Nos. of Auto Tippers for Door-to-Door garbage collection in District Bundi by Nagar Parishad-Bundi
- Provided Solar Power Pack to 20 Government Health Sub-Centres and Solar Water heaters to 36 Government Resident Hostels in Mulugu District of Telangana
- Project 'Vision Beyond Life: establishment of an Eye Bank' at AIIMS, Jammu by AIIMS, Jammu
- Procurement of 10 numbers of Battery-Operated Vehicles (BOVs) with stretcher, by HUDCO Regional Office, Bhubaneswar, for the SCB Medical College & Hospital, Cuttack, Odisha
- Procurement and Installation of Medical Equipment at Community Health Centres (CHCs) at Addanki, Bapatla District and Kanigiri, Prakasam District, Andhra Pradesh
- Proposals for Strengthening Diagnostic and Surgical Support Services through Procurement of Digital Slide Scanner and Advanced Hemodynamic Monitoring Platform at Gujarat Cancer and Research Institute (GCRI), Ahmedabad
- Establishment of 5 Haemodialysis Units and 1 RO plant (1000 Ltr/hr) by BSF Wives Welfare Association (BWWA) in FHQ BSF Hospital-II, Tigri Camp, New Delhi. (Curtailed & Completed)
- Project for Collection, Transportation, and Processing of MSW from NSG Campus - Manesar by "National Security Guard" Manesar
- Purchase of 2 Hearse (Shav Vahan) and 5 Cold Coffins in Agra, UP

- Supply, Delivery and Fixing of CC Cameras at various locations to deter & monitor anti-social elements and also monitoring garbage vulnerable points in Nellore Municipal Corporation, Andhra Pradesh
- Purchase of three food distribution vehicles in centralized Mid-Day Meal Kitchen of Akshay Patra in Vrindavan, Uttar Pradesh
- Project for upgradation of Medical & Health Institution in Jaisalmer District (An aspirational district) of Rajasthan by District Health Society Jaisalmer.
- Installation of Open Gym Equipment at different parks across Delhi
- Enhancement of Infrastructure and Equipment at the Comprehensive Resuscitation Training Centre (CRTC), AIIMS, New Delhi
- Construction of a covered walkway connecting the Speciality OP and Super Speciality Block for the transportation of patients without obstructing road traffic at the General Hospital, Ernakulam
- Procurement of FibroScan Equipment for The Institute of Kidney Diseases and Research Centre, Ahmedabad, Gujarat
- Distribution of Aids & Assistive devices to senior citizens and persons with disability
- Purchase of Four Buses for the Vision Restoration Program by Parivaar Education Society
- Procurement of 6 nos. of Shredder Machines and 8 nos. of Electric Garbage Collection Vehicles by HUDCO for Solid Waste Management in Urban Local Bodies (ULBs) of Himachal Pradesh.
- Construction of Health Care Park and Open Gym at Basti, Uttar Pradesh through Nagar Panchayat Babhnan Bazar, Basti, Uttar Pradesh
- Support for the educational mainstreaming of 84 underprovided marginalised children and youth of Manav Mandir Gurukul.
- Procurement of Surgical Microscope and Phacoemulsification Machine for Vivekananda Netralaya, Dehradun
- Zero Waste Model for Asiad Village, Delhi

**Non-Thematic Proposals:**

- Organised four Theatre Workshops with Children in the Slum Areas of Delhi, along with the One-day Theatre Festival of plays made by the workshop participants, by the National School of Drama (NSD)
- Project 'HUDCO Pehal - Steps Towards Inclusive Learning' - Developing educational and other supportive infrastructure in Govt. and Govt. aided schools, schools for children with special needs and other child care institutions
- Strengthening Wildlife Rescue Infrastructure & Habitat Protection in Madhya Pradesh through Madhya Pradesh Tiger Foundation Samiti

Further, out of the total amount spent during Financial Year 2025-26 as indicated above, an amount of Rs.4.72 Crore was also transferred to 'Swachh Bharat Kosh', being the unspent CSR fund due to closure/curtailment of the ongoing proposals of Financial Year 2022-23.

**(ii) Board and its Committees**

The details as to the composition of the Board and its various Committees, scope & terms of reference, number of meetings held and attended by directors/members during the year along with other particulars are annexed in the Corporate Governance Report, forming part to this report.

**(iii) Particulars of Loans, Guarantee, or Investments**

The necessary disclosures with respect to Loan made, Guarantee given or Securities provided by the Company in its ordinary course of business have not been given, since, provisions of Section 186 of the Companies Act, 2013, are not applicable to your Company, being an NBFC (IFC) registered with Reserve Bank of India. The detail with respect to Investments made by the Company forms part of the Financial Statements for the Financial Year 2025-26.

During the Financial Year, all the existing Related Party Transactions were on an arm's length basis and were in the ordinary course of business. There are no materially significant related party transaction(s) made by the Company, which may have a conflict with the interest of the Company. Further, there was no contract or arrangement entered into by the Company as listed under Section 188 of the Companies Act, 2013.



**(iv) Annual Return**

Pursuant to Section 92(3) and Section 134(3)(a) of the Companies Act, 2013, the Annual Return as at 31st March, 2026 available on the website of the Company on the following link:

https://hudco.org.in//Site/FormTemplete/frmTemp1PLargeTC1C_P.aspx?MnId=463&ParentID=391

**(v)** HUDCO being a Government Company, the provisions of Section 164(2) of the Act in respect of disqualification of directors are not applicable to the Company in terms of notification no. G.S.R.463(E) dated 5th June, 2015 issued by Ministry of Corporate Affairs, Government of India.

**(vi)** HUDCO, being a Government Company is exempted from the provisions of Section 197 of the Companies Act, 2013 and Rules made there under relating to managerial remuneration, hence, no disclosure is required to be made.

**(vii)** As per the statutory provisions, a listed Company is required to disclose in its Board's Report, a statement indicating the manner in which formal annual evaluation of the performance of the Board, its committees and individual Directors have been made and the criteria for performance evaluation of its Independent Directors, as laid down by the Nomination & Remuneration Committee.

The Ministry of Corporate Affairs, Government of India vide notification dated 5th June, 2015 has, inter-alia, exempted Government companies from the above requirement, in case the Directors are evaluated by the Ministry or Department of the Central Government which is administratively in charge of the Company, as per its own evaluation methodology. Further, MCA vide notification dated 5th July, 2017, also prescribed that the provisions relating to review of performance of Independent Directors and evaluation mechanism prescribed in Schedule IV of the Companies Act, 2013, is not applicable to Government companies.

Accordingly, HUDCO, being a government Company, is exempted in terms of the above notifications, as the evaluation of performance of all members of the Board of the Company is being done by the Administrative Ministry i.e., the Ministry of Housing and Urban Affairs, GoI. In view of above, as per requirement of Regulation 17(10) of the SEBI (LODR) Regulations, 2015, evaluation of Independent Directors was not made by the Board of Directors.

Further, as per Regulation 25 (4) of the SEBI (LODR) Regulations, 2015, the performance of the Board as a whole and non-independent director including the Chairman & Managing Director were evaluated by the Independent Directors in a separate meeting held on 29.01.2026. Independent Directors also assessed the quality, quantity, and timeliness of flow of information between the Company's Management and the Board. The meeting was attended by all the Independent Directors.

**(viii)** The Company is compliant with the applicable Secretarial Standards issued by the Institute of Company Secretaries of India (ICSI).

**(ix)** In compliance of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, and DPE Guidelines on Corporate Governance, based on the affirmation received from Board Members and Senior Management Personnel, declaration regarding compliance of Code of Conduct made by the Chairman & Managing Director is annexed and forms part of the Directors' Report. A copy of the Code is available on the website of the Company at www.hudco.org.in

**(x)** In compliance with Regulation 25(10) of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, your Company has obtained Directors and Officers Liability Insurance Policy, ensuring adequate insurance coverage, covering all the directors of the Company including Independent Directors, Key Managerial Personnel, and Senior Officers against the risk of financial loss including the expenses pertaining to defence cost and legal representation expenses arising in the normal course of business.

**(xi) Energy Conservation, Technology Absorption and Foreign Exchange Earning & Outgo.**

**Energy Conservation and Technology Absorption**

As HUDCO does not own any manufacturing unit/facility, there are no specific application relating to conservation of energy and technology absorption. However, HUDCO, being an energy conscious organization has taken various initiatives in the direction of energy conservation on a continuous basis.

**Foreign Exchange Earnings and Outgo**

During the Financial Year 2025-26, foreign exchange inflows was Rs. NIL (previous year Rs. 'NIL') and foreign currency outflow was Rs.160.21 Crore (previous year Rs.109.69 Crore).



**(xii)** There is no change in the nature of business of the Company during the year.

**(xiii)** There are no significant and material orders passed by the Regulators or Courts or Tribunals impacting the going concern status and operations of your Company in future.

**(xiv)** The Central Government has not prescribed the maintenance of cost records for the products/services of the Company under the Companies (Cost Records and Audit) Amendment Rules, 2014 prescribed by the Central Government under Section 148 of the Companies Act, 2013. Accordingly, cost accounts and records are not required to be maintained by the Company.

**(xv)** HUDCO has not made any application under the Insolvency and Bankruptcy Code, 2016 (31 of 2016), directly on standalone basis during the year.

**(xvi)** The Company has not entered into one-time settlement with Bank or Financial Institutions during the year, hence, details of difference between amount of the valuation done at the time of one-time settlement and the valuation done while taking loan from the Banks or Financial Institution is not given.

**(xvii)** During the year under review, the Statutory Auditors, have not reported any case of fraud against the Company by its officers or employees under Section 143(12) of the Companies Act, 2013.

**(xviii) Compliance Function**

HUDCO has an independent Compliance Function headed by Chief Compliance Officer for ensuring effective monitoring of compliances in accordance with the statutory and regulatory requirements. Regulatory updates are tracked to ensure timely implementation of requisite compliances. The Company has a robust system in place for constant monitoring of compliances with the statutory and regulatory requirements. Structured approach is being followed for identification, assessment and mitigation of compliance risk. With the constant monitoring and active coordination with the concerned departments, compliance culture has been developed. The Compliance Department acts as a nodal department for monitoring of compliances with regulatory requirements and handling RBI Inspections.

During the year, Company has onboarded on RBI Portals - Centralized Information Management System (CIMS) and DAKSH Portal - Reserve Bank's Advanced Supervisory Monitoring System for submission of applicable returns and various information/compliances.

**(xix)** In compliance of Office Memorandum F.No.41034/5/2022-Estt.(Res-I) dated 24.10.2025 issued by the Ministry of Personnel, Public Grievances and Pensions, Department of Personnel and Training read with Office Memorandum No. A-14011/12/2025-RESV. CELL dated 04.11.2025 issued by the Ministry of Housing & Urban Affairs, Reservation Cell, Data on representation of SC, ST, OBC and others in Government posts and services are as under

i. As on 31st March, 2026, HUDCO has a workforce of 585 employees. The category wise details of employees are as under:

| Group | General | SC | ST | OBC | EWS | Ex. Serv. | Total | Physically Handicapped* |
|---|---|---|---|---|---|---|---|---|
| A | 291 | 82 | 36 | 97 | 4 | 0 | 510 | 6 |
| B | 4 | 1 | 0 | 0 | 0 | 0 | 5 | 0 |
| C | 6 | 3 | 5 | 3 | 0 | 0 | 17 | 0 |
| D | 22 | 15 | 9 | 7 | 0 | 0 | 53 | 1 |
| **Total** | **323** | **101** | **50** | **107** | **4** | **0** | **585** | **7** |

* Physically Handicapped categorization is included in their respective categories

ii. Backlog reserved vacancies filled up during the year and remaining unfilled along with reasons - 1 SC and 2 OBC in Group A Backlog vacancy undertaken and were filled during the year. There are 2 Backlog vacancy of OBC at present.

iii. Details of Liaison Office(s) designated by the organizations for SC/ST, OBC, PwD, EWS and Ex-servicemen, as required in terms of instructions issued by DoPT from time to time:

| Name of the Officer with Designation | Liaison Officer for |
|---|---|
| Smt. Radha Roy, Executive Director (Projects) | SC/ST |
| Smt. Vandana Motsara, Executive Director (HR) | PwD |
| Ms. Vineeta Rani, Joint General Manager (Projects) | OBC |
| Shri Prabhjot Makkar, General Manager (HR) | EWS |
| Shri Godwin Dan Toppo, JGM (Administration) | Ex-Servicemen |

iv. Details of the Reservation Cell constituted by the organization, as required in terms of aforementioned instructions of DoPT- The Reservation Cell has been constituted with the following officers:

1. Shri Godwin Dan Toppo, JGM(Administration)
2. Shri Ravi Ranjan, AGM(IT)
3. Shri Yashpal Huria, AGM(HR)
4. Shri Satbir Singh, SM(IT)

## 25. FUTURE OUTLOOK - MEDIUM AND LONG-TERM STRATEGIES

**Powering India's Journey of Inclusive Progress Towards Viksit Bharat 2047**

As India advances towards the vision of Viksit Bharat 2047, infrastructure development is expected to remain one of the key drivers of economic growth, social inclusion and sustainable development. The Government of India's continued focus on infrastructure-led development is reflected in the Union Budget 2026-27, which provides a record public capital expenditure of Rs.12.2 Lakh Crore (Budget Estimate). Continued public investment, policy reforms and increasing participation of institutional finance are expected to accelerate investments across housing, urban infrastructure, transportation, water supply and sanitation, renewable energy, logistics and emerging infrastructure sectors. As a leading NBFC-Infrastructure Finance Company (NBFC-IFC), HUDCO is well positioned to support this transformation as key contributor to National development through long-term financing, technical consultancy and project development support. Building on its strong financial performance and consistent with its strategic objective of expanding its loan book beyond Rs.3 Lakh Crore by 2030, HUDCO intends to continue financing sustainable and inclusive infrastructure that enhances quality of life and contributes to India's journey towards Viksit Bharat 2047.

**a) Catalysing Urban Transformation through the Urban Challenge Fund**

The Government of India's continued emphasis on urban-led economic growth through the Urban Challenge Fund (UCF) is expected to create significant opportunities for infrastructure financing. With a Central Assistance outlay of Rs.1 Lakh Crore during Financial Year 2025-26 to Financial Year 2030-31 and a budgetary allocation of Rs.10,000 Crore in Financial Year 2026-27, the UCF seeks to leverage nearly Rs.4 Lakh Crore of investment through market-based financing of transformative urban infrastructure projects. By promoting financially sustainable urban development under the pillars of Cities as Growth Hubs, Creative Redevelopment of Cities, and Water & Sanitation, the initiative is expected to strengthen project bankability and enhance the financial capacity of Urban Local Bodies (ULBs). Leveraging its long-standing engagement with State Governments, ULBs and public sector agencies, HUDCO is poised to play a pivotal role in providing long-term financing, project structuring support and technical advisory services, thereby facilitating implementation of reform-oriented urban infrastructure projects.

**b) Advancing Water Security and Universal Access**

The Government's continued focus on expanding access to safe, regular and potable drinking water through the Jal Jeevan Mission (JJM) is expected to create sustained opportunities for financing water infrastructure. Supported by the Central Government's allocation of Rs.67,670 Crore under JJM for Financial Year 2026-27, investments in climate-resilient water supply systems, treatment facilities and distribution infrastructure are expected to accelerate. Capitalizing its NBFC-IFC capabilities, HUDCO is strategically positioned to provide affordable and long-term financing for water supply, sanitation and allied infrastructure projects, thereby supporting improved public health, environmental sustainability and inclusive development.

**c) Supporting Affordable Housing through PMAY-U 2.0**

The implementation of PMAY-U 2.0, aimed at facilitating one crore affordable houses over the next five years with an estimated investment of Rs.10 Lakh Crore, including Central assistance of Rs. 2.30 Lakh Crore, is expected to strengthen India's affordable housing ecosystem. Building on its more than five decades of experience in housing finance,

HUDCO will continue to contribute to the Government's vision of Housing for All through gap funding/bridge finance and implementation of the Interest Subsidy Scheme (ISS) under PMAY-U 2.0. The Corporation will also continue to utilize its technical expertise by providing consultancy, Detailed Project Report (DPR) preparation, project management and technical advisory services, wherever engaged.

**d) Promoting Sustainable Urban Mobility**

India's continued investment in sustainable urban mobility is expected to generate significant opportunities for infrastructure financing. The Union Budget 2026-27 provides an allocation of Rs.28,740 Crore for Metro Rail and Mass Rapid Transit Systems (MRTS), alongside continued investments in Regional Rapid Transit Systems (RRTS), multimodal transport infrastructure and transit-oriented development. With India's metro rail network continuing to expand, the requirement for long-tenure infrastructure financing is expected to remain strong. HUDCO is expected to play a significant role in supporting metro rail, RRTS, multimodal transport hubs and allied urban mobility infrastructure through innovative financing solutions, contributing to improved connectivity, reduced congestion and sustainable urban development.

**e) Financing India's Clean Energy Transition**

India's commitment to achieving 500 GW energy generation through non-fossil fuel capacity by 2030 and Net Zero emissions by 2070 is expected to drive substantial investments in renewable energy generation, transmission infrastructure, energy storage and green hydrogen. Supported by policy initiatives including PM Surya Ghar: Muft Bijli Yojana, PM-KUSUM, the National Green Hydrogen Mission and Green Energy Corridors, the renewable energy sector is expected to remain a key growth area. Leveraging its growing renewable energy portfolio and NBFC-IFC status, HUDCO intends to continue supporting eligible renewable energy and clean infrastructure projects through long-term financing solutions.

**f) Strengthening Connectivity and Emerging Infrastructure**

The Government's continued emphasis on multimodal connectivity, logistics efficiency and digital transformation is expected to expand financing opportunities across ports, airports, inland waterways, industrial infrastructure and logistics networks. Simultaneously, emerging sectors such as data centres, Fibre net, Battery Energy Storage Systems (BESS), semiconductor ecosystems and AI-enabled digital infrastructure are expected to play an increasingly important role in India's economic growth. Subject to applicable lending policies and project eligibility, HUDCO is well positioned to support investments across these emerging infrastructure sectors, thereby contributing to a resilient, technology-driven and low-carbon economy.

**g) City Economic Regions (CERs)- New Opportunities for Urban Infrastructure Financing**

The announcement of City Economic Regions (CERs) in the Union Budget 2026-27 is expected to strengthen planned urbanisation and regional economic development. With a proposed allocation of Rs.5,000 Crore per CER over five years through a challenge mode and reform-cum-results-based financing mechanism, the initiative is expected to accelerate investment in urban infrastructure and enhance demand for long-term project financing, creating new opportunities for HUDCO to support India's urban development agenda.

**h) ESG and Sustainable Finance**

As environmental, social and governance (ESG) considerations assume greater importance in infrastructure financing, HUDCO will continue strengthening responsible financing practices through prudent project appraisal, environmental and social risk assessment, sound governance standards and sustainable lending practices aligned with evolving regulatory expectations and international best practices.

Looking ahead, HUDCO remains well positioned to strengthen its role as a leading infrastructure financing institution by capitalizing its strong institutional legacy, diversified lending portfolio and enhanced capabilities as an NBFC-Infrastructure Finance Company (NBFC-IFC). The Corporation will continue to support the development of investment-ready and sustainable infrastructure through innovative financing solutions, technical consultancy, project preparation support and capacity-building initiatives. By facilitating investments across affordable housing, sustainable urbanisation, water security, clean energy, urban mobility, logistics, digital infrastructure and other priority sectors, HUDCO seeks to contribute to inclusive, resilient and sustainable economic growth in line with the vision of Viksit Bharat 2047.

## BUSINESS DEVELOPMENT ACTIVITIES

India’s journey towards achieving the vision of a developed nation by 2047 (‘Viksit Bharat’) has gained further momentum, with infrastructure development continuing to serve as a key growth enabler. Building on sustained policy focus in recent years, the Government of India has further reinforced its commitment through a record capital expenditure allocation



of Rs.11.21 Lakh Crore in the Union Budget for FY 2025–26, reflecting a nearly fivefold increase over the past decade. With the country targeting a USD 7 Trillion economy by 2030, infrastructure investment requirements are projected at around Rs.150 Lakh Crore, with an increasing share expected from private sector participation.

In line with this accelerating infrastructure push, HUDCO has strengthened its strategic positioning to support the next phase of growth. Backed by its stable and high-quality asset base, HUDCO has progressed from a predominantly government-focused lending institution towards actively diversifying into new business avenues and product offerings. With robust financial indicators, including a Provisional Coverage Ratio and a Capital to Risk-Weighted Asset Ratio, HUDCO is well-equipped to expand its footprint in public-private partnership (PPP) and private infrastructure financing. This strategic shift towards a more balanced and diversified portfolio, supported by calibrated risk-based pricing, is expected to enhance overall profitability.

Building on the strategic direction set in the previous year, wherein the Board of Directors had accorded in-principle approval to explore infrastructure financing in public-private partnership (PPP) and private sector projects across key sectors such as Real Estate, Roads, Energy Transition, Seaports and Airports, HUDCO has made significant progress during the current year in operationalizing this vision.

A major milestone during the year was the approval by the Board of Directors of policies and appraisal framework for PPP/ Private Sector financing. The Board approved Entity Appraisal and Project Appraisal Guidelines, enabling a structured and robust framework for evaluating opportunities across sectors (Real Estate and Roads in July 2025, Energy and Airports in October 2025, and Seaports in November 2025). Further, the Board also approved the Letter of Comfort Policy (December 2025), Take-out Finance Guidelines (December 2025), and Trust Retention Guidelines (January 2026), thereby establishing the necessary policies for expanding HUDCO's operations in the PPP/ Private Sector space.

Another significant achievement during the year was the execution of Memoranda of Understanding (MoUs) worth over INR 1 Lakh Crore with various Port Authorities, including Jawaharlal Nehru Port, Mumbai Port, Visakhapatnam Port, Paradip and Syama Prasad Mookerjee Port, and Sagarmala Finance Corporation Limited for financing both new and existing projects, offered at competitive rates to ensure long-term sustainability and viability. These partnerships showcase HUDCO’s readiness to play a leading role in large-scale infrastructure development and demonstrate the organization's capacity to leverage its financial strengths and policy-driven approach in catalysing growth through public-private collaboration.

During the financial year, HUDCO also formally entered the PPP/ Private financing space and actively pursued quality lending opportunities. As a result, multiple prospective leads were generated across sectors, culminating in the receipt of two formal loan applications: one in the Real Estate sector with debt requirement of approximately INR 5,000 Crore and another in the Energy sector with debt requirement of approximately INR 991 Crore. These developments mark the successful commencement of HUDCO's lending operations in the PPP/ Private Sector space.

Going forward, HUDCO will continue to explore and participate in infrastructure projects. By aligning its efforts with the Government of India’s infrastructure push and the vision of Viksit Bharat, HUDCO aims to be at the forefront of driving inclusive and sustainable infrastructure-led growth in the country.

## URBAN INVEST WINDOW (UiWIN)

Under the guidance of the Union Ministry of Housing & Urban Affairs, HUDCO launched the **‘Urban Invest Window’ (UiWIN)** as the one-stop facilitator for infrastructure development of Urban Local Bodies across the country. The UiWIN was launched by the Hon’ble Union Minister of Housing and Urban Affairs on 8th November, 2025 during the National Urban Conclave. Leveraging its pan-India presence, long-standing engagement with ULBs, and expertise in urban infrastructure financing, HUDCO’s **'Urban Invest Window' (UiWIN)** is uniquely positioned to institutionalise a structured and scalable urban infrastructure support mechanism. Key functionalities of UiWIN, operating through HUDCO Regional Offices functioning as State-level UiWINs, focus




*UiWIN Launched by Shri Manohar Lal, Hon’ble Union Minister, MoHUA*

on providing support in: (i) Capacity Building of ULBs; (ii) Project Formulation; (iii) Asset Management & Monetization; and (iv) Access to Finances for the project and financial closure. UiWIN adopts a comprehensive, area-based and ring-fenced development approach within selected ULBs, progressing systematically from project conceptualisation to financial closure and on-ground implementation.

Working closely with the State Government and the ULBs, UiWIN will build a pipeline of bankable, investment-ready urban projects. UiWIN is perfectly aligned with all missions of the Govt. of India for urban development, which will enable cities to leverage the government programmes such as Urban Challenge Fund (UCF) for transformative Growth. In addition to handholding ULBs to make projects UCF-ready as a technical agency, HUDCO would also act as a financial intermediary, bridging ULBs with market financing as well as being a counter-part funding agency of the State share of the Scheme. Further, UiWIN will also design to promote collaborative project planning and implementation across the City Economic Regions (CER) as well as supporting cities by unlocking marked based financing through municipal bond and Special Infra Grant recommended by the 16th Finance Commission.

Since the launch of UiWIN in November 2025, Memorandum of Understandings (MoUs) have been signed with IIT / IIMs as Knowledge Partners for Capacity Building activities of ULBs as well as with ULBs / State under UiWIN for comprehensive area-based infrastructure development. A Regional Workshop of UiWIN was organized at Vishakhapatnam wherein 172 participants attended. A Preliminary Project Report (PPR) for availing line of credit of USD 1 Billion, jointly from World Bank & Asian Development Bank, has been submitted to Department of Economic Affairs, MoF, GoI.

## 26. STATUTORY AND OTHER INFORMATION REQUIREMENT

The particulars of annexure(s) forming part of the Directors' Report are as under:

| Particulars | Annexure |
|---|---|
| Management Discussion & Analysis Report | 1 |
| Corporate Governance Report | 2 |
| Business Responsibility & Sustainability Report along with Reasonable Assurance Report for BRSR Core | 3 |
| Secretarial Audit Report | 4 |
| Annual Report on CSR Activities | 5 |
| Declaration of the Code of Conduct | 6 |
| Performance Evaluation of HUDCO for MoU Financial Year 2025-26 | 7 |
| Management Reply to comments of Statutory Auditors on financial statements | 8 |
| Comments of the Comptroller and Auditor General of India | 9 |

## 27. ACKNOWLEDGEMENT

The Board of Directors of your Company acknowledge its deep sense of appreciation for the continuous support, guidance and cooperation extended by the Government of India, especially the Ministry of Housing and Urban Affairs, Ministry of Rural Development, Ministry of Finance, Reserve Bank of India, National Housing Bank, Ministry of Corporate Affairs, Department of Public Enterprises, Regulatory/Statutory Authorities and various other departments of the Central/ State Governments, Stock Exchanges, Depositories, Credit Rating Agencies, Registrar & Transfer Agents, Debenture Trustee(s) and other agencies.

The Board of Directors also conveys its gratitude for the unstinting support and cooperation given by the shareholders, bondholders, public deposit holders, Bankers, Financial Institutions, Housing Boards, Development Authorities, Municipal/Local Bodies and other stakeholders associated with the Company.

The Board of Directors also acknowledges the valuable suggestions and guidance extended by Comptroller& Auditor General of India, Statutory Auditors, Secretarial Auditors, and other professionals associated with the Company.

The Board of Directors also take this opportunity to acknowledge and appreciate the hard work and efforts put in by HUDCO employees at all levels towards achievement of the all-round growth of the Company.

**For and on behalf of the Board of Directors**

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**



Annexure-1

# MANAGEMENT DISCUSSIONS & ANALYSIS REPORT

## 1. INDUSTRY STRUCTURE AND DEVELOPMENTS

Economic growth remained resilient despite Indian economy facing several external headwinds in 2025- 26. Real gross domestic product (GDP) is estimated to grow by 7.6% (y-o-y) during the year, as per the Second Advance Estimates (SAE) of the new GDP series (base year 2022-23). Private consumption and fixed investment contributed significantly to overall growth, while net external demand remained soft. The global economic backdrop during Financial Year 2025-26 was mostly dominated by tariff issues emanating from US and geopolitical tensions. The Government has tried to mitigate the negative impacts of these developments through a mix of fiscal and monetary stimulus. The 56th meeting of the Goods and Services Tax (GST) Council signified a major event in India's indirect tax journey. It marked a major push towards simplification and rationalization of the India's existing GST tax structure intended to give a boost to the overall consumption demand for spurring economic growth. On the monetary policy front, during the 2025-26 fiscal year, the Reserve Bank of India (RBI) embarked on a phased of monetary easing, reducing the repo rate by cumulative 100 basis points across multiple Monetary Policy Committee (MPC) meetings to support economic growth amid softening inflation. The repo rate was reduced by 25 basis points (bps) to 6.00% in April 2025, 50 basis points to 5.50% in June 2025 and 25 basis points in December 2025 to 5.25%. In the subsequent three MPC meetings RBI held the key policy repo rates steady at 5.25%. The current policy stance of RBI remains 'neutral' in its June 2026 MPC, implying that future rate trajectory remains uncertain and will depend on the evolving global and domestic macroeconomic conditions.

Government is ushering in a new paradigm for urban development. A series of policy measures and initiatives were announced in the Union Budget 2026-27 focusing on Tier-II & Tier-III cities. The budget focused on infrastructure-led urban growth with a highest ever capex outlay of Rs.12.2 Lakh Crore. Recognizing that Cities are India's engines of growth, innovation, and opportunities, the budget focused on Tier II and Tier III cities, and even temple-towns, which need modern infrastructure and basic amenities the budget announced several measures to address the requirement. The Budget aimed to amplify the potential of cities to deliver the economic power of agglomerations by mapping City Economic Regions (CER), based on their specific growth drivers. An allocation of Rs.5,000 Crore per CER over 5 years has been proposed for implementing their plans through a challenge mode with a reform-cum-results based financing mechanism. The budget also proposed to incentivize the ULBs for issuance of municipal bonds, proposed to launch a scheme to support States in establishing five Regional Medical Hubs & proposed to develop 15 archaeological sites.

## 2. STRENGTHS AND WEAKNESSES

HUDCO is a premier techno-financing Navratna Central Public Sector Enterprise and an NBFC-IFC in the new RBI regulatory framework, a strategic player in the housing and infrastructure development across the country. The Company has a 56-year standing in financing housing and urban development sector with established brand image that has grown incrementally over the years. The Company has a multi-sectoral focus in its operations and has been funding a wide array of housing and urban infrastructure projects throughout the length and breadth of the country. In the process, the Company has established a well-developed network of borrowers in the domain of various state government agencies and its parastatals such as Development Authorities, Housing Boards, Urban Local Bodies, Water Supply Sewerage Boards, Roads & Bridges Development Corporations. HUDCO is also a strategic partner in implementing the Government's action plan schemes like PMAY 2.0, Smart City, AMRUT, Swachh Bharat, Jal Jeevan Mission, etc. It is a consistently profit-making company with pristine asset quality and impressive credit ratings.

The Company has a pan-India presence with 20 Regional and 11 Development Offices implying a significant outreach across the country. HUDCO has a human resource base of multidisciplinary professionals from various fields covering Finance, Law, Architecture, Civil Engineering, Urban and Regional Planning, Information Technology, Economics, Human Resources and Public Relations, social science, etc. The Human resource base has been expanded in last two years with induction of more than 140 executives at various levels in tune with the enhanced business needs of the company. HUDCO has its own Training & Research Institute, the Human Settlement Management Institute (HSMI), for research activities as well as training & capacity building of inhouse and outside professionals of the habitat sector.

Few key challenges faced by HUDCO in the present scenario are inadequate access to low cost source of funds due to current geopolitical situation leading to forex fluctuations; exposure limits for funding to individual/group companies as per RBI master directive; sovereign government guarantee/budgetary support not available to the most states on

account of exhausting the FRBM limits; rising tendency of the government borrowers to invite bids for best interest rate offers leading to increased competition from banks and other FIs like NABARD/NABFID etc.

## 3. OPPORTUNITIES, THREATS, RISKS AND CONCERNS

With the aim of 'Viksit Bharat' by 2047 Government has unveiled its plan in Union Budget 2026-27 focusing on Tier-II & Tier-III cities with a plethora of initiatives like City Economic Regions (CER), incentives for issuance of municipal bonds, proposal for developing archaeological sites, temple towns and medical hubs. Recently, Government has launched the operational guidelines for the Rs.1 Lakh Crore Urban Challenge Fund (UCF) and a Rs.5,000 Crore Credit Repayment Guarantee Sub-Scheme (CRGSS) in April 2026. Urban Challenge Fund (UCF) is a new Centrally Sponsored Scheme of Ministry of Housing & Urban Affairs (MoHUA) with Rs.1,00,000 Crore Central Assistance (Financial Year 2025-26 to Financial Year 2030-31) to support transformative and bankable urban infrastructure projects through competitive "challenge-mode". Under the scheme, Central Assistance will be up to 25% of project cost, while at least 50% of funding will be mobilised through municipal bonds, bank loans and public-private partnerships, thereby ensuring financial discipline and encouraging private participation. This will lead to a total investment of Rs.4 Lakh Crore in urban sector in next five years, marking a paradigm shift in India's urban development approach from grant-based financing to market-linked, reform-driven and outcome-oriented infrastructure creation. This will open up a new avenue for HUDCO's business growth.

HUDCO, under the guidance of the MoHUA, has launched a new initiative, Urban Invest Window or "UiWIN" as One-stop End-to-End Support Platform for ULBs in Developing Bankable Infrastructure Projects. The key objective of UiWIN is to provide end-to-end handholding support to the ULBs from project identification and structuring to financial mobilization and implementation for comprehensive ringfenced area-based development of clusters/cities. HUDCO's UiWIN initiative can immensely benefit from the Government's UCF and CER programmes in terms of funding and fee-based activities. HUDCO will repurpose its pan India network of 20 Regional Offices, to act as State Urban Invest Window(s). Further, HUDCO has also opened a dedicated window for private sector projects focusing on sectors like real estate, roads and highways, energy transition, seaports and airports etc. to support Government's efforts in bridging the funding gap in critical infrastructure sectors by different financing models. Under this HUDCO may also explore funding private sector borrowers for the projects being developed in PPP mode. HUDCO also envisions a strong focus on supporting climate-resilient and sustainable infrastructure including clean energy development across the country ensuring an orderly urban development.

## 4. SEGMENT-WISE OR PRODUCT-WISE PERFORMANCE

During the year under review, HUDCO operates only in one segment and has no other reportable segment, hence, segment wise performance, has not been given.

## 5. OUTLOOK

India's vision of Viksit Bharat @2047 is expected to drive sustained investment flow into housing, urban development, and infrastructure over the coming decades. The urban sector in India contributes around 60% of the GDP to the India's economy. Rapid urbanization is transforming the country, with the urban population projected to exceed 50% by 2050, resulting in almost one in every two Indians living in urban areas. As cities expand and new economic centres emerge, especially in Tier-II and Tier-III cities, there will be a significant need for better housing, transportation networks, water and sanitation systems, healthcare facilities, energy infrastructure, and other urban services. The scale of investment required is substantial. According to World Bank estimates, India will need nearly USD 840 billion in urban infrastructure investments between 2021 and 2036, while demand for urban housing is expected to more than double by 2070. This presents a long-term growth opportunity for institutions involved in financing urban and infrastructure development and therefore augur well for HUDCO.

As urbanization is gaining momentum, the Government has now decided to focus on the Tier-II and Tier III cities as these are going to be new growth centres. The union budget pronouncements like highest ever capex outlay of Rs.12.2 Lakh Crore, City Economic Region (CER), incentives for the ULBs for issuance of municipal bonds and subsequent launch of Urban Challenge Fund (UCF) are going to provide significant tailwind for the growth of the urban sector. These measures mark a distinct shift in India's urban development approach from grant-based financing to market-linked, reform-driven and outcome oriented infrastructure creation and designed to catalyse huge investment flows into the urban sector. HUDCO as premier financing institution in the urban sector is going to be a major beneficiary of these policy developments.



While global uncertainties, geopolitical tensions, inflationary pressures, and volatility in financial markets may pose short-term challenges, India's long-term growth fundamentals remain strong. The continued focus on infrastructure-led development, urbanization, energy transition, and climate-resilient growth is expected to generate significant demand for long-term financing. In this evolving landscape, HUDCO is well positioned to play a vital role in India's urban development. With its long-standing expertise in housing and urban infrastructure finance, strong relationships with government agencies and urban local bodies, and expanding presence across sectors such as renewable energy, transportation, logistics, ports, airports, and social infrastructure, HUDCO is strategically aligned with the country's development priorities. Through initiatives such as UiWIN and its diversified financing approach, the Company aims to support India's urban transformation while creating sustainable growth opportunities for its stakeholders. As India progresses towards the vision of Viksit Bharat @2047, HUDCO is expected to remain an important partner in financing the nation's infrastructure and urban development journey.

## 6. INTERNAL CONTROL SYSTEM AND ITS ADEQUACY

HUDCO's internal control system with reference to the Financial Statements is adequate and commensurate with the nature, size, and complexity of its operations. The detail with respect to internal control systems has been given in the Directors' Report.

## 7. DISCUSSION ON FINANCIAL PERFORMANCE WITH RESPECT TO OPERATIONAL PERFORMANCE

The details of Financial Performance with respect to Operational Performance has been fully explained in the Directors' Report. In preparation of Financial Statements, the Company has followed Indian Accounting Standards (Ind AS) notified under the Companies (Indian Accounting Standard), Rules, 2015 (as amended) with effect from 1st April, 2018 issued by the Ministry of Corporate Affairs. Information pursuance to Schedule-V of SEBI (LODR) Regulations 2015 - (i) There is no significant changes (change of 25% or more as compared to the immediately Previous Financial Year) in key financial ratios viz. Debtors Turnover Ratio (Not applicable to HUDCO, being a NBFC-IFC), Inventory Turnover Ratio (Not applicable to HUDCO, being a NBFC-IFC), Interest Coverage Ratio (Not applicable to HUDCO, being a NBFC-IFC), Current Ratio (Not applicable to HUDCO, being a NBFC-IFC and due to maintenance of Accounts as per IndAS), Debt Equity Ratio and Net Profit Margin during the Financial Year 2025-26 as compared to the Previous Year 2024-25. Return on Net Worth is 20.20% during the Financial Year 2025–26 as compared to 15.67% in Previous Year 2024-25. The increase in Return on Net Worth in Financial Year 2025–26 is exceptional due to raising of Perpetual Debt of Rs.1442 Crore and reversal of Deferred Tax Liability on Special Reserve of Rs.1800 Crore. However, the Operating Margin stood at 24.50% as on 31.03.2026 as compared to 35.27% on 31.03.2025 i.e. decrease by 30.54%. The decline in operating margin is mainly due to forex fluctuations driven by global geopolitical conditions, coupled with the rationalisation of lending rates to maintain competitiveness among peers. However, the Company stands firmly on its motto of profitability with social justice thereby facilitating creation of sustainable and resilient infrastructure.

## 8. MATERIAL DEVELOPMENT IN HUMAN RESOURCES, INDUSTRIAL RELATIONS FRONT, INCLUDING NUMBER OF PEOPLE EMPLOYED

Learning and Development (L&D) remains central to HUDCO's strategy for building a future-ready workforce, particularly amid the Company's expanding presence across diversified business verticals. Continuous education and structured training programs are essential to ensure compliance with standard operating procedures while minimizing human errors.

In alignment with this objective, a total of 61 in-person training programmes and workshops were conducted during Financial Year 2025–26, covering employees across all geographies and focusing on domain-specific, behavioural, compliance, and skill enhancement areas.

Keeping in view, the Prime Minister's vision of creating "Karmayogis" - dedicated public servants who modernize their thinking, enhance their skills, and contribute to national development towards Viksit Bharat by 2047 - 382 unique employees successfully completed training modules on the iGOT platform. These modules covered diverse areas such as digital transformation, communication, governance, cyber security, public policy, leadership, procurement, ethics, RTI, and stress management, thereby strengthening professional capabilities and supporting continuous capacity building. In addition, the organization achieved 81.75% employee coverage under the One-Day Rashtriya Karmayogi Jan Seva Program.

Considering the upcoming superannuations and the existing shortage of experienced professionals at middle and senior levels, the Company proactively launched a major recruitment drive during the year. This initiative successfully



onboarded fresh talent at lateral entry levels, while Trainee Officers are scheduled to join shortly, thereby strengthening the talent pipeline and supporting long-term organisational growth.

As on 31st March, 2026, HUDCO has a workforce of 585 employees. The category wise details of employees are as under:

| Group | General | SC | ST | OBC | EWS | Ex. Serv. | Total | Physically Handicapped* |
|---|---|---|---|---|---|---|---|---|
| A | 291 | 82 | 36 | 97 | 4 | 0 | 510 | 6 |
| B | 4 | 1 | 0 | 0 | 0 | 0 | 5 | 0 |
| C | 6 | 3 | 5 | 3 | 0 | 0 | 17 | 0 |
| D | 22 | 15 | 9 | 7 | 0 | 0 | 53 | 1 |
| Total | 323 | 101 | 50 | 107 | 4 | 0 | 585 | 7 |

* Physically Handicapped categorization is included in their respective categories

HUDCO follows the reservation guidelines/ policy of the Government of India in matters relating to recruitment and promotion, as applicable

## 9. ENVIRONMENTAL PROTECTION AND CONSERVATION, TECHNOLOGICAL CONSERVATION, RENEWABLE ENERGY DEVELOPMENT, FOREIGN EXCHANGE CONSERVATION

Your Company is not engaged in any manufacturing activity, hence, there are no significant particulars, relating to environmental protection and conservation, technological conservation, renewable energy developments, etc. HUDCO encourages projects which are environmentally safe and secure and have taken various initiatives in the direction on a continuous basis. The particulars with regard to foreign exchange earnings and outgo are given in the Directors' Report.

Focus on ESG and Social Impact - Recognizing the growing importance of sustainability in infrastructure financing, HUDCO has formulated a dedicated Environmental, Social, and Governance (ESG) Policy. The organization continues to prioritize funding for projects that align with ESG norms and generate positive social and environmental impact. Recent examples include financing for electric vehicle (EV) charging infrastructure, implementation of solarisation projects, and other green urban initiatives.

HUDCO's continuous focus on responsible lending, financial innovation, and inclusive urban development positions it as a key enabler in India's journey toward sustainable and resilient cities.

## 10. CORPORATE SOCIAL RESPONSIBILITY

The status report on Corporate Social Responsibility for the year 2025-26 has been given in the Directors' Report and Annual Report on CSR activities, annexed with the Directors' Report.

## 11. CAUTIONARY STATEMENT

All the statements in the management discussion and analysis report with regard to projections, estimates and expectations are forward looking statement, based on certain future assumptions and expectations, which could vary from the actuals envisaged. The Company assumes no responsibility in any way to modify or revise such statements based on subsequent events or developments.

**For and on behalf of the Board of Directors**

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**

Annexure-2

# CORPORATE GOVERNANCE REPORT

## 1. CORPORATE GOVERNANCE PHILOSOPHY

Corporate Governance has a pivotal role in steering a company towards greater accuracy and transparency in management and control, ultimately building trust in the Company's ability to maximize value for all stakeholders.

HUDCO, a Navratna, Central Public Sector Enterprise (CPSE) under the Administrative Control of Ministry of Housing and Urban Affairs, Government of India, ensures transparency in all its operations with special emphasis on financial prudence, accountability and enhancing customers satisfaction by safeguarding stakeholders' interest and maximizing their wealth by following the applicable laws, rules, regulations and guidelines on Corporate Governance issued by the Securities and Exchange Board of India (SEBI), Department of Public Enterprises (DPE) and other authorities from time to time.

In accordance with the relevant provisions of Reserve Bank of India (RBI) and in order to strengthen the Corporate Governance framework in the Company, HUDCO has formulated an 'Internal Guidelines on Corporate Governance'. The guidelines may be accessed at -
https://hudco.org.in//Site/FormTemplete/frmTemp1PLargeTC1C.aspx?MnId=466&ParentID=311

## 2. BOARD OF DIRECTORS

Being a Government Company, the Directors on the Board of HUDCO are appointed by the President of India through the Administrative Ministry, i.e., Ministry of Housing and Urban Affairs, Government of India after considering skills, expertise and competence of individuals with reference to the business of the Company. Their wide range of skills, expertise and competency enhances the quality of the Board's decision-making process. All the Board members had effectively participated in the Board/ Committee meetings and contributed substantially towards the growth of the organization.

### (a) Composition and Category of Directors

The Board of Directors of your Company has an optimum combination of Executive and Non-Executive Directors, having skills/expertise and competence in diverse fields like administration, finance, management, law, etc., who provide strategic direction and guidance to the organization.

As on 31st March, 2026, HUDCO Board consisted of 8 Directors, comprising 3 Functional Directors including the Chairman & Managing Director and 2 Government Nominee Directors and 3 Non-Official (Independent) Directors including woman director, which is not in conformity with the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, DPE Guideline. The details of the Board composition as on 31st March, 2026, is as under:

| Sl. No. | Name | Category | Designation | Date of appointment |
|---|---|---|---|---|
| 1. | Shri Sanjay Kulshrestha (DIN: 06428038) | Executive Director | Chairman & Managing Director | 16.10.2023 |
| 2. | Shri M. Nagaraj (DIN: 05184848) | Executive Director | Director (Corporate Planning) | 01.02.2019 |
| 3. | Shri Daljeet Singh Khatri (DIN: 06630234) | Executive Director | Director (Finance) | 14.08.2024 |
| 4. | Shri Sanjeet (DIN: 09833776) | Non-Executive Director | Part-time Official (Government) Director | 22.12.2022 |
| 5. | Shri Baldeo Purushartha (DIN: 07570116) | Non-Executive Director | Part-time Official (Government) Director | 08.09.2025 |
| 6. | Smt. Sabitha Bojan (DIN: 09398364) | Non-Executive Director | Non-Official (Independent) Director | 28.04.2025 |
| 7. | Shri Kantilal Chaturbhai Patel (DIN: 06610367) | Non-Executive Director | Non-Official (Independent) Director | 28.04.2025 |
| 8. | Dr. Ravindra Kumar Ray (DIN: 09394495) | Non-Executive Director | Non-Official (Independent) Director | 29.05.2025 |

The details of the Board of Directors ceased to be director during the Financial Year is as under:

| Sl.No. | Name | Category | Designation | Date of Cessation |
|---|---|---|---|---|
| 1. | Shri Solomon Arokiaraj (DIN: 06802660) | Non-Executive Director | Part-time Official (Government) Director | 02.09.2025 |

**(b) Brief resume of Directors**

Brief resume of directors seeking appointment or re-appointment at the Annual General Meeting is appended to the Notice calling the Annual General Meeting.

**Area of Skill/Expertise/Competence**

The details of the matrix as on 31st March, 2026 given below summarizes a mix of skills, expertise and competencies possessed by Directors:

| Name of the Director(s) | Designation | Area of Skill/Expertise/Competence | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Financial Management | Project appraisal | Corporate Planning & Strategy | Human Resource | Risk Management | Leadership | Environment & Social | Information Technology (IT) | Research & Business Development |
| Shri Sanjay Kulshrestha | Chairman & Managing Director | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| Shri M. Nagaraj | Director (Corporate Planning) | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| Shri Daljeet Singh Khatri | Director (Finance) | √ | √ | √ | | √ | √ | | √ | √ |
| Shri Sanjeet | Part-time Official (Government) Director | √ | √ | √ | √ | √ | √ | | | √ |
| Shri Baldeo Purushartha | Part-time Official (Government) Director | √ | √ | √ | √ | √ | √ | √ | √ | √ |
| Smt. Sabitha Bojan | Non-Official (Independent) Director | √ | | | √ | | √ | √ | √ | |
| Shri Kantilal Chaturbhai Patel | Non-Official (Independent) Director | √ | | | √ | | √ | √ | √ | |
| Dr. Ravindra Kumar Ray | Non-Official (Independent) Director | √ | | √ | | √ | √ | √ | √ | √ |

*The absence of tick mark against a member's name, does not necessarily mean that the said member does not possess the corresponding skill or expertise.*

**(c) Attendance Record and Directorship/Committee Position for the period commencing from 1st April, 2025 to 31st March, 2026**

| Sl. No. | Name of the Director(s) | No. of Board Meeting(s) | | Last AGM Attended (held on 15.09.2025) | Number of directorship/ Committee membership excluding HUDCO held as on 31.03.2026 | | |
|---|---|---|---|---|---|---|---|
| | | Held during their tenure 01.04.2025 to 31.03.2026 | Attended | | Total Directorship | Committee Chairmanship/ Membership* | |
| 1. | Shri Sanjay Kulshrestha | 12 | 12 | Yes | - | - | - |
| 2. | Shri M. Nagaraj | 12 | 12 | Yes | 2 | - | 1 |
| 3. | Shri Daljeet Singh Khatri | 12 | 12 | Yes | - | - | - |
| 4. | Shri Sanjeet | 12 | 12 | Yes | 9 | 3 | 2 |
| 5. | Shri Baldeo Purushartha (from 08.09.2025) | 06 | 06 | Yes | 1 | - | - |

| Sl. No. | Name of the Director(s) | No. of Board Meeting(s) | | Last AGM Attended (held on 15.09.2025) | Number of directorship/ Committee membership excluding HUDCO held as on 31.03.2026 | | |
|---|---|---|---|---|---|---|---|
| | | Held during their tenure 01.04.2025 to 31.03.2026 | Attended | | Total Directorship | Committee Chairmanship/ Membership* | |
| 6. | Smt. Sabitha Bojan (from 28.04.2025) | 11 | 11 | Yes | 3 | - | 1 |
| 7. | Shri Kantilal Chaturbhai Patel (from 28.04.2025) | 11 | 11 | Yes | 1 | 1 | - |
| 8. | Dr. Ravindra Kumar Ray (from 29.05.2025) | 10 | 10 | Yes | - | - | - |
| 9. | Shri Solomon Arokiaraj (up to 02.09.2025) | 06 | 03 | N.A. | - | - | - |

**Notes:**

***i. Change in Directorship***

- *Smt. Sabitha Bojan and Shri Kantilal Chaturbhai Patel, have been re-appointed/appointed, respectively, as Non-Official (Independent) Directors by Board of Directors w.e.f. 28th April, 2025 pursuant to two separate Orders No. A-42012(12)/2/2019-AA-UD-Part (1) (E-9086347) dated 7th April, 2025 issued by Ministry of Housing and Urban Affairs (MoHUA), Government of India.*
- *Dr. Ravindra Kumar Ray, has been re-appointed as Non-Official (Independent) Director by Board of Directors w.e.f. 29th May, 2025 pursuant to Order No. A-42012(12)/2/2019-AA-UD-Part (1) (E-9086347) dated 15th May, 2025 issued by Ministry of Housing and Urban Affairs (MoHUA), Government of India.*
- *Shri Baldeo Purushartha, Joint Secretary, Infrastructure Policy and Planning Division, Department of Economic Affairs, has been appointed as Part-time Official Director in place of Shri Solomon Arokiaraj w.e.f. 8th September, 2025 in accordance with Ministry of Housing and Urban Affairs (MoHUA), Government of India Order No. A-42012(12)/ 39/2017-AA SECTION-MHUPA (E-9026701) dated 26th August, 2025 and, he held office up to the date of AGM i.e. 15th September, 2025. Shri Baldeo Purushartha was re-appointed as Part-time Official Director w.e.f. 15th September, 2025 further and shall hold office up to the date of this Annual General Meeting. Shri Solomon Arokiaraj ceased to be Part-time Official Director with effect from 2nd September, 2025.*

*ii. Shri Kantilal Chaturbhai Patel as the Chairman, Audit Committee, Smt. Sabitha Bojan as Chairperson, Nomination & Remuneration Committee and Shri Sanjeet as Chairman of Stakeholders Relationship Committee have also attended the 55th Annual General Meeting.*

*iii. Shri Sanjeet also holds the position of Government Nominee Director on the Board of NBCC (India) Limited, a listed entity as on 31st March, 2026.*

*iv. None of the Directors is a member of more than 10 Committee(s) in public limited companies whether listed or not or Chairman of more than 5 Committee(s) across all listed entities, in which, he/she is a director as per Regulation 26 of the SEBI (LODR) Regulations, 2015.*

*v. *Chairmanship/ membership of Committees include Chairmanship/ membership of the Audit and Stakeholders' Relationship Committee(s) only in listed companies other than HUDCO as per Regulation 26 of the SEBI (LODR) Regulations, 2015.*

*vi. In accordance with the provisions of the Companies Act, 2013 and Articles of Association of the Company, Shri Daljeet Singh Khatri, Director (Finance) & CFO shall retire by rotation at the 56th Annual General Meeting and is eligible for re-appointment on the same terms and conditions as earlier approved by the President of India.*

*vii. Pursuant to provisions of Section 161 of the Companies Act, 2013 read with Articles of Association of the Company, Shri Baldeo Purushartha, who has been appointed as Additional Director to hold office up to the date of ensuing Annual General Meeting, is eligible to be re-appointed as Director at the this Annual General Meeting.*

*viii. No directors of the Company are inter-se related with each other.*

**(d) Number and Date of meetings of the Board of Directors**

During the year, 12 meetings of the Board were held viz. 04.04.2025, 07.05.2025, 02.06.2025, 28.06.2025, 18.07.2025, 06.08.2025, 15.09.2025, 15.10.2025, 10.11.2025, 12.12.2025, 29.01.2026 and 23.03.2026.

**(e)** The Company has not issued any preference shares/ stocks/ convertible instrument during the year. As on 31st March, 2026, none of the Directors held any shares/stocks/convertible instruments in the Company.

**(f)** The Board of Directors of the Company are fully briefed/updated on all business-related matters/ developments, provisions pertaining to the applicable laws like Companies Act, 2013, SEBI (Prohibition of Insider Trading) Regulations, 2015 and SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and changes, therein, if any viz-a-viz their duties, role & responsibilities, etc.

Pursuant to Regulation 25 of SEBI (LODR) Regulations, 2015, Independent Directors have been familiarized with the various aspects like nature of business, its model, their roles, rights, and responsibilities, etc. They are nominated for various programmes of the professional interest from time to time as per their convenience, consent, and availability. The details of the familiarization programme is available on website of the Company at https://hudco.org.in//writereaddata/Stat-Ind.Dir.Prog.pdf

**(g)** As per requirements of the SEBI (LODR) Regulations, 2015 and Section 149 of the Companies Act, 2013, a separate meeting of Independent Directors was held during the Financial Year 2025-26 on 29.01.2026, without the attendance of non-independent directors and members of management. The meeting was attended by all Independent Directors of the Company.

**(h)** The Independent Directors of the Company are nominated/ appointed by the President of India acting through the Administrative Ministry, i.e., MoHUA, GoI, after considering the integrity, expertise and experience of the individual(s) to be nominated/ appointed as Independent Directors on the Board of HUDCO. In the opinion of the Board and considering the disclosure received from all Independent Directors, the Independent Directors fulfill the criteria of Independence as specified in the Companies Act, 2013 as well as SEBI (LODR) Regulations, 2015 and are independent of the management.

## 3. COMMITTEES OF THE BOARD OF DIRECTORS

In compliance with provisions of the Companies Act, 2013, SEBI (LODR) Regulations, 2015, DPE Guidelines and/or from operational point of view, the Board has constituted various Committees. The recommendations of Committees, wherever required, are placed before the Board for its consideration and the same have been accepted by the Board.

**The brief of the Committees is as under:**

### AUDIT COMMITTEE

**Brief Description of terms of reference**

The role and terms of reference of the Audit Committee is as defined in the Companies Act, 2013, SEBI (LODR) Regulations, 2015, and DPE guidelines on Corporate Governance, as amended from time to time.

The brief of the Committees is as under:

**Composition, name of members and Chairman, number of meeting and attendance**

As on 31st March, 2026, the Audit Committee comprised 4 members, out of which 1 member was Part-time Official (Government) Director and 3 members were Non-Official (Independent) Director. The Committee was headed by Non-Official (Independent) Director.

The Company Secretary acts as the Secretary of the Audit Committee. Director (Finance) & Chief Financial Officer, Head - Internal Audit department are the permanent invitees to its meetings. Senior Executives are also invited, as and when required by the Committee to provide necessary information/clarification pertaining to their area(s). The Statutory Auditors attend the Audit Committee meetings in which the financial results (quarterly/ half yearly/ annual) are considered as and when required by the Committee.

During the year, 7 meetings of Audit Committee were held viz. 07.05.2025, 02.06.2025, 06.08.2025, 10.11.2025, 12.12.2025, 29.01.2026 and 23.03.2026.

The composition of the Audit Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meetings attended |
|---|---|---|---|
| 1. | Shri Kantilal Chaturbhai Patel<br>Non-official (Independent) Director<br>(w.e.f. 29.04.2025) | Chairman | 7/7 |
| 2. | Shri Sanjeet*<br>Part-time Official (Government) Director | Chairman/ Member | 7/7 |
| 3. | Smt. Sabitha Bojan<br>Non-official (Independent) Director<br>(w.e.f. 29.04.2025) | Member | 7/7 |
| 4. | Dr. Ravindra Kumar Ray<br>Non-official (Independent) Director<br>(w.e.f.18.07.2025) | Member | 5/5 |
| 5. | Shri Solomon Arokiaraj<br>Part-time Official (Government) Director<br>(up to 28.04.2025) ** | Member | 0/0 |
| 6. | Shri M. Nagaraj<br>(up to 28.04.2025) ** | Member | 0/0 |

* Shri Sanjeet was Chairman of the Audit Committee during the period from 01.04.2025 till 28.04.2025

**No meetings were held during the period from 01.04.2025 till 28.04.2025

## CORPORATE SOCIAL RESPONSIBILITY COMMITTEE

### Brief Description of terms of reference

The role and terms of reference of the Corporate Social Responsibility Committee is as defined in the Companies Act, 2013 and DPE Guidelines on Corporate Governance, as amended from time to time.

The Company has a separate department to look after the CSR activities of the Company and compliance with the statutory provisions relating thereto. A separate report titled 'Annual Report on Corporate Social Responsibility (CSR) for the Financial Year 2025-26' giving detail as to activities undertaken and the expenditure incurred during the year and other relevant details relating thereto is annexed with the Directors' Report. HUDCO's CSR policy is available at the company's website at the following link: https://www.hudco.org.in/writereaddata/csrpolicy.pdf

### Composition, name of members and Chairman, number of meeting and attendance

As on 31st March, 2026, the Corporate Social Responsibility Committee comprised 3 members, out of which 1 member was Functional Director, 1 member was Part-time Official (Government) Director and 1 member was Non-Official (Independent) Director. The Committee was headed by Functional Director. Head of CSR department is permanent invitee to attend the meetings of CSR Committee. The Company Secretary acts as the Secretary of the CSR Committee.

During the year, 12 meetings of the Corporate Social Responsibility Committee were held viz. 03.04.2025, 07.05.2025, 02.06.2025, 28.06.2025, 18.07.2025, 06.08.2025, 15.09.2025, 15.10.2025, 10.11.2025, 12.12.2025, 29.01.2026 and 23.03.2026.

The composition of the CSR Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meetings attended |
|---|---|---|---|
| 1. | Shri M. Nagaraj<br>Director (Corporate Planning) | Chairman | 12/12 |
| 2. | Shri Sanjeet<br>Part-time Official (Government) Director | Member | 12/12 |
| 3. | Smt. Sabitha Bojan<br>Non-official (Independent) Director<br>(from 29.04.2025) | Member | 11/11 |

| Sl. No. | Name and Designation | Chairman/ Member | No. of meetings attended |
|---|---|---|---|
| 4. | Shri Daljeet Singh Khatri<br>Director (Finance) (up to 28.04.2025) | Member | 1/1 |

## STAKEHOLDERS' RELATIONSHIP COMMITTEE

### Brief Description of terms of reference

The role and terms of reference of the Stakeholders' Relationship Committee is as defined in the Companies Act, 2013, SEBI (LODR) Regulations, 2015 and DPE Guidelines on Corporate Governance, as amended from time to time. The Committee periodically reviews the status of investors grievances, bondholders, etc., pertaining to transmission/ dematerialization of securities, non-receipt of annual report, dividend/interest warrants, repayment of principal and/or interest on fixed deposits/ bonds, etc., and in respect of various services being rendered by the Registrar & Transfer Agents.

### Composition, name of members and Chairman, number of meetings and attendance

As on 31st March, 2026, the Stakeholders' Relationship Committee comprised 3 members, out of which, 1 member was Part-time Official (Government) Director and 1 member was Functional Director and 1 member was Non-Official (Independent) Director. The Committee was headed by Part-time Official (Government) Director. Shri Vikas Goyal, Company Secretary & Compliance Officer acts as the Secretary of the Committee.

During the year, 4 meetings of Stakeholders' Relationship Committee were held viz. 07.05.2025, 06.08.2025, 13.12.2025 and 29.01.2026.

The composition of the Stakeholders' Relationship Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meetings attended |
|---|---|---|---|
| 1. | Shri Sanjeet<br>Part-time Official (Government) Director | Chairman | 4/4 |
| 2. | Shri Daljeet Singh Khatri<br>Director (Finance) | Member | 4/4 |
| 3. | Shri Kantilal Chaturbhai Patel<br>Non-Official (Independent) Director | Member | 4/4 |
| 4. | Shri M. Nagaraj*<br>Director (Corporate Planning)<br>(up to 28.04.2025) | Member | 0/0 |

*No meetings were held during the period from 01.04.2025 till 28.04.2025.

### Status of stakeholder's grievances as on 31st March, 2026

The status of stakeholder's grievances resolved/outstanding as on 31st March, 2026 was as under:

| Opening balance | Received during the year | Resolved during the year | Closing balance |
|---|---|---|---|
| 0 | 1423 | 1423 | 0 |

## NOMINATION & REMUNERATION COMMITTEE

### Brief Description and scope & terms of reference

The role and terms of reference of the Nomination & Remuneration Committee is as defined in the Companies Act, 2013, SEBI (LODR) Regulations, 2015 and DPE Guidelines on Corporate Governance, as amended from time to time subject to exemptions/ relaxations granted to Government Companies from time to time.

The Ministry of Corporate Affairs, Government of India vide notification dated 5th June, 2015 has, inter-alia, exempted Government companies from the above requirement, in case the Directors are evaluated by the Ministry or Department of the Central Government which is administratively in charge of the Company, as per its own evaluation methodology. Further, MCA vide notification dated 5th July, 2017, also prescribed that the provisions relating to review of performance

of Independent Directors and evaluation mechanism prescribed in Schedule IV of the Companies Act, 2013, is not applicable to Government companies.

Accordingly, HUDCO, being a government Company, is exempted in terms of the above notifications, as the evaluation of performance of all members of the Board of the Company is being done by the Administrative Ministry i.e., the Ministry of Housing and Urban Affairs, GoI. In view of above, as per requirement of Regulation 17(10) of the SEBI (LODR) Regulations, 2015, evaluation of Independent Directors was not made by the Board of Directors.

Further, as per Regulation 25 (4) of the SEBI (LODR) Regulations, 2015, the performance of the Board as a whole and non-independent director including the Chairman & Managing Director were evaluated by the Independent Directors in a separate meeting held on 29.01.2026. Independent Directors also assessed the quality, quantity, and timeliness of flow of information between the Company's Management and the Board. The meeting was attended by all the Independent Directors.

### Composition, name of members and Chairperson, number of meeting and attendance

As on 31st March, 2026, the Nomination & Remuneration Committee comprised 4 members, out of which, 1 member was Part-time Official (Government) Director and 3 members were Non-Official (Independent) Directors. The Committee was headed by Non-Official (Independent) Director. Head of the HR Department is special invitee to the meetings of the Committee, as and when required. The Company Secretary acts as the Secretary of the Committee.

During the year, 4 meetings of Nomination & Remuneration Committee were held on 04.04.2025, 28.06.2025, 15.09.2025 and 12.12.2025.

The composition of the Nomination & Remuneration Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairperson/Member | No. of meetings attended |
|---|---|---|---|
| 1. | Smt. Sabitha Bojan<br>Non-official (Independent) Director<br>(from 29.04.2025) | Chairperson | 3/3 |
| 2. | Shri Kantilal Chaturbhai Patel<br>Non-official (Independent) Director<br>(from 29.04.2025) | Member | 3/3 |
| 3. | Dr. Ravindra Kumar Ray<br>Non-official (Independent) Director<br>(from 04.09.2025) | Member | 2/2 |
| 4. | Shri Solomon Arokiaraj*<br>Part-time Official (Government) Director<br>(Up to 02.09.2025) | Chairman/Member | 1/2 |
| 5. | Shri Baldeo Purushartha<br>Part-time Official (Government) Director<br>(from 15.10.2025) | Member | 1/1 |
| 6. | Shri M. Nagaraj,<br>Director (Corporate Planning)<br>(Up to 28.04.2025) | Member | 1/1 |
| 7. | Shri Daljeet Singh Khatri<br>Director (Finance)<br>(Up to 28.04.2025) | Member | 1/1 |

* Shri Solomon Arokiaraj was Chairman of the Committee from 01.04.2025 till 28.04.2025 and was Member from 29.04.2025 till 02.09.2025.

### Remuneration of Directors and Key Managerial Personnel

The terms and conditions of appointment of Directors including service contracts, notice period, severance fee and payment of their remuneration is as per their terms of appointment as decided by the President of India. The Functional Directors and Company Secretary, being KMP have been paid remuneration during the Financial Year 2025-26 as under:

| Name of Director/KMP | Salary/ Allowances/PRP (Rs.) | Benefits* (Rs.) | Gross Amount (Rs.) |
|---|---|---|---|
| Shri Sanjay Kulshrestha<br>Chairman & Managing Director | 71,07,474 | 25,79,331 | **96,86,805** |
| Shri M. Nagaraj<br>Director (Corporate Planning) | 79,71,911 | 17,88,804 | **97,60,715** |
| Shri Daljeet Singh Khatri<br>Director (Finance) and CFO | 66,99,801 | 16,17,637 | **83,17,438** |
| Shri Vikas Goyal<br>Company Secretary & Compliance Officer | 37,81,926 | 5,99,299 | **43,81,225** |
| Shri L.V.S. Sudhakar Babu, Executive Director (Resource Mobilization) Key Managerial Personnel (from 22.01.2025 to 06.11.2025) | 36,45,860 | 9,59,728 | **46,05,588** |
| **Total** | **2,92,06,972** | **75,44,799** | **3,67,51,771** |

*Benefits include medical reimbursement, leave encashment, perquisites, lease rent, EPF etc.

### Sitting Fee

During the Financial Year 2025-26, Non-official (Independent) Directors have been paid remuneration by way of sitting fee @ Rs.30,000/- and Rs.25,000/- for attending each meeting of the Board and Committees of the Board respectively as approved by the Board, as per details given hereunder:

| Name of the Director | Sitting Fee (Rs.) | | Other (Rs.) | Total (Rs.) |
|---|---|---|---|---|
| | Board Meeting | Committee Meeting | | |
| Smt. Sabitha Bojan | 3,30,000 | 6,75,000 | - | **10,05,000** |
| Shri Kantilal Chaturbhai Patel | 3,30,000 | 6,75,000 | - | **10,05,000** |
| Dr. Ravindra Kumar Ray | 3,00,000 | 3,75,000 | - | **6,75,000** |

In addition to sitting fee, Independent Directors are also provided boarding/lodging/conveyance for attending the meetings of the Board/ Committee by the Company.

The Part-time Official (Government) Directors are not entitled to any remuneration/ sitting fee from the Company.

Except as mentioned above, non-executive directors have no pecuniary relationship or transaction with the Company during the year.

## RISK MANAGEMENT COMMITTEE

### Brief Description of terms of reference

The role and terms of reference of the Risk Management Committee of the Board is as defined in the SEBI (LODR) Regulations, 2015, and NHB Regulations, as amended from time to time. The Committee assess the various risks to which the company is exposed to and suggests various strategies for their mitigation besides other matters. The Committee is assisted by two sub-committees namely Assets & Liabilities Management Committee (ALCO) and Credit & Operational Risk Management Sub-Committee (CORMSC)

### Composition, name of members and Chairman, number of meeting and attendance

As on 31st March, 2026, the Risk Management Committee comprised 5 members, out of which 2 members were Non-Official (Independent) Directors, 2 members were functional directors and 1 member is Chief Risk Officer. The Committee was headed by Functional Director. Chief Risk Officer, being the Member-cum-convenor, is a permanent invitee to the meetings of the Committee with the defined roles and responsibilities. Company Secretary acts as the Secretary of the Committee.

During the year, four meetings of Risk Management Committee were held on 07.05.2025, 06.08.2025, 10.11.2025 and 29.01.2026.

The composition of the Risk Management Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meeting(s) attended |
|---|---|---|---|
| 1. | Shri Daljeet Singh Khatri<br>Director (Finance) | Chairman | 4/4 |
| 2. | Shri M. Nagaraj<br>Director (Corporate Planning) | Member | 4/4 |
| 3. | Shri Sanjeet*<br>Part-time Official (Government) Director (up to 28.04.2025) | Member | 0/0 |
| 4. | Shri Kantillal Chaturbhai Patel<br>Non-official (Independent) Director (From 29.04.2025) | Chairman | 4/4 |
| 5. | Dr. Ravindra Kumar Ray<br>Non-official (Independent) Director (From 18.07.2025) | Member | 3/3 |
| 6. | Smt. Madhu Nagrani<br>CRO, Member-convenor | Member | 4/4 |

*No meetings were held during the period from 01.04.2025 till 28.04.2025

## IT STRATEGY COMMITTEE

### Brief Description of terms of reference

The role and terms of reference of the IT Strategy Committee is as per applicable provisions of RBI Master Directions, as amended from time to time.

### Composition, name of members and Chairman

As on 31st March, 2026, the IT Strategy Committee comprised 4 members, out of which 2 members were Non-Official (Independent) Directors and 2 members were functional directors. The Committee was headed by Shri Kantilal Chaturbhai Patel, Non-Official (Independent) Director.

Executive Director (IT) and Chief Information Security Officer (CISO) are the permanent invitee to its meetings. Senior Executives may also be invited, as and when required by the Committee to provide necessary information/clarification pertaining to their area(s).

During the year, four meetings of the IT Strategy Committee were held on 07.05.2025, 15.09.2025, 12.12.2025 and 16.01.2026.

The composition of the Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meeting(s) attended |
|---|---|---|---|
| 1. | Shri Kantilal Chaturbhai Patel<br>Non-official (Independent) Director (from 29.04.2025) | Chairman | 4/4 |
| 2. | Shri M. Nagaraj<br>Director (Corporate Planning) | Member | 4/4 |
| 3. | Shri Daljeet Singh Khatri<br>Director (Finance) | Member | 4/4 |
| 4. | Shri Solomon Arokiaraj*<br>Part-time Official (Government) Director (up to 28.04.2025) | Chairman | 0/0 |
| 5. | Smt. Sabitha Bojan (from 29.04.2025) | Member | 4/4 |

*No meetings were held during the period from 01.04.2025 till 28.04.2025

Apart from above Committees, the Board has constituted various other Committees from operational requirements, a brief of which is as under:

## COMMITTEE OF DIRECTORS TO OVERSEE SUSTAINABLE DEVELOPMENT ACTIVITIES INCLUDING R&D

With a view to oversee activities pertaining to training, capacity building and innovation through research & development, HUDCO has in place Committee of Directors to oversee the Sustainable Development Activities including R&D.

As on 31st March, 2026, the Committee comprised 5 members namely, Smt. Sabitha Bojan, Dr. Ravindra Kumar Ray,

Shri M. Nagaraj, Shri Daljeet Singh Khatri and Shri Baldeo Purushartha. Head of HSMI is special invitee to the meeting(s) of the Committee.

During the year, one meeting of the Committee was held on 15.10.2025.

The composition of the Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meeting(s) attended |
|---|---|---|---|
| 1. | Smt. Sabitha Bojan<br>Non-Official (Independent) Director (from 29.04.2025) | Chairman | 1/1 |
| 2. | Shri M. Nagaraj<br>Director (Corporate Planning) | Member | 1/1 |
| 3. | Shri Daljeet Singh Khatri<br>Director (Finance) | Member | 1/1 |
| 4. | Shri Solomon Arokiaraj*<br>Part-time Official (Government) Director | Chairman/Member | 0/0 |
| 5. | Dr. Ravindra Kumar Ray<br>Non-Official (Independent) Director (from 18.07.2025) | Member | 1/1 |
| 6. | Shri Baldeo Purushartha**<br>Part-time Official (Government) Director (from 15.10.2025) | Member | 0/0 |

* Shri Solomon Arokiaraj was Chairman of the Committee from 01.04.2025 till 28.04.2025 and was Member from 29.04.2025 till 02.09.2025 and no meeting was held during his tenure.

** No meeting was held after becoming member of the Committee.

## COMMITTEE TO REVIEW NPAs

In order to monitor and improve operational and financial health of HUDCO, your Company has in place a committee to review Non-Performing Assets (NPAs).

As on 31st March, 2026, the Committee comprised 5 members, out of which 1 member is Part-time Official (Government) Director, 2 members are Non-Official (Independent) Directors and 2 members are Functional Director. The Committee was headed by Part-time Official (Government) Director.

During the year, three meetings of the Committee were held on 02.06.2025, 15.10.2025 and 23.03.2026.

The composition of the Committee and attendance of its members during the year was as under:

| Sl. No. | Name and Designation | Chairman/ Member | No. of meeting(s) attended |
|---|---|---|---|
| 1. | Shri Sanjeet<br>Part-time Official (Government) Director | Chairman | 3/3 |
| 2. | Shri M. Nagaraj<br>Director (Corporate Planning) | Member | 3/3 |
| 3. | Shri Daljeet Singh Khatri<br>Director (Finance) | Member | 3/3 |
| 4. | Shri Kantilal Chaturbhai Patel<br>Non-official (Independent) Director (from 29.04.2025) | Member | 3/3 |
| 5. | Dr. Ravindra Kumar Ray<br>Non-official (Independent) Director (from 18.07.2025) | Member | 2/2 |

## REVIEW COMMITTEE ON WILFUL DEFAULTERS

In compliance with National Housing Bank Regulations, HUDCO has in place Committee to Review the Wilful Defaulters.

As on 31st March, 2026, the Committee comprised 6 members namely, Shri Sanjay Kulshrestha, Chairman & Managing Director, as Chairman of the Committee, Shri Daljeet Singh Khatri, Director (Finance), Shri Sanjeet and Shri Baldeo Purushartha, Part-time Official (Government) Directors and Smt. Sabitha Bojan and Dr. Ravindra Kumar Ray, Non-Official (Independent) Directors as members of the Committee. The Company Secretary acts as Secretary of the Committee. During the year, no meeting of the Committee was held.



## 4. GENERAL BODY MEETINGS

**Location and time, where last three Annual General Meeting(s) held:**

| Meeting No. | Financial Year | Location | Date | Time | Whether any special resolution passed |
|---|---|---|---|---|---|
| 55th | 2024-25 | Through VC/OAVM at the Registered Office of the Company located at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003 | 15.09.2025 | 11:30 a.m. | Yes |
| 54th | 2023-24 | Through VC/OAVM at the Registered Office of the Company located at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003 | 25.09.2024 | 11:30 a.m. | Yes |
| 53rd | 2022-23 | Through VC/OAVM at the Registered Office of the Company located at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003 | 21.09.2023 | 12:00 noon | Yes |

### POSTAL BALLOT

During the year, no resolution/ business was transacted through postal ballot. Further, none of the business proposed to be transacted at the ensuing Annual General Meeting requires passing through postal ballot.

## 5. MEANS OF COMMUNICATION

The unaudited quarterly/half-yearly and audited annual financial results are communicated to shareholders and other persons entitled thereto by way of hosting the same on the website of the Stock Exchanges and the Company's website at www.hudco.org.in, social media platforms like X, Facebook and YouTube. The results are also published in leading newspapers with nationwide circulation along with vernacular language newspaper as per mandate.

HUDCO releases advertisements including public notices, recruitment, adhoc, display advertisements in the mainline newspapers along with amplification on the official social media platforms for meeting statutory requirements and for disseminating information and building brand awareness. Apart from advertisements, press releases are issued for print, electronic and digital media platforms for various events like Sports Day, Woman's Day, Annual Day, Training Programmes, MoU, Yoga Day, Vigilance Awareness, Hindi Diwas, etc.

Annual Report containing inter-alia Audited Financial Statements both standalone and consolidated, Directors' Report, Management Discussion & Analysis Report, Business Responsibility & Sustainability Report, Corporate Governance Report, Auditors' Report and other important information(s) is sent electronically to all the members and other persons entitled thereto at their registered email addresses and is also hosted at the website of the Stock Exchanges and at Company's website at www.hudco.org.in.

The periodical compliances required to be made with the Stock Exchanges like, Notice of the Board meetings/ AGM/ Postal Ballot, quarterly/ half-yearly/ annual financial results, notice of closure of trading window, shareholding pattern, Shareholders' grievance report, Corporate Governance Report and other statutory report/ event based compliances as required under the SEBI (LODR) Regulations, 2015, are filed by the company electronically on the portal of NSE and BSE within the stipulated timelines for information of the investors/shareholders.

Official news/ press releases, presentation made to investors/ analysts, etc., are displayed/ hosted on the website of the Stock Exchanges and the same are also made available at Company's website, i.e., www.hudco.org.in.

The Company website contains exclusive/ separate section for Investors, where all the information pertaining to company/investors are regularly updated from time to time. The Company has a dedicated e-mail id - cswhudco@hudco.org for providing necessary information/ assistance to the investors.

## 6. GENERAL SHAREHOLDER INFORMATION

**Annual General Meeting – Date, time, and venue (Financial Year 2025-26)**

| | |
|---|---|
| **Number** | **56th** |
| **Day and Date** | Monday, 24th August, 2026 |
| **Time** | 11:30 a.m. (IST) |
| **Venue** | The Company is conducting AGM through Video Conferencing/Other Audio-Visual means pursuant to MCA circular. The proceeding of the AGM shall be deemed to be conducted at the registered office of the Company located at HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003. |

### Financial Year

The Financial Year of the Company is from 1st April to 31st March every year.

### Dividend payment date

| Sl. No. | Type of Dividend | Rate (Per equity share) | Amount (₹ in Crore) | Date of Payment |
|---|---|---|---|---|
| 1. | 1st Interim Dividend | Rs.1.15/- | 230.22 | August, 2025 |
| 2. | 2nd Interim Dividend | Re.1.00/- | 200.19 | December, 2025 |
| 3. | 3rd Interim Dividend | Rs.1.15/- | 230.22 | February, 2026 |
| 4. | 4th Interim Dividend | Rs.1.25/- | 250.24 | March, 2026 |

Further, the Board of Directors, have also recommended payment of Final Dividend @ 15.00%, i.e., Rs. 1.50/- per Equity Share having Face Value of Rs. 10/- each for the Financial Year 2025-26, subject to approval of the Shareholders at the ensuing 56th Annual General Meeting.

On approval by the shareholders, the total dividend for the Financial Year 2025-26 will be Rs. 6.05/- (60.50%) per equity share.



*Development Works in Tourism Sector - Siliserh Lake Palace, Rajasthan*

## Listing of Securities

The equity shares and bonds of the Company are listed on BSE Limited and National Stock Exchange of India Limited, addresses of the same is as under:

**BSE Limited (BSE)**
Phiroze Jeejeebhoy Towers,
Dalal Street,
Mumbai – 400001
**Scrip Code – 540530**

**National Stock Exchange of India Limited (NSE)**
Exchange Plaza, C-1, Block G, Bandra Kurla Complex,
Bandra (East),
Mumbai – 400051
**Scrip Code – HUDCO**

Further, it is confirmed that the Company has paid annual listing fee to the Stock Exchanges for the Financial Year 2026-27. The shares of the Company are frequently traded at the Stock Exchanges and have not been suspended from trading during the year under review.

## Registrar & Transfer Agents

### a) For Equity Shares

**Beetal Financial and Computer Services Private Ltd**
Beetal House, 3rd Floor, 99 Madangir,
Behind Local Shopping Centre,
Near Dada Harsukhdas Mandir,
New Delhi-110062
Phone No. 011-42959000-09
Email: beetal@beetalfinancial.com, hudco@beetal.in
Website: www.beetalfinancial.com

### b) For Bonds

**KFin Technologies Ltd.**
Selenium Building, Tower B,
Plot Nos. 31 & 32, Financial District,
Nanakramguda, Serilingampally,
Hyderabad, Rangareddi,
Telangana–500032
Contact : 040-67162222
: 18003094001 (Tollfree)
Email: einward.ris@kfintech.com
Website: www.kfintech.com

**Beetal Financial and Computer Services Private Ltd.**
Beetal House, 3rd Floor, 99 Madangir,
Behind Local Shopping Centre,
Near Dada Harsukhdas Mandir,
New Delhi-110062
Phone No. 011-42959000-09
Email: beetal@beetalfinancial.com, hudco@beetal.in
Website: www.beetalfinancial.com

## Name and address of Trustees for Bonds

a) **SBICAP Trustee Company Limited**
Mistry Bhavan, 4th Floor,
122 Dinshaw Vachha Road,
Churchgate, Mumbai - 400 020.
Contact No.: 022- 43025555
Email: corporate@sbicaptrustee.com
Website: www.sbicaptrustee.com

b) **Beacon Trusteeship Limited**
5W, 5th Floor, The Metropolitan, E-Block, Bandra Kurla Complex, Bandra (East), Mumbai-400051
Contact No. 022-46060278
Email: contact@beacontrustee.co.in
Website: www.beacontrustee.co.in

## Share Transfer System

As per amended SEBI (LODR) Regulations, 2015, physical transfer of securities is not permissible w.e.f., 1st April, 2019, hence Shareholders holding shares in physical form are requested to get their shares dematerialized with their depositories.

In addition to SEBI circular no. SEBI/HO/MIRSD/MIRSD-PoD/P/CIR/2025/97 dated 2nd July, 2025, SEBI vide its Circular No. HO/38/13/11(2)2026-MIRSD-POD/ I/3750/2026 dated 30th January, 2026, opened another special window for transfer and dematerialisation ("demat") of physical securities which were sold/purchased prior to April 01, 2019 for a further period of one year i.e. from February 05, 2026 to February 04, 2027.

The shares of the Company are compulsorily traded electronically in a dematerialized form, accordingly, the same are available for trading with both the depositories namely National Securities Depository Limited (NSDL) and Central Depository Services (India) Limited (CDSL), through their respective Depository Participants.

All requests for transmission, dematerialization, etc., are attended by Registrar & Transfer Agent (RTA) of the Company as per the provisions of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015 and the same are processed & completed within the stipulated time line subject to completion of all the formalities relating thereto.

Disclosures with respect to demat suspense account/ unclaimed suspense account:

| Particulars | Number of cases & shares |
|---|---|
| Aggregate number of shareholders and outstanding unclaimed shares in the Suspense Account as on 01.04.2025 | NIL |
| Number of shareholders who approached the Company for transfer of unclaimed shares from the Suspense Account during the Financial Year | |
| Number of shareholders to whom unclaimed shares were transferred from the Suspense Account during the Financial Year | |
| Aggregate number of shareholders and the outstanding unclaimed shares in the Suspense Account as on 31.03.2026 | |

## Distribution of Shareholding as on 31st March, 2026

| Category | Number of Share holders | % of Shareholders | Amount (in Rs.) | % of Amount |
|---|---|---|---|---|
| 1 - 5000 | 721637 | 91.30 | 732664860 | 3.66 |
| 5001 - 10000 | 37426 | 4.74 | 289547790 | 1.45 |
| 10001 - 20000 | 17567 | 2.22 | 259680170 | 1.29 |
| 20001 - 30000 | 5469 | 0.69 | 138462470 | 0.69 |
| 30001 - 40000 | 2345 | 0.30 | 83693850 | 0.42 |
| 40001 - 50000 | 1739 | 0.22 | 81560260 | 0.41 |
| 50001 - 100000 | 2550 | 0.32 | 185851150 | 0.93 |
| 100001+ | 1679 | 0.21 | 18247539450 | 91.15 |
| **Total** | **790412** | **100.00** | **20,01,90,00,000** | **100.00** |

## Shareholding Pattern

| Category | As on 31st March, 2026 | |
|---|---|---|
| | Number of shares | Percentage of total |
| President of India | 1501425000 | 75.00 |
| Insurance Companies* | 169610395 | 8.47 |
| Mutual Funds | 50307984 | 2.51 |
| Alternate Investment Funds | 927720 | 0.06 |
| Bodies Corporate | 11484130 | 0.57 |



| Category | As on 31st March, 2026 | |
|---|---|---|
| | Number of shares | Percentage of total |
| Banks and other Financial Institutions | 50020 | 0.00 |
| Foreign Portfolio investors | 44494480 | 2.22 |
| Resident Individuals | 208714186 | 10.43 |
| HUF | 7773931 | 0.39 |
| IEPF | 26215 | 0.00 |
| Non-Resident Indians | 6881444 | 0.34 |
| Clearing Members | 65776 | 0.00 |
| Trusts | 138719 | 0.01 |
| **Total** | **2,00,19,00,000** | **100.00** |

* Life Insurance Corporation of India holds 14,79,06,808 (7.39%) number of equity shares of HUDCO.

## Dematerialization of shares and liquidity

The status of dematerialization of equity shares with NSDL and CDSL and holding of shares in physical mode as on 31st March, 2026 was as follows:

| Particulars | No. of Equity Shares | % to Share Capital |
|---|---|---|
| NSDL | 1,86,84,28,947 | 93.33 |
| CDSL | 13,34,69,490 | 6.67 |
| Physical (Public) | 1,563 | 0.00 |
| **Total** | **2,00,19,00,000** | **100.00** |

The demat ISIN for Equity Shares at NSDL/CDSL of the Company is INE031A01017.

## Outstanding Global Depository Receipts or American Depository Receipts or warrants or any convertible instruments, conversion date and likely impact on equity

The Company has not issued any GDRs/ ADRs/ Warrants or any convertible instrument as on 31st March, 2026.

## Commodity price risk or foreign exchange risk and hedging activities

HUDCO, being a Non-Banking Finance Company-Infrastructure Finance Company (NBFC-IFC) is not dealing in any commodity, hence not exposed to any commodity price risk. Further, in order to mitigate the risks associated with exchange rate fluctuations and interest rates in respect of foreign currency borrowings, the company has entered into hedging transactions, as and when required.

## Plant Location

HUDCO being a Non-Banking Finance Company-Infrastructure Finance Company (NBFC-IFC), does not have any plant/ manufacturing unit. The Company has its presence on PAN India basis and is being managed through 20 Regional Offices and 11 Development Offices apart from its Registered Office located in New Delhi.

## Address for correspondence

**Housing and Urban Development Corporation Limited**
HUDCO Bhawan, Core - 7A,
India Habitat Centre, Lodhi Road,
New Delhi – 110003

CIN : L74899DL1970GOI005276
Telephone Nos. : 011-24648160
Website : www.hudco.org.in
E-mail id : cswhudco@hudco.org

## 7. OTHER DISCLOSURES

a. HUDCO has established a robust Vigilance Mechanism for its employees and Directors, providing adequate safeguards against victimization for those utilizing the mechanism. This includes direct access to the Chairman of the Audit Committee. It is affirmed that no personnel have been denied such access. The Whistle Blower Policy is also in place to address complaints related to allegations of corruption or misuse of office, while ensuring the complainant's identity remains confidential. The Policy is accessible on the Company's website at www.hudco.org.in.

b. Disclosure with respect to Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, is given in the Directors' Report. Further, there was no complaint pending at the beginning of the year and no complaint related to sexual harassment was received during the year.

c. The details related to Presidential Directive, received during last three years is as follows:

During the financial year 2025-26, Ministry of Housing and Urban Affairs(MoHUA), Government of India vide letter dated 20th February, 2026 has issued the Presidential Directive regarding continuation of the implementation of 3rd Pay Revision pay package for Board level and below Board level Executives and Non-Executives for a further period of three years with effect from 1st January, 2026 as per guidelines contained in Department of Public Enterprises Office Memorandum No. W 02/0028/2017 DPE(WC)-GL-XIII/17 dated 03.08.2017, No. W-02/0028/2017 DPE(WC)-GL-XIV/17 dated 04.08.2017, No. W-02/0028/2017-DPE(WC)-GL-XVI/17 dated 07.09.2017 and No. W-02/0039/2017-DPE(WC)-GL-XV/20 dated 21.08.2020. The said Presidential Directive has been duly complied with by the Company.

d. Disclosure with respect to related party transactions, is given in the Annual Report Policy for determining 'material subsidiaries' and 'Related party transactions' are available on the Company's website at following web link(s):

https://www.hudco.org.in//writereaddata/Determining-Material-Subsidiaries-Policy.pdf ; and

https://www.hudco.org.in/writereaddata/RPT-Policy-220125.pdf

e. During the Financial Year 2025-26, the Company had no Subsidiary/Material Subsidiary.

f. Particulars of senior management and changes therein during Financial Year 2025-26

| S. No. | Name | Changes |
|---|---|---|
| 1. | Shri Daljeet Singh Khatri | Chief Financial Officer w.e.f. 25.09.2024 |
| 2. | Shri Shailesh Prakash Tripathi | Senior Executive Director w.e.f. 30.10.2024 |
| 3. | Shri Tekkam Sridhar | Senior Executive Director w.e.f. 19.03.2025 |
| 4. | Shri L V S Sudhakar Babu, ED (Finance) | Ceased as Key Managerial Personnel w.e.f. 06.11.2025 |

g. During the year, no expenditure of personal nature has been incurred on behalf of the Board of Directors of the Company and top management;

h. During the year, no expenditure has been debited in the books of accounts, which are not for the purposes of business of the Company;

i. During the year, Personnel & Administrative Expenses and Financial Expenses constitutes 2.65% and 97.67% of the Total Expenditure (after Netting off Impairment of Financial Instruments) respectively as compared to 3.43% and 100.54% of that of the last year respectively;

j. During the year, the Company has paid Rs. 57.90 Lakh to M/s S A R C & Associates, the Statutory Auditors of the Company towards various services provided/ rendered by them;

k. The Audit Report for the Financial Year 2025-26 has been reviewed by the Audit Committee as well as by the Board and the Management reply, wherever required has been given by way of addendum;

l. Disclosure with respect to credit ratings obtained by the Company both domestic and international is given in the Directors' Report;

m. The Company has not made any preferential allotment or qualified institutional placement in respect of equity shares during the year. Further, the amount raised during the year, through issue of non-convertible debt securities on private placement basis have been fully utilized for the purpose stated in the Offer document(s)/ Information Memorandum and there has been no deviation/ variation in the use of proceeds from the objects stated in the Offer document(s)/ Information Memorandum;

n. A certificate from M/s Suman Kumar & Associates, Practising Company Secretaries, certifying that none of the directors on the Board of the Company have been debarred or disqualified from being appointed or continuing as directors of the Companies by the SEBI/ Ministry of Corporate Affairs or any statutory authority is annexed to this report;

o. The Board of Directors of the Company has adopted a Code of Conduct for its Board members and senior management personnel. The copy of the code is available on Company's website at www.hudco.org.in. Board members and Senior Management personnel have affirmed compliance with the 'Code of Conduct' for the Financial Year ended 31st March, 2026 and a declaration signed by Chairman & Managing Director in this regard is annexed with the Directors' Report;

p. The Company is complying with all the mandatory requirements of SEBI (LODR) Regulations, 2015 specifically with reference to compliances of regulations 17 to 27 and 46(2)(b) to (i), Companies Act, 2013 and DPE guidelines, except the composition of the Board and Committees which were not in compliance with applicable provisions of the SEBI (LODR) Regulations, 2015, during the financial year. For details, Secretarial Audit Report annexed with the Directors' Report may be referred;

q. During the preceding 3 years, no penalty was imposed and/or stricture was passed on the Company by any Stock Exchange(s) or SEBI or any other statutory authority, on any matter related to the capital market, operations or guidelines issued by the Government except Company has been receiving notice(s) from both the Stock Exchange(s), namely, National Stock Exchange of India Limited and BSE Limited, regarding non-compliance with the requirement of Corporate Governance as prescribed under SEBI (LODR) Regulations, 2015 with respect to non-appointment of requisite number of Independent Directors including one woman Director, composition of the Board/ Committees, quorum of the meetings, etc., and have levied a fine of Rs. 3,69,81,200/- (NSE and BSE of Rs. 1,84,90,600/- each), from the quarter ending September, 2019 to March, 2026.

Based on Company's representation, a fine of Rs.77,58,500/- (Rs.38,71,580/- by NSE and Rs.38,86,920/- by BSE) have been waived/paid. Thus, as on 31st March, 2026, an amount of Rs.2,92,22,700/- is outstanding to NSE and BSE, for which letters have already been written to them for waiver.

As on 31st March, 2026, composition of the Board consists of 8 directors comprising of 3 Functional Directors including Chairman & Managing Director, 2 Government Nominee Directors and 3 Non-Official (Independent) Directors including woman director, which is not in compliance with SEBI (LODR) Regulations, 2015 and DPE guidelines.

r. During the Financial Year 2025-26, no loan or advances in the nature of loan has been given to firms/companies in which directors are interested.

s. The status of compliance with non-mandatory/discretionary requirements on Corporate Governance as specified in Regulation 27(1) Part E of Schedule II of the SEBI (LODR) Regulations, 2015 is as under:

| | | | |
|---|---|---|---|
| 1. | The Board | : | As on 31st March, 2026, the Board of HUDCO consists of eight directors comprising three functional directors including Chairman & Managing Director and two Part-time Official (Government) Directors and three Non-Official (Independent) Directors. The Board is headed by Executive Chairman. |
| 2. | Shareholders Rights | : | In compliance of SEBI (LODR) Regulations, 2015, the unaudited quarterly financial results are displayed/ hosted on the website of the Stock Exchanges, and at Company's website and are also published in leading English newspapers and vernacular newspapers having wide circulation across the country.<br>Annual Report and other statutory/important information are also circulated to the members and others entitled thereto electronically at their email addresses registered with depositories and Registrar and Transfer Agent. In addition to above, the same are also displayed/available at the website of the Stock Exchanges and Company.<br>Further, management presentation and price sensitive information, if any, is regularly intimated to Stock Exchange(s) for information of the shareholders. |
| 3. | Modified opinion(s) in Audit Report | : | The Company has not received any qualification from the Statutory Auditors on its Financial Statements for the Financial Year 2025-26. |
| 4. | Separate posts of Chairperson and the Managing Director or the Chief Executive Officer | : | The Company is headed by Chairman & Managing Director, who is also the Chief Executive Officer and Key Managerial Personnel of the Company, appointed by the President of India in terms of Articles of Association of the Company and the terms and conditions of his appointment are determined by the President of India. |
| 5. | Reporting of Internal Auditor | : | Your Company has a separate Internal Audit Department and head Internal Audit directly reports to the Chairman & Managing Director. In order to strengthen and streamline all the auditable activities, Internal Audit Department of your Company has implemented Risk Based Internal Audit framework in line with the RBI's guidelines on Risk Based Internal Audit System.<br>During the year under review, Risk Based Internal Audit of Corporate Office and all the Regional Offices were conducted. The significant Internal Audit observations are put up for consideration of the Audit Committee. Necessary action as per the directions of the Audit Committee is taken by the Internal Audit Department. Internal audit plays pivotal role in adherence to the policies, guidelines and procedures |
| 6 | Independent Directors | : | As per requirements of the SEBI (LODR) Regulations, 2015, during the year under review, one separate meeting of Independent Directors was held on 29.01.2026 without the attendance of non-independent directors and members of management. The meeting was attended by all Independent Directors of the Company. |

**For and on behalf of the Board of Directors**

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**

# 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**
**Housing and Urban Development Corporation Limited**
**HUDCO Bhawan, India Habitat Centre,**
**Lodhi Road**
**New Delhi-110003**

I have examined the relevant registers, records, forms, returns and disclosures received from the Directors of **Housing and Urban Development Corporation Limited** (CIN- L74899DL1970GOI005276) and having registered office at **HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi-110003** (hereinafter referred to as 'the Company'), produced before me 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 and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

In my opinion and to the best of my 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 me by the Company & its officers, I 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 Companies by the Securities and Exchange Board of India, Ministry of Corporate Affairs, or any such other Statutory Authority:

| S. No. | Name of Directors | DIN | Date of Appointment |
|---|---|---|---|
| 1. | Mr. Sanjay Kulshrestha | 06428038 | 16/10/2023 |
| 2. | Mr. Muniappa Nagaraj | 05184848 | 01/02/2019 |
| 3. | Mr. Sanjeet | 09833776 | 22/12/2022 |
| 4. | Mr. Daljeet Singh Khatri | 06630234 | 14/08/2024 |
| 5. | *Mr. Kantilal Chaturbhai Patel | 06610367 | 28/04/2025 |
| 6. | *Mrs. Sabitha Bojan | 09398364 | 28/04/2025 |
| 7. | **Mr. Ravindra Kumar Ray | 09394495 | 29/05/2025 |
| 8. | Mr. Baldeo Purushartha | 07570116 | 08/09/2025 |

* Mr. Kantilal Chaturbhai Patel (DIN 06610367) and Mrs. Sabitha Bojan (DIN 09398364) ceased from the directorship w.e.f. 06.04.2026.

** Mr. Ravindra Kumar Ray (DIN 09394495) ceased from the directorship w.e.f. 14.05.2026.

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 Suman Kumar and Associates**
Company Secretaries

Sd/-
**(CS Suman Kumar)**
**Proprietor**
Membership No : FCS 6127
C.P. No. : 6564
UDIN: **F006127H000496694**

**Place : New Delhi**
**Date : 27.05.2026**



## COMPLIANCE CERTIFICATE ON THE CORPORATE GOVERNANCE

**To**

**The Members,**
**Housing and Urban Development Corporation Limited ("HUDCO")**
**HUDCO Bhawan, India Habitat Centre,**
**Lodhi Road, New Delhi – 110003.**

We have examined the compliance of conditions of Corporate Governance by **Housing and Urban Development Corporation Limited (CIN: L74899DL1970GOI005276)** ("the Company") for the Financial Year ended March 31, 2026, as stipulated in Regulations 17 to 27 and clauses (b) to (i) of Regulation 46(2) and para C and D of Schedule V to the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 **(the "Listing Regulations")** and in Guidelines on Corporate Governance for Central Public Sector Enterprises (CPSEs), 2010 issued by the Department of Public Enterprises ("DPE Guidelines").

The compliance of the conditions of Corporate Governance is the responsibility of the management of the Company. Our examination was limited to the procedures and implementation thereof, adopted by the Company for ensuring the compliance of the conditions of Corporate Governance. It is neither an audit nor an expression of opinion on the financial statements of the Company.

In our opinion and to the best of our information and according to the explanations given to us, we certify that the Company has complied with the conditions of Corporate Governance as stipulated in the Listing Regulations and DPE Guidelines during the Financial Year ended March 31, 2026, except:

*i) The composition of the Board was not in compliance with the provisions of Regulation 17(1)(b) of the Listing Regulations during the Audit Period. Further, the requirement under Regulations 17(1)(a) & 17(1)(c) of the Listing Regulations and Clauses 3.1.2 & 3.1.4 of DPE Guidelines were not met from 01.04.2025 till 27.04.2025.*

*Due to the absence of Independent Directors, the Board meeting held 04.04.2025 did not meet the quorum requirement under Regulation 17(2A) of the Listing Regulations.*

*ii) Owing to the absence of the requisite number of Independent Directors on the Board, the Audit Committee, Nomination and Remuneration Committee (NRC), Stakeholders Relationship Committee and Risk Management Committee were not duly constituted as per the applicable provisions of the Listing Regulations and DPE Guidelines during the period from 01.04.2025 to 28.04.2025.*

*Further, due to the absence of Independent Directors, the NRC Meeting held on 04.04.2025 did not meet the quorum requirement under Regulation 19(2A) of the Listing Regulations.*

*iii) During the Audit Period, the NSE and BSE each have levied fine(s) for non-compliance of Regulations 17(1)(a)/17(1)(b)/17(1)(c), 17(2A), 18(1)(b), 19(1)/19(2),19(2A), 20(2A) and 21(2) of the Listing Regulations, and as per the information and explanation provided by the management, the Company has made submissions to NSE and BSE to waive off the fine imposed.*

As per the information and explanation provided by the management of the Company, the power to appoint Directors on the Board of the Company vests with the President of India, which is exercised through Administrative Ministry, i.e., Ministry of Housing and Urban Affairs (MoHUA). The Company has requested to MoHUA for appointment of requisite number of Independent Directors on the Board of HUDCO to ensure compliance from time to time.

We further state that such compliance is neither an assurance as to the future viability of the Company nor the efficiency and effectiveness with which the management has conducted the affairs of the Company.

**For VAP & Associates**
Company Secretaries
FRN: P2023UP098500
Peer Review No: 7629/2026

Sd/-
**(Parul Jain)**
Managing Partner
M. No. F8323
C.P. No. 13901
UDIN: **F008323H000656927**

**Place : Ghaziabad**
**Date : 19.06.2026**



Annexure-3

# BUSINESS RESPONSIBILITY & SUSTAINABILITY REPORT

## SECTION A: GENERAL DISCLOSURES

### I. Details of the listed entity

| | | |
|---|---|---|
| 1. | Corporate Identity Number (CIN) of the Listed Entity | L74899DL1970GOI005276 |
| 2. | Name of the Listed Entity | Housing and Urban Development Corporation Limited |
| 3. | Year of incorporation | 1970 |
| 4. | Registered office address | HUDCO Bhawan, India Habitat Centre, Lodhi Road, New Delhi - 110003 |
| 5. | Corporate address | same as above |
| 6. | E-mail | cswhudco@hudco.org |
| 7. | Telephone | 011-24649610-21 |
| 8. | Website | www.hudco.org.in |
| 9. | Financial year for which reporting is being done | 2025-26 |
| 10. | Name of the Stock Exchange(s) where shares are listed | BSE Limited and National Stock Exchange of India Limited |
| 11. | Paid-up Capital (In Rs.) | 2001.90 Crore |
| 12. | Name and contact details (telephone, email address) of the person who may be contacted in case of any queries on the BRSR report:<br>Name :<br>Contact :<br>E mail : | <br><br><br>Shri Vikas Goyal, Company Secretary<br>011-24646899<br>cswhudco@hudco.org |
| 13. | Reporting boundary - Are the disclosures under this report made on a Standalone basis (i.e., only for the entity) or on a consolidated basis (i.e., for the entity and all the entities which form a part of its consolidated financial statements, taken together). | Standalone basis |
| 14. | Name of assurance provider | M/s. Mehta & Mehta |
| 15. | Type of assurance obtained | Reasonable Assurance |

### II. Products/services

**16. Details of business activities (accounting for 90% of the turnover)**

| Sl. No. | Description of main activity | Description of business activity | % of turnover of the entity |
|---|---|---|---|
| 1. | Financial Services | Housing and Urban Infrastructure Finance | 99.59 |

**17. Product /services sold by the entity activities (accounting for 90% of the entity's turnover):**

| Sl. No. | Product/Service | NIC Code | % of total turnover contributed |
|---|---|---|---|
| 1. | Other Financial Services and Activities - Other Credit Granting | 64920 | 99.59 |

## III. Operations

**18. Number of locations where plants and/or operations/offices of the entity are situated:**

| Location | Number of plants | Number of offices | Total |
|---|---|---|---|
| National | Not Applicable | The operations of the Company are carried out through Head Office, HSMI, 20 Regional Offices and 11 Development Offices. Company has no overseas office. | 33 |
| International | Not Applicable | NIL | NIL |

**19. Markets served by the entity**

**a. Number of locations**

| Location | Number |
|---|---|
| National: | |
| ---States | 28 |
| ---Union Territories | 8 |
| International (No. of Countries) | NIL |

**b. What is the contribution of exports as a percentage of the total turnover of the entity?** – NIL

**c. A brief on types of customers-** HUDCO's principal business objective is to provide financing and credit facilities in the housing and infrastructure sectors, with a primary focus on urban development. Accordingly, the Company provides interest bearing loans as the principal product across the entire Housing and Infrastructure Sectors. Its clientele includes State Governments and their parastatal agencies such as Housing Boards, Police Housing Corporations, Development Authorities, Urban Improvement Trusts, Water Supply and Sewerage Boards, Roads and Bridges Development Corporations, Metro Rail Corporations, Municipal Corporations/Councils, as well as Central and State Public Sector Undertakings and power generation, transmission, and distribution utilities. During the financial year 2025–26, HUDCO sanctioned loans amounting to ₹1,64,757 Crore and disbursed ₹51,194.21 Crore across various housing and infrastructure segments. The Company's financing portfolio comprises long-term and medium-term loans (with tenure exceeding one year), debt refinancing, and special term loans.

The projects financed during the year include initiatives in sustainable and green energy sectors such as solar and hydro power generation, along with civic infrastructure projects including capital and township development. These projects are aligned with sustainable development principles and incorporate environmentally responsible practices.

## IV. Employees

**20. Details as at the end of Financial Year**

**A. Employees and workers (including differently abled):**

| Sl. No. | Particulars | Total(A) | Male | | Female | |
|---|---|---|---|---|---|---|
| | | | No. (B) | % (B/A) | No. (C) | % (C/A) |
| **EMPLOYEES** | | | | | | |
| 1 | Permanent (D) | 585 | 415 | 70.90% | 170 | 29.10% |
| 2 | Other than Permanent (E) | 229 | 195 | 85.15% | 34 | 14.85% |
| 3 | Total employees (D + E) | 814 | 610 | 74.94% | 204 | 25.06% |
| **WORKERS** | | | | | | |
| 4 | Permanent (F) | - | - | - | - | - |
| 5 | Other than Permanent (G) | - | - | - | - | - |
| 6 | Total workers (F + G) | - | - | - | - | - |



**B. Differently abled Employees and workers:**

| Sl. No. | Particulars | Total(A) | Male | | Female | |
|---|---|---|---|---|---|---|
| | | | No. (B) | % (B/A) | No. (C) | % (C/A) |
| **DIFFERENTLY ABLED EMPLOYEES** | | | | | | |
| 1 | Permanent (D) | 7 | 6 | 85.71% | 1 | 14.29% |
| 2 | Other than Permanent (E) | 1 | 1 | 100% | 0 | 0 |
| 3 | Total differently abled employees (D + E) | 8 | 7 | 87.5% | 1 | 12.5% |
| **DIFFERENTLY ABLED WORKERS** | | | | | | |
| 4 | Permanent (F) | - | - | - | - | - |
| 5 | Other than Permanent (G) | - | - | - | - | - |
| 6 | Total differently abled workers (F + G) | - | - | - | - | - |

**21. Participation/Inclusion/Representation of women:**

| Particulars | Total (A) | No. and percentage of Females | |
|---|---|---|---|
| | | No. (B) | % (B/A) |
| Board of Directors | 8 | 1 | 12.5 |
| Key Managerial Personnel* (including functional directors) | 4 | 0 | 0 |

*Shri LVS Sudhakar Babu was appointed as KMP w.e.f. 22.01.2025. Further, on account of his appointment as Managing Director of Sagarmala Finance Corporation Limited, Shri LVS Sudhakar Babu, ED (Finance) was relieved from the services of HUDCO and has accordingly ceased to be Key Managerial Personnel of the Company w.e.f. 06.11.2025 (F/N).

**22. Turnover rate for permanent employees and workers:**

| Particulars | Turnover rate in FY 2025-26 | | | Turnover rate in FY 2024-25 | | | Turnover rate in FY 2023-24 | | |
|---|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Male | Female | Total | Male | Female | Total |
| Permanent Employees | 8.03 | 12.81 | 9.45 | 9.35 | 7.33 | 8.72 | 8.78 | 10.89 | 9.44 |
| Permanent Workers | - | - | - | - | - | - | - | - | - |

## V. Holding, Subsidiary and Associate Companies (including joint ventures)

**23 Names of holding/subsidiary/associate companies/joint ventures:**

| Sl. No. | Name of the holding/ subsidiary/ associate companies /joint ventures (A) | Indicate whether holding/ Subsidiary/ Associate/ Joint Venture | % of shares held by listed entity | Does the entity indicated at column A, participate in the Business Responsibility initiatives of the listed entity? (Yes/No) |
|---|---|---|---|---|
| 1 | Pragati Social Infrastructure & Development Ltd. (PSIDL) | Associate/Joint Venture | 26 | No |
| 2 | Shristi Urban Infrastructure Development Ltd. (SUIDL) | Associate/Joint Venture | 40 | No |
| 3 | Signa Infrastructure India Ltd. (SIIL) | Associate/Joint Venture | 26 | No |
| 4 | Ind Bank Housing Limited | Associate | 25 | No |

## VI. CSR Details

**24.**

| | | |
|---|---|---|
| **(i)** | **Whether CSR is applicable as per section 135 of Companies Act, 2013 (Yes/No):** | Yes |
| **(ii)** | **Turnover (in Rs.)** | Rs. 13,150.40 Crore |
| **(iii)** | **Net Worth (in Rs.)** | Rs. 21,977.20 Crore |

## VII. Transparency and Disclosure Compliances

**25. Complaints /Grievances on any of the principles (Principles 1 to 9) under the National Guidelines on Responsible Business Conduct:**

| Stakeholder Group from whom complaint is received | Grievance Redressal Mechanism in place (Yes/ No.) | (If yes, then provide web-link for grievance redress policy) | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Number of Complaints filed during the Year | Number of Complaints pending resolution at close of the Year | Remarks | Number of Complaints filed during the Year | Number of Complaints pending resolution at close of the Year | Remarks |
| Communities | Yes | Refer link below* | 0 | 0 | - | 0 | 0 | |
| Investors (other than shareholders) | Yes | | 1443 | 0 | - | 800 | 0 | - |
| Shareholders | Yes | | 9 | 0 | - | 88 | 0 | - |
| Employees and workers | Yes | | 8 | 0 | - | 11 | 0 | - |
| Customers | Yes | | 10 | 0 | - | 0 | 0 | - |
| Value Chain Partners (vendors, suppliers, etc.) | Yes | | 1 | 0 | - | 0 | 0 | - |
| Other (please specify) (PMAY SUBSIDY, CPGRAMS, BIDDERS, etc.) | Yes | | 49 | 0 | - | 149 | 1 | Resolved on 02.04.2025 |

*https://www.hudco.org.in//writereaddata/GR-Policy.pdf

**26. Overview of the entity's material responsible business conduct issues:**

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| 1. | Sustainable and Responsible Financing | Opportunity | The Nation's commitment towards achieving the Sustainable Development Goals (SDGs) provides significant opportunities for HUDCO to finance projects in clean energy, water management, sustainable transport, urban infrastructure development and other infrastructure financing. | NA | Positive Implication:<br>Enables expansion of HUDCO's portfolio through environmentally sustainable projects and adoption of green financing instruments such as green bonds thereby strengthening long-term growth and market positioning. |

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| 2. | Management of Risk from Climate Change | Risk | HUDCO is committed to sensitize its Borrowing Agencies towards risks associated with climate change and incorporating mitigation measures, not only in the projects being implemented by them but also in their governance and establishment structure and policies. The risks include degrowth in financial performance of the Borrowers due to adverse effects of climate change such as increased instances of hazards like floods, cyclones, earthquakes, extreme temperatures and towards adopting transitions sustainable practices in governance, clean energy, etc. | HUDCO actively sensitizes and supports borrowing agencies in incorporating climate resilience and mitigation measures in project design and implementation. Relief measures, including concessions as per applicable guidelines, are extended in cases where projects are impacted by natural calamities. | Negative: Project delays or disruptions may affect timely repayments thereby impacting cash flows and asset quality. |
| 3. | Energy and Emissions Management | Opportunity | HUDCO recognizes the opportunity to reduce its environmental footprint through energy-efficient operations, digital transformation, adoption of renewable energy, promotion of green buildings, and sustainable transportation practices. These initiatives support the transition towards a low-carbon economy and contribute to improved resource efficiency across its operations. | HUDCO has undertaken several measures including installation of energy-efficient equipment and rooftop solar power systems at offices, promotion of paperless operations through ERP and e-Office platforms, prioritization of virtual meetings to reduce travel-related emissions, gradual adoption of electric vehicles for official use, and incorporation of green building concepts and water-efficient technologies in its development projects. | Reduction in electricity and fuel consumption, lower operating costs, improved energy efficiency, reduced paper usage, decreased greenhouse gas emissions, enhanced environmental performance, and long-term cost savings through sustainable infrastructure and renewable energy adoption. |

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| 4. | Digital Transformation | Opportunity | The adoption of a digital platform for the workplace would enable HUDCO to prioritize minimal usage of scarce natural resources thus contributing positively to the environmental sustainability and achievement of the SDGs. | HUDCO has adopted stringent use of the digital workplace through the e-office system along with digital means of communication and record management thus contributing towards maximizing environmental sustainability and achievement of SDGs towards environmental protection and management. | The Company shall achieve positive cost saving through swiftness of the operations and data handling mechanism. |
| 5. | Customer Relations and Customer Satisfaction | Opportunity | Strong customer engagement and satisfaction are critical drivers for business growth, enhanced reputation and sustained competitiveness in the market. | HUDCO ensures regular engagement with its customers, gathers feedback and continuously refines its processes in line with customer expectations and market dynamics. | Positive:<br>Leads to improved customer retention, enhanced brand value and increased business opportunities |
| 6. | Regulatory Compliances | Risk | The Company is aware that ensuring Regulatory compliances will provide enhanced credibility and confidence among its stakeholders. Adherence to the legal and regulatory framework and industry standards will ensure corporate responsibility thereby enhancing financial operations and avoiding legal disputes, financial penalties and reputational damage etc.<br>The Company prioritizes Regulatory Compliances as a sustainable way to grow, boost investor confidence and support long term successful growth. | Regulatory updates are tracked regularly, and review of compliances carried out periodically.<br>Regular training and awareness programmes are also conducted to ensure strict compliance with applicable laws, regulations and industry standards. | Positive: Strengthens financial performance by minimizing risks, avoiding penalties, improving operational efficiency and enhancing stakeholder confidence. |

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| 7. | Risk Management | Risk | Risk management involves a systematic process to identify, assess, monitor, address and timely communicate risks so that the organization can operate securely, make informed decisions, and achieve long-term success and value maximisation for stakeholders.<br><br>Risk management is paramount to protect business operations from unexpected disruption, make smarter decisions, comply with laws, and ensure long-term growth and value maximisation for stakeholders. By effectively managing risks, HUDCO aims to attain financial stability, public trust, and sustainable development. | HUDCO mitigates risks by implementing robust credit appraisal systems, State Govt. guarantees, Commitment letters and closely monitoring project execution to prevent defaults and delays to the extent possible. Strategic risks are managed by staying responsive to policy changes, while reputational and data risks are being addressed through transparent governance, cybersecurity measures, and stakeholder engagement.<br><br>Further, HUDCO has framed a Risk Management Policy addressing various risks and periodic review of the risks identified are being held with, preventive actions. Together, these practices ensure HUDCO's stability and long-term sustainability. | Effective Risk management facilitates positive enhancement in Company's income by cutting losses, improving efficiency, ensuring compliance, and enabling smarter business decisions with appropriate risk mitigation measures. For companies like HUDCO, it safeguards public funds while supporting sustainable and profitable growth |
| 8 | Human Capital Development | Opportunity | Human capital is a critical asset underpinning HUDCO's long-term success, organizational resilience, and sustainable growth. The Corporation's ability to attract, develop, engage, and retain a skilled workforce directly influences operational effectiveness, service excellence, innovation, and overall performance. | - | HUDCO's continued investment in human capital represents a strategic commitment to maintaining competitiveness in an increasingly dynamic and evolving business environment. |

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| | | | A high-performing workforce is the result of sustained investments in employee development, well-being, and inclusive leadership.<br><br>HUDCO recognizes that its people are central to achieving strategic objectives and therefore continues to invest in initiatives that enhance professional capabilities while promoting physical and mental well-being. These efforts contribute to higher employee engagement, improved productivity and stronger retention, while equipping employees to adapt to evolving industry requirements and emerging business challenges.<br><br>By aligning talent development with organizational goals, HUDCO strengthens institutional capacity, enhances organizational agility, and ensures that its human capital remains a key driver of operational excellence, competitiveness, and long-term value creation. | | Focused initiatives on capability building and upskilling help create a future-ready workforce, while employee well-being programmes and inclusive leadership practices enhance engagement, productivity, and retention. These outcomes extend beyond organizational benefits. They are fundamental to strengthening institutional resilience, fostering adaptability, and sustaining long-term performance and growth. |

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| 9. | Community Development | Opportunity | Community Development has been identified as a key area of engagement in line with the organization's commitment to fullfill its Corporate Social Responsibility. Through structured CSR initiatives, the organization contributes towards improving access to basic infrastructure and essential services such as education, healthcare, sanitation, and infrastructure, particularly for underserved communities. These interventions align with broader developmental priorities and support inclusive and sustainable community growth. | The organization implements CSR initiatives in accordance with its approved CSR Policy, and government guidelines/ regulations. Projects are undertaken through partnerships with credible implementing agencies along with periodic monitoring and evaluation to ensure effective utilization of resources and intended outcomes. | The initiatives undertaken under CSR are expected to create long-term social value and strengthen engagement with communities and stakeholders. While these activities are primarily developmental in nature, they contribute to building trust and goodwill for HUDCO, which may also lead to strategic business advantage. |
| 10 | Data Privacy and Cyber Security Risk | Risk | Data privacy and cybersecurity are material risks because they can significantly impact a company's operations, finances, legal standing, and reputation. In today's digital age, managing these risks is essential for maintaining stakeholder trust and most importantly, business continuity. We need to manage data privacy and cybersecurity to safeguard information, comply with laws, protect the organization from attacks, and preserve public trust. | HUDCO has set in place an Information and Cyber Security Policy which provides structure and direction for protecting information systems and any other available forms of information from a wide range of threats including cyber-attacks in order to ensure safeguard information assets, minimize damage and business continuity. | Effective data privacy and cybersecurity protect profits by preventing financial losses, avoiding fines, maintaining customer trust, and ensuring smooth operations. |

| Sl. No. | Material issue identified | Indicate whether risk or opportunity (R/O) | Rationale for identifying the risk/opportunity | In case of risk, approach to adapt or mitigate | Financial implications of the risk or opportunity (Indicate positive or negative implications) |
|---|---|---|---|---|---|
| | | | | In response to the cyber-attacks, management at HUDCO has set up a strategy to protect its IT assets from cyber-attacks and respond to any cyber-attacks, threats in a timely and appropriate manner to ensure confidentiality, integrity, and availability of data / IT Systems. The cyber security strategy, is to Identify, Protect, Detect, Respond, and Recover and Learn. | |

## SECTION B: MANAGEMENT AND PROCESS DISCLOSURES

| Disclosures Questions | | P1 | P2 | P3 | P4 | P5 | P6 | P7 | P8 | P9 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Policy and management process** | | | | | | | | | | |
| 1. | a. Whether your entity's policy/ policies cover each principle and its core elements of the NGRBCs. (Yes/No) | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| | b. Has the policy been approved by the Board? (Yes/No) | Yes (as applicable) | | | | | | | | |
| | c. Web Link of the Policies, if available | Please refer Annexure-A of the report | | | | | | | | |
| 2. | Whether the entity has translated the policy into procedures. (Yes / No) | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| 3. | Do the enlisted policies extend to your value chain partners? (Yes/No) | The Company has not mandated its value chain partners, like its vendors, suppliers, etc., to participate in the BR initiatives of the Company. However, they are encouraged to adopt BR initiatives and follow the model expected from responsible business entities. | | | | | | | | |
| 4. | Name of the national and international codes/ certifications/labels/ standards (e.g., Forest Stewardship Council, Fairtrade, Rainforest Alliance, Trustea) standards (e.g., SA 8000, OHSAS, ISO, BIS) adopted by your entity and mapped to each principle. | ISO 9001:2015 certification for HUDCO was renewed on 14/09/2021 for its business activity covering Project and Retail Financing services, Resource Mobilization for funding, Consultancy, Training, Research and Networking in HSMI from NABCB / UKAS through M/s United Registrar of Systems (URS) Certification Ltd. This certificate was valid till 13/09/2024.<br>The Quality Management System (QMS) in all the HUDCO offices has been maintained with continual improvement for many years and are in place in all the ROs, HSMI and HO. | | | | | | | | |

| | | |
|---|---|---|
| 5. | Specific commitments, goals and targets set by the entity with defined timelines, if any. | HUDCO has laid out an ambitious roadmap for transforming India's urban infrastructure ecosystem through large-scale financing, infrastructure lending, regional development partnerships and institutional reforms. By FY26, HUDCO's growing loan book, financial performance, and multiple MoUs reflect its transition into a major infrastructure financing institution aligned with the Government of India's Viksit Bharat Vision. HUDCO has aggressively expanded its infrastructure financing portfolio through strategic funding commitments with State Governments, Parastatal Authorities and Regional Development Agencies. Most of these commitments are structured over the next five years and collectively represent one of the largest urban infrastructure financing expansions undertaken by the institution.<br><br>HUDCO establishes specific commitments, goals and targets through its internal business review and planning process, annual Memorandum of Understanding (MoU) with the Ministry of Housing and Urban Affairs (MoHUA) on its performance targets assigned by Department of Public Enterprises (DPE) Ministry of Finance, Government of India, Board-approved policies and long-term strategic plans.<br><br>The commitments are in alignment with the nine principles of BRSR which define how a company must operate responsibly, covering everything from ethical governance to environmental protection. This framework ensures that our organizational goals - spanning from financial performance, operational efficiency and social responsibility are monitored through defined timelines, fostering a culture of high performance, accountability, and transparency.<br><br>**P1 – Ethics, Transparency and Accountability**<br><br>HUDCO is committed to maintaining high standards of ethics, transparency, accountability and corporate governance through a robust performance management framework. Annual operational and financial targets are established under the MoU signed with MoHUA and monitored through periodic internal reviews and quarterly Board assessments. Any gaps between actual performance and approved targets are reviewed by the Board, which directs appropriate corrective measures to ensure achievement of the desired outcomes. The Company's performance is evaluated annually by DPE against agreed MoU parameters. Reflecting the effectiveness of this accountability framework, HUDCO secured the "Excellent" MoU Rating for two consecutive years, FY 2023-24 and FY 2024-25. The Company also continued to maintain its highest domestic AAA credit rating, demonstrating strong governance, prudent financial management, and stakeholder confidence.<br><br>**P2 – Sustainable Products and Services**<br><br>We are transitioning into a premier infrastructure development finance institution, with a target of ₹3 Lakh Crore in infrastructure funding by 2030. Our portfolio prioritizes climate-resilient assets, including metro rail, green public spaces, and energy-efficient urban infrastructure. HUDCO is committed to integrating sustainability considerations into its financing operations and business processes.<br><br>**P3 – Employee Well-being**<br><br>Our institutional success is driven by a high-performance workforce and hence HUDCO is committed to fostering a safe, inclusive and growth-oriented work environment for its employees. The Company undertakes continuous learning and development initiatives, employee welfare programmes, health and safety measures and capacity-building interventions through structured annual HR plans. Specific commitments include enhancement of employee competencies through training programmes, strengthening employee engagement, promoting diversity and inclusion and ensuring employee welfare and occupational well-being. Progress is reviewed periodically through established human resource management systems and internal review mechanisms.<br><br>**P4 – Stakeholder Engagement**<br><br>HUDCO recognizes stakeholder engagement as an integral component of sustainable business conduct. The Company maintains regular engagement with key stakeholders including the Government of India, State Governments, Urban Local Bodies (ULBs), borrowers, investors, regulators, employees and communities through its impactful CSR initiatives with thematic focus on Government priority areas i.e. Health & Nutrition for FY2025-26 (DPE) and preference to aspirational districts. Through our newly launched 'Urban Invest Window' (UiWIN), we provide a "One-Stop Solution" for Urban Local Bodies (ULBs), handholding them from project conceptualization to financial closure. Through structured consultations, project reviews, capacity-building programmes and institutional partnerships, |

| | | |
|---|---|---|
| | | HUDCO seeks to understand stakeholder expectations and incorporate feedback into its business operations and strategic decision-making processes. Stakeholder engagement activities are undertaken throughout the year and reviewed periodically.<br>**P5 – Human Rights**<br>HUDCO is committed to upholding human rights principles across its operations and financed projects. The Company adheres to applicable labour laws, service rules and statutory requirements and promotes a work environment free from discrimination, harassment, and unfair employment practices. The Company maintains grievance redressal mechanisms and compliance systems to ensure adherence to human rights principles and fair treatment of employees and stakeholders. These commitments are monitored on an ongoing basis through established governance and compliance frameworks.<br>**P6 – Environment**<br>HUDCO remains committed to promoting environmentally sustainable and climate-resilient development through its financing activities. The Company supports projects in sectors such as water supply, sanitation, sewerage, solid waste management, renewable energy and sustainable urban infrastructure, contributing to national environmental and climate objectives. Environmental considerations are being integrated into project appraisal and financing processes and the Company continues to strengthen its sustainable finance framework. The Company looks ahead to scale these investments to ensure our portfolio growth is in alignment with cleaner, more resilient urban environments, directly supporting the national “2070 Net Zero” goal and ESG expectations.<br>**P7 – Responsible Public Policy and Advocacy**<br>As a premier techno-financing public sector institution in the housing and urban infrastructure sector, HUDCO actively supports national development priorities and urban sector reforms. HUDCO acts as a strategic architect for national urban missions that helps bridge the gap between national policy intent and grassroots execution. We align our business development with Government’s flagship programmes like PMAY2.0, AMRUT 2.0, the Swachh Bharat Mission, UCF, City Economic Region (CER) model. The Company aligns its strategies and financing programmes with Government initiatives and contributes sectoral expertise through consultations, knowledge-sharing and policy support mechanisms. This commitment to responsible policy is synchronized by a strong focus on inclusive growth, where we prioritize affordable housing for EWS/LIG segments and infrastructure development in underserved regions. These efforts are tracked through disaggregated portfolio analysis to ensure equitable regional development. HUDCO's engagement with public policy is undertaken in a transparent and responsible manner, consistent with its mandate of supporting sustainable housing and urban development.<br>**P8 – Inclusive Growth and Equitable Development**<br>HUDCO is committed to advancing inclusive growth through financing of affordable housing and urban infrastructure projects, particularly in underserved regions and emerging urban centres. The Company also promotes inclusive urban development through strategic initiatives such as the Urban Invest Window (UiWIN), Urban Challenge Fund (UCF) and City Economic Regions (CER). Our inclusive growth strategy aims to focus on supporting smaller ULBs and Tier-2 and 3 cities, through the ₹5,000 Crore Credit Repayment Guarantee Sub-Scheme (CRGSS). By prioritizing "Cities as Growth Hubs," we drive employment and industrial development in underserved areas. After the full operationalization of the CRGSS, we will be able to democratize access to market finance and ensure balanced regional growth. Similarly, UiWIN aims to focus on strengthening the institutional capacity of Urban Local Bodies, supporting project preparation, promoting innovation and research, facilitating knowledge dissemination, and enhancing urban governance.<br>**P9 – Customer Value and Financial Sustainability**<br>HUDCO is committed to delivering long-term value to its customers and stakeholders through efficient service delivery, sound asset quality, prudent risk management and sustainable financial performance. The Company has established specific targets relating to customer service, operational efficiency, resource mobilisation and asset quality improvement. As part of its commitment to financial sustainability, HUDCO has set a target of becoming a ‘Zero Net NPA’ institution. Significant progress has been achieved towards this objective, with Net NPA reducing to 0.05%, Gross NPA declining to 1.04%, and the Provision Coverage Ratio improving to 94.90% during FY 2025-26. These improvements were driven through focused initiatives including |

| | | |
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| | | centralized monitoring of NCLT cases, revision of the One-Time Settlement policy, and enhanced recovery mechanisms, resulting in recoveries of ₹402.96 Crore. The Company also mobilized resources amounting to ₹67,503 Crore during FY 2025-26 through a mix of bonds, term loans, short-term borrowings and external commercial borrowings (ECBs), while reducing borrowing costs by approximately 27 basis points. Interest income increased by 28% to ₹13,096 Crore, reflecting strong operational performance and reinforcing HUDCO's ability to generate sustainable value for customers, investors, and other stakeholders. |
| 6. | Performance of the entity against the specific commitments, goals, and targets along-with reasons in case the same are not met. | Performance of the entity against the specific commitments, goals, and targets set under the nine principles of BRSR have been covered as a reply to point no.5 above. |
| **Governance Leadership and Oversight** | | |
| 7. | Statement by director responsible for the Business Responsibility Report, highlighting ESG related challenges, targets, and achievements (listed entity has flexibility regarding the placement of this disclosure) | **ESG TARGETS AND ACHIEVEMENTS**<br>As a key enabler of the Government of India's Vision for 'Viksit Bharat @2047', HUDCO is committed to building a resilient and inclusive urban India through a sustainable business model. By financing affordable housing, green infrastructure and climate-resilient urban services, HUDCO integrates sustainability at the core of its operations.<br>The Company implemented its Board-approved ESG Policy and published its inaugural ESG Report 2024-25, reinforcing its commitment to sustainable development and responsible financing. The Company continues to strengthen ESG integration across lending, risk management and operational decision-making processes. Reflecting its strong sustainability performance, HUDCO currently holds a primary ESG Rating of 'Low Risk' (18.2 Score (scale best to worst 0-100) from Sustainalytics and 'Adequate' ESG Rating from Crisil (58 Score), NSE (64 Score) and ESG Risk Assessments & Insights (58 Score) (scale best to worst 100-0). The Company remains committed to further strengthening its ESG performance through continuous improvement and adoption of sustainability best practices.<br>HUDCO, as a techno-financing CPSE, encourages projects which are environmentally safe and secure. The Company ensures that the projects funded by it meet the necessary parameters towards environmental protection and it leads by example by minimizing the environmental impact of its own operations through a transition to paperless solutions, proper disposal of e-waste through authorized vendors, and the gradual conversion of its conventional office fleets to Electric Vehicles (EVs).<br>The Company finances affordable housing that cater to economically weaker sections (EWS) and low-income groups (LIG) contributing to social equity. The loan outstanding on Affordable Housing (EWS, LIG, PMAY& Rural Housing) stood at ₹42,445 Crore (as on 31.03.2026), which is around 26.40% of total loan outstanding of HUDCO. It finances sustainable and resilient infrastructure, backed by a robust loan outstanding portfolio of ₹17,282 Crore towards water supply, sanitation, sewerage, solid waste management and water treatment plants (as on 31.03.2026), which is around 10.75% of the company's total loan outstanding.<br>The Company has increasingly aligned its operations with green finance principles. As on 31.03.2026, the loan outstanding towards Renewable Energy (RE) projects was ₹2390 Crore. Further, company's 'Green Assets' stood at ₹21,238 Crore, which is around 13.21% of our Total Loan Outstanding [Green Assets = Sustainable Water Management, Renewable & Sustainable Energy, Clean Transportation, Climate Change Adaptation, Pollution Prevention & Control, Sustainable Waste Management (SEBI Debt Securities taxonomy)].<br>HUDCO's commitment to energy-efficient technologies and green building practices has earned it widespread industry recognition, including the Asset Triple A Award for Best Sustainability Loan (ESG) in South Asia, the Prithvi Award 2024 for sustainable development and CSR initiatives and the GRIHA Award for Consultancy Projects -2025.<br>Through HUDCO's Human Settlement Management Institute (HSMI), it conducts comprehensive capacity building, training for professionals and in-house employees, research, and policy advocacy on sustainable habitat development, resilience, and smart cities. This includes both domestic and international training programs, achieving an impressive employee training coverage of over 90%.<br>The Company's commitment to social goals is also deeply reflected in its Corporate Social Responsibility (CSR) activities, which focus on environmental conservation, health, education, and livelihood enhancement. In FY26 alone, HUDCO made an impactful CSR spend of ₹60.06 Crore, executing direct implementation programs |

| | | |
|---|---|---|
| | | like 'HUDCO Pehal' and 'Green Miles, More Smiles'. Furthermore, HUDCO supports inclusivity for Persons with Disabilities (PwDs), substantial procurement from MSMEs and has adopted 44 Cleanliness Target Units under the 'Swachhta Hi Sewa' campaign. Being an energy-conscious organization, HUDCO actively minimizes its operational environmental impact through a transition to paperless workflows, gradual conversion of its office fleet to Electric Vehicles (EVs) and responsible e-waste disposal<br>Towards commitment to governance goals, the Company has set high standards of corporate governance with a 'Code of Business Conduct and Ethics'; Fair Practice Code; the highest standards of IT security, cybersecurity, and data privacy and fair, transparent, IT-driven operations. HUDCO maintains an independent and healthy Board with 12.5% women representation (as on 31.03.2026), supported by an experienced leadership team and a diverse workforce comprising approximately 29% women employees. The Company also takes pride in maintaining the highest standards of workplace ethics and inclusivity, with ZERO reported complaints related to Human Rights violations and POSH (Prevention of Sexual Harassment).<br>**ESG-RELATED CHALLENGES**<br>While HUDCO has successfully formalized its internal sustainability framework, still significant ESG-related challenges remain at the implementation level, particularly when it comes to integrating and reporting on Environmental, Social, and Governance (ESG) factors due to issues such as:<br>(i) Data measurement and reporting with limited availability of robust mechanisms for tracking and measuring environmental metrics like GHG emissions, water usage, and waste generation, particularly for a financing Company;<br>(ii) Absence of a single, comprehensive codified law specifically addressing all ESG-related matters in India, which can create ambiguities.<br>(iii) For more effective ESG compliance, there is a need for developing more standardized ESG metrics and reporting frameworks.<br>To address these challenges, the Company continues to strengthen its ESG governance framework, improve data management capabilities and align its disclosures with emerging best practices. Wider adoption of standardized ESG indicators, harmonized reporting requirements, enhanced sector-specific guidance would further support effective integration of sustainability considerations into business decision-making and long-term value creation.<br>By addressing these challenges, HUDCO can not ontly meet regulatory requirements but also enhance their reputation, attract conscious investors, improve operational efficiency, and contribute more effectively to India's sustainable development goals by 2030 as well as 'Net Zero goal by 2070'. |
| 8. | Details of the highest authority responsible for implementation and oversight of the Business Responsibility policy(ies). | Shri M. Nagaraj<br>Director (Corporate Planning)<br>Executive (Functional) Director<br>DIN: 05184848 |
| 9. | Does the entity have a specified Committee of the Board/ Director responsible for decision making on sustainability related issues? (Yes / No). If yes, provide details. | Shri M. Nagaraj<br>Director (Corporate Planning)<br>Executive (Functional) Director<br>DIN: 05184848 |
| 10. | Details of Review of NGRBCs by the Company: | |

| **Subject for Review** | **Indicate whether review was undertaken by Director / Committee of the Board/ Any other Committee** | **Frequency (Annually/ Half yearly/ Quarterly/ Any other – please specify)** |
|---|---|---|
| | P1 P2 P3 P4 P5 P6 P7 P8 P9 | P1 P2 P3 P4 P5 P6 P7 P8 P9 |
| Performance against above policies and follow up action | Relevant policies of the Company are reviewed periodically on a need basis. The necessary changes to policies and procedures are implemented accordingly. | |
| Compliance with statutory requirements of relevance to the principles, and, rectification of any non-compliances | The Company is in compliance with, to the extant regulations as applicable. | |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 11. | Has the entity carried out independent assessment/ evaluation of the working of its policies by an external agency? (Yes/ No). If yes, provide name of the agency. | **P1** | **P2** | **P3** | **P4** | **P5** | **P6** | **P7** | **P8** | **P9** |
| | | The processes and compliances are subject to audits and inspections as applicable. The policies are reviewed on a periodical basis by the respective departments and updated accordingly. The updated policies with changes recommended by the management of the Company are placed before the Board for its approval, as applicable. | | | | | | | | |
| 12. | If answer to question (1) above is "No" i.e., not all Principles are covered by a policy, reasons to be stated | | | | | | | | | |
| | **Questions** | **P1** | **P2** | **P3** | **P4** | **P5** | **P6** | **P7** | **P8** | **P9** |
| | The entity does not consider the principles material to its business (Yes/No) | Not Applicable | | | | | | | | |
| | The entity is not at a stage where it is in a position to formulate and implement the policies on specified principles (Yes/No) | | | | | | | | | |
| | The entity does not have the financial or/ human and technical resources available for the task (Yes/No) | | | | | | | | | |
| | It is planned to be done in the next financial year (Yes/No) | | | | | | | | | |
| | Any other reason (please specify) | | | | | | | | | |

## SECTION C: PRINCIPLE WISE PERFORMANCE DISCLOSURE

This section is aimed at helping entities demonstrate their performance in integrating the Principles and Core Elements with key processes and decisions. The information sought is categorized as "Essential" and "Leadership." While the essential indicators are expected to be disclosed by every entity that is mandated to file this report, the leadership indicators may be voluntarily disclosed by entities which aspire to progress to a higher level in their quest to be socially, environmentally, and ethically responsible.




*Development of Infrastructure Components in Amaravati, Andhra Pradesh*

## PRINCIPLE 1: BUSINESSES SHOULD CONDUCT AND GOVERN THEMSELVES WITH INTEGRITY, AND IN A MANNER THAT IS ETHICAL, TRANSPARENT AND ACCOUNTABLE.

### ESSENTIAL INDICATORS

**1. Percentage coverage by training and awareness programmes on any of the principles during the financial year:**

| Segment | Total number of training and awareness programmes held | Topics/principles covered under the training and its impact | %age of persons in respective category covered by the awareness programmes |
|---|---|---|---|
| Board of Directors | 0 | NA | NA |
| Key Managerial Personnel | 2 | One-Day Workshop-Rashtriya Karmayogi Jan Seva Program & Exposure to International Roadshows | 100 |
| Employees other than BoD and KMPs | 110 | Cyber Security, GEM Procurement Process, Infrastructure Finance, Orientation Session on Prevention of Sexual Harassment (POSH), Public Private Partnership(PPP)-A basic perspective, Finance Planning, CSR Monitoring System (CSRMS) Communication, Noting and Drafting Skills, Arbitration and Mediation, AI and Emerging Technologies, Advance Tax, TDS & Tax Planning, CTE Type Scrutiny of Contracts, Data Phishing, Digital Initiatives for Increasing Transparency in Governance, Framing of Charge Sheet, High Impact CSR, Leading with Emotional Intelligence for Stress Management, LOS and LMS Modules, Organization Behaviour and HR Strategy, Preparing Bankable Climate-Resilient Urban Infrastructure Projects, Public Procurement and Contract Management, Reservation and Rosters and Risk based Internal Audit, Rastriya Karmayogi Jan Seva Programme, Urban Transport, Use of Drone Technology for Urban Planning, Circular Economy and C&D Waste Management, etc. | 91.78 |
| Workers | Not Applicable | Not Applicable | Not Applicable |

**2. Details of fines/penalties /punishment/ award/ compounding fees/ settlement amount paid in proceedings (by the entity or by directors / KMPs) with regulators/ law enforcement agencies/ judicial institutions, in the financial year, in the following format (Note: the entity shall make disclosures on the basis of materiality as specified in Regulation 30 of SEBI (Listing Obligations and Disclosure Obligations) Regulations, 2015 and as disclosed on the entity's website):**

| | Monetary | | | | |
|---|---|---|---|---|---|
| | NGRBC Principle | Name of the regulatory/ enforcement agencies/ judicial institutions | Amount (in Rs.) | Brief of the Case | Has an appeal been preferred? (Yes/No) |
| **Penalty/ Fine** | NIL | | | | |
| **Settlement** | NIL | | | | |
| **Compounding fee** | NIL | | | | |

*The Company has been receiving notice(s) from both the Stock Exchange(s), namely, National Stock Exchange of India Limited (NSE) and BSE Limited (BSE), regarding non-compliance with the requirement of Corporate Governance as prescribed under SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 with respect to non-appointment of requisite number of Independent Directors including one woman Director, composition of the Board/ Committees, quorum of the meetings, etc.*

*NSE and BSE have levied a fine of Rs. 3,69,81,200/- (Rs. 1,84,90,600/- each Stock Exchange), from the quarter ended September, 2019 to March, 2026, out of which a fine of Rs. 77,58,500/- (Rs. 38,71,580/- by NSE and Rs. 38,86,920/- by BSE) have been waived/paid.*

*Thus, as on 31st March, 2026, an amount of Rs. 2,92,22,700/- is outstanding to NSE and BSE, for which letters have already been written to them for waiver.*

| Non- Monetary | | | | | |
|---|---|---|---|---|---|
| | NGRBC Principle | Name of the regulatory/ enforcement agencies/ judicial institutions | Amount (in Rs.) | Brief of the Case | Has an appeal been preferred? (Yes/No) |
| Imprisonment | NIL | | | | |
| Punishment | NIL | | | | |

**3. Of the instances disclosed in Question 2 above, details of the Appeal/Revision preferred in cases where monetary or non-monetary action has been appealed.**

| Case Details | Name of the regulatory/ enforcement agencies/ judicial institutions |
|---|---|
| Not Applicable | |

**4. Does the entity have an anti-corruption or anti-bribery policy? If yes, provide details in brief and if available, provide a web-link to the policy.**

HUDCO has in place Vigilance Mechanism and Whistle Blower Policy to deal with instances of unethical behaviour, actual or suspected fraud or violation of the Company's general guidelines on conduct or ethics policy and mismanagement.

As per the directions of Central Vigilance Commission (CVC), the Corporate Vigilance Department (CVD) of the Company follows norms regarding anti-corruption and anti-bribery and continues to strive for improving the systems and procedures and strengthen the mechanism to ensure pre-emptive actions and advising reformatory measures in the areas prone to corruption /financial irregularities.

The Company has in place various policies like Code of Conduct for Board members and Senior Management personnel and Prevention of Insider Trading Policy etc, for conducting the affairs of the Company in a professional, ethical, fair, and transparent manner. Further, Company's Conduct, Discipline and Appeal (CDA) Rules define the code for all employees and recognize acts of bribery, corruption etc, as misconduct. The above policies are available on the website of the Company at www.hudco.org.in.

**5. Number of Directors/KMPs/Employees/Workers against whom disciplinary action was taken by any law enforcement agency for the charges of bribery/corruption.**

| | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Directors** | NIL | NIL |
| **KMPs** | NIL | NIL |
| **Employees*** | 2 | 2 |
| **Worker** | NIL | NIL |

* On the basis of complaint filed by complainant Shri Pravin Namdevrao Madavi, a resident of Ramnath City, Nagpur, FIR No. 187/16, under sections 420,120, 120(B) & 34 of IPC of Indian Penal Code (IPC) read with section 3,4,5,10,11 of Maharashtra Ownership of Flats Act, 1963, was registered by EOW, Nagpur Police at P.S. Koradi Nagpur City on 05.09.2016 and the said case has been investigated by Crime Branch, EOW, Nagpur Police, Nagpur. As per the Investigation Report, the police has named 8 accused including two employees of HUDCO. In this case, 'Charges' are yet to be framed and the trial has not yet commenced.

**6. Details of complaints with regard to conflict of interest:**

| Particulars | FY 2025-26 | | FY 2024-25 | |
|---|---|---|---|---|
| | Number | Remarks | Number | Remarks |
| Number of complaints received in relation to issues of Conflict of Interest of the Directors | NIL | NIL | 1 | One complaint was received and forwarded to MoHUA. MoHUA has informed that the complaint has been closed as the allegations were not sustained. |
| Number of complaints received in relation to issues of Conflict of Interest of KMPs | NIL | NIL | NIL | NIL |

**7. Provide details of any corrective action taken or underway on issues related to fines/penalties/action taken by regulators/law enforcement agencies/ judicial institutions, on cases of corruption and conflict of interest.**

As per records available with CVD, there are no such cases / issues related to fines/ penalties/ action taken by regulators/ law enforcement agencies / judicial institutions, on cases of corruption and conflict of interest.

**8. Number of days of accounts payables (Accounts payable *365) / Cost of goods/services procured in the following format:**

| | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Number of days of accounts payables#** | Not Applicable | Not Applicable |

#In light of HUDCO's business operations, which are mainly focused on financing, the significance of the stated ratio is very limited, given that the costs related to the goods and services procured are minimal.

**9. Open-ness of Business:**

**Provide details of concentration of purchases and sales with trading houses, dealers, and related parties along-with loans and advances & investments, with related parties, in the following format:**

| Parameter | Metrics | FY 2025-26 | FY 2024-25 |
|---|---|---|---|
| Concentration of Purchases | a. Purchases from trading houses as % of total purchases | NIL | NIL |
| | b. Number of trading houses where purchases are made from | - | - |
| | c. Purchases from top 10 trading houses as % of total purchases from trading houses | - | - |
| Concentration of Sales | a. Sales to dealers / distributors as % of total sales | - | - |
| | b. Number of dealers / distributors to whom sales are made | - | - |
| | c. Sales to top 10 dealers / distributors as % of total sales to dealers / distributors | - | - |
| Share of RPTs in | a. Purchases (Purchases with related parties / Total Purchases) | - | - |
| | b. Sales (Sales to related parties / Total Sales) | - | - |
| | c. Loans & advances* (Loans & advances given to related parties / Total loans & advances) | 0 | 0.61 |
| | d. Investments (Investments in related parties / Total Investments made) | - | - |

## LEADERSHIP INDICATORS

**1. Awareness programmes conducted for value chain partners on any of the principles during the financial year**

| Total Number of awareness programmes held | Topics/ Principles covered under the training | % age of value chain partners covered (by value of business done with such partners) under the awareness programmes |
|---|---|---|
| - | | |

**2. Does the entity have processes in place to avoid/manage conflict of interests involving members of the Board? (Yes/No), If yes, provide details of the same.**

The Company has Code of Conduct for Board Members and Senior management, which covers inter-alia the process of dealing with conflict of interests. The policy is available at https://hudco.org.in///writereaddata/codeofconduct.pdf

## PRINCIPLE 2: BUSINESSES SHOULD PROVIDE GOODS AND SERVICES IN A MANNER THAT IS SUSTAINABLE AND SAFE.

## ESSENTIAL INDICATORS

**1. Percentage of R&D and capital expenditure (capex) investments in specific technologies to improve the environmental and social impacts of product and processes to total R&D and capex investments made by the entity, respectively.**

| | FY 2025-26 | FY 2024-25 | Details of improvements in environmental and social impacts |
|---|---|---|---|
| R&D | NIL | Rs.10.00 Lakh (100%) | Not Applicable |
| Capex | NIL | NIL | - |

**2. a. Does the entity have procedures in place for sustainable sourcing? (Yes/No)**

Yes, being a CPSE, procurement of material/ goods/ services is undertaken through GeM from Micro, Small and Medium Enterprises (MSMEs), Women, SC/ST on GeM portal as per Government of India's policy/ guidelines issued from time to time.

**b. If yes, what percentage of inputs were sourced sustainably?**

During the financial year 2025-26, the company has procured material/ goods/ services from MSMEs constituting 62.21% of its total procurement. The procurement from GeM portal was 79.85% in respect of MoU parameter.

**3. Describe the processes in place to safely reclaim your products for reusing, recycling, and disposing at the end of life, for Plastics (including packaging), E-waste, Hazardous waste, other waste.**

| Type of Waste | Mechanism |
|---|---|
| Plastics (including packaging) | Not Applicable - Company being NBFC does not produce any plastic waste. |
| E-waste | In HUDCO, a process is being followed for the disposal of IT hardware and related items.<br>From November 2025 onwards, HUDCO has engaged an authorized Selling Agent for disposal of all movable items/assets upon declared obsolete/ non-upgradable/ unserviceable through e-Auction portal.<br>Further, in cases where the materials are non-recyclable (such as desktops, laptops, printers, etc.) or hazardous in nature (such as damaged batteries), e-Waste disposal Certificate from an authorized e-waste vendor/recycler is being obtained, in compliance with applicable environmental and safety regulations. |
| Hazardous waste | Not Applicable - Company being NBFC does not produce any hazardous waste. |
| Other Waste | HUDCO, being a financial institution, does not engage in manufacturing activities and therefore does not generate product-related plastic, e-waste, or hazardous waste.<br>The primary waste generated by the Company comprises paper waste, which is disposed off through authorized disposal processes as per the guidelines. In addition, a negligible quantity of plastic and iron scrap may be generated occasionally as part of the disposal of obsolete office equipment, furniture, or machinery. |

4. **Whether Extended Producer Responsibility (EPR) is applicable to the entity's activities (Yes / No). If yes, whether the waste collection plan is in line with the Extended Producer Responsibility (EPR) plan submitted to Pollution Control Boards?**

HUDCO being an NBFC, the extended Producer Responsibility (EPR) is not applicable to it.

## LEADERSHIP INDICATORS

1. **Has the entity conducted Life Cycle Perspective / Assessments (LCA) for any of its products (for manufacturing industry) or for its services (for service industry)? If yes, provide details**

| NIC Code | Name of product/ service | % of total turnover contributed | Boundary for which the Life Cycle Perspective/ Assessment was conducted | Whether conducted by independent external agency (Y/N) | Results communicated in public domain (Y/N) If yes provide the web-link |
|---|---|---|---|---|---|
| HUDCO is a financial institution engaged in providing financing and credit facilities for housing and infrastructure projects and does not manufacture any physical products. Accordingly, the concept of Life Cycle Assessment (LCA) as applicable to manufacturing entities, is not directly relevant to the Company's core operations.<br>However, the Company as part of its appraisal and financing processes, considers environmental and social aspects of projects wherever applicable and encourages borrowing agencies to adopt sustainable and resource-efficient practices across the project life cycle. | | | | | |

2. **If there are any significant social or environmental concerns and/or risks arising from production or disposal of your products / services, as identified in the Life Cycle Perspective / Assessments (LCA) or through any other means, briefly describe the same along-with action taken to mitigate the same.**

| Name of Product/ Service | Description of risk/ concern | Action taken |
|---|---|---|
| Not Applicable, being an NBFC. | | |

3. **Percentage of recycled or reused input material to total material (by value) used in production (for manufacturing industry) or providing services (for service indust)**

| Indicate input material | Recycled or re-used input material to total material | |
|---|---|---|
| | FY 2025-26 | FY 2024-25 |
| Not Applicable, being an NBFC | | |

4. **Of the products and packaging reclaimed at end of life of products, amount (in metric tons) reused, recycled, and safely disposed, as per the following format:**

| Product category | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | Re-Used | Recycled | Safely Disposed | Re-Used | Recycled | Safely Disposed |
| Plastics (Including packaging) | - | - | - | - | - | - |
| E-waste | - | - | 1.81 metric tons (approximately) | - | - | 2.40+ metric tons (approx.) across HUDCO |
| Hazardous waste | - | - | - | - | - | - |
| Other waste | - | - | 44.211 metric tons (approximately) | - | - | 8.901 metric tons (approximately) |

**5. Reclaimed products and their packaging materials (as percentage of products sold) for each product category.**

| Indicate product category | Reclaimed products and their packaging materials as % of total products sold in respective category |
|---|---|
| Not applicable | |

## PRINCIPLE 3: BUSINESSES SHOULD RESPECT AND PROMOTE THE WELL-BEING OF ALL EMPLOYEES, INCLUDING THOSE IN THEIR VALUE CHAINS.

### ESSENTIAL INDICATORS

**1. a. Details of measures for the well-being of employees:**

| Category | Total (A) | % of employees covered by | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Health insurance | | Accident Insurance | | Maternity Benefits | | Paternity Benefits | | Day Care facilities | |
| | | Number (B) | % (B / A) | Number (C) | % (C / A) | Number (D) | % (D /A) | Number (E) | % (E / A) | Number (F) | % (F / A) |
| **Permanent Employees** | | | | | | | | | | | |
| **Male** | 415 | - | - | 415 | 100 | - | - | 415 | 100 | NIL | NIL |
| **Female** | 170 | - | - | 170 | 100 | 170 | 100 | - | - | NIL | NIL |
| **Total** | **585** | **-** | **-** | **585** | **100** | **170** | **29.06** | **415** | **70.94** | **NIL** | **NIL** |
| **Other than Permanent Employees** | | | | | | | | | | | |
| **Male** | 195 | 35 | 17.95 | 0 | 0 | - | - | - | - | NIL | NIL |
| **Female** | 34 | 15 | 44.12 | 0 | 0 | 15 | 44.12 | - | - | NIL | NIL |
| **Total** | **229** | **50** | **21.83** | **0** | **0** | **15** | **6.55** | **-** | **-** | **NIL** | **NIL** |

*HUDCO extends the facility of Benevolent Fund, EDLI & Social Security Scheme to its employees. Further, the Company provides medical benefits (treatment and hospitalization) as per the extant medical policy.*

**b. Details of measures for the well-being of workers:** Not Applicable

**c. Spending on measures towards well-being of employees and workers (including permanent and other than permanent) in the following format:–**

| | FY 2025-2026 | FY 2024-2025 |
|---|---|---|
| Cost incurred on wellbeing measures as a % of total revenue of the company | 0.11% | 0.11% |

**2. Details of retirement benefits, for Current and Previous financial year**

| Benefits | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | No. of employees covered as a % of total employees | No. of workers covered as a % of total workers | Deducted and deposited with the authority (Y/N/N.A.) | No. of employees covered as a % of total employees | No. of workers covered as a % of total workers | Deducted and deposited with the authority (Y/N/N.A.) |
| PF | 585 (100%) | Not Applicable | Y | 619 (100%) | Not Applicable | Y |
| Gratuity | 585 (100%) | Not Applicable | Y | 619 (100%) | Not Applicable | Y |

| Benefits | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | No. of employees covered as a % of total employees | No. of workers covered as a % of total workers | Deducted and deposited with the authority (Y/N/N.A.) | No. of employees covered as a % of total employees | No. of workers covered as a % of total workers | Deducted and deposited with the authority (Y/N/N.A.) |
| ESI | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable |
| Others | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable | Not Applicable |

3. **Accessibility of workplaces, are the premises / offices of the entity accessible to differently abled employees and workers, as per the requirements of the Rights of Persons with Disabilities Act, 2016? If not, whether any steps are being taken by the entity in this regard.**

   HUDCO registered office and its various offices are accessible to differently abled employees and visitors, with elevators and ramps, wheelchair, as per the requirements of Rights of Persons with Disabilities Act, 2016.

4. **Does the entity have an equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016? If so, provide a web-link to the policy.**

   Yes, the Company has equal opportunity policy as per the Rights of Persons with Disabilities Act, 2016 and the same is available on the website of the Company at - https://www.hudco.org.in/Site/FormTemplete/frmTemp1PLargeTC1C.aspx?MnId=466&ParentID=311.

5. **Return to work and Retention rates of permanent employees and workers that took parental leave.**

| Gender | Permanent employees | | Permanent workers | |
|---|---|---|---|---|
| | Return to work rate | Retention rate | Return to work rate | Retention rate |
| Male | 100% | 100% | Not Applicable | Not Applicable |
| Female | 100% | 100% | Not Applicable | Not Applicable |

6. **Is there a mechanism available to receive and redress grievances for the following categories of employees and workers?**

| Particulars | Yes/No | If yes, then give details of the mechanism (in brief) |
|---|---|---|
| Permanent Workers | Not Applicable | - |
| Other than Permanent Workers | | |
| Permanent Employees | Yes | The Company has in place Grievance Redressal Mechanism and the same is available on the intranet of the Company. |
| Other than Permanent Employees | | |

7. **Membership of employees and workers in association(s) or Unions recognised by the listed entity.**

| Category | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | Total employees/ workers in respective category (A) | No. of employees / workers in respective category, who are part of association(s) or Union (B) | % (B / A) | Total employees / workers in respective category (C) | No. of employees / workers in respective category, who are part of association(s) or Union (D) | % (D / C) |
| **Total Permanent Employees** | NIL | | | | | |
| Male | | | | | | |
| Female | | | | | | |

| | |
|---|---|
| Other | NIL |
| **Total Permanent Workers** | |
| Male | |
| Female | |
| Other | |

**8. Details of training given to employees and workers:**

| Category | FY 2025-26 | | | | | FY 2024-25 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Total (A) | On Health and safety measures | | On Skill upgradation | | Total (D) | On Health and safety measures | | On Skill upgradation | |
| | | No.(B) | % (B/A) | No. (C) | % (C/A) | | No.(E) | %(E/D) | No.(F) | %(F/D) |
| **Employees** | | | | | | | | | | |
| Male | 415 | 0 | 0 | 373 | 89.87 | 429 | 34 | 7.93 | 309 | 72.03 |
| Female | 170 | 0 | 0 | 164 | 96.47 | 190 | 26 | 13.69 | 130 | 68.42 |
| **Total** | **585** | **0** | **0** | **537** | **91.79** | **619** | **60** | **9.7** | **439** | **70.92** |
| **Workers- Not applicable** | | | | | | | | | | |
| Male | - | - | - | - | - | - | - | - | - | - |
| Female | - | - | - | - | - | - | - | - | - | - |
| **Total** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |

**9. Details of performance and career development reviews of employees and workers:**

| Category | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | Total(A) | No.(B) | %(B/ A) | Total(D) | No.(E) | %(E / D) |
| **Employees** | | | | | | |
| Male | 415 | 415 | 100 | 429 | 429 | 100 |
| Female | 170 | 170 | 100 | 190 | 190 | 100 |
| **Total** | **585** | **585** | **100** | **619** | **619** | **100** |
| **Workers: Not Applicable** | | | | | | |
| Male | - | - | - | - | - | - |
| Female | - | - | - | - | - | - |
| **Total** | **-** | **-** | **-** | **-** | **-** | **-** |

**10. Health and safety management system:**

**a. Whether an occupational health and safety management system has been implemented by the entity? (Yes/ No). If yes, the coverage such system?**

Yes, HUDCO has implemented systems and procedures aimed at ensuring a safe and healthy work environment for its employees. Although the financial services sector typically involves minimal physical occupational risk, HUDCO proactively adopts health and safety practices in line with applicable statutory norms.

The organization has installed and maintains safety infrastructure such as fire extinguishers, emergency exits, and first-aid kits, which are routinely inspected and replenished. Periodic awareness sessions and training programs on fire safety, evacuation protocols, and first-aid response are organized for employees. Regular drills are conducted to ensure preparedness in case of emergencies.

To promote employee well-being, HUDCO also facilitates annual health check-ups, conducts wellness programs, and provides access to consultations with healthcare professionals. In addition, a structured medical policy has been put in place covering both preventive and curative health requirements for employees and their dependents.

**b. What are the processes used to identify work-related hazards and assess risks on a routine and non-routine basis by the entity?**

Given the office-based nature of operations in the finance sector, the probability of physical occupational hazards is inherently low. However, the entity remains vigilant and has adopted risk-assessment measures tailored to its workplace setup.

Routine assessments of fire safety, electrical systems, and emergency preparedness are undertaken. This includes scheduled inspections of critical infrastructure, maintenance logs for electrical and safety equipment, and immediate rectification of any issues identified. Non-routine risk assessments are initiated in response to specific events such as renovation work, installation of new systems, or temporary disruptions in infrastructure.

Regular mock drills and evacuation simulations are conducted to evaluate the effectiveness of existing protocols and reinforce employee readiness. These initiatives are reviewed and updated periodically to align with best practices and regulatory requirements.

**c. Whether you have processes for workers to report the work-related hazards and to remove themselves from such risks? (Y/N)**

Yes, HUDCO has established mechanism which enables for reporting of any potential workplace hazards in a timely and confidential manner. Awareness sessions are conducted to educate staff about their rights and responsibilities related to workplace safety.

**d. Do the employees/ worker of the entity have access to non-occupational medical and healthcare services? (Y/N)**

Yes, employees are provided access to a range of non-occupational healthcare services as part of the organization's commitment to overall employee well-being. These include:

- Periodic general and specialist health check-ups
- Organization of wellness camps focusing on preventive care
- Sessions and awareness campaigns on chronic and lifestyle-related conditions such as cardiovascular health, diabetes, mental health, and stress management
- HUDCO medical scheme for employees and eligible dependents, which includes hospitalization, outpatient care, and preventive medical services.

The aim is to promote a holistic approach to health and wellness beyond the workplace, ensuring both preventive care and medical support are accessible to employees and their families.

**11. Details of safety related incidents in the following format:**

| Safety Incident/Number | Category | FY 2025-26 | FY 2024-25 |
|---|---|---|---|
| Lost Time Injury Frequency Rate (LTIFR) (per one million-person hours worked) | Employees | NIL | |
| | Workers | | |
| Total recordable work-related injuries | Employees | | |
| | Workers | | |
| No. of fatalities | Employees | | |
| | Workers | | |
| High consequence works related injury or ill-health (excluding fatalities) | Employees | | |
| | Workers | | |

**12. Describe the measures taken by the entity to ensure a safe and healthy work place.**

The Company has taken various measures to ensure safe and healthy work environment to its employees like Preventive Healthcare Camp, Health awareness talks/workshops, installation and periodic check of fire extinguishers, fire alarm system, smoke detector system, display of floorplans at crucial points, CCTV cameras, etc.

**13. Number of Complaints on the following made by employees and workers:**

| Type | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | Filed during the year | Pending resolution at the end of year | Remarks | Filed during the year | Pending resolution at the end of year | Remarks |
| Working Conditions | NIL | NIL | - | NIL | NIL | - |
| Health & Safety | NIL | NIL | - | NIL | NIL | - |

**14. Assessments for the year**

| Type | % of your plants and offices that were assessed (by entity or statutory authorities or third parties) |
|---|---|
| Health and Safety practices | No assessment has been done by statutory authorities or third parties. |
| Working Conditions | No assessment has been done by statutory authorities or third parties |

**15. Provide details of any corrective action taken or underway to address safety-related incidents (if any) and on significant risks / concerns arising from assessments of health & safety practices and working conditions.**

Not applicable.

## LEADERSHIP INDICATORS

**1. Does the entity extend any life insurance or any compensatory package in the event of death of:**

**Employees-** The Company has obtained "HUDCO Employees Deposit Linked Insurance Policy" to provide life assurance benefits to the employees in lieu of the benefits envisaged under the Employees Deposit Linked Insurance Scheme, 1976. Apart from the above, there is an Economic Rehabilitation Scheme and Benevolent Fund Scheme for providing financial assistance to the nominees of the deceased employees.

**Workers-**Not Applicable.

**2. Provide the measures undertaken by the entity to ensure that statutory dues have been deducted and deposited by the value chain partners.**

The Company has statutory and internal audit systems and procedures to ensure that statutory dues have been deducted and deposited by the value chain partners (Vendors) in time who are responsible to comply with applicable laws and regulations as per contract with the Company.

**3. Provide the number of employees / workers having suffered high consequence work related injury / ill-health / fatalities (as reported in Q11 of Essential Indicators above), who have been are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment:**

| Particulars | Total no. of affected employees/ workers | | No. of employees/ workers that are rehabilitated and placed in suitable employment or whose family members have been placed in suitable employment | |
|---|---|---|---|---|
| | FY 2025-26 | FY 2024-25 | FY 2025-26 | FY 2024-25 |
| Employees | Not applicable as being a finance Company, HUDCO does not engage in hazardous / rising activities. | | | |
| Workers | | | | |

**4. Does the entity provide transition assistance programs to facilitate continued employability and the management of career endings resulting from retirement or termination of employment? (Yes/ No)**

The Company being a CPSE, follow guidelines issued by DPE/other Statutory Authorities with respect to retirement or termination of employees. The Company provides post-retirement medical facilities to its retired employees.

**5. Details on assessment of value chain partners:**

| Particulars | % of value chain partners (by value of business done with such partners) that were assessed |
|---|---|
| Health and Safety practices | None |
| Working Conditions | None |

The assessment is not being carried out but HUDCO facilitates and aims to provide best health, safety practices and working conditions to its value chain partners. The facilities being provided to the value chain partners is similar to the facility provided to the regular employees.

**6. Provide details of any corrective actions taken or underway to address significant risks / concerns arising from assessments of health and safety practices and working conditions of value chain partners.**

Not Applicable.

## PRINCIPLE 4: BUSINESSES SHOULD RESPECT THE INTERESTS OF AND BE RESPONSIVE TO ALL ITS STAKEHOLDERS.

### ESSENTIAL INDICATORS

**1. Describe the processes for identifying key stakeholder groups of the entity:**

HUDCO has developed a thorough and well-structured stakeholder engagement policy designed to streamline the process of identifying, engaging with and managing its various stakeholders to ensure transparency, accountability and sustainable value creation while aligning stakeholder interests with the long-term objectives of the Company.

HUDCO identifies stakeholders as those individuals, groups of individuals or organizations that affect and/or are affected by HUDCO's business operations, products or services and the associated performance. HUDCO recognizes external stakeholders as shareholders, Banks/financial institutions, State Government/ Agencies and Regulatory authorities including Reserve Bank of India, Ministry of Corporate Affairs, Securities and Exchange Board of India, Stock Exchanges etc. Value Chain Partners, i.e., vendors, suppliers, customers, etc while internal stakeholders as employees of the Company.

**2. List stakeholder groups identified as key for your entity and the frequency of engagement with each stakeholder group.**

| Stakeholder Group | Whether identified as Vulnerable & Marginalized Group (yes/ no) | Channels of communication | Frequency of engagement | Purpose and scope of engagement including key topics and concerns raised during such engagement |
|---|---|---|---|---|
| Shareholders | No | Email/ SMS/ Website /Letters/ Newspaper/ Dissemination of information through Stock Exchange Mechanism etc. | Ongoing engagement | Quarterly Results, Investors presentation, Annual Report, Annual General Meeting, Media Releases, Website of Company, and Stock Exchanges, etc. |
| Bondholders | No | Email/ Website /Letters/ Dissemination of information through Stock Exchange Mechanism etc. | Need based | Allotment, Interest Payment, Redemption, IEPF Claims, Grievances, etc. |

| Stakeholder Group | Whether identified as Vulnerable & Marginalized Group (yes/ no) | Channels of communication | Frequency of engagement | Purpose and scope of engagement including key topics and concerns raised during such engagement |
|---|---|---|---|---|
| Government and Regulators | No | E-mails, one to one meeting physically or through telephonically, video conferencing/ conference calls | Need based | Seeking clarification/ guidance from various Government and Regulatory authorities. |
| Customers | No | E-mails, one to one meeting physically or telephonically. | Ongoing | Assessment of customer needs, their requirements, resolution of their grievances. |
| Vendors/ suppliers | No | E-mail, advertisement, website, letters, etc. | Need based | Procurement of goods/services through tendering/ GeM Portal process, redressal of their grievances. |
| Employees | No | Intra-net, e-mail, SMS, Notice Board, periodic Newsletter. | Ongoing | To inform the employees of the key developments within the organization, sharing company's progress both on operational and financial front, etc., |
| Community | No | CSR initiatives, Emails, Letters, etc. | Need based | Corporate Social Responsibility, Awareness camps and training programs |

Though all the stakeholders group mentioned above may not pertain to Vulnerable and Marginalized category, a section in each group may pertain to different category of Vulnerable & Marginalized groups such as Economically Weaker Section (EWS), Lower Income Group (LIG), Micro, Small and Medium Enterprises (MSMEs) and businesses owned by members of Scheduled Castes (SC) and Scheduled Tribes (ST), along with women entrepreneurs etc.

## LEADERSHIP INDICATORS

1. **Provide the processes for consultation between stakeholders and the Board on economic, environmental, and social topics or if consultation is delegated, how is feedback from such consultations provided to the Board.**

   HUDCO believes in non-discriminatory and interactive manner of stakeholder engagement that encourages feedback and positive engagement with business operations which leads continual improvement of stakeholder engagement performance by sharing best practices and lessons learned from the engagement process. Engagement with stakeholders is a continuous process.

   The shareholders being one of the key stakeholders of the company, during the Annual General Meeting raise various issues from the perspective of economic, environmental social scenario prevailing in the economy and give suggestions regrading performance of the company. This is one of the consultation processes between stakeholders and Board members.

2. **Whether stakeholder consultation is used to support the identification and management of environmental and social topics. (Yes/No). If so, provide details of instances as to how the inputs received from stakeholders on these topics were incorporated into policies and activities of the entity.**

   Yes. Feedback and inputs from both internal and external stakeholders are invaluable in strengthening stakeholder satisfaction, trust, and confidence in the Company and serve as a key driver for continuous improvement. As a responsible corporate entity, HUDCO has adopted an ESG Policy that underscores its commitment to environmental sustainability, customer satisfaction, employee well-being, and the welfare of the community at large.

3. **Provide details of instances of engagement with, and actions taken to, address the concerns of vulnerable/ marginalized stakeholder groups.**

HUDCO remains committed to supporting vulnerable and marginalized groups, particularly Micro and Small Enterprises, ST/SCs and women entrepreneurs by promoting procurement from them and works for their upliftment. HUDCO is registered on GeM (Government e Marketplace) and TReDs (Trade Receivables and Discounting System), Sambandh Portal, etc. Further, HUDCO, through its CSR initiatives and activities endeavours for the benefit of different segments of the society, with focus on the marginalized, poor, needy, deprived, under-privileged and differently abled persons.

HUDCO recognizes the value of diverse workforce and believes in creating an inclusive work place and work culture in which all employees are treated equally with respect and dignity. HUDCO has in place Equal Opportunity Policy to provided opportunities to Persons with Disabilities in employment.

## PRINCIPLE 5: BUSINESSES SHOULD RESPECT AND PROMOTE HUMAN RIGHTS

### ESSENTIAL INDICATORS

1. **Employees and workers who have been provided training on human rights issues and policy(ies) of the entity.**

| Category | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | Total (A) | No. of employees/ workers covered (B) | % (B / A) | Total (C) | No. of employees/ workers covered (D) | % (D / C) |
| **Employees** | | | | | | |
| Permanent | NIL | | | | | |
| Other than permanent | | | | | | |
| **Total Employees** | | | | | | |
| **Workers** | | | | | | |
| Permanent | NA | | | | | |
| Other than permanent | | | | | | |
| **Total Workers** | | | | | | |

2. **Detail of minimum wages paid to employees and workers.**

| Category | FY 2025-26 | | | | | FY 2024-25 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Total (A) | Equal to Minimum Wage | | More than Minimum Wage | | Total (D) | Equal to Minimum Wage | | More than Minimum Wage | |
| | | No. (B) | % (B / A) | No. (C) | % (C / A) | | No. (E) | % (E / D) | No. (F) | % (F / D) |
| **Employees** | | | | | | | | | | |
| **Permanent** | | | | | | | | | | |
| Male | 415 | - | - | 415 | 100 | 429 | - | - | 429 | 100 |
| Female | 170 | - | - | 170 | 100 | 190 | - | - | 190 | 100 |
| **Other than Permanent** | | | | | | | | | | |
| Male | 195 | 160 | 82.05 | 35 | 17.95 | 171 | - | - | 171 | 100 |
| Female | 34 | 19 | 55.88 | 15 | 44.12 | 34 | - | - | 34 | 100 |
| **Workers: Not Applicable** | | | | | | | | | | |
| **Permanent** | | | | | | | | | | |
| Male | - | - | - | - | - | - | - | - | - | - |
| Female | - | - | - | - | - | - | - | - | - | - |

| Category | FY 2025-26 | | | | | FY 2024-25 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Total (A) | Equal to Minimum Wage | | More than Minimum Wage | | Total (D) | Equal to Minimum Wage | | More than Minimum Wage | |
| | | No. (B) | % (B / A) | No. (C) | % (C / A) | | No. (E) | % (E / D) | No. (F) | % (F / D) |
| **Other than Permanent** | | | | | | | | | | |
| Male | - | - | - | - | - | - | - | - | - | - |
| Female | - | - | - | - | - | - | - | - | - | - |

**3. Details of remuneration/salary/wages:**

**a. Median remuneration /wages:**

**(Amount in Rs.)**

| Category | Male | | Female | |
|---|---|---|---|---|
| | No. | Median remuneration/ salary/ wages of respective category | No. | Median remuneration/ salary/ wages of respective category |
| Board of Directors (BoD) | | | | |
| -Executive Directors | 3 | 70,93,010 | 0 | - |
| -Non-Executive Directors | 4 | - | 1 | - |
| Key Managerial Personnel (KMP) (other than BoD) | 1 | 38,00,215 | 0 | - |
| Employees other than BoD and KMP | 411 | 22,64,270 | 170 | 23,23,376 |
| Workers | NA | NA | NA | NA |

- *The above includes the headcount and remuneration details as on 31st March, 2026. Remuneration/Salary includes all the benefits and all perks paid during the year.*
- *Non-Executive (Independent) Directors have been paid remuneration by way of sitting fee only and Non-Executive (Government) Directors have not been paid any remuneration during the year.*
- *The Company has not given any stock option to its Directors/KMP/Employees during the years.*

**b. Gross wages paid to females as % of total wages paid by the entity in the following format:**

| | FY 2025-26 | FY 2024-25 |
|---|---|---|
| Gross wages paid to females as % of total wages# | 29.66% | 30.52% |

# Total wages include all the benefits and perks for all the regular employees below Board level.

**4. Do you have a focal point (Individual/ Committee) responsible for addressing human rights impacts or issues caused or contributed to by the business? (Yes/No)**

Yes, the Head of Human resources who is primarily responsible for the human resources function, oversees and address any issue pertaining to human rights impacts or issues caused or contributed to by the business.

**5. Describe the internal mechanisms in place to redress grievances related to human rights issues**

The company has zero tolerance for sexual harassment at workplace, prohibits all kind of child labor, slavery, bounded/ forced labor.

An Internal Compliant Committee to examine the cases related to sexual harassment in place in HUDCO. This Committee is headed by a senior woman officer of the Company for redressal of complaints, if any, related to sexual harassment as per Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. Sexual harassment, in any form, is a misconduct under HUDCO (Conduct, Discipline and Appeal) Rules.

HUDCO has robust Public Grievance mechanism and machinery which caters to the grievances in emanating from various sources, i.e., Centralized Public Grievance Redress and Monitoring System (CPGRAMS), Grievance

Registration and Information Database System (GRIDS) portal and email/post. The entire system has been digitized for timely submission and disposal of grievances.

**6. Number of Complaints on the following made by employees and workers:**

| Category | FY 2025-26 | | | FY 2024-25 | | |
|---|---|---|---|---|---|---|
| | Filed during the year | Pending resolution at the end of year | Remarks | Filed during the year | Pending resolution at the end of year | Remarks |
| Sexual Harassment | NIL | NIL | - | NIL | NIL | - |
| Discrimination at workplace | NIL | NIL | - | NIL | NIL | - |
| Child Labour | NIL | NIL | - | NIL | NIL | - |
| Forced / Involuntary Labour | NIL | NIL | - | NIL | NIL | - |
| Wages | NIL | NIL | - | NIL | NIL | - |
| Other human rights related issues | NIL | NIL | - | NIL | NIL | - |

**7. Complaints filed under the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013, in the following format:**

| | FY 2025-26 | FY 2024-25 |
|---|---|---|
| Total Complaints reported under Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013 (POSH) | NIL | NIL |
| Complaints on POSH as a % of female employees / workers | NIL | NIL |
| Complaints on POSH upheld | NIL | NIL |

**8. Mechanisms to prevent adverse consequences to the complainant in discrimination and harassment cases.**

All stakeholders internal as well as external irrespective of their position, caste, creed, gender and religion, are given due respect and dignity.

Cases relating to the prevention of sexual harassment at the workplace are handled with utmost sensitivity and confidentiality, in accordance with the provisions of the Sexual Harassment of Women at Workplace (Prevention, Prohibition and Redressal) Act, 2013. The Vigilance Mechanism for employees and Directors provides adequate safeguards against victimization of individuals availing such mechanism. Further, a Whistle Blower Policy is also in place to facilitate investigation of complaints relating to allegations of corruption or misuse of office, while ensuring confidentiality of the complainant's identity.

**9. Do human rights requirements form part of your business agreements and contracts? (Yes/No)**

Being a finance company, HUDCO primarily executes documents with lenders and borrowers based on mutually agreed terms and conditions, wherein specific human rights requirements are generally not incorporated as part of such documents. However, the Company ensures that agreements executed with service providers contain clauses addressing key human rights requirements, including the prohibition of child labor, slavery, bonded/forced labor, and applicable provisions of the labor code, among others.

**10. Assessments for the year:**

| Category | % of your plants and offices that were assessed (by entity or statutory authorities or third parties) |
|---|---|
| Child labour | NIL |
| Forced/involuntary labour | NIL |
| Sexual harassment | NIL |
| Discrimination at workplace | NIL |
| Wages | NIL |
| Others – please specify | NIL |

**11. Provide details of any corrective actions taken or underway to address significant/risks/concerns arising from the assessment at question 9 above.**

Not applicable.

## LEADERSHIP INDICATORS

1. **Details of a business process being modified/introduced as a result of addressing human rights grievances/ complaints.**

   Not applicable.

2. **Details of the scope and coverage of any Human rights due diligence conducted.**

   NIL.

3. **Is the premise/office of the Company accessible to differently abled visitors, as per the requirements of the Rights of Persons with Disabilities Act, 2016?**

   The registered office of HUDCO, along with its various offices, is accessible to differently abled employees and visitors through the provision of elevators, ramps, and wheelchairs, in accordance with the requirements of the Rights of Persons with Disabilities Act, 2016.

4. **Details on assessment of value chain partners:**

   These parameters are not presently assessed, as such entities are governed under various applicable laws, acts, rules, and regulations. However, the Company expects its value chain partners to uphold the same values, principles, and business ethics as those followed by the Company.

| | % of value chain partners (by value of business done with such partners) that were assessed |
|---|---|
| Child labour | Although a formal assessment has not been conducted, the terms and conditions of the agreement prohibit the deployment of personnel below the age of 21 years and require compliance with all applicable statutory provisions, including compensation, Provident Fund (PF), ESIC, Bonus, and the Payment of Wages Act, among others. |
| Forced/involuntary labour | |
| Sexual harassment | |
| Discrimination at workplace | |
| Wages | |
| Others – please specify | |

5. **Provide details of any corrective actions taken or underway to address significant risks/concerns arising from the assessments at question 4 above.**

   Not applicable.

## PRINCIPLE 6: BUSINESSES SHOULD RESPECT AND MAKE EFFORTS TO PROTECT AND RESTORE THE ENVIRONMENT.

## ESSENTIAL INDICATORS

1. **Details of total energy consumption (in Joules or multiples) and energy intensity.**

| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **From renewable sources (in Giga Joules)** | | |
| Total electricity consumption (A) | 0.7 | 3.2 |
| Total fuel consumption (B) | NIL | NIL |
| Energy consumption through other sources (C) | NIL | NIL |
| **Total energy consumed from renewable sources (A+B+C)** | 0.7 | 3.2 |
| **From non-renewable sources (in Giga Joules)** | | |
| Total electricity consumption (D) | 4436.0 | 4789.6 |
| Total fuel consumption (E) | 531.5 | 483.5 |
| Energy consumption through other sources (F) | NIL | NIL |
| **Total energy consumed from non-renewable sources (D+E+F)** | 4967.5 | 5273.1 |
| **Total energy consumed (A+B+C+D+E+F) (in Giga Joules)** | 4968.2 | 5276.3 |
| Energy intensity per rupee of turnover<br>(Total energy consumed / Revenue from operations in Crore) | 0.38 | 0.51 |

| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Energy intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP[#])** (Total energy consumed / Revenue from operations in Crore adjusted for PPP) | 7.72 | 10.57 |
| **Energy intensity in terms of physical output (FTE)*** | 6.10 | Not Applicable |
| **Energy intensity** (optional) – the relevant metric may be selected by the entity | Not applicable | Not Applicable |

*[#]PPP Source: International Monetary Fund. (PPP Conversion Rate has been taken as 20.34)*

**Calculated on the basis of Full-Time Employees*

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? If yes, name of the external agency.*

*Yes, HUDCO has under taken reasonable assurance for BRSR Core parameters from M/s Mehta & Mehta.*

2. **Does the Company have any sites / facilities identified as designated consumers (DCs) under the Performance, Achieve and Trade (PAT) Scheme of the Government of India? (Y/N) If yes, disclose whether targets set under the PAT scheme have been achieved. In case targets have not been achieved, provide the remedial action taken, if any.**

Not applicable, as HUDCO does not belong to energy intensive industries.

3. **Details of disclosures related to water.**

| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Water withdrawal by source (in kilolitres)** | | |
| (i) Surface water | NIL | NIL |
| (ii) Groundwater | 5036.8 | 6294.0 |
| (iii) Third party water | 47534.6 | 33805.44 |
| (iv) Seawater / desalinated water | NIL | NIL |
| (v) Others | NIL | NIL |
| **Total volume of water withdrawal (in kilolitres) (i + ii + iii + iv + v)** | 52571.4 | 40099.44 |
| **Total volume of water consumption (in kilolitres)** | 52571.4 | 40099.44 |
| **Water intensity per rupee of turnover** (Total water consumption / Revenue from operations in Crore) | 4.00 | 3.89 |
| **Water intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP[#])** (Total water consumption / Revenue from operations in Crore adjusted for PPP) | 81.31 | 80.34 |
| **Water intensity in terms of physical output (FTE)*** | 64.58 | Not Applicable |
| **Water intensity** (optional) – the relevant metric may be selected by the entity | Not Applicable | Not Applicable |

*[#]PPP Source: International Monetary Fund. (PPP Conversion Rate has been taken as 20.34)*

**Calculated on the basis of Full-Time Employees*

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.*

*Yes, HUDCO has under taken reasonable assurance for BRSR Core parameters from M/s Mehta & Mehta.*

**4. Provide the following details related to water discharged:**

| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Water discharge by destination and level of treatment (in kilolitres)** | | |
| (i) To Surface water | HUDCO is a NBFC-IFC, water discharge is very minimal. HUDCO Corporate office has zero water discharge, as water is being supplied by India Habitat Centre, which has proper rain water harvesting system along with sewerage treatment plant (compact STP). The effluent is put to captive use to reduce the demand of fresh water for horticulture, cooling tower, cleaning etc. | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (ii) To Groundwater | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (iii) To Seawater | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (iv) Sent to third-parties | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (v) Others | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| **Total water discharged (in kilolitres)** | | |

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.*

Yes, HUDCO has under taken reasonable assurance for BRSR Core parameters from M/s Mehta & Mehta.

**5. Has the Company implemented a mechanism for Zero Liquid Discharge? If yes, provide details of its coverage and implementation.**

HUDCO is a NBFC-IFC, water discharge is very minimal. HUDCO Corporate office has zero water discharge, as water is being supplied by India Habitat Centre, which has proper rain water harvesting system along with sewerage treatment plant (compact STP). The effluent is put to captive use to reduce the demand of fresh water for horticulture, cooling tower, cleaning etc.

**6. Details of air emissions (other than GHG emissions) by the Company.**

| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| NOx | - | - |
| SOx | - | - |
| Particulate matter (PM) | - | - |
| Persistent organic pollutants (POP) | - | - |
| Volatile organic compounds (VOC) | - | - |
| Hazardous air pollutants (HAP) | - | - |
| Others – please specify | - | - |

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.*

**7. Details of greenhouse gas emissions (Scope 1 and Scope 2 emissions) and its intensity.**

| Parameter | Unit | FY 2025-26 | | FY 2024-25 | |
|---|---|---|---|---|---|
| **Total Scope 1 emissions** (Break-up of the GHG into $CO_2$, $CH_4$, $N_2O$, HFCs, PFCs, $SF_6$, $NF_3$, if available) | Metric tonnes of $CO_2$ equivalent | 37.135 | | 33.816 | |
| | | $tCO_2$ | 36.9 | $tCO_2$ | 33.6 |
| | | $CH_4$ - $tCO_2e$ | 0.0446 | $CH_4$ - $tCO_2e$ | 0.0406 |
| | | $N_2O$-$tCO_2e$ | 0.191 | $N_2O$-$tCO_2e$ | 0.176 |

| Parameter | Unit | FY 2025-26 | | FY 2024-25 | |
|---|---|---|---|---|---|
| **Total Scope 2 emissions** (Break-up of the GHG into $CO_2$, $CH_4$, $N_2O$, HFCs, PFCs, $SF_6$, $NF_3$, if available) | Metric tonnes of $CO_2$ equivalent | 882.3 | | 952.6 | |
| | | $tCO_2$ | 882.3 | $tCO_2$ | 952.6 |
| **Total Scope 1 and Scope 2 emissions per rupee of turnover**<br>(Total Scope 1 and Scope 2 GHG emissions in MT/ Revenue from operations in Crore) | Metric tonnes of $CO_2$ equivalent/ Rs. in Crore | 0.070 | | 0.096 | |
| **Total Scope 1 and Scope 2 emission intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP[#])**<br>(Total Scope 1 and Scope 2 GHG emissions in MT/ Revenue from operations in Crore adjusted for PPP) | Metric tonnes of $CO_2$ equivalent/ USD | 1.423 | | 1.976 | |
| **Total Scope 1 and Scope 2 emission intensity in terms of physical output (FTE)*** | - | 1.13 | | Not Applicable | |
| **Total Scope 1 and Scope 2 emission intensity** (optional)<br>– the relevant metric may be selected by the entity | - | Not Applicable | | Not Applicable | |

*[#]PPP Source: International Monetary Fund. (PPP Conversion Rate has been taken as 20.34)*

**Calculated on the basis of Full-Time Employees*

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.*

*Yes, HUDCO has under taken reasonable assurance for BRSR Core parameters from M/s Mehta & Mehta.*

**8. Does the Company have any project related to reducing Green House Gas emission? If yes, then provide details.**

HUDCO is actively involved in financing and supporting multiple projects that contribute to the reduction of Greenhouse Gas emissions. These initiatives are primarily focused on renewable energy generation, energy efficiency and sustainable infrastructure development.

The following are the some of the Key initiatives taken by HUDCO:

- **Renewable Energy Projects:**

  Financing of hydroelectric and solar power projects such as large-scale hydropower projects in various states. These projects promote clean energy generation and reduce dependence on fossil fuels.

- **Power Transmission & Distribution Strengthening:**

  Financial assistance for upgrading and strengthening transmission and distribution infrastructure across various states (including substations, feeder lines and grid modernization). These measures help reduce transmission losses and improve overall energy efficiency.

- **Energy Efficiency Measures:**

  Projects such as installation of capacitor banks, system strengthening and modernization of electrical networks contribute to reduced energy wastage and lower indirect emissions.

- **Sustainable Urban Infrastructure:**

  Financing of water supply schemes and infrastructure under national programs like AMRUT and Jal Jeevan Mission. These projects support low-carbon urban development and efficient resource utilization.



- **Green Infrastructure:**

  Support for environmentally sustainable industrial parks and infrastructure projects that incorporate efficient technologies and sustainable practices.

  **Impact:**

  These initiatives collectively contribute to lowering carbon emissions, improving energy efficiency and supporting the transition towards a low-carbon and sustainable economy.

**9. Provide details related to waste management by the Company, in the following format:**

| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Total Waste generated (in metric tonnes)** | | |
| Plastic waste (A) | The Company does not dispose any plastic waste | |
| E-waste (B) | 1.81 metric tons | 2.40+ metric tons (approx.) across HUDCO |
| Bio-medical waste (C) | The Company does not produce or dispose of any kind of Bio-medical waste, construction and demolition waste, battery waste, radioactive waste, or other hazardous waste, hence, these are not applicable. | |
| Construction and demolition waste (D) | | |
| Battery waste (E) | | |
| Radioactive waste (F) | | |
| Other Hazardous waste. Please specify, if any. (G) | | |
| Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition, i.e., by materials relevant to the sector) (Paper waste) | 44.211 metric tons | 8.901 metric tons |
| **Total (A+B + C + D + E + F + G + H)** | **46.021 metric tons** | **11.301 metric tons** |
| **Waste intensity per rupee of turnover** (Total waste generated / Revenue from operations) | **0.003** | **-** |
| **Waste intensity per rupee of turnover adjusted for Purchasing Power Parity (PPP)** (Total waste generated / Revenue from operations adjusted for PPP) | **0.061** | **-** |
| **Waste intensity in terms of physical output (FTE)*** | **0.056** | **-** |
| **Waste intensity** (optional) – the relevant metric may be selected by the entity | **Not Applicable** | **-** |
| **For each category of waste generated, total waste recovered through recycling, re-using or other recovery operations (in metric tonnes)** | | |
| **Category of waste** | **Dry** | **Wet** |
| (i) Recycled | **-** | **-** |
| (ii) Re-used | **-** | **-** |
| (iii) Other recovery operations | **-** | **-** |
| **Total** | **-** | **-** |
| **For each category of waste generated, total waste disposed by nature of disposal method (in metric tonnes)** | | |
| **Category of waste** | | |
| (i) Incineration | NIL | NIL |
| (ii) Landfilling | HUDCO has hired Govt. authorized third party waste management vendor for all our office waste management as per Govt. guideline | |
| (iii) Other disposal operations | | |
| **Total** | | |

*#PPP Source: International Monetary Fund. (PPP Conversion Rate has been taken as 20.34)*
**Calculated on the basis of Full-Time Employees*

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.*

*Yes, HUDCO has under taken reasonable assurance for BRSR Core parameters from M/s Mehta & Mehta.*

**10. Briefly describe the waste management practices adopted in your establishments. Describe the strategy adopted by your company to reduce usage of hazardous and toxic chemicals in your products and processes and the practices adopted to manage such wastes.**

HUDCO, being a finance company, does not produce toxic, hazardous waste, other than negligible amount of e-waste. However, it extends consultancy services of Municipal Solid Waste Management. Disposal of old, unserviceable and obsolete IT equipment identified as e-waste is done through certified e-waste handlers.

**11. If the entity has operations/offices in/around ecologically sensitive areas (such as national parks, wildlife sanctuaries, biosphere reserves, wetlands, biodiversity hotspots, forests, coastal regulation zones etc.) where environmental approvals / clearances are required.**

| Sl. No. | Location of operations/offices | Type of operations | Whether the conditions of environmental approval / clearance are being complied with? | If no, the reasons thereof and corrective action taken, if any. |
|---|---|---|---|---|
| Not Applicable- None of our Offices is in/around ecological sensitive areas. | | | | |

**12. Details of environmental impact assessments of projects undertaken by the entity based on applicable laws, in the current financial year.**

| Name and brief details of project | EIA Notification No. | Date | Whether conducted by independent external agency (Yes / No) | Results communicated in public domain (Yes / No) | Relevant Web link |
|---|---|---|---|---|---|
| HUDCO is a NBFC-IFC, finances Infrastructure projects but does not own or execute/implement any projects. For all the project funded by HUDCO, the company requires the borrowers to submit environmental and social impact assessment (ESIA) as per applicable rules and regulations. | | | | | |

**13. Is the entity compliant with the applicable environmental law/ regulations/ guidelines in India, such as the Water (Prevention and Control of Pollution) Act, Air (Prevention and Control of Pollution) Act, Environment protection act and rules thereunder (Y/N). If not, provide details of all such non-compliances.**

| Sl. No. | Specify the law / regulation / guidelines which was not complied with | Provide details of the non-compliance | Any fines / penalties / action taken by regulatory agencies such as pollution control boards or by courts | Corrective action taken, if any |
|---|---|---|---|---|
| HUDCO complies with all applicable environmental regulations in respect of its offices and operations. The Company also covers environmental concerns in the due diligence of the projects it finances. | | | | |

## LEADERSHIP INDICATORS

**1. Water withdrawal, consumption and discharge in areas of water stress (in kilolitres):**

For each facility / plant located in areas of water stress, provide the following information:

i. Name of the area

ii. Nature of operations

iii. Water withdrawal, consumption, and discharge in the following format:



| Parameter | FY 2025-26 | FY 2024-25 |
|---|---|---|
| **Water withdrawal by source (in kilolitres)** | | |
| (i) Surface water | Not Applicable. | |
| (ii) Groundwater | | |
| (iii) Third party water | | |
| (iv) Seawater / desalinated water | | |
| (v) Others | | |
| **Total volume of water withdrawal (in kilolitres)** | | |
| **Total volume of water consumption (in kilolitres)** | | |
| **Water intensity per rupee of turnover (Water consumed / turnover)** | | |
| **Water intensity** (optional)– the relevant metric may be selected by the entity | | |
| **Water discharge by destination and level of treatment (in kilolitres)** | | |
| (i) Into Surface water | Not Applicable. | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (ii) Into Groundwater | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (iii) Into Seawater | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (iv) Sent to third-parties | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| (v) Others | | |
| - No treatment | | |
| - With treatment – please specify level of treatment | | |
| **Total water discharged (in kilolitres)** | | |

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency.*

*Yes, HUDCO has under taken reasonable assurance for BRSR Core parameters from M/s Mehta & Mehta.*

**2. Please provide details of total Scope 3 emissions & its intensity, in the following format:**

| Parameter | Unit | FY 2025-26 | FY 2024-25 |
|---|---|---|---|
| **Total Scope 3 emissions** (Break-up of the GHG into $CO_2$, $CH_4$, $N_2O$, HFCs, PFCs, $SF_6$, $NF_3$, if available) | Metric tonnes of $CO_2$ equivalent | - | - |
| **Total Scope 3 emissions per rupee of turnover** | **-** | **-** | **-** |
| **Total Scope 3 emission intensity (optional)** – the relevant metric may be selected by the entity | - | - | - |

*Note: Indicate if any independent assessment/ evaluation/assurance has been carried out by an external agency? (Y/N) If yes, name of the external agency*

**3. With respect to the ecologically sensitive areas reported at Question 11 of Essential Indicators above, provide details of significant direct & indirect impact of the entity on biodiversity in such areas along-with prevention and remediation activities.**

Not applicable, as HUDCO does not have any significant direct and indirect impact on ecologically sensitive areas.

**4. If the entity has undertaken any specific initiatives or used innovative technology or solutions to improve resource efficiency, or reduce impact due to emissions / effluent discharge / waste generated, please provide details of the same as well as outcome of such initiatives, as per the following format:**

| Sl. No | Initiative undertaken | Details of the initiative (Web-link, if any, may be provided along-with summary) | Outcome of the initiative |
|---|---|---|---|
| 1 | Installations of Energy efficient Equipment and Roof top solar plants. | HUDCO is implementing energy-efficient measures across its pan-India offices, including upgrading to energy-efficient equipment and maximizing natural daylighting and ventilation. Tenders have been invited (or are in advanced stages) for installing rooftop solar panels on selected office buildings where HUDCO possesses exclusive rights over shadow-free roof areas. | Reduction in electricity consumption and operational costs, improvement in energy efficiency, and subsequent reduction in carbon emissions. |
| 2 | Reducing paper consumption | To minimize paper consumption and digitize workflows, HUDCO extensively utilizes robust digital platforms, including ERP and e-Office systems and corresponding through emails across its pan India offices as well as in other offices. | Significant reduction in paper usage across HUDCO's Pan India offices, leading to cost savings and environmental Protection. |
| 3 | Prioritization of e-Vehicles, and Virtual Meetings | HUDCO actively prioritizes virtual meetings over physical travel for business development related meeting with Government Departments, Urban Local Bodies (ULBs), and Regional Offices (ROs). Furthermore, fleet procurement is shifting toward Electric Vehicles on hire basis over conventional internal combustion engine vehicles. | Reduction in fuel consumption and carbon emissions. |
| 4 | Construction of Green Buildings | HUDCO's upcoming staff residential project and commercial projects are being proposed with advanced eco-friendly technologies targeted at achieving high GRIHA ratings. These projects incorporate sustainable ecofriendly materials and advanced water management systems. | Reduction in electricity consumption, saving in long term operational costs, and minimal water discharges, subsequent reduction in carbon emissions and water consumption. |

**5. Does the entity have a business continuity and disaster management plan? Give details in 100 words/ web link.**

The Company has a business continuity and disaster management plan. It has framed various policies like: IT Governance Policy, IT Policy, Information and Cyber Security Policy, IT Operations Policy, IS Audit Policy. Further, to review the information system/security mechanism, IT security Audit of ICT infrastructure and legacy application are being conducted from time to time.

Policies with respect to business continuity and disaster management plan can be accessed on the website of HUDCO at https://www.hudco.org.in//writereaddata/information-cyber-security-policy.pdf and https://www.hudco.org.in//writereaddata/it-bcp-policy.pdf.

**6. Disclose any significant adverse impact to the environment, arising from the value chain of the entity. What mitigation or adaptation measures have been taken by the entity in this regard.**

Not applicable.

**7. Percentage of value chain partners (by value of business done with such partners) that were assessed for environmental impacts.**

HUDCO, being a NBFC-IFC, does not own or execute/implement projects on its own. But, for projects funded by HUDCO, all borrowers are assessed through established appraisal mechanisms that incorporate environmental and social safeguards in line with ESG norms.

The Company has financed multiple projects in renewable energy (hydro and solar), power sector efficiency and sustainable urban infrastructure (water supply, AMRUT) which contribute to reduction in Greenhouse Gas (GHG) emissions.

Accordingly, environmental considerations form an integral part of the lending process and thereby ensuring that the entire borrower portfolio is aligned with ESG principles and further contributing towards sustainable and low-carbon development.

8. **How many Green Credits have been generated or procured:**

   a. **By the listed entity (HUDCO)**

   b. **By the top ten (in terms of value of purchases and sales, respectively) value chain partners**

   Not Assessed.

## PRINCIPLE 7: BUSINESSES, WHEN ENGAGING IN INFLUENCING PUBLIC AND REGULATORY POLICY, SHOULD DO SO IN A MANNER THAT IS RESPONSIBLE AND TRANSPARENT

### ESSENTIAL INDICATORS

1. **a. Number of affiliations with trade and industry chambers/ associations.**

   HUDCO has membership of six trade and industry chambers/associations during the financial year 2025-26.

   **b. List the top 10 trade and industry chambers/ associations (determined based on the total members of such body) the entity is a member of/ affiliated to.**

| Sl. No. | Name of the trade and industry chambers/ associations | Reach of trade and industry chambers/ associations (State/ National) |
|---|---|---|
| 1 | India Habitat Centre (IHC) | National |
| 2 | India International Centre (IIC) | National |
| 3 | National Real Estate Development Council (NAREDCO) | National |
| 4 | Institute of Company Secretaries of India (ICSI) | National |
| 5 | Siri Fort Sports Complex | National |
| 6 | Jodhpur Presidency Club Pvt Ltd. | National |

2. **Provide details of corrective action taken or underway on any issues related to anti-competitive conduct by the entity, based on adverse orders from regulatory authorities.**

| Name of authority | Brief of the case | Corrective action taken |
|---|---|---|
| No adverse orders were passed from any regulatory authorities relating to anticompetitive activities. Hence, no corrective action was necessitated by the Company during the year under review | | |

### LEADERSHIP INDICATORS

1. **Details of public policy positions advocated by the company**

| Sl. no. | Public policy advocated | Method resorted for such advocacy | Whether information available in public domain? (Yes/No) | Frequency of Review by Board | Web Link,if available |
|---|---|---|---|---|---|
| Housing and Urban Development Corporation Ltd. (HUDCO) is a leading organization in the field of affordable housing and infrastructure development in India. It functions under the administrative control of the Ministry of Housing and Urban Affairs (MoHUA).<br><br>Since its inception, HUDCO has played a key role in supporting various Government of India initiatives. The Ministry has consistently involved HUDCO in the implementation of numerous schemes by entrusting responsibilities such as desk and site scrutiny, monitoring, and channelizing government subsidies etc.<br><br>Under the flagship programme Pradhan Mantri Awas Yojana (PMAY), HUDCO has been designated as one of the Nodal Agencies for channelizing Government of India subsidies under the Interest Subsidy Scheme (ISS) vertical, for which a Memorandum of Understanding (MoU) has been signed between HUDCO and MoHUA. In addition, under the Beneficiary Led Construction (BLC) and Affordable Housing in Partnership (AHP) components of PMAY, HUDCO functions as a technical agency for desk and site scrutiny of project proposals. HUDCO also extends viability gap funding and loan assistance to States, ULBs, and beneficiaries to meet funding requirements beyond the grants provided by the Government of India.<br><br>HUDCO has also played a pivotal role in the Deen Dayal Antyodyay Yojana – National Urban Livelihoods Mission (DAY-NULM). This programme aims to provide access to self-employment, skill development, and support for street vendors. HUDCO has conducted numerous training programmes under DAY-NULM, benefitting a large number of participants. Overall, HUDCO continues to play a vital role in the successful implementation of various Government of India initiatives, particularly in the domains of housing, infrastructure, and urban development. | | | | | |

## PRINCIPLE 8: BUSINESSES SHOULD PROMOTE INCLUSIVE GROWTH AND EQUITABLE DEVELOPMENT

### ESSENTIAL INDICATORS

**1. Details of Social Impact Assessments (SIA) of projects undertaken by the entity based on applicable laws, in the current financial year.**

| Name and brief details of project | SIA Notification No. | Date of notification | Whether conducted by independent external agency | Results communicated in public domain | Relevant Web link |
|---|---|---|---|---|---|
| Not Applicable* | | | | | |

*Impact assessment is required to be done for the projects having expenditure of Rs.100.00 Lakh or more, after the expiry of at least one year post completion of the project. A total of three CSR projects were eligible for impact assessment. Accordingly, the process for the identification of the 3rd party agency was initiated during the year. However, the work could not be awarded in the F.Y. 2025-26 and the same shall be done in the F.Y. 2026-27.

**2. Information on project(s) for which ongoing Rehabilitation and Resettlement (R&R) is being undertaken by your Company.**

| Sl.No. | Name of Project for which R&R is ongoing | State | District | No. of Project Affected Families (PAFs) | % of PAFs covered by R&R | Amounts paid to PAFs in the FY (In INR) |
|---|---|---|---|---|---|---|
| - | - | - | - | - | - | - |

**3. Describe the mechanisms to receive and redress grievances of the community.**

Department of Administrative Reforms and Public Grievances, Government of India has established an online grievance redressal platform i.e. Centralized Public Grievance Redress and Monitoring System (CPGRAMS). HUDCO is integrated with the CPGRAMS to support the initiative of Government of India for enhancing efficiency and transparency in grievance redressal mechanism. In addition to CPGRAMS, complainants (including consumer, investor, customer, public, other external stakeholder, etc.) may submit their grievances directly to HUDCO in person, by post or via email at grievance@hudco.org. HUDCO ensures that all grievances received through these channels are acknowledged and addressed within the prescribed timelines, thereby promoting transparency and effective grievance resolution.

**4. Percentage of input material (inputs to total inputs by value) sourced from suppliers.**

| Particulars | FY 2025-26 | FY 2024-25 |
|---|---|---|
| Directly sourced from MSMEs/small producers | 62.21% (Rs.20.5868 Crore) | 63.55% (Rs.15.36 Crore) |
| Directly from within India | 100% | 100% |

**5. Job creation in smaller towns – Disclose wages paid to persons employed (including employees or workers employed on a permanent or non-permanent / on contract basis) in the following locations, as % of total wage cost**

| Location | FY 2025-26 | FY 2024-25 |
|---|---|---|
| Rural | 0 | 0 |
| Semi-urban | 0 | 0 |
| Urban | 0 | 0 |
| Metropolitan | 100% | 100% |

(Place to be categorized as per RBI Classification System - rural / semi-urban / urban / metropolitan)

Currently, HUDCO's Corporate Office and Regional Offices are located in metros. However, HUDCO is firmly committed to providing equal employment opportunities to all citizens nationwide. To ensure broad and fair access, recruitment advertisements are published through multiple public platforms, including the company's official website, national newspapers, Employment News, and social media channels. This multi-channel approach helps reach potential candidates across India including rural, semi-urban, and urban areas.



## LEADERSHIP INDICATORS

1. **Provide details of actions taken to mitigate any negative social impacts identified in the Social Impact Assessments (Reference: Question 1 of Essential Indicators above):**

| Details of negative social impact identified | Corrective action taken |
|---|---|
| Not applicable | |

2. **CSR projects undertaken by your Company in designated aspirational districts as identified by government bodies:**

| Sl. No. | State | Aspirational District | Amount (₹ in Lakhs) |
|---|---|---|---|
| 1 | Assam | Darrang | 44.91 |
| 2 | Chhattisgarh | Rajnandgaon | 83.93 |
| 3 | Himanchal Pradesh | Chamba | 17.92 |
| 4 | Jharkhand | Giridih | 147.3 |
| 5 | Jharkhand | Ranchi | 63.97 |
| 6 | Jharkhand | West Singhbhum | 2.46 |
| 7 | Jharkhand | Garhwa | 2.46 |
| 8 | Jharkhand | Bokaro | 1.21 |
| 9 | Jharkhand | Chatra | 1.21 |
| 10 | Jharkhand | Dumka | 41.09 |
| 11 | Jharkhand | East Singhbhum | 1.21 |
| 12 | Jharkhand | Hazaribagh | 1.21 |
| 13 | Jharkhand | Lohardaga | 1.21 |
| 14 | Jharkhand | Palamu | 1.21 |
| 15 | Jharkhand | Khunti | 2.46 |
| 16 | Jharkhand | Sahibganj | 13.54 |
| 18 | Madhya Pradesh | Chhatarpur | 8.35 |
| 19 | Madhya Pradesh | Damoh | 9.79 |
| 20 | Madhya Pradesh | Barwani | 10.39 |
| 21 | Madhya Pradesh | Rajgarh | 2.99 |
| 22 | Madhya Pradesh | Vidisha | 24.37 |
| 23 | Madhya Pradesh | Guna | 9.04 |
| 24 | Maharashtra | Gadchiroli | 55.55 |
| 25 | Maharashtra | Nandurbar | 13.22 |
| 26 | Odisha | Kalahandi | 15.96 |
| 27 | Odisha | Malkangiri | 1.62 |
| 28 | Odisha | Gajapati | 1.94 |
| 29 | Odisha | Dhenkanal | 3.24 |
| 30 | Odisha | Nuapada | 0.97 |
| 31 | Rajasthan | Jaisalmer | 39.39 |
| 32 | Telangana | Bhadradri - Kothagudem | 11.67 |
| 33 | Telangana | Bhoopalapally | 4.15 |
| 34 | Uttar Pradesh | Siddharth Nagar | 245.07 |

**3. (a) Do you have a preferential procurement policy where you give preference to purchase from suppliers comprising marginalized /vulnerable groups? (Yes/No)**

Yes, procurement is being made through MSME Vendors, MSME SC/ST and MSME Women entrepreneurs as mandated by DPR/Government guidelines.

**(b) From which marginalized /vulnerable groups do you procure?**

MSEs

**(c) What percentage of total procurement (by value) does it constitute?**

| Sl. No. | Particulars | Amount (In Crore) | % |
|---|---|---|---|
| (i) | Procurement of good and services through MSME vendors | 20.5868 | 62.21% |
| (ii) | Procurement of good and services through MSME SC/ST | 1.4878 | 4.50% |
| (iii) | Procurement of good and services through MSME women entrepreneurs. | 3.2803 | 9.91% |

**4. Details of the benefits derived and shared from the intellectual properties owned or acquired by your entity (in the current financial year), based on traditional knowledge**

| Sl. No. | Intellectual Property based on traditional knowledge | Owned/ Acquired (Yes/ No) | Benefit shared (Yes / No) | Basis of calculating benefit share |
|---|---|---|---|---|
| 1 | Nil. No intellectual property based on traditional knowledge owned or acquired during FY 2025-26. | No | No | Not Applicable |

**5. Details of corrective actions taken or underway, based on any adverse order in intellectual property related disputes wherein usage of traditional knowledge is involved.**

| Name of authority | Brief of the Case | Corrective action taken |
|---|---|---|
| NIL | No intellectual property related disputes involving usage of traditional knowledge | Not Applicable |

**6. Details of beneficiaries of CSR Projects**

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 1 | Proposal for upgradation of Blind School at Morena by Indian Red Cross Society Morena, MP. | 75 | 100% |
| 2 | Proposal for Construction of Youth Development Centre at Jaurakhurd, by Municipal Corporation Morena, MP. | 200482 | - |
| 3 | Proposal for Construction of Multi-purpose Community Hall at Osatti, Aasanur Village Panchayat, Thalavadhy Union, Erode District by District Rural Development Agency (DRDA). | 1000 | 25% |
| 4 | Proposal for Construction of Toilets at 3 locations in Greater Chennai Corporation area Chennai, Tamil Nadu by Greater Chennai Corporation by Greater Chennai Corporation. | 2500 | 70% |

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 5 | Proposal for Construction of Check Dams, Pipelines, Ground Level Reservoir and Over Head Tank in various locations at Bikkatty Town Panchayat in Nilgiris District by Bikkatty Town Panchayat under HUDCO CSR assistance. | 2160 | 90% |
| 6 | Proposal for Construction of Public Amenity Building and Pilgrim Accommodation Block at Shri Kedarnath Dham, Rudraprayag, Uttarakhand by Shri Kedarnath Utthan Charitable Trust. | 11,40,000 | - |
| 7 | Construction of State of the Art Archery Centre in Sewa Samarpan Sansthan, Bidua, Mohanlalganj, Lok Sabha Constituency, by Nagar Panchayat Mohanlalganj, Lucknow, Uttar Pradesh under HUDCO CSR assistance. | Students belonging to under privileged groups of society | 100% |
| 8 | HUDCO CSR assistance for augmentation of public health by supplying safe drinking water by Connect to Andhra (earlier name SMART ANDHRA PRADESH FOUNDATION) in six villages of Machilipatnam Parliament Constituency i.e Kamalapuram, Polavaram, Akulamannadu, Endapalli, Matlam and Lakshmipuram of Machilipatnam, Krishna, Andhra Pradesh. | 10000 | 100% |
| 9 | Proposal for CSR assistance for the "Construction of Anganwadi cum Pakalveedu" at Ernakulam (Division 62) Ernakulam District, Kerala by Kochi Municipal Corporation. | 50 | 100% |
| 10 | Construction of Youth Development Centre at Giridih, Jharkhand by Zila Parishad, Giridih Jharkhand. | 3000 | 100% |
| 11 | Proposal for Renovation and Development of Children Park at Chinta Mani Chak, Ward no. 22, Mokama District, Patna, Bihar by Nagar Parishad, Mokama, Bihar under HUDCO CSR assistance. | 2167 | - |
| 12 | Proposal for Construction of an Auditorium at Adarsh College, Rajdhanwar, by Zila Parishad, Giridih, Jharkhand. | 4000 | 100% |
| 13 | Proposal for Construction of Community Halls and Kitchen Sheds with Toilets in various locations at Bikkatty Town Panchayat in Nilgiris District under HUDCO CSR assistance. | 2160 | 90% |
| 14 | Proposal for Construction of Community Hall cum Barat Ghar (2 Sheds) at Ambedkar Bhawan, Alot, District: Ratlam, M.P - by Nagar Parishad, Alot, M.P. | 24115 | - |
| 15 | Proposal for 'Procurement of Ultraportable Handheld X-Ray with CAD/ Artificial Intelligence software for District Tuberculosis Centre, O/o CMO Chamba, Chamba Distt. (Aspirational District), HP by HUDCO Regional Office, Chandigarh. | 519080 | - |

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 16 | Procurement of 1 no. Fusion MR Viewer and 3 no. Saline Warming cabinet (Fluid Warmer) by HUDCO Regional Office, Mumbai for Tata Memorial Hospital, Mumbai | 30000 | 100% |
| 17 | Proposal for purchase of a basic life ambulance and wheelchairs etc. for 3 old age homes of New Delhi Palika Parishad kalyan Samiti, N.Delhi by RO, NCR. | 145 | 100% |
| 18 | Proposal for Developing a Family Friendly Ambience to support Healing & Wellbeing of the Mother and Children at existing Mother and Child Hospital at Masjid Moth Campus, AIIMS, New Delhi. | General population at large | 100% |
| 19 | Proposal for construction of Multipurpose community and wellness centre at Phunal Maring, Khunou, Kangpokpi District Manipur. | 2500 | 100% |
| 20 | Proposal for Construction of Rest House for Patients and Shelter-less at Likabali, Lower Siang District, Arunachal Pradesh by District Urban Development Agency (DUDA). | 22630 | 100% |
| 21 | Proposal for Construction of Computer Lab Hall at Shri Jawaharial Nehru Law College, Mandsaur (MP) by Nagar Palika Parishad Mandsaur (MP). | 700 | - |
| 22 | Proposal for Installation of Solar Street lights along "Elappara-Bonami-Kavakkulam Street at 50 Locations", Elappara, Idukki District, Kerala by ANERT (Agency for New and Renewable Energy Research and Technology), Department of Power, Govt. of Kerala. | 400 | 100% |
| 23 | Purchase of Zoom ophthalmic operating microscope with teaching facility, Ophthalmic Nd: YAG Laser, Diode Laser machine for Mandya Institute of Medical Sciences (MIMS), Mandya, by Mandya Institute of Medical Sciences. | General population at large | 100% |
| 24 | Proposal for Construction of 03 No. Internal Cement Concrete Streets (about 534 meters) and Shamshan Ghat at Gram Govindpur Shakarpur, Block Machhra, Tehsil Mawana, District: Meerut, Uttar Pradesh by Gram Panchayat Govindpur Shakarpur. | 5000 | 90% |
| 25 | Proposal for Improving Nutrition & Health of the Government School Children through Giftmilk Programme in Chhattisgarh by NDDB Foundation for Nutrition. | 8576 | 100% |
| 26 | Proposal for purchase of Kitchen equipment by Akshaya Patra Foundation, for its Centralized Kitchens at Kandi-Sangareddy District & Narsingi-Ranga Reddy District and 3 Electrical Food Distribution Vehicles to carry meals from its Centralized Kitchens to various Government & Government aided Schools in Rangareddy, Vikarabad, Sangareddy & Medak districts of Telangana State. | 2000 | 100% |

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 27 | Activities proposed to be taken up under Swachhata Hi Seva initiative 2024. | General population at large | - |
| 28 | Proposal for Procurement and installation of medical equipment Heart – Lung Machine Cardiopulmonary bypass machine to All India Institute of Medical Sciences (AIIMS), Mangalagiri, Andhra Pradesh by AIIMS, Mangalagiri, Andhra Pradesh. | General population at large | 100% |
| 29 | Proposal for contribution in National Sports Development Fund (NSDF) for Advanced Training of Sportspersons under the “Target Olympic Podium” Scheme. | 249 | - |
| 30 | Proposal for Providing Furniture & Fixtures (Chair, Table/Desk, Bench, Black Board, celling Fan, solar/ LED lights, open gym equipment etc) in Govt. and Govt. aided Schools to be implemented by HUDCO itself through its Regional Offices with HUDCO CSR assistance of ₹ 615.00 Lakh. | 1412 | 100% |
| 31 | Proposal for Construction of First Floor in Virat Hospice Jabalpur (MP) by Brahmrishi Mission Samiti, Jabalpur (MP). | General population at large | 100% |
| 32 | Proposal for installation of 2 Solar High Mast Lights and 30 Solar Street Lights at Gram Chilauli, District Unnao, U.P. by Uttar Pradesh New and Renewable Energy Development Agency (UPNEDA) under the Department of Additional Sources of Energy, Govt. of Uttar Pradesh. | 1165 | - |
| 33 | Proposal for Procurement of Medical Equipment at Nizam’s Institute of Medical Sciences-(NIMS) by Nizam’s Institute of Medical Sciences-(NIMS) under HUDCO CSR assistance of ₹94.70 Lakhs. | General population at large | - |
| 34 | Proposal for Solar Installation and Green Crematorium Setup at Garhi Harsaru, Gopalpur Village, Manesar, Gurugram District, Haryana by Friendicoes SECA under HUDCO-CSR assistance of ₹1,23,65,820/-. | General population at large | - |
| 35 | Proposal for Distribution of Aids & Assistive Devices to Senior Citizens & Persons with Disabilities (Divyangjan) under HUDCO CSR initiative in various Districts/States by Artificial Limbs Manufacturing Corporation of India (ALIMCO), (A Government of India Undertaking) with HUDCO CSR assistance of ₹5 Crores (₹500.00 Lakhs). | 2282 | 100% |
| 36 | Proposal for Support under Privileged children through Education support, Medical care/ Medical support, nutrition support by “Manav Mandir Mission Trust (MMMT)” (NGO) for the financial year 2024-25 and 2025-26 under HUDCO CSR assistance of ₹49,06,100/-. | 109 | 100% |

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 37 | Procurement of Component Equipment for Blood Bank in Petlad Town, Anand District and Rescue Van for the Disaster Management Unit of IRCS's Gujarat State Branch, for CSR assistance of ₹80,65,783/- by Indian Red Cross Society for Gujarat State Branch (IRCS). | General population at large | - |
| 38 | Proposal for "Purchase of Ambulance vehicle, Blood Bank Medical equipment, etc. for the establishment of a fully equipped State of the Art Red Cross Blood Bank, Gopanpally, RR District, Telangana". | General population at large | - |
| 39 | Proposal for Improving Nutrition & Health of the Government school children through gift milk programme in Gadchiroli (Aspirational District) & Nagpur districts of Maharashtra. | 7217 | 50% |
| 40 | Proposal for purchase of three school buses by HUDCO under CSR programme for three schools in Goa namely 1) Vivekanand Higher Secondary School at Quepem, 2) Shree Mahalaxmi English High School at Ponda, and 3) Gopalkrishna High School at Sankhali. | 600 | - |
| 41 | Proposal for procurement of necessary medical equipment for Madhav Prasad Tripathi Medical College, Siddharth Nagar (An aspiration district) UP, by the Autonomous State Medical College Society, Siddharth Nagar, Uttar Pradesh. | General population at large | 100% |
| 42 | Proposal for construction of Double Lane Road Bridge (DLRB), Bridge, Urban Primary Health Centre at various locations in Gollaprolu, Pithapuram, Kakinada (District), Andhra Pradesh by Smart Andhra Pradesh Foundation. | 7000 | 70% |
| 43 | Proposal for Providing additional assistance for Furniture & Fixtures (Chair, Table/Desk, Bench, Black Board, celling Fan, solar/LED lights, open gym equipment, Water Cooler etc.) in Govt. & Govt. aided Schools or any other Govt. Institution to be implemented by HUDCO itself through its Regional Offices with HUDCO CSR assistance of ₹500/- Lakh. | 16510 | 100% |
| 44 | Proposal for procurement of 700 nos. of green benches and conducting Information, Education and Communication (IEC) activities for encouraging sustainable living practices among students and teachers in 35 Government schools in NCR for CSR assistance of ₹77,97,216/- by the Delhi Research Implementation and Innovation Foundation (DRIIV FOUNDATION). | 14000 | 100% |
| 45 | Proposal for purchase of Medical Equipment for cancer Institute (WIA), Adyar, Chennai, by cancer Institute (WIA) (Non-Governmental Organization) with CSR assistance of ₹250 Lakh. | 160000 | 25% |

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 46 | Proposal for CSR assistance of Rs. 39.48 Lakh for organizing four Theatre Workshops with Children in the Slum Areas of Delhi along with the One-day Theatre Festival of plays made by the workshops Participants by National School of Drama (NSD). | 120 | 100% |
| 47 | Proposal for purchase of 5 Vehicles for solid waste Disposal by Tura Municipal Board with CSR assistance of Rs. 93,92,812/- | 74858 | 100% |
| 48 | Procurement of Super sucker machine with one dump tank for sewerline cleaning by Nagar Nigam, Jaipur Greater with CSR assistance of Rs. 100 Lakh. | 3046143 | 25% |
| 49 | Proposal for Procurement of 14 Nos. of Auto Tippers for Door-to-Door garbage collection in District Bundi by Nagar Parishad-Bundi with Hudco CSR assistance of Rs. 100 Lakh. | 30000 | 35% |
| 50 | Proposal for providing Solar Power Pack to 20 Government Health Sub-Centers and Solar Water heaters to 36 Government Resident Hostels in Mulugu District of Telangana State with HUDCO CSR assistance of Rs. 1,58,55,200/- By District Welfare society Mulugu. | General population at large | 100% |
| 51 | Proposals for Strengthening Diagnostic and Surgical Support Services through Procurement of Digital Slide Scanner and Advanced Hemodynamic Monitoring Platform at Gujarat Cancer and Research Institute (GCRI), Ahmedabad. | 25000 | 100% |
| 52 | Proposal for establishment of 5 Haemodialysis Units and 1 RO plant (1000 Ltr/hr) by BSF Wives Welfare Association (BWWA) in FHQ BSF Hospital-II, Tigri Camp, New Delhi. | Kidney Disease Patients of BSF and other CAPFs | 100% |
| 53 | Project 'HUDCO Pehal - Steps Towards Inclusive Learning' - Developing educational and other supportive infrastructure in Govt. and Govt. aided schools, schools for children with special needs and other child care institutions. | 6510 | 100% |
| 54 | Proposal for Purchase of 2 Hearse (Shav Vahan) and 5 Cold Coffins in Agra, UP under CSR grant. | General population at large | - |
| 55 | Supply, Delivery and Fixing of CC Cameras at various locations to deter & monitor anti-social elements and also monitoring garbage vulnerable points in Nellore Municipal Corporation, Andhra Pradesh. | 499575 | 70% |
| 56 | Proposal for purchase of three food distribution vehicles in centralized Mid-Day Meal Kitchen of Akshay Patra in Vrindavan, Uttar Pradesh under HUDCO CSR Assistance. | General population at large | 100% |

| Sl. No. | Name of the Project | No of Persons benefitted from CSR Project (approximate)* | % of beneficiaries from vulnerable and marginalised groups# |
|---|---|---|---|
| 57 | Proposal for upgradation of Medical & Health Institution in Jaisalmar District (An aspirational district) of Rajasthan by District Health Society Jaisalmer. | 50000 | 30% |
| 58 | Distribution of Aids & Assistive devices to senior citizens and persons with disability under HUDCO CSR assistance (ALIMCO). | 4338 | 100% |
| 59 | Proposal for purchase of Four Buses for the Vision Restoration Program by Parivaar Education Society. | General population at large | 100% |

* The given data is based on estimate figures and data from various sources including Census Data and detailed project reports provided by the Applicant Agency, reports provided by HUDCO regional offices etc.

#Majority of the CSR proposals are implemented through Govt. agencies for the improvement and enhancement of infrastructure and service delivery in Government Institutions like Hospitals, Schools, Youth centres, Recreation facilities, etc. which impacts a large section of society including the underprivileged and marginalised sections in significant numbers hence the percentage of beneficiaries from vulnerable and marginalised sections may not be quantifiable in many cases.

## PRINCIPLE 9: BUSINESSES SHOULD ENGAGE WITH AND PROVIDE VALUE TO THEIR CONSUMERS IN A RESPONSIBLE MANNER

### ESSENTIAL INDICATORS

**1. Describe the mechanisms in place to receive and respond to consumer complaints and feedback.**

The Company has a structured Grievance Redressal Mechanism to receive and address complaints from customers and the public. Complaints can be submitted through multiple channels, including the Centralized Public Grievance Redressal and Monitoring System (CPGRAMS) portal, email and post. All complaints are acknowledged upon receipt and resolved within prescribed timelines, ensuring transparency and accountability in the redressal process.

As a Non-Banking Financial Company (NBFC), the Company follows a Fair Practices Code in line with the regulatory guidelines issued by the Reserve Bank of India (RBI). The Code ensures fair treatment, transparency and ethical practices in all customer dealings and is publicly available on the Company's website and further Fair Practice Code of HUDCO can be accessed at https://hudco.org.in/writereaddata/fpc.pdf

**2. Turnover of products and/ services as a percentage of turnover from all products/service that carry information about:**

| Particulars | As a percentage to total turnover |
|---|---|
| Environmental and social parameters relevant to the product | Not Applicable, being an NBFC. |
| Safe and responsible usage | 100% |
| Recycling and/or safe disposal | Not Applicable, being an NBFC. |

**3. Number of consumer complaints in respect of the following:**

| Particulars | Financial Year 2025-26 | | Remarks | Financial Year 2024-25 | | Remarks |
|---|---|---|---|---|---|---|
| | Received during the year | Pending resolution at end of year | | Received during the year | Pending resolution at end of year | |
| Data privacy | NIL | | | NIL | | |
| Advertising | NIL | | | NIL | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Cyber-security | NIL | | | NIL | | |
| Delivery of essential services | NIL | | | NIL | | |
| Restrictive Trade Practices | NIL | | | NIL | | |
| Unfair Trade Practices | NIL | | | NIL | | |
| Other | 8 | 0 | - | 0 | 0 | - |

**4. Details of instances of product recalls on account of safety issues.**

| | Number | Reasons for recall |
|---|---|---|
| Voluntary recalls | Not applicable as the Company is engaged in financing projects and not in manufacturing sector | |
| Forced recalls | | |

**5. Does the Company have a framework/ policy on cyber security and risks related to data privacy? (Yes/No) If available, provide a web-link of the policy.**

Yes, The Policy is available at Weblink on https://hudco.org.in//Site/FormTemplete/frmTemp1PLargeTC1C_P.aspx?MnId=613&ParentID=607.

**6. Provide details of any corrective actions taken or underway on issues relating to advertising, and delivery of essential services; cyber security and data privacy of customers; re-occurrence of instances of product recalls; penalty / action taken by regulatory authorities on safety of products / services.**

Not applicable.

**7. Provide the following information relating to data breaches:**

a. Number of instances of data breaches- 1

b. Percentage of data breaches involving personally identifiable information of customers-NIL

c. Impact, if any, of the data breaches- No impact, as the business is continued from the DR Site.

## LEADERSHIP INDICATORS

**1. Channels / platforms where information on products and services of the Company can be accessed (provide web link, if available).**

The details of the Company's products and services including applicable interest rates and other relevant information are publicly available on its official website (https://hudco.org.in) ensuring transparency and easy accessibility for stakeholders.

The Company operates across the entire value chain of infrastructure and housing finance with a strategic focus on urban development and related sectors/sub-sectors, thereby catering to diverse financing needs in these areas.

**2. Steps taken to inform and educate consumers about safe and responsible usage of products and/or services.**

HUDCO is having a pan India presence with 20 Regional Offices and 11 Development Offices, apart from the Corporate/ Head Office at Delhi and the HSMI Institute at New Delhi. The Consumers / Clients can access the information related to HUDCO products from these Offices as well as the website of the Company.

Consumer awareness and information is provided through the Company's website – https://hudco.org.in. Further, the information regarding safe and responsible usage of the products and services are also updated on the Company website from time to time, and also provided through emails, telephonically, personal meetings/ interactions by Head Office/ Regional Office/ Development Office officials with the Borrowing Agencies and other clients.

**3. Mechanisms in place to inform consumers of any risk of disruption/ discontinuation of essential services.**

Consumers are informed of any risk of disruption/ discontinuation of services through the website of the company, email and/or telephonically by the Head/Regional/Development Offices.

**4. Does the Company display product information on the product over and above what is mandated as per local laws? (Yes/No/Not Applicable) If yes, provide details in brief.**

Being an NBFC, the Company provides all disclosures under the prescribed regulations to its borrowers, clients and investors through its website – https://hudco.org.in.

The Company also follows transparency with the borrowers, clients, investors in matters related to application of loan and its processing, sanction, disbursement, post-disbursement activities, grievance redressal etc. as per its Fair Practice Code available at https://hudco.org.in/writereaddata/fpc.pdf. The Company has a mechanism of sending feedback form to borrowers and same obtained from them for evaluation and improvement.

**For and on behalf of the Board of Directors**

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**

## Annexure -A to Business Responsibility and Sustainability Report

| | |
|---|---|
| **Principle 1: Businesses should conduct and govern themselves with Ethics, Transparency and Accountability** | |
| Code of Practices and Procedure for fair disclosure of Unpublished Price Sensitive Information | https://www.hudco.org.in//writereaddata/CPP-for-fair-disclosure-UPSI.pdf |
| Vigil Mechanism/ Whistle Blower policy | https://hudco.org.in//writereaddata/wbpolicy.pdf |
| Policy on Materiality of Related Party Transactions & on dealing with Related Party Transactions | https://hudco.org.in//writereaddata/RPT-Policy-220125.pdf |
| Code of Conduct and Ethics | https://hudco.org.in///writereaddata/coc-bod.pdf |
| **Principle 2: Businesses should provide goods and services that are safe and contribute to sustainability throughout their life cycle.** | |
| CSR Policy | https://www.hudco.org.in//writereaddata/csrpolicy.pdf |
| ESG Policy | https://www.hudco.org.in//writereaddata/esg-policy.pdf |
| **Principle 3: Businesses should promote the well-being of all employees** | |
| Equal Opportunity Policy | https://www.hudco.org.in//writereaddata/equal_opportunity_policy.pdf |
| Policy for Prevention of Sexual Harassment (PoSH) at Workplace | https://www.hudco.org.in//writereaddata/PoSH-policy.pdf |
| **Principle 4: Businesses should respect the interests of and be responsive towards all stakeholders, especially those who are disadvantaged, vulnerable and marginalized** | |
| Stakeholder Engagement Policy | https://www.hudco.org.in//writereaddata/SE-Policy.pdf |
| CSR Policy | https://www.hudco.org.in//writereaddata/csrpolicy.pdf |
| ESG Policy | https://www.hudco.org.in//writereaddata/esg-policy.pdf |
| **Principle 5: Businesses should respect and promote human rights** | |
| Equal Opportunity Policy | https://www.hudco.org.in//writereaddata/equal_opportunity_policy.pdf |
| Code of Conduct and Ethics | https://hudco.org.in///writereaddata/coc-bod.pdf |
| **Principle 6: Businesses should respect, protect and make efforts to restore the environment** | |
| ESG Policy | https://www.hudco.org.in//writereaddata/esg-policy.pdf |
| **Principle 7: Businesses, when engaged in influencing public and regulatory policy, should do so in a responsible manner** | |
| Fair Practice Code | https://hudco.org.in/writereaddata/fpc.pdf |
| Public Advocacy Policy | https://www.hudco.org.in//writereaddata/PA-Policy.pdf |
| **Principle 8: Businesses should support inclusive growth and equitable development** | |
| Equal Opportunity Policy | https://www.hudco.org.in//writereaddata/equal_opportunity_policy.pdf |
| CSR Policy | https://www.hudco.org.in//writereaddata/csrpolicy.pdf |
| **Principle 9: Businesses should engage with and provide value to their customers and consumers in a responsible manner** | |
| Fair Practice Code | https://hudco.org.in/writereaddata/fpc.pdf |

Some policies, being internal documents, are available to the employees through the Company's intranet.

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# INDEPENDENT PRACTITIONER'S REASONABLE ASSURANCE REPORT ON IDENTIFIED SUSTAINABILITY INFORMATION IN BRSR OF THE HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED

**To the Board of Directors of The Housing and Urban Development Corporation Limited,**

We have undertaken to perform a reasonable assurance engagement for The Housing and Urban Development Corporation Limited ("the Company") in respect of the agreed Sustainability Information listed below (the "Identified Sustainability Information") by the criteria stated below. This sustainability information is included in the Company's BRSR for the year ended March 2026.

**Identified Sustainability Information**

The Identified Sustainability Information (ISI) for the year ended 31st March 2026 is summarized below:

| Identified Sustainability Information Subject to assurance | Period Subject to assurance | Level of Assurance | Reporting criteria |
|---|---|---|---|
| BRSR Core (Refer to Appendix A) | From 1st April, 2025 to 31st March, 2026 | Reasonable assurance | • Regulation 34(2)(f) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.<br>• Business Responsibility and Sustainability Reporting Requirements for listed entities per Master Circular No. HO/49/14/14(7)2025- CFD-POD2/I/3762/2026 dated January 30, 2026 (the "SEBI Master Circular")<br>• Greenhouse Gas (GHG) Protocol (A Corporate Accounting and Reporting Standard) (Revised) |

Our reasonable assurance engagement was with respect to the year ended March 2026 information only unless otherwise stated. We have not performed any procedures with respect to earlier periods or any other elements included in the BRSR and, therefore, do not express any conclusion thereon. This engagement was conducted by an assurance practitioner.

For the purposes of the remainder of our assurance report:

- 'Information subject to Reasonable Assurance' refers to the ISI identified above that was subject to reasonable assurance.
- 'Assured Sustainability Information' refers to all ISI subject to assurance (reasonable assurance); and
- 'Applicable Criteria' refers to the reporting criteria relevant to the information subject to assurance as identified above.

**Criteria:** The criteria used by the Company to prepare the ISI is summarized in **ANNEXURE 1**:

**Intended use or purpose**

The ISI and our reasonable assurance report are intended for users who have reasonable knowledge of the BRSR attributes, the reporting criteria and ISI and who have read the information in the ISI with reasonable diligence and understand that the ISI is prepared and assured at appropriate levels of materiality.

**Responsibilities for the Assured Sustainability Information**

The management of the Company are responsible for:

- designing, implementing and maintaining internal control relevant to the preparation of the Assured Sustainability Information that is free from material misstatement, whether due to fraud or error;

- selecting or developing suitable criteria for preparing the Assured Sustainability Information and appropriately referring to or describing the criteria; and
- preparing the Assured Sustainability Information in accordance with the Applicable Criteria.

Those charged with governance are responsible for overseeing the reporting process for the Company's Assured Sustainability Information.

**Exclusions**

Our assurance scope excludes the following, and therefore we do not express a conclusion on the same:

- Operations of the Company other than those mentioned in the "Scope of Assurance"
- Aspects of the BRSR and the data/information (qualitative or quantitative) other than the Identified Sustainability Information.
- Data and information outside the defined reporting period
- The statements that describe expression of opinion, belief, aspiration, expectation, aim, or future intentions provided by the Company.
- Any other information included in the Company's Annual Report that is not covered under our reasonable assurance on BRSR Core attributes conclusion on the select BRSR attributes.

**Inherent Limitations**

The preparation of the BRSR information requires the management to establish or interpret the criteria, make determinations about the relevancy of the information to be included, and make estimates and assumptions that affect the reported information.

Measurement of certain amounts and BRSR metrics, some of which are estimates, is subject to substantial inherent measurement uncertainty, for example, GHG emissions, water footprint, and energy footprint. Obtaining sufficient appropriate evidence to support our opinion/conclusion does not reduce the uncertainty in the amount and metrics.

**Our Responsibility**

Our responsibility is to express a reasonable assurance conclusion on the Identified Sustainability Information based on the procedures we have performed and evidence we have obtained.

We conducted our engagement in accordance with the Standard on Sustainability Assurance Engagements (SSAE) 3000, **"Assurance Engagements on Sustainability Information,"** issued by the Sustainability Reporting Standards Board of the Institute of Chartered Accountants of India. This standard requires that we plan and perform our engagement to obtain reasonable assurance about whether the Identified Sustainability Information is prepared, in all material respects, in accordance with the Reporting Criteria. A reasonable assurance engagement involves assessing the risks of material misstatement of the Identified Sustainability Information, whether due to fraud or error and responding to the assessed risks as necessary in the circumstances.

The procedures we performed were based on our professional judgment and included inquiries, observation of processes performed, inspection of documents, evaluating the appropriateness of quantification methods and reporting policies, analytical procedures, and agreeing or reconciling with underlying records.

***Summary of the work we performed as the basis for our opinion/conclusion***

We exercised professional judgement and maintained professional skepticism throughout the engagement. We designed and performed our procedures to obtain evidence that is sufficient and appropriate to provide a basis for our reasonable assurance opinion.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our reasonable assurance opinion.

**Reasonable Assurance Opinion**

In our opinion, the Company's Identified Sustainability Information in the Business Responsibility and Sustainability Reporting for the period 1st April, 2025 to 31st March, 2026, subject to reasonable assurance, is prepared, in all material respects, in accordance with Regulation 34(2)(f) of the Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015.

The nature, timing, and extent of the procedures selected depended on our judgement, including an assessment of the risks of material misstatement of the information subject to reasonable assurance, whether due to fraud or error. We identified and assessed the risks of material misstatement through understanding the information subject to reasonable assurance and the



engagement circumstances. We also obtained an understanding of the internal control relevant to the information subject to reasonable assurance in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of internal controls. In carrying out our engagement, we:

- Assessed the suitability of the criteria used by the entity in preparing the reasonable assurance information;
- Evaluated the appropriateness of reporting policies, quantification methods, and models used in the preparation of the information subject to reasonable assurance and the reasonableness of estimates made by the entity;
- Evaluated the overall presentation of the information subject to reasonable assurance;
- Made inquiries of relevant staff at the corporate office responsible for the preparation of the information subject to reasonable assurance;
- Applied analytical procedures, as appropriate.

Our opinion is formed on the basis of our assessment of the criteria, policies, methods, and models used by the entity, as well as our evaluation of the overall presentation and our reliance on external information where applicable.

**Restriction on Use**

Our Reasonable Assurance report has been prepared and addressed to the Board of Directors of The Company at the request of the Company solely to assist the Company in reporting on the Company's sustainability performance and activities. Accordingly, we accept no liability to anyone other than the Company. Our Deliverables should not be used for any other purpose or by any person other than the addressees of our Deliverables. The firm neither accepts nor assumes any duty or liability for any other purpose or to any other party to whom our Deliverables are shown or into whose hands it may come without our prior consent in writing.

**Report on Other Legal and Regulatory Requirements**

As an assurance provider, we have conducted our engagement in accordance with the applicable legal and regulatory requirements relevant to Business Responsibility and Sustainability Reporting (BRSR) as mandated by SEBI and the Companies Act, 2013. Our assurance engagement underscores our commitment to providing a reliable and comprehensive evaluation of the Company's adherence to these legal and regulatory requirements.

**For Mehta & Mehta**
**Company Secretaries**
**(ICSI Unique Code P1996MH007500)**

**Sd/-**
**CS Nayan Handa**
**Partner**
**FCS N0. F11993**
**C.P No. 18686**
**UDIN No.: F011993H000682949**

**Place of Signature:Delhi**
**Date: June 25, 2026**

**ANNEXURE 1**

The criteria used by the Company to prepare the Identified Sustainability Information is summarized below:

| Attribute | Parameter | Measurement |
|---|---|---|
| Greenhouse gas (GHG) footprint | Total Scope 1 emissions (Break-up of the GHG into $CO_2$, $CH_4$, $N_2O$, HFCs, PFCs, $SF_6$, $NF_3$, if available) | GHG ($CO_2e$) Emission in MT Direct emissions from an organization's owned- or controlled sources |
| | Total Scope 2 emissions (Break-up of the GHG ($CO_2e$) into $CO_2$, $CH_4$, $N_2O$, HFCs, PFCs, $SF_6$, $NF_3$, if available) | GHG ($CO_2e$) Emission in MT Indirect emissions from the generation of energy that is purchased from a utility provider |
| | GHG Emission Intensity (Scope 1 +2) | Total Scope 1 and Scope 2 emissions (MT) / Total Revenue |
| Water footprint | Total water consumption | Kiloliter |
| | Water consumption intensity | Kiloliter |
| | Water Discharge by destination and levels of Treatment | Kiloliter |
| Energy footprint | Total energy consumed<br>% of energy consumed from renewable sources | In Joules or multiples<br>In % terms |
| | Energy intensity | Joules or multiples / Rupee adjusted for PPP<br>Joules or multiples / Product or Service |
| Embracing circularity - details related to waste management by the entity | Plastic waste (A)<br>E-waste (B)<br>Bio-medical waste (C)<br>Construction and demolition waste (D)<br>Battery waste (E)<br>Radioactive waste (F)<br>Other Hazardous waste.<br>Please specify, if any. (G)<br>Other Non-hazardous waste generated (H). Please specify, if any. (Break-up by composition i.e., by materials relevant to the sector)<br>Total waste generated (A+B + C + D + E + F + G + H)<br>Waste intensity<br>Each category of waste generated, total waste recovered through recycling, re-using or other recovery operations<br>For each category of waste generated, total waste disposed by nature of disposal method | KG/MT |
| Enhancing Employee Wellbeing and Safety | Spending on measures towards well-being of employees and workers – cost incurred as a % of total revenue of the Company | In % terms |
| | Details of safety related incidents for employees and workers (including contract-workforce e.g. workers in the Company's construction sites) | Number of Permanent Disabilities |
| | | Lost Time Injury Frequency Rate (LTIFR) (per one million person-hours worked) |
| | | No. of fatalities |
| Enabling Gender Diversity in Business | Gross wages paid to females as % of wages paid | In % terms |

| Attribute | Parameter | Measurement |
|---|---|---|
| | Complaints on POSH | • Total Complaints on Sexual Harassment (POSH) reported<br>• Complaints on POSH as a % of female employees/workers<br>• Complaints on POSH uphel |
| Enabling Inclusive Development | Input material sourced from following sources as % of total purchases- Directly sourced from MSMEs/ small producers and from within India | In % terms – As % of total purchases by value |
| | Job creation in smaller towns – Wages paid to persons employed in smaller towns (permanent or non-permanent /on contract) as % of total wage cost | In % terms – As % of total wage cost |
| Fairness in Engaging with Customers and Suppliers | Instances involving loss / breach of data of customers as a percentage of total data breaches or cyber security events | In % terms |
| | Number of days of accounts payable | (Accounts payable *365) / Cost of goods/services procured |
| Open-ness of business | Concentration of purchases & sales done with trading houses, dealers, and related parties | • Purchases from trading houses as % of total purchases<br>• Number of trading houses where purchases are made from<br>• Purchases from top 10 trading houses as % of total purchases from trading houses |
| | | • Sales to dealers / distributors as % of total sales<br>• Number of dealers / distributors to whom sales are made<br>• Sales to top 10 dealers / distributors as % of total sales to dealers / distributors |
| | Loans and advances & investments with related parties | Share of RPTs (as respective %age) in -<br>• Purchases<br>• Sales<br>• Loans & advances<br>• Investments |

**Annexure-4**

# FORM NO. 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 9 of the Companies (Appointment and Remuneration of Managerial Personnel) Rules, 2014]

**To**

**The Members**

**Housing and Urban Development Corporation Limited ("HUDCO")**

**HUDCO Bhawan, India Habitat Centre,**

**Lodhi Road, New Delhi – 110003.**

We have conducted the secretarial audit of the compliance of applicable statutory provisions and the adherence to good corporate practices by **Housing and Urban Development Corporation Limited (CIN: L74899DL1970GOI005276)** (hereinafter called the 'Company'). Secretarial Audit was conducted in a manner that provided us a reasonable basis for evaluating the corporate conducts/statutory compliances and expressing our opinion thereon.

A. 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 and authorized representatives during the conduct of secretarial audit, we hereby report that in our opinion, the Company has, during the audit period covering the Financial Year ended on 31st March, 2026 ('Audit Period') 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.

B. We have examined the books, papers, minute books, forms and returns filed and other records maintained by the Company for the financial year ended on 31st March 2026 according to the provisions of:

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

(ii) The Securities Contracts (Regulation) Act, 1956 ('SCRA') and the rules made there under;

(iii) The Depositories Act, 1996 and the Regulations and Bye-laws framed there under to the extent of Regulation 76 of the Securities and Exchange Board of India (Depositories and Participants) Regulations, 2018;

(iv) Foreign Exchange Management Act, 1999 and the rules and regulations made there under to the extent of Foreign Direct Investment, Overseas Direct Investment and External Commercial Borrowings, to the extent applicable;

(v) The following Regulations and Guidelines prescribed under the Securities and Exchange Board of India Act, 1992 ('SEBI Act'), to the extent applicable:

a) Securities and Exchange Board of India (Listing Obligations and Disclosure Requirements) Regulations, 2015 and amendments thereof;

b) Securities and Exchange Board of India (Issue of Capital and Disclosure Requirements), Regulations 2018, to the extent applicable (No such event during the Audit Period);

c) Securities and Exchange Board of India (Substantial Acquisition of Shares and Takeovers) Regulations, 2011 and amendment thereof;

d) Securities and Exchange Board of India (Buyback of Securities) Regulations, 2018 and amendment thereof (No such event during the Audit Period);

e) Securities and Exchange Board of India (Share Based Employee Benefits and Sweat Equity) Regulations, 2021 and amendment thereof (No such event during the Audit Period);

f) Securities and Exchange Board of India (Issue and Listing of Non-Convertible Securities) Regulations, 2021 and amendment thereof;

g) Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 and amendment thereof;

h) Securities and Exchange Board of India (Delisting of Equity Share) Regulations, 2021 and amendment thereof (No such event during the Audit Period);

i) The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 1993 (up to 14th December, 2025) and The Securities and Exchange Board of India (Registrars to an Issue and Share Transfer Agents) Regulations, 2025 (from 15th December, 2025) regarding the Act and dealing with client to the extent of securities issued.

(vi) Compliances/processes/systems under other specific applicable Laws (as applicable to the industry) – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 (as amended), subsequent consolidated master directions applicable on NBFCs & the rules made thereunder; and Rules, Regulations, Guidelines on Corporate Governance for Central Public Sector Enterprises (CPSEs), 2010 issued by Department of Public Enterprises ('DPE Guidelines').

(vii) We further report that, having regards to the compliance system prevailing in the Company for the specifically applicable laws to the Company as identified by the Management, are being verified on the basis of periodic certificate under internal Compliance system submitted to the Board of Directors of the Company.

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

(i) Secretarial Standards ('SS') with regard to Meetings of the Board of Directors (SS-1) and General Meetings (SS-2) issued by The Institute of Company Secretaries of India.

(ii) Listing Agreements entered by the Company with the National Stock Exchange of India Limited (NSE) and the BSE Limited (BSE).

D. During the Audit period, the Company has generally complied with the provisions of the Act, Rules, Regulations, Guidelines, Standards, etc. mentioned above subject to the following observation:

*i) The composition of the Board was not in compliance with the provisions of Section 149(4) of the Act and Regulation 17(1)(b) of the SEBI (LODR) Regulations, 2015 during the Audit Period. Further, the requirement under Regulations 17(1)(a) & 17(1)(c) of the SEBI (LODR) Regulations, 2015 and Clauses 3.1.2 & 3.1.4 of DPE Guidelines were not met from 01.04.2025 till 27.04.2025.*

*Due to the absence of Independent Directors, the Board meeting held 04.04.2025 did not meet the quorum requirement under Regulation 17(2A) of the SEBI (LODR) Regulations, 2015.*

*ii) Owing to the absence of the requisite number of Independent Directors on the Board, the Audit Committee, Nomination and Remuneration Committee (NRC), Stakeholders Relationship Committee, Risk Management Committee and Corporate Social Responsibility Committee, were not duly constituted as per the applicable provisions of the Companies Act, 2013, SEBI (LODR) Regulations, 2015, and DPE Guidelines during the period from 01.04.2025 to 28.04.2025.*

*Further, Due to the absence of Independent Directors, the NRC Meeting held on 04.04. 2025 did not meet the quorum requirement under Regulation 19(2A) of the SEBI (LODR) Regulations, 2015.*

*iii) During the Audit Period, the NSE and BSE each have levied fine(s) for non-compliance of Regulations 17(1)(a)/17(1)(b)/17(1)(c), 17(2A), 18(1)(b), 19(1)/19(2),19(2A), 20(2A) and 21(2) and as per the information and explanation provided by the management, the Company has made submissions to NSE and BSE to waive off the fine imposed.*

*As per the information and explanation provided by the management of the Company, the power to appoint Directors on the Board of the Company vests with the President of India, which is exercised through Administrative Ministry, i.e., Ministry of Housing and Urban Affairs (MoHUA). The Company has requested to MoHUA for appointment of requisite number of Independent Directors on the Board of HUDCO to ensure compliance from time to time.*

E. **We further report that**

(i) The Board of Directors of the Company is duly constituted with proper balance of Executive Directors and Non-Executive Directors except as enumerated in para D(i) above regarding Independent Directors. The changes in the composition of the Board of Directors that took place during the period under review were carried out in compliance with the provisions of the Act.

(ii) Adequate notice is given to all Directors to schedule the Board Meetings, agenda and detailed notes on agenda generally sent at least seven days in advance, except in some cases, wherein Board Meeting notice/ agenda were circulated on shorter notice with the consent of Board of Directors. A system also exists for seeking and obtaining further information and clarifications on the agenda items before the meeting and for meaningful participation at the meeting.



(iii) All decisions at Board Meetings and Committee Meetings are carried out by majority as recorded in the minutes of the meetings of the Board of Directors / Committee of the Board, as the case may be.

F. **We further report that**, based on the information provided and review of compliance reports taken on record by the Board of Directors of the Company, in our opinion, 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.

G. **We further report that**, during the audit period, the Company had the following events which had bearing on the Company's affairs in pursuance of the above referred laws, rules, regulations, guidelines etc.:

(i) The Company, at the 55th Annual General Meeting held on 15.09.2025, has approved the raising of fund up to a maximum of Rs.65,000 Crore through issue of Non-Convertible Bonds/Debentures on private placement basis, and also approved an increase in the overall borrowing limit of the Company from the existing limit of Rs.1,50,000 Crore to Rs.2,50,000 Crore.

Note:

This report is to be read with our letter of even date which is annexed as "Annexure A" and forms an integral part of this report.

**For VAP & Associates**
Company Secretaries
FRN: P2023UP098500
Peer Review No: 7629/2026

Sd/-
**(Parul Jain)**
Managing Partner
M. No. F8323
C.P. No. 13901
UDIN: **F008323H000654122**

**Place : Ghaziabad**
**Date : 19.06.2026**




*Improvement of Hospital Infrastructure, Cherthala, Kerala*

**Annexure A**

## ANNEXURE TO SECRETARIAL AUDIT REPORT

**To**

**The Members,**
**Housing and Urban Development Corporation Limited ("HUDCO")**
**HUDCO Bhawan, India Habitat Centre,**
**Lodhi Road, New Delhi – 110003**.

Our report of even date is to be read along with this letter.

1. Maintenance of secretarial record 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 processes as were appropriate to obtain reasonable assurance about the correctness of the contents of secretarial records. The verification was done on test basis to ensure that correct facts are reflected in secretarial record. We believe that the process and practices we followed, provide a reasonable basis for our opinion.
3. The compliance of the provisions of corporate and other applicable laws, rules, regulations, standards is the responsibility of management. Our examination was limited to the verification of procedures on test check basis.
4. Our Audit examination is restricted only up to legal compliances of the applicable laws to be done by the Company, we have not checked the practical aspects relating to the same.
5. We have not verified the correctness and appropriateness of financial records and Books of Accounts of the Company as well as correctness of the values and figures reported in various disclosures and returns as required to be submitted by the Company under the specified laws, though we have relied to a certain extent on the information furnished in such returns.
6. The compliance by the Company of applicable financial laws such as direct and indirect tax laws has not been reviewed in this Audit since the same have been subject to review by statutory auditors and other designated professionals and the contents of this Report has to be read in conjunction with and not in isolation of the observations, if any, in the report(s) furnished/to be furnished by any other auditor(s)/agencies/authorities with respect to the Company.
7. Due to the inherent limitations of an audit including internal, financial, and operating controls, there is an unavoidable risk that some misstatements or material non compliances may not be detected, even though the audit is properly planned and performed in accordance with audit practices.
8. Wherever required, we have obtained the management representation about the compliance of laws, rules and regulations and happening of events, etc.
9. The Secretarial Audit Report is neither an assurance as to future viability of the Company nor of the efficacy or effectiveness with which the management has conducted the affairs of the Company.

**For VAP & Associates**
Company Secretaries
FRN: P2023UP098500
Peer Review No: 7629/2026

Sd/-
**(Parul Jain)**
Managing Partner
M. No. F8323
C.P. No. 13901
UDIN: **F008323H000654122**

**Place : Ghaziabad**
**Date : 19.06.2026**

Annexure-5

# Annual Report on Corporate Social Responsibility (CSR) Activities for the Financial Year 2025-26

## [Pursuant to section 135 of the Companies Act, 2013 read with Rule 8(1) of the Companies (Corporate Social Responsibility Policy) Rules, 2014]

**1. Brief outline of the CSR Policy of the Company.**

The main objective of HUDCO's CSR Policy is to guide the Corporation's continuous commitment to operate economically, socially, sustainably & inclusively in consultation with its stakeholders. This includes upliftment of the marginalized and under-privileged sections of society by promoting inclusive socio-economic growth, empowerment of communities, capacity building, environment protection, promoting green & energy-efficient technologies, development of backward regions, with a focus on projects benefiting the poor.

HUDCO's CSR policy includes guiding principles for selection, implementation and monitoring of activities as well as formulation of an annual action plan.

HUDCO, in line with the above objective and the annual theme of 'Health and Nutrition' identified by Department of Public Enterprises (DPE) for the F.Y. 2025-26, has extended CSR assistance for various projects relating to the theme and has spent Rs. 39.49 Crore (65.75% of total CSR Expenditure for Financial Year 2025-26) on thematic projects like Purchase of Medical Equipment for Cancer Institute (WIA), Adyar, Purchase of three food distribution vehicles for the centralised Mid-Day Meal Kitchen of Akshay Patra, Procurement of Super Sucker Machine with Dump Truck, Procurement of Auto Tipper for door-to-door waste collection, establishment of Haemodialysis Unit with RO plant, Distribution of Aids & Assistive devices to senior citizens and persons with disability, etc.

In addition to this, HUDCO has also implemented CSR projects in areas related to education, environment, sports, rural infrastructure development, art & culture, etc. like providing infrastructural facilities at Ekuni Village, strengthening wildlife rescue infrastructure & habitat protection, developing educational and other supportive infrastructure in Govt. and Govt. aided schools, schools for children with special needs and other child care institutions under Project PEHEL, theatre workshops and festival for children from slum areas and underpriviledged background from Delhi, etc.

Disbursement of CSR assistance has been extended for the proposals sanctioned in the earlier years in line with the Companies' CSR Policy Amendment Rules, 2021 and guidelines issued by the Department of Public Enterprises for CPSEs.

HUDCO, having a pan-India presence and being a financial institution, has no specific geographical area; therefore, the CSR activities are spread all over the country. The CSR Policy and other information on CSR are available on HUDCO's website at: https://hudco.org.in/index.aspx

**2. Composition of CSR Committee (as on 31.03.2026):**

| S. No. | Name of Director | Designation /Nature of Directorship | Number of meetings of CSR Committee held during the year | Number of meetings of CSR Committee attended during the year |
|---|---|---|---|---|
| i | Shri. M Nagaraj | Chairman/ Director (Corporate Planning) | 12 | 12 |
| ii | Shri Sanjeet | Member/ Part-time Official (Government) Director | 12 | 12 |
| iii | Shri Daljeet Singh Khatri (Up to 28.04.2025) | Member/ Director (Finance) | 1 | 1 |
| iv | Smt. Sabitha Bojan (From 29.04.2025) | Member/ Non-Official (Independent) Director | 11 | 11 |

| | | |
|---|---|---|
| **3.** | Provide the web-link(s) where Composition of CSR Committee, CSR Policy and CSR projects approved by the Board are disclosed on the website of the Company. | https://hudco.org.in/index.aspx |
| **4.** | Provide the executive summary along with web-link(s) of Impact assessment of CSR projects carried out in pursuance of sub-rule (3) of rule 8 if applicable. | Not Applicable* |

| | | | |
|---|---|---|---|
| **5.** | a. | Average net profit of the company as per sub-section (5) of section 135. | Rs. 2,89,463.00 Lakh |
| | b. | Two percent of average net profit of the Company as per sub-section (5) of Section 135 | Rs. 5,789.25 Lakh |
| | c. | Surplus arising out of the CSR projects or programmes or activities of the previous financial years. | Rs. 1.31 Lakh |
| | d. | Amount required to be set off for the financial year, if any. | NIL |
| | e. | Total CSR obligation for the financial year [(b)+(c)-(d)]. | Rs. 5,790.56 Lakh |
| **6.** | a. | Amount spent on CSR projects (both ongoing project and other than ongoing project) | #Rs. 5,716.62 Lakh |
| | b. | Amount spent in Administrative Overheads. | Rs. 289.46 Lakh |
| | c. | Amount spent on Impact Assessment, if applicable. | NIL |
| | d. | Total amount spent for the Financial Year [(a)+(b)+(c)]. | Rs. 6,006.08 Lakh |

(*) Impact assessment is required to be done for the projects having expenditure of Rs. 100.00 Lakh or more, after the expiry of at least one year post completion of the project. Three CSR projects were eligible for impact assessment. Accordingly, the process for the identification of the 3rd party agency was initiated during the year. The study of impact assessment is proposed to be taken up in the next fiscal year.

(#) Includes the amount spent on the projects approved during 2025-26 (Rs. 1,458.79 Lakh) and ongoing projects of previous Financial Years i.e 2024-25 (Rs. 2,952.91 Lakh) and 2023-24 (Rs. 307.21 Lakh) and 2022-23 (Rs 997.70 Lakh) based on the utilization certificates received during the F.Y. 2025-26, as company recognizes the expenditure after receipt of utilization certificates. During the year, the Company also contributed an amount of Rs. 472.40 Lakh to 'Swachh Bharat Kosh', being the unspent CSR fund, due to closure/curtailment of the ongoing proposals of Financial Year 2022-23.

The details of expenditure incurred on CSR projects during the FY 2025-26 are enclosed herewith as Annexure-A.

**e. CSR amount spent or/and unspent for the Financial Year 2025-26.**

| Total Amount spent for the Financial Year (in Rs.) | Amount Unspent (in Rs.) | | | | |
|---|---|---|---|---|---|
| | Total Amount transferred to Unspent CSR account as per Section 135(6) | | Amount transferred to any fund specified under Schedule-VII as per second proviso to Section 135(5) | | |
| | Amount | Date of transfer | Name of the Fund | Amount | Date of Transfer |
| 25,15,14,797 | 32,74,10,537$ | 30.04.2026 | - | - | |

($) Includes Rs.2,60,56,710/- disbursed to agencies for implementation of proposals for which Utilisation Certificate was not received during the F.Y. 2025-26, and therefore net amount transferred to Unspent CSR account F.Y. 2025-26 is Rs.30,13,53,826.93.

**f. Excess amount for set off, if any:**

| S.No. | Particular | Amount (in Rs.) |
|---|---|---|
| (i) | Two percent of average net profit of the Company as per sub-section (5) of section 135 | 57,89,25,334 |
| (ii) | Total amount spent for the Financial Year | *60,06,08,290 |
| (iii) | Excess amount spent for the financial year {(ii) – (i)} | 0 |
| (iv) | Surplus arising out of the CSR projects or programs or activities of the previous financial years, if any | 1,31,376 |
| (v) | Amount available for set off in succeeding financial years {(iii) - (iv)} | NIL |

(*)includes the amount spent on the projects approved during 2025-26, ongoing projects of the previous Financial Years, i.e. F.Y. 2024-25, 2023-24 & 2022-23, and admin overheads.



**7. Details of unspent CSR amount for the preceding three Financial Years:**

| S. No. | Preceding Financial Year(s) | Amount transferred to Unspent CSR Account under Section 135 (6) (in Rs.) | Balance amount in Unspent CSR account under sec. 135 (6) (in Rs.) | Amount spent in the Financial Year (in Rs.) | Amount transferred to a Fund specified under Schedule VII as per second proviso to section 135 (5) if any | | Amount remaining to be spent in succeeding financial years (in Rs.) | Deficiency, if any |
|---|---|---|---|---|---|---|---|---|
| | | | | | Amount (in Rs.) | Date of transfer | | |
| 1 | 2024-25 | 22,78,78,925 | 22,78,78,925 | 22,71,80,045 | - | - | %6,98,880 | |
| 2 | 2023-24 | 18,33,72,986 | 2,30,53,808 | 2,20,31,183 | - | - | %10,22,625 | |
| 3 | 2022-23 | 26,67,94,463 | 10,40,37,033 | 5,25,30,273 | @4,72,40,426 | 30.03.2026 | #42,79,776 | |

(%) Includes amount disbursed to agencies for which UC is awaited.

(@) The unspent amount was transferred to 'Swachh Bharat Kosh' from the unspent CSR account F.Y. 2022-23, due to curtailment/closure of a few CSR projects.

(#) Includes Rs.13,442/-, received as surplus. As per the provisions of the Companies Act 2013, the total amount has been transferred to 'Swachh Bharat Kosh', on 16.04.2026.

**8. Whether any capital assets have been created or acquired through CSR amount spent in the Financial Year: Yes**

If Yes, enter the number of Capital assets created/ acquired; 193 nos.

Furnish the details relating to such asset(s) so created or acquired through CSR amount spent in the Financial Year:

List enclosed as Annexure - B

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal office/ Municipal Corporation/ Gram panchayat are to be specified and also the area of the immovable property as well as boundaries).

| | | |
|---|---|---|
| **9.** | **Specify the reason(s), if the Company has failed to spend two percent of the average net profit as per Sub-section 5 of Section 135.** | Against the required CSR provision for FY 2025-26 of ₹5,789.25 Lakh, HUDCO could not spend ₹3,274.10 Lakh on the CSR projects approved during FY 2025-26. For the proposals approved during the Financial Year 2025-26, agencies could not achieve the required progress due to delays in the finalisation of tenders and compliance with sanction conditions, and accordingly, the expenditure on these proposals was delayed.<br><br>As against the prescribed provision of ₹5,789.25 Lakh, net amount released was ₹2,775.71 Lakh (including ₹260.56 Lakh for pending receipts of utilization certificates against the funds released to agencies) during F.Y. 2025-26, thus leaving an unspent amount of ₹3,013.53 Lakh for FY 2025-26 and was transferred to the 'Unspent CSR account F.Y. 2024-25' opened with a scheduled bank. The funds shall be utilized in accordance with CSR Amendment Rules 2021 under the Companies Act 2013 on achievement of the required physical progress of the project.<br><br>However, the total amount spent during the F.Y. 2025-26 was ₹6,006.08 Lakh, including expenditure on ongoing projects approved in previous financial years, i.e 2024-25 (₹2,952.91 Lakh), 2023-24 (₹307.21 Lakh) and 2022-23 (₹997.70 Lakh) based on the utilisation certificates received during the F.Y. 2025-26. |

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN:06428038)**

**Sd/-**
**M. Nagaraj**
**Chairman, CSR Committee**
**(DIN:05184848)**

**Place: New Delhi**
**Date : 28th July, 2026**

Annexure-A

# Expenditure incurred in CSR Projects during the Financial Year 2025-26

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 1 | Construction of Toilets at 3 locations in Greater Chennai Corporation area Chennai, Tamil Nadu by Greater Chennai Corporation. | Sanitation | No | Tamil Nadu | Chennai | 76,77,040.00 | 21,51,986.00 | No | Greater Chennai Corporation, Chennai | CSR00027306 |
| 2 | Construction of Check Dams, Pipelines, Ground Level Reservoir and Over Head Tank in various locations at Bikkatty Town Panchayat in Nilgiris District | Drinking Water | No | Tamil Nadu | Nilgiris | 30,88,263.00 | 8,12,263.00 | No | Bikkatty Town Panchayat, Nilgiri | CSR00047650 |
| 3 | Construction of Multi-purpose Community Hall at Osatti, Aasanur Village Panchayat, Thalavadhy Union, Erode District | Skill Development | No | Tamil Nadu | Erode | 92,40,464.00 | 35,08,031.00 | No | District Rural Development Authority, Erode | CSR00043022 |
| 4 | Construction of Public Amenity Building at Shri Kedarnath Dham, Rudraprayag, Uttarakhand. | Heritage / Sanitation | No | Uttarakhand | Rudraprayag | 6,59,09,270.00 | 1,22,19,736.00 | No | Shri Kedarnath Uthan Charitable Trust | CSR00009855 |
| 5 | Augmentation of public health by supplying safe drinking water in six villages of Machilipatnam Parliament Constituency i.e. Kamalapuram, Polavaram, Akulamannadu, Endapalli, Matlam and Lakshmipuram of Machilipatnam, Krishna, Andhra Pradesh | Drinking Water | No | Andhra Pradesh | Machillipatnam & Krishna | 92,24,257.00 | 48,24,257.00 | No | Connect to Andhra, Vijayawada | CSR00008366 |
| 6 | Construction of Youth Development Centre at Giridih, Jharkhand by Zila Parishad, Giridih Jharkhand | Education | No | Jharkhand | Giridih | 75,59,000.00 | 75,59,000.00 | No | Zilla Parishad, Giridih | CSR00050010 |
| 7 | Construction of Anganwadi cum Pakalveedu at Ernakulam (Division 62) Ernakulam District, Kerala | Health & Education | No | Kerala | Ernakulum | 89,96,000.00 | 89,96,000.00 | No | Municipal Corporation, Kochi | CSR00022791 |
| 8 | Construction of Youth Development Centre at Jaurakhurd, by Municipal Corporation Morena, MP. | Skill Development | No | Madhya Pradesh | Morena | 90,56,144.00 | 22,28,000.00 | No | Municipal Corporation, Morena | CSR00029589 |
| 9 | Upgradation of Blind School at Morena by Indian Red Cross Society Morena, MP. | Education | No | Madhya Pradesh | Morena | 87,33,389.00 | 29,35,000.00 | No | Indian Red Cross Society, Morena | CSR00029480 |

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 10 | Construction of State of The Art Archery Centre in Sewa Samarpan Sansthan, Bidua, Mohanlalganj, Lok Sabha Constituency, by Nagar Panchayat Mohanlalganj, Lucknow | Sports | No | Uttar Pradesh | Lucknow | 72,96,000.00 | 72,96,000.00 | No | Nagar Panchayat, Mohalalganj, Lucknow | CSR00050569 |
| 11 | Contribution to Swachh Bharat Kosh from Unspent Account F.Y. 2022-23, due to closure/ curtailment of CSR projects approved in F.Y. 2022-23 | Contribution to Central Fund | No | Pan India | Pan India | 4,72,40,426.00 | 4,72,40,426.00 | Yes | Not Applicable | Not Applicable |
| 12 | Construction of Community Hall cum Barat Ghar (2 Sheds) at Ambedkar Bhawan, Alot, District: Ratlam, M.P . | Rural Development | No | Madhya Pradesh | Ratlam | 96,05,000.00 | 21,48,896.00 | No | Nagar Parishad, A lot | CSR00057007 |
| 13 | Procurement of Ultraportable Handheld X-Ray with CAD/ Artificial Intelligence software for District Tuberculosis Centre, Chamba Distt., HP | Health Care | No | Himachal Pradesh | Chamba | 45,00,000.00 | 17,92,000.00 | Yes | Not Applicable | Not Applicable |
| 14 | Construction of Community Halls and Kitchen Sheds with Toilets in various locations at Bikkatty Town Panchayat in Nilgiris District under HUDCO CSR assistance. | Rural Development | No | Tamil Nadu | Nilgiris | 90,92,000.00 | 30,96,053.00 | No | Bikkatty Town Panchayat, Nilgiri | CSR00047650 |
| 15 | Purchase of a basic life ambulance and wheelchairs etc. for 3 old age homes of New Delhi | Health Care | No | New Delhi | New Delhi | 35,00,000.00 | 30,13,962.00 | Yes | Not Applicable | Not Applicable |
| 16 | Procurement of 1 no. Fusion MR Viewer and 3 no. Saline Warming cabinet (Fluid Warmer) for Tata Memorial Hospital, Mumbai | Health Care | No | Maharashtra | Mumbai | 69,11,050.00 | 45,10,320.00 | No | Tata Memorial Centre | CSR00001207 |
| 17 | Renovation and Development of Children Park at Chinta Mani Chak, Ward no. 22, Mokama District, Bihar | Rural Development | No | Bihar | Mokama | 1,00,00,000.00 | 89,89,000.00 | No | Nagar Parishad, Mokama | CSR00052552 |
| 18 | Construction of an Auditorium at Adarsh College, Rajdhanwar, Dist. Giridih, Jharkhand | Education | No | Jharkhand | Giridih | 97,59,500.00 | 71,71,000.00 | No | Zila Parishad, Giridih | CSR00050010 |

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 19 | Proposal for Providing additional assistance for Furniture & Fixtures (Chair, Table/Desk, Bench, Black Board, celling Fan, solar/ LED lights, open gym equipment, Water Cooler etc.) in Govt. & Govt. aided Schools or any other Govt. Institution to be implemented by HUDCO itself through its Regional Offices | Education | No | Pan India | Pan India | 5,00,00,000.00 | 4,11,05,224.00 | Yes | Not Applicable | Not Applicable |
| 20 | Providing Furniture & Fixtures (Chair, Table/Desk, Bench, Black Board, celling Fan, solar/LED lights, open gym equipment, Water Cooler etc.) in Govt. & Govt. aided Schools | Education | No | Pan India | Pan India | 6,15,00,000.00 | 71,84,228.00 | Yes | Not Applicable | Not Applicable |
| 21 | Activities proposed to be taken up under Swachhata Hi Seva initiative | Health & Sanitation | No | Pan India | Pan India | 98,00,000.00 | 14,91,196.00 | Yes | Not Applicable | Not Applicable |
| 22 | Proposal for Distribution of Aids & Assistive Devices to Senior Citizens & Persons with Disabilities (Divyangjan) under HUDCO CSR initiative in various Districts/States by Artificial Limbs Manufacturing Corporation of India (ALIMCO), (A Government of India Undertaking) with HUDCO CSR assistance of Rs.5 Crores (Rs. 500.00 Lakhs). | Health & Disability Aids | No | Pan India | Pan India | 5,00,00,000.00 | 4,99,58,951.00 | No | Artificial Limb Manufacturing Corporation of India (ALIMCO) | CSR00000532 |
| 23 | Proposal for contribution in National Sports Development Fund (NSDF) for Advanced Training of Sportspersons under the “Target Olympic Podium” Scheme | Sports | No | New Delhi | New Delhi | 2,50,00,000.00 | 2,49,95,000.00 | No | National Sports Development Fund (NSDF) | CSR00016457 |
| 24 | Proposal for Developing a Family Friendly Ambience to support Healing & Well being of the Mother and Children at existing Mother and Child Hospital at Masjid Moth Campus, AIIMS , New Delhi | Health Care | No | New Delhi | New Delhi | 8,22,00,000.00 | 81,78,084.00 | No | AIIMS Delhi | CSR00028135 |
| 25 | Solar Installation and Green Crematorium Setup at Garhi Harsaru, Gopalpur Village, Manesar, Gurugram District, Haryana | Health & Environment | No | Haryana | Gurugram | 1,23,65,820.00 | 1,01,78,992.00 | No | Friendicoes SECA | CSR00001140 |

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 26 | Support to under privileged children through Education support, Medical care/ Medical support and nutrition support | Health & Education | No | New Delhi | New Delhi | 49,06,100.00 | 37,61,733.00 | No | Manav Mandir Mission Trust | CSR00012647 |
| 27 | Proposal for Construction of 03 No. Internal Cement Concrete Streets (about 534 meters) and Shamshan Ghat at Gram Govindpur Shakarpur, Block Machhra, Tehsil Mawana, District: Meerut, Uttar Pradesh | Rural Development | No | Uttar Pradesh | Meerut | 38,41,000.00 | 38,43,719.00 | No | Gram Panchayat Govindpur Shakarpur, Meerut | CSR00054585 |
| 28 | Purchase of Zoom ophthalmic operating microscope with teaching facility, Ophthalmic Nd: YAG Laser, Diode Laser machine for Mandya Institute of Medical Sciences (MIMS), Mandya | Health Care | No | Karnataka | Mandya | 98,00,000.00 | 58,73,000.00 | No | Mandya Institute of Medical Sciences | CSR00074000 |
| 29 | Purchase of three school buses for three schools in Goa namely 1) Vivekanand Higher Secondary School at Quepem, 2) Shree Mahalaxmi English High School at Ponda, and 3) Gopalkrishna High School at Sankhali | Education | No | Goa | Goa | 77,00,000.00 | 75,73,425.00 | Yes | Not Applicable | Not Applicable |
| 30 | Procurement of Component Equipment for Blood Bank in Petlad Town, Anand District and Recue Van for the Disaster Management Unit of IRCS's Gujarat State Branch | Health Care | No | Gujrat | Anand | 80,65,783.00 | 53,73,066.00 | No | Indian Red Cross Society, Gujarat State Branch, Ahmedabad | CSR00011940 |
| 31 | Proposal for Construction of First Floor in Virat Hospice Jabalpur (MP) by Brahmrishi Mission Samiti, Jabalpur (MP) | Health Care | No | Madhya Pradesh | Jabalpur | 2,38,25,000.00 | 2,26,41,308.00 | No | Brahmrishi Mission Samiti | CSR00004300 |
| 32 | Construction of Computer Lab Hall at Shri Jawaharial Nehru Law College, Mandsaur (MP) | Education | No | Madhya Pradesh | Mandsaur | 98,19,000.00 | 24,54,750.00 | No | Nagar Palika Parishad Mandsaur | CSR00045366 |
| 33 | Construction of Multi purpose community and wellness centre at phunal Maring, Khunou, kangpokpi District Manipur | Rural Development | No | Manipur | Kangpokpi | 99,96,000.00 | 30,96,000.00 | No | Planning and Development Authority, Manipur | CSR00040218 |
| 34 | Construction of Rest House for Patients and Shelter-less at Likabali, Lower Siang District, Arunachal Pradesh by District Urban Development Agency (DUDA) | Health Care | No | Arunachal Pradesh | Likabali- Lower Siang | 99,95,000.00 | 60,00,000.00 | No | District Urban Development Agency, Dist. Lower Siang | CSR00059918 |

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 35 | Procurement of Medical Equipment at Nizam's Institute of Medical Sciences-(NIMS) | Health Care | No | Telangana | Hyderabad | 94,70,000.00 | 93,83,398.00 | No | Nizam's Institute of Medical Sciences-(NIMS) | CSR00066886 |
| 36 | Purchase of Ambulance vehicle, Blood Bank Medical equipment, etc. for the establishment of a fully equipped State of the Art Red Cross Blood Bank, Gopanpally, RR District, Telangana. | Health Care | No | Telanagana | Ranga Reddy | 1,35,20,000.00 | 1,10,27,738.00 | No | Indian Red Cross Society (IRCS), Telangana | CSR00011419 |
| 37 | Purchase of Kitchen equipment for Centralized Kitchens and 3 Electrical Food Distribution Vehicles to carry meals to various Government & Government aided Schools | Health & Nutrition | No | Telanagana | Kandi-Sangareddy & Narsingi-Ranga Reddy | 88,68,000.00 | 30,68,727.00 | No | Akshaya Patra Foundation | CSR00000286 |
| 38 | Procurement of necessary medical equipment for Madhav Prasad Tripathi Medical College, Siddharth Nagar | Health Care | No | Uttar Pradesh | Siddharth Nagar | 2,45,06,987.00 | 2,45,06,987.00 | No | State Medical College Society, Siddharth Nagar | CSR00077807 |
| 39 | Installation of 2 Solar High Mast Lights and 30 Solar Street Lights at Gram Chilauli, District Unnao, U.P. | Rural Development | No | Uttar Pradesh | Unnao | 8,57,518.00 | 7,23,180.00 | No | Uttar Pradesh New and Renewable Energy Development Agency (UPNEDA) | CSR00051353 |
| 40 | Improving Nutrition & Health of the Government school children through gift milk programme | Health & Nutrition | No | Maharashtra | Nagpur & Gadchiroli | 2,00,00,000.00 | 1,10,00,000.00 | No | NDDB Foundation for Nutrition' (NFN) | CSR00004168 |
| 41 | Improving Nutrition & Health of the Government school children through gift milk programme | Health & Nutrition | No | Chattisgarh | Bilaspur, Mungeli & Rajnandgaon | 2,48,70,000.00 | 1,90,47,529.00 | No | National Dairy Development Board Foundation (NFN) | CSR00004168 |
| 42 | Installation of Solar Street lights along Elappara-Bonami-Kavakkulam Street at 50 Locations, Elappara, Idukki District, Kerala | Rural Development & Environment | No | Kerala | Idukki | 24,42,000.00 | 18,32,000.00 | No | ANERT (Agency for New and Renewable Energy Research and Technology) | CSR00019849 |
| 43 | Construction of Double Lane Road Bridge (DLRB), Bridge, Urban Primary Health Centre at various locations in Gollaprolu, Pithapuram, Kakinada (District), Andhra Pradesh | Health Care & Rural Development | No | Andhra Pradesh | Kakinada | 1,65,00,000.00 | 61,32,000.00 | No | Connect Andhra | CSR00008366 |
| 44 | Procurement and installation of medical equipment Heart – Lung Machine Cardiopulmonary bypass machine to All India Institute of Medical Sciences (AIIMS), Mangalagiri, AP | Health Care | No | Andhra Pradesh | Guntur | 2,50,00,000.00 | 48,60,800.00 | No | AIIMS, Mangalagiri | CSR00073595 |

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 45 | Strengthening Diagnostic and Surgical Support Services through Procurement of Digital Slide Scanner and Advanced Hemodynamic Monitoring Platform at Gujarat Cancer and Research Institute (GCRI), Ahmedabad | Health Care | No | Gujarat | Ahmedabad | 2,50,00,000.00 | 47,50,000.00 | No | Gujarat Cancer and Research Institute (GCRI), Ahmedabad | CSR00002031 |
| 46 | Project 'HUDCO Pehal - Steps Towards Inclusive Learning' - Developing educational and other supportive infrastructure in Govt. and Govt. aided schools, schools for children with special needs and other child care institutions. | Education | No | Pan India | Pan India | 5,00,00,000.00 | 1,93,58,878.00 | Yes | Not Applicable | Not Applicable |
| 47 | Purchase of Four Buses for the Vision Restoration Program by Parivaar Education Society | Health Care | No | Madhya Pradesh | Shahdol, Mandla, Dindori, Betul, Anuppur, Seoni, Sheopur, Sidhi, Narmadapuram, Umaria, Harda, Singrauli, Balagha | 1,17,66,512.00 | 1,17,66,512.00 | No | Parivar Education Society, Kolkata | CSR00000052 |
| 48 | Purchase of Medical Equipment for cancer Institute (WIA), Adyar, Chennai , by cancer Institute (WIA) | Health Care | No | Tamil Nadu | Chennai | 2,50,00,000.00 | 1,74,12,443.00 | No | Cancer Institute (WIA), Adyar, Chennai | CSR00007235 |
| 49 | Distribution of Aids & Assitive devices to senior citizens and persons with disability under HUDCO CSR assistance | Health Care | No | Pan India | Pan India | 5,00,00,000.00 | 2,50,00,000.00 | Yes | Not Applicable | Not Applicable |
| 50 | Establishment of 5 Haemodialysis Units and 1 RO plant (1000 Ltr/hr) in FHQ BSF Hospital-II, Tigri Camp, New Delhi. | Health Care | No | New Delhi | New Delhi | 77,29,862.00 | 77,29,862.00 | No | BSF Wives Welfare Association (BWWA) | CSR00072632 |
| 51 | Organizing four Theatre Workshops with Children in the Slum Areas of Delhi along with the One-day Theatre Festival of plays made by the workshops Participants | Art & Culture | No | New Delhi | New Delhi | 39,48,000.00 | 9,87,000.00 | No | National School of Drama | CSR00065572 |
| 52 | Providing Solar Power Pack to 20 Government Health Sub-Centers and Solar Water heaters to 36 Government Resident Hostels in Mulugu District of Telangana State. | Health Care | No | Telangana | Mulugu | 1,58,55,200.00 | 1,58,53,614.00 | No | District Welfare Society, Mulugu | CSR00085132 |
| 53 | Procurement of 14 Nos. of Auto Tippers for Door-to-Door garbage collection in District Bundi. | Health & Sanitation | No | Rajasthan | Bundi | 1,00,00,000.00 | 80,00,000.00 | No | Nagar Parishad, Bundi | CSR00087662 |

| Sl. No. | Name of the project | Item from the list of activities in Schedule-VII to the Act | Local area (Yes / No) | Location of the project | | Amount allocated for the project (in Rs.) | Amount spent in the current financial year (in Rs.) | Mode of Implementation – Direct (Yes / No) | Mode of Implementation – Through Implementing Agency | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | State | District | | | | Agency Name | CSR Registration number |
| 54 | Upgradation of Medical & Health Institution in Jaisalmar District (An aspirational district) of Rajasthan | Health Care | No | Rajasthan | Jaisalmer | 83,78,000.00 | 39,39,348.00 | No | District Health Society Jaisalmer. | CSR00084334 |
| 55 | Purchase of 2 Hearse (Shav Vahan) and 5 Cold Coffins for Municipal Corporation, Agra | Health & Sanitation | No | Uttar Pradesh | Agra | 23,80,000.00 | 3,45,150.00 | Yes | Not Applicable | Not Applicable |
| 56 | Purchase of three food distribution vehicles in centralized Mid-Day Meal Kitchen of Akshay Patra in Vrindavan, Uttar Pradesh | Education & Nutrition | No | Uttar Pradesh | Mathura | 44,45,997.00 | 27,71,395.00 | No | The Akshay Patra Foundation | CSR00000286 |
| 57 | Supply, Delivery and Fixing of CC Cameras at various locations to deter & monitor anti-social elements and also monitoring garbage vulnerable points in Nellore Municipal Corporation, Andhra Pradesh | Health & Sanitation | No | Andhra Pradesh | Nellore | 2,50,00,000.00 | 1,00,00,000.00 | No | Municipal Corporation, Nellore | CSR00041077 |
| 58 | Procurement of Super sucker machine with one dump tank for sewerline cleaning. | Health & Sanitation | No | Rajasthan | Jaipur | 1,00,00,000.00 | 1,00,00,000.00 | No | Municipal Corporation, Jaipur | CSR00086069 |
| 59 | Proposal for procurement of 700 nos. of green benches and conducting Information, Education and Communication (IEC) activities for encouraging sustainable living practices among students and teachers in 35 Government schools in NCR | Education | No | New Delhi | New Delhi | 77,97,216.00 | 15,46,356.00 | No | Delhi Research Implementation and innovation Foundation (DRIIV FOUNDATION) | CSR00021129 |
| 60 | Purchase of 5 Vehicles for solid waste Disposal | Health & Sanitation | No | Meghalaya | Tura | 93,92,812.00 | 64,18,500.00 | No | Tura Municipal Board | CSR00081593 |
| **Sub Total** | | | | | | **1,02,89,29,610.00** | **57,16,62,023.00** | | | |
| | Admin Charges for the F.Y. 2025-26 | | | Not Applicable | Not Applicable | - | 2,89,46,267.00 | Yes | Not Applicable | Not Applicable |
| **Grand Total** | | | | | | **1,02,89,29,610.00** | **60,06,08,290.00** | | | |

**Annexure-B**

# Details of asset(s) created through Corporate Social Responsibility, amount spent in the Financial Year 2025-26

| Sl. No. | Short particulars of the property or asset(s) [including complete address and location of the property] | Pin code of the property or asset(s) | Date of creation | Amount of CSR spent | Details of the entity/ Authority/ beneficiary of the registered owner | | |
|---|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5) | (6) | | |
| | | | | | CSR Registration Number, if applicable | Name | Registered address |
| 1 | Buses – 4 Nos.<br>at Parivaar Education Society | 700104 | 17.03.2026 | 1,17,66,512.00 | CSR00000052 | Parivaar Education Society | Bonogram, Bakhrahat Road, Kolkata |
| 2 | Haemodialysis Unit – 5 nos.<br>RO 1000 Ltr/hr – 1 nos.<br>at FHQ BSF Hospital-II, Tigri Camp, New Delhi. | 110062 | 25.11.2025 | 77,29,862.00 | CSR00072632 | BSF Wives Welfare Associations (BWWA) | 10, CGO Complex, Lodhi Road, New Delhi-110003 |
| 3 | Solar Power Packs – 20 Nos.<br>Solar Water Heater – 36 Nos.<br>at different Boys & Girls Hostel | 506001 | 26.03.2026 | 1,58,53,614.00 | CSR00085132 | District Welfare Society, Mulugu | 9-3, Revenu Divisional Office, RDO Office, Road Mulugu, Warangal - 506001 |
| 4 | Super Sucker Machine with one dump tank – 01 Nos.<br>at Nagar Nigam Jaipur Greater | 302015 | 25.03.2026 | 1,00,00,000.00 | CSR00086069 | Nagar Nigam Jaipur Greater | Pandit Deendayal Upadhya Bhawan, Lal Kothi, Tonk Road, Jaipur-302015 |
| 5 | ICU Ventilator – 2,<br>CPAP for NICU-1, Bilirubinometer-1, Integrated Electrosurgical unit & vessel sealer -2, Video Laryngoscope-2, Fully automated urine analyser-1, Hemoglobinopathy analyzer-1, Holter Monitoring with recording system-1, DSLR Mounted Digital Microscope-1, TMT Machine-1 at Madhav Prasad Tripathi Medical College/ Autonomous State Medical College, Sidharth Nagar, Uttar Pradesh | 272207 | 13.02.2026 | 2,45,06,987.00 | CSR00077807 | Madhav Prasad Tripathi Medical College/ Autonomous State Medical College | Tetri Bazar Road, Sidharth Nagar, Uttar Pradesh |
| 6 | Installation of 02 Solar High Mast Light and 30 Solar Streetlights at Gram Chilauli, District - Unnao, UP | 209863 | 25.02.2026 | 7,23,180.00 | CSR00051353 | UPNEDA, Lucknow | Vibhuti Khand, Gomti Nagar, Lucknow |
| 7 | School Bus – 3 nos.<br>(a) Shantiniketan Education Society's Vivekanand Higher Secondary School at Quepem Goa | 403703 | 06.05.2025 | 75,73,425.00 | - | Shantiniketan Education Society's Vivekanand Higher Secondary School at Quepem Goa | Balli PO, Cuncolim, Quepem, Goa. |
| | (b) Shikshan Prasarak Sangh's Shree Mahalaxmi English High School at Ponda Goa. | 403401 | | | | Shikshan Prasarak Sangh's Shree Mahalaxmi English High School at Ponda Goa. | Shikshan Prasarak Sangh, Talauli, Ponda, Goa |
| | (c) Gopalkrishna Vidhyaprasarak Sanstha's Gopalkrishna High School at Sankhali Goa | 403505 | | | | Gopalkrishna Vidhyaprasarak Sanstha's Gopalkrishna High School at Sankhali Goa | Vasant Nagar, near Ravindra Bhavan/ Sarasvat Bank Sankhali Goa. |

| Sl. No. | Short particulars of the property or asset(s) [including complete address and location of the property] | Pin code of the property or asset(s) | Date of creation | Amount of CSR spent | Details of the entity/ Authority/ beneficiary of the registered owner | | |
|---|---|---|---|---|---|---|---|
| 8 | Ecofriendly Gas Crematorium – 1 Nos.<br>60KVA/360V off grid solar PV Power plant – 1 Nos.<br>Animal Ambulance / Van – 1 Nos.<br>at Garhi Harsaru, Gopalpur Village, Manesar, Gurugram district , Haryana | 122505 | 21.02.2026 | 1,30,53,347.00 | CSR00001140 | Friendicoes SECA | 271 & 273 Defence Colony Flyover, Flyover Market, Jungpura Side, New Delhi 110024 |
| 9 | Internal Concrete Cement Street (534 mts) at Gram Govindpur Shakarpur | 250104 | 04.11.2025 | 38,43,719.00 | CSR00054585 | Gram Panchayat | Govindpur Shakarpur, Meerut |
| 10 | Rescue Van – 1 Nos.<br>Plasma Extractor – 1 Nos.<br>Platelet Agitator – 1 Nos.<br>Platelet Incubator – 1 Nos.<br>Deep Freezer – 1 Nos.<br>Thawing Bath – 1 Nos.<br>Compo Scale – 1 Nos.<br>Refrigerated Centrifuge – 1 Nos.<br>Coagulation Analyzer (Semi)- 1 Nos.<br>Cell counter – 1 Nos.<br>Laminar Air Flow – 1 Nos.<br>PH Meter – 1 Nos | 388450 | 10.06.2025 | 77,85,833.00 | CSR00011940 | Indian Red Cross Society, Ahmedabad | Red Cross Bhawan, Nr. Khadi Board, Ashram Road, Ahmedabad |
| 11 | Ambulance – 1 Nos.<br>Plasma Thawing Bath – 1 Nos.<br>Fully Automated Analyzer – 1 Nos.<br>Deep Freezer with inbuilt stabiliser (-80°C) – 1 Nos.<br>Deep Freezer with inbuilt stabiliser (-40°C) – 1 Nos.<br>Air Conditioner (1.5 Ton) – 12 Nos.<br>Green Diesel Power Generator – 1 Nos.<br>Electric Tube Sealer – 2 Nos.<br>Blood Collection Monitor with Batter Backup – 2 Nos.<br>Donor Couches – 2 Nos.<br>Grouping and Cross Matching instrument – 1 Nos. | | 30.03.2026 | 1,10,27,738.00 | CSR00011419 | Indian Red Cross Society, Telangana | 3-6-212, Street No. 15, Himayathnagar, Hyderabad |
| 12 | Nerve Simulator System – 1 Nos.<br>Automated Stainer for peripheral & Bone Marrow Aspirate Smears – 1 Nos.<br>Automated tissue processor – 1 Nos.<br>Surgical Diathermy – 2 Nos.<br>FISH Hybridisation Channel – 1 Nos.<br>at Nizam Institute of Medical Sciences, Hyderabad | 500082 | 30.03.2026 | 93,83,398.00 | CSR00066886 | Nizam's Institute of Medical Sciences, Hyderabad | Pujagutta, Hyderabad, Telangana. |
| 13 | Electric food distribution vehicles – 3 Nos. | 502285 | 03.04.2025 | 88,44,042.00 | CSR00000286 | Akshay Patra Foundation | Yeshwantpur Industrial Suburb, Bengaluru |
| 14 | Construction of State of The Art of Archery Centre at Sewa Samarpan Sansthan, Bendua, Mohanlalganj. | 226301 | 30.03.2026 | 72,96,000.00 | CSR00010880 | Sewa Samarpan Sansthan | Sewa Samarpan Sansthan, Bendua, Mohanlalganj, Lucknow |
| 15 | Upgradation of blind school at Morena | 476001 | 06.08.2025 | 87,33,389.00 | CSR00029480 | Indian Red Cross Society | Indian Red Cross Society, Redcross Bhawan, District Hospital, Morena (M.P.) |
| 16 | Construction of Youth Development Centre at Morena | 476001 | 17.12.2025 | 90,56,144.00 | CSR00029589 | Municipal Corporation, Morena | Office of the Municipal Corporation, Morena(M.P.) |
| 17 | Construction of Anganwadi cum Pakalveedu at Ernakulam | 682011 | 28.03.2026 | 89,96,000.00 | CSR00045293 | Kochi Municipal Corporation | Park Avenue, Marine Drive, Ernakulam-682011 |

| Sl. No. | Short particulars of the property or asset(s) [including complete address and location of the property] | Pin code of the property or asset(s) | Date of creation | Amount of CSR spent | Details of the entity/ Authority/ beneficiary of the registered owner | | |
|---|---|---|---|---|---|---|---|
| 18 | Construction of Youth Development Centre at Adarsh College | 825412 | 05.03.2026 | 75,59,000.00 | - | Adarsh College | Gangapur, Rajdhanwar, Giridih, Jharkhand |
| 19 | Public Amenity Building at Kedar Valley. | 246445 | 05.02.2026 | 6,59,09,270.00 | CSR00009855 | Shri Kedarnath Utthan Charitable Trust | Pandit Deen Dayal Upadhyay Paryatan Bhawan, Garhi Cantt., Dehradun, Uttarakhand. |
| 20 | Construction of Multi-purpose Community Hall at Osatti, Aasanur Village Panchayat, Thalavadhy Union, Erode District | 638401 | 20.01.2026 | 92,40,464.00 | CSR00043022 | District Rural Development Agency, Erode | The Project Director, DRDA,4th Floor, Collectorate, Erode - 638011 |
| 21 | Construction of Toilets at 3 locations in Greater Chennai Corporation area Chennai, Tamil Nadu by Greater Chennai Corporation | 600060 | 23.06.2025 | 76,77,040.00 | CSR00027306 | Greater Chennai Corporation | The Commissioner, Greater Chennai Corporation, Ripon Building, Chennai - 600003 |
| 22 | Construction of Check Dams, Pipelines, Ground Level Reservoir and Over Head Tank in Bikatty Town Panchayat | 643209 | 12.08.2025 | 30,88,263.00 | CSR00047650 | Bikkatty Town Panchayat | The Executive Officer, Bikkatty Town Panchayat, Kundah Taluk, The Nilgiris District |
| 23 | X-Ray Machine – 1 Nos.<br>Dist. Govt. Hospital Chamba | 176310 | 22.04.2025 | 17,92,000.00 | - | Dist. Tuberculosis Centre, | O/o CMO Chamba, H.P. |
| 24 | Ambulance – 1 nos.<br>Folding wheel chair – 15 Nos.<br>for<br>(a) Sandhya Old Age Home, New Delhi<br>(b) Aradhana Old Age Home, New Delhi<br>(c) Aashirwaad Old Age Home, New Delhi | 110001 | 26.06.2025 | 30,13,962.00 | - | New Delhi Palika Parishad Samaj Kalyan Samiti | 3rd Floor, Palika Kendra, New Delhi. |
| Note: In addition to the above, Furniture & Fixtures (including chair, table/desk, bench, sports equipment, smart boards, educational aid devices for specially abled children, etc.) were distributed to Govt. & Govt. aided Schools in various districts of different states. | | | | | | | |

Annexure-6

## Declaration of the Code of Conduct and Ethics

I hereby declare that, for the year under review the members of Board of Directors and Senior Management Personnel have affirmed compliance with the HUDCO's Code of Conduct and Ethics.

**For and on behalf of the Board of Directors**
**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**

Annexure-7

## Performance Evaluation of HUDCO for MoU Financial Year 2025-26

**Table-1**

**Detailed Computation of Current & Non-Current Borrowings FY2025–26 (as on 31.03.2026)**

**(Amount in Rs.)**

| Sl. No. | Particulars | Amount |
|---|---|---|
| 1. | Current Borrowings as per ALM | 19658.49 |
| | 1 day-7 days | 0 |
| | 8 to 14 days | 0 |
| | 15 days to 30/31 days | 0 |
| | over 1 month up to 2 months | 2199.96 |
| | over 2 months upto 3 months | 1239.67 |
| | over 3 months upto 6 months | 5280.13 |
| | over 6 months upto 1 year | 10938.73 |
| 2. | Debt Securities | 60814.71 |
| 3. | Borrowing other than Debt Securities | 80862.29 |
| 4. | Deposits | 0 |
| **5.** | **Total Borrowings: Add (2+3+4)** | **141677.00** |
| **6.** | **Non-Current Borrowings (5-1)** | **122018.51** |

**Table-2**

**Overdue loans and Net NPA FY 2025–26 (as on 31.03.2026)**

**(Amount in Rs.)**

| Sl. No. | Particulars | Amount |
|---|---|---|
| 1. | Overdue Loans | 2409.41 |
| 2. | Gross NPA | 1673.84 |
| 3. | Provisions | 1588.49 |
| 4. | Net NPA | 85.35 |
| 5. | Total loan assets | 160724.30 |
| 6. | Total loans (net) | 159135.81 |

**Table-3**

**Overdue loans and Net NPA FY 2025–26 (as on 31.03.2026)**

**(Amount in Rs.)**

| Sl. No. | Particulars | FY2025-26 |
|---|---|---|
| 1. | Cash & Bank Balance at the beginning of the year | 64.54 |
| 2. | **Less: Earmarked balances with Banks** | 58.99 |
| 3. | Unencumbered Cash & Bank Balance at the beginning of the year (1-2) | 5.55 |
| | **Add:** | |
| 4. | Share Capital received during the year | 1440.22 |
| 5. | Borrowings raised during the year (Net) | 34416.59 |
| 6. | Cash Profit | 2074.07 |
| 7. | Repayment/Prepayments of Advances received during the year | 15419.26 |
| 8. | Sale of Fixed Assets | 27.36 |
| 9. | Dividend Income from Investment | 8.09 |
| 10. | Earmarked funds released during the year (out of opening) | (165.03) |
| **11.** | **(3+4+5+6+7+8+9+10)** | **53226.10** |
| | **Less:** | |
| 12. | Dividend Paid | 1062.02 |
| 13. | Investment in Fixed Assets | 21.58 |
| 14. | Investments at FVTPL | 946.22 |
| **15.** | **Total Funds available (11-12-13-14)** | **51196.29** |
| **16.** | **Loan disbursed** | **51194.21** |

**Table-4**

**Cost of raising funds through bonds as compared to similarly rated CPSEs (Margin over Reuters)-Calculation (as on 31.03.2026)**

| Series | ROI % | Date of Issue | Maturity Date | tenor | Reuters Indian AAA PSU rate | Funds raised | Difference % | Funds raised*RoI | | Differential in cost of raising funds compared to similarly-rated CPSEs (in bps |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | AAA Bond | HUDCO | |
| 6.90% HUDCO Taxable NCDs 2025 Series A | 6.90 | 23-Apr-25 | 23-Apr-32 | 7 | 6.97% | 2,430 | 0.07 | 16767 | 16937.1 | |
| 6.90% HUDCO Taxable NCDs 2025 Series B | 6.90 | 06-May-25 | 06-May-30 | 5 | 6.94% | 2,190 | 0.04 | 15111 | 15198.6 | |
| 6.52% HUDCO Taxable NCDs 2025 Series C | 6.52 | 06-Jun-25 | 06-Jun-28 | 3 | 6.48% | 750 | -0.04 | 4890 | 4860 | |
| 6.64% HUDCO Taxable NCDs 2025 Series D | 6.64 | 17-Jul-25 | 17-Jul-28 | 3 | 6.70% | 3,000 | 0.06 | 19920 | 20100 | |

| Series | ROI % | Date of Issue | Maturity Date | tenor | Reuters Indian AAA PSU rate | Funds raised | Difference % | Funds raised*RoI | | Differential in cost of raising funds compared to similarly-rated CPSEs (in bps |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | AAA Bond | HUDCO | |
| 6.98% HUDCO Taxable NCDs 2025 Series E | 6.98 | 12-Dec-25 | 12-Dec-32 | 7 | 7.21% | 1,905 | 0.23 | 13297 | 13735 | |
| **Total (∑)** | | | | | | **10275** | **0.36** | **69984.9** | **70830.75** | |
| **Weighted Avg. = (∑Funds raised*∑RoI)/∑Total funds raised** | | | | | | | | **6.811** | **6.894** | **0.082% = 8.2 bps** |
| | | | | | | | | **69984.9/ 10275** | **70830.75/ 10275** | **6.811-6.894** |

**Table-5**

**MoU FY2025-26: Compliance parameters - targets and achievements (as on 31.03.2026)**

| Sl. No. | MoU Compliance Parameter | Actual Achievement |
|---|---|---|
| 1. | DPE guidelines issued from time to time on CSR expenditure by CPSEs | Complied<br>65.75%<br>₹ Crore (39.49/60.06) |
| 2. | Compliance of provisions in the Companies Act, 2013 (or SEBI (LODR) regulations in case of listed entities) on Corporate Governance such as: | |
| | (i) Composition of Board of Directors | Complied |
| | (ii) Board Committees (Audit Committee etc.) | Complied |
| | (iii) Holding Board Meetings | Complied |
| | (iv) Related Party Transaction | Complied |
| | (v) Disclosures and Transparency | Complied |
| 3. | Onboarding of CPSE on all operational TReDS Platforms | Complied |
| | | Onboarded on all 5 TReDS portals: |
| | | 1) RXIL (on 13.11.2019) |
| | | 2) INVOICEMART (on 12.02.2025) |
| | | 3) M1xchange (on 14.02.2025) |
| | | 4) C2treds (on 21.02.2025) |
| | | 5) DTX KredX (on 26.02.2026) |
| 4. | Timely payments to MSE vendors as pre-scribed in MSMED Act<br>Payment to MSEs has been done within the stipu-lated timelines prescribed under the Micro, Small and Medium Enterprises (MSME) Development Act, 2006 and this is corroborated by Samadhaan Portal. | Complied |
| **5.** | **Annual procurement Details** | |
| 5.1 | Total annual Procurement (₹Crore) | 33.0939 |
| 5.1.1 | Procurement of goods (₹Crore) | 7.58 |
| 5.1.2 | Procurement of services (₹Crore) | 25.51 |
| 5.1.3 | Procurement from GeM (₹Crore) | 26.4241 |

| Sl. No. | MoU Compliance Parameter | Actual Achievement |
|---|---|---|
| 5.1.4 | Procurement from GeM (as percentage of Total Procurement) | 79.85% |
| 5.2 | Procurement of goods and services through MSEs as % of Total procurement: | |
| | (i) MSE Overall - 25% | Complied<br>62.2069% |
| 5.2.1 | MSE Overall Procurement (₹Crore) | 20.5867 |
| 5.3 | (ii) SC/ST owned MSEs - 4% | Complied<br>4.4957% |
| 5.3.1 | SC/ST-owned Procurement (₹Crore) | 1.4878 |
| 5.4 | (iii) Women - owned MSEs – 3% | Complied<br>9.9115% |
| 5.4.1 | Women-owned Procurement (₹Crore) | 3.2801 |
| 6. | Steps and initiatives taken for Health & safety improvement of Human Resources in CPSEs | Complied |
| 7. | Targets under PM Internship scheme of MCA | Complied |
| 8 | Leadership Development Plan | Complied |
| 9 | Surplus non-core asset (land and building) monetization plan | Complied |

**Table-6**

**MoU 2025-26: Steps & Initiatives taken for Health & Safety improvement of Human Resources in CPSEs**

**(as on 31.03.2026)**

| Sl. No. | Steps & Initiatives | Targets | Achievement details |
|---|---|---|---|
| 1. | Navigating menopause at workplace- organize workshop/talk for coping strategies to maintain work productivity of women employees | Once in a year | **Achieved**<br>Date: 15.05.2025<br>Dr. Rakhi, Gynecologist, Sitaram Bhartia Institute of Science & Research |
| 2. | Workshop on “Sitting is the new smok-ing: the silent health epidemic of our times” | Once in a year | **Achieved**<br>Date: 17.07.2025<br>Dr. Puneet Dua & Dr. Amit Agarwal, Sr. Consultant, Orthopedics, Apollo Hospital |
| 3. | Workshop on Metabolic dysfunction - Associated Fatty Liver Disease | Once in a year | **Achieved**<br>Date: 22.05.2025<br>Dr. Vaudha Goel, Gastro Sciences, Kailash Deepak Hospital |
| 4. | Organize workshop on stress manage-ment, mindfulness, power of positive thinking and nutrition | Once in a year | **Achieved**<br>Date: 31.07.2025<br>Dr. Deepika Gunawant, Addl. Medical Director, Ayurvaid |
| 5. | Addressing Sleep Debt: Sleep depriva-tion has become global problem due to addiction to social media and need to maintain good sleeping habits in order to ensure a balance between body and mind | Once in a year | **Achieved**<br>Date:14.10.2025<br>Experts - Indian Spinal Injuries Centre |

| Sl. No. | Steps & Initiatives | Targets | Achievement details |
|---|---|---|---|
| 6. | Yoga programme on the occasion of 'International Yoga Day' | Once in a year | **Achieved**<br>(i)Yoga programme - for all employees in both CO, ROs & HSMI on 21.06. 2025.<br>(ii)CO programme - in collaboration with Morarji Desai National Institute of Yoga, Ministry of Ayush, GoI |
| 7. | Conduct blood donation camp and first-aid training programme | Once in a year | **Achieved**<br>(i) Blood Donation Camp - 16.06.2025 at HUDCO CO, Sammelan Kaksh<br>(ii) First-aid Training - 16.06.2025 Apollo Hospital, Delhi. |
| 8. | Workshop on Meditation Session | Once in a year | **Achieved**<br>Date: 29.08.2025<br>Dr. Anish Dewan Gopal & team Celebrating Life Foundation |
| 9. | Session on rising obesity including ad-verse impact on heath and role of diet including dietician consultancy | Once in a year | **Achieved**<br>Date:06.11.2025<br>Mrs. Daljit Kaur, Chief Dietician Fortis Escorts Hospital |
| 10. | Organize training sessions on emer-gency response procedures and con-duct mock drills, fire safety drills | Half yearly | **Achieved**<br>**(1) EMERGENCY RESPONSE**<br>(i) First CPR training - 12.06.2025 Sri Balaji Action Medical Institute.<br>(ii)Second CPR training - 15.12.2025 Dr. Ankit, Apollo Hospital.<br>**(2) MOCK DRILLS**<br>(i) First Mock drill - 11.02.2026 by Pacific Fire Control Pvt. Ltd<br>(ii) Second Mock drill - 03.03.2026 by Sri Balaji Action Medical Institute.<br>**(3) FIRE SAFETY DRILLS**<br>(i) First Fire safety drill - 11.02.2026 by Pacific Fire Control Pvt. Ltd<br>(ii) Second Mock drill session -03.03.2026 by Sri Balaji Action Medical Institute. |
| 11. | Offer eye care services, including vi-sion tests and eye examinations | Half yearly | **Achieved**<br>(i) First eye checkup camp - 04.04.2025<br>Dr. Sahil Kumar and Dr. Arun, ophthalmologists Centre for Sight Eye Hospital<br>(ii) Second eye checkup camp -25.09.2025<br>Healing Touch. |

| Sl. No. | Steps & Initiatives | Targets | Achievement details |
|---|---|---|---|
| 12. | Availability of Medical Consultants | Twice in a week | **Achieved**<br>Four days a week<br>(i) MONDAY - Dr. NK Jain Homeopathy & Dr Arif (Seva Dham) Ayurveda.<br>(ii) TUESDAY – Dr. Ashok Kumar Rampal, Allopathy.<br>(iii) WEDNESDAY - Dr. Ritu Kumar Grover, Allopathy.<br>(iv) FRIDAY - Dr. NK Jain, Homeopathy & Dr. Ritu Kumar Grover Allopathic |
| 13 | Disaster Management Availability of First Aid Kit, Emergency Food and Flashlights at the reception area under the custody of Security Guards Monitoring (24*7) through CCTV cameras | Always | **Achieved**<br>Always |

**For and on behalf of the Board of Directors**
**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**



*Industrial Infrastructure Development in Pakur District, Jharkhand*

Annexure-8

# Management's replies on the comments of the Statutory Auditors on the Standalone Financial Statements and Annexure to the Auditor's Report for the year 2025-26

**A. Auditor's Report**

| Point No. | Management Reply |
|---|---|
| **Emphasis of Matters** | |
| Point no. 3.1 | Position has been explained in Para 3A of Note: 41- Explanatory Notes to Accounts. |
| Point no. 3.2 | Statement of Facts, not in control of management. |
| Point no. 3.3 | Position has been explained in Para 14A of Note: 41- Explanatory Notes to Accounts. |
| Point no. 3.4 | Position has been explained in Note: 39B- Explanatory Notes to Accounts. |
| **Report on Other Legal and Regulatory Requirements** | |
| Point no.8.A & 8. B | Statement of Facts, so no comments are required. |
| **Required by Section 143(3) of the Act** | |
| Point no. 8.C.h)<br>i<br>ii<br>iii &<br>v | Position has been explained vide following Paras: -<br>Para 2a of Note 41- Explanatory Notes to Accounts,<br>Note 38- Explanatory Notes to Accounts,<br>Para 16 of Note 41- Explanatory Notes to Accounts,<br>Para 28 of Note 41- Explanatory Notes to Accounts |
| Point no. 8.C.h)iv & vi | Statement of Facts, so no comments are required. |

**B. Annexure of Auditor's Report**

**i) Annexure A: Paragraph 8A under "Report on Other Legal and Regulatory Requirements"**

| Point No. | Management Reply |
|---|---|
| i. a), b), d) & e) | Statement of Facts, so no comments are required. |
| i. c) | Noted for Suitable Action. |
| ii to vi, vii.(a) viii to xv, xvi.(b)-xxi | Statement of Facts, so no comments are required. |
| xvi.(a) | Position has been explained in Para 14A of Note: 41- Explanatory Notes to Accounts. |
| vii.(b) | The matters have been taken up with appropriate authority for decision/ rectification/ deletion/adjustment of demand raised by them. |

**ii) Annexure B: Paragraph 8B under "Report on Other Legal and Regulatory Requirements"**

| Point No. | Management Reply |
|---|---|
| Point No.1 to 4 | Statement of facts, so no comments are required. |
| Point No. 5 | Noted for Suitable Action. |

**For and on behalf of the Board of Directors**
**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**Place : New Delhi**
**Date : 28th July, 2026**

**Annexure-9**

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

The preparation of financial statements of Housing and Urban Development Corporation 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 Audit 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 14 May 2026.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the financial statements of Housing and Urban Development Corporation 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.

On the basis of my supplementary audit nothing significant has come to my knowledge which would give rise to any comment upon or supplement to statutory auditors' report under section 143(6)(b) of the Act.

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

**Sd/-**
**(Siddhartha Singh Longjam)**
**Addl. Deputy Comptroller and Auditor General**
**(Infrastructure)**
**New Delhi**

**Place : New Delhi**
**Dated : 17th July, 2026**



*Integrated Township in Yadadri Thermal Power Station, Nalgonda, Telangana*

## COMMENTS OF THE COMPTROLLER AND AUDITOR GENERAL OF INDIA UNDER SECTION 143(6) (b) READ WITH SECTION 129(4) OF THE COMPANIES ACT, 2013 ON THE CONSOLIDATED FINANCIAL STATEMENTS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED FOR THE YEAR ENDED 31 MARCH, 2026.

The preparation of consolidated financial statements of Housing and Urban Development Corporation 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 Audit General of India under section 139(5) read with section 129(4) of the act is responsible for expressing opinion on the financial statements under section 143 read with section 129(4) 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 14 May 2026.

I, on behalf of the Comptroller and Auditor General of India, have conducted a supplementary audit of the consolidated financial statements of Housing and Urban Development Corporation Limited for the year ended 31 March 2026 under section 143(6)(a) read with section 129(4) of the Act. We conducted a supplementary audit of the financial statements of Housing and Urban Development Corporation Limited for the year ended on that date. Further, section 139(5) and 143(6)(a) of the Act are not applicable to Shristi Urban Infrastructure Development Limited (an associate company of Housing and Urban Development Corporation Limited) being private entity for appointment of their statutory auditor and for conduct of supplementary audit. Accordingly, Comptroller and Auditor General of India has neither appointed the Statutory Auditor nor conducted the supplementary audit of this company. 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 auditor and company personnel and a selective examination of some of the accounting records.

On the basis of my supplementary audit nothing significant has come to my knowledge which would give rise to any comment upon or supplement to statutory auditors' report under section 143(6)(b) read with section 129(4) of the Act.

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

**Sd/-**
**(Siddhartha Singh Longjam)**
**Addl. Deputy Comptroller and Auditor General**
**(Infrastructure)**
**New Delhi**

**Place : New Delhi**
**Dated : 17th July, 2026**

# INDEPENDENT AUDITOR'S REPORT

**TO THE MEMBERS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED**

**Report on the Audit of the Standalone Financial Statements**

## 1. Opinion:

We have audited the accompanying Standalone Financial Statements of Housing and Urban Development Corporation Limited ("the Company"), which comprise the Balance Sheet as at 31st March, 2026, the Statement of Profit and Loss (including other Comprehensive Income), the statement of changes in equity and the Statement of Cash Flow for the year then ended, and Notes to the Standalone financial statements including a summary of Material Accounting Policies and other explanatory information (hereinafter referred to as "the Standalone Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid standalone financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the state of affairs of the Company as at 31st March, 2026, its profit (including other comprehensive income), changes in equity and its cash flows for the year ended on that date.

## 2. Basis for Opinion:

We conducted our audit of the standalone financial statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013.

Our responsibilities under those Standards are further described in the 'Auditor's Responsibilities for the Audit of the Standalone 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 ("ICAI") together with the ethical requirements that are relevant to our audit of the standalone 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 on the standalone financial statements.

## 3. Emphasis of Matter:

We draw attention towards the following matters in the Standalone Financial Statements:

1. As described in Para 3 of Note no. 41 to the Financial Statements, the company has recognized interest income on "No lien AGP Account" amounting to Rs.26.57 Crore for the year ended 31st March 2026 [Rs. 29.46 Crores for the previous year ended 31st March, 2025].

   The balance outstanding at the end of the year is Rs. 685.64 Crore (debit) (Rs.626.52 Crore (debit) in the previous year ended 31st March 2025) in "No lien AGP Account". The Company is executing Andrews Ganj Project on behalf of the MoHUA and acting as an agent, therefore no provision for expected credit loss is created against the same. The company is in discussion with MoHUA for recovery/reimbursement of outstanding amount (including interest) as well as booking of expenses.

2. The Company has not complied with the provisions of regulation 17(1)(b) of SEBI (LODR) Regulations, 2015, regarding the requirement of the requisite number of Independent Directors for the period July 1, 2019 to December 31, 2022 and April 1, 2023 to March 31, 2026. Further, various Committees were constituted on 29th April, 2025, hence the Composition of Committees were not in compliance with Companies Act, 2013 and SEBI (LODR) Regulations, 2015, till 28th April 2025.

3. We draw attention to para 14 of Note 41 to the financial statements regarding certain requirements stipulated by the Reserve Bank of India ('RBI') while granting the Certificate of Registration as NBFC-IFC on 23rd August 2024, requiring the Company to (i) achieve the Principal Business Criteria (PBC) in accordance with the RBI Scale Based Regulations, i.e. 75% exposure in Infrastructure Finances; and (ii) divest its investments in joint venture companies by March 31, 2026.

   As stated in the said note, the Company has not fully complied with the aforesaid conditions as at March 31, 2026 and has represented to RBI seeking extension of time vide letter dated May 04, 2026, which is pending consideration.

4. We draw attention to the Note no. 39(B) to the financial statements regarding non-recognition of Deferred Tax Liability ("DTL") on Special Reserve created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 and derecognition of DTL recognised in earlier years on such reserve. As stated in the said note, the accounting treatment has been adopted by the Company based on the Board approved position regarding continued maintenance of such reserve, management assessment under Ind AS 12 – Income Taxes, expert opinions obtained by the Company and the practice followed by similarly placed institutions.

5. Our opinion is not modified in respect of these matters.

## 4. Key Audit Matters:

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Standalone Financial Statements of the current year. These matters were addressed in the context of our audit of the Standalone 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 reports:

| No. | Key Audit Matters | Our Audit Procedures Included: |
|---|---|---|
| 01. | Ind AS 109 on Financial Instruments establishes a comprehensive framework for determining expected credit losses, accuracy of classification, recognition, de-recognition and measurement requirements for all the financial assets and liabilities.<br><br>The Company follows a Board approved methodology wherein assessment for allowance is carried out for impairment based on certain criterion/ framework classifying the assets into various stages depending upon credit risk and level of evidence of impairment.<br><br>Impairment allowance is measured as product of the Probability of Default, Exposure at Default and Loss Given Default being the key parameters for assessing the impairment allowance.<br><br>The key indicators underlying for assessment of impairment allowance are appraised on an ongoing basis by the management<br><br>Considering the materiality of the amounts involved, the significant management judgment required in estimating the expected credit losses as well as measuring Financial Assets and Financial Liabilities and such estimates and judgments being inherently subjective, this matter has been identified as a key audit matter for the current year audit.<br><br>(Refer Notes: 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 33, 36, 37, 38, 40 and 41 to standalone financial statements) | Our procedures and audit approach consisted and included, but were not limited to testing of the design and operating effectiveness of the internal controls and substantive testing as follows:<br><br>• Obtained an understanding of the systems, processes and controls implemented by management for recording and calculating Expected credit losses (ECL), recognition, de-recognition and measurement of Financial Assets and Financial Liabilities, for classifying financial assets portfolio into stages based on credit risk.<br><br>• Discussed with appropriate senior management and evaluated management's underlying key assumptions in estimating the expected credit losses and measuring Financial Assets and Financial Liabilities.<br><br>• Selected the sample and tested the operating effectiveness of the internal control, relating to recognition, measurement and de-recognition of, financial assets and financial liabilities and calculation of ECL. We carried out a combination of procedures involving enquiry and observation, performance and inspection of evidence in respect of operation of these controls.<br><br>• Tested the relevant information technology systems access and change management controls relating to contracts and related information used in recording financial assets/ liabilities and calculation of ECL in accordance with the said Ind AS.<br><br>• Tested the appropriate staging of assets basis, their days past due and other loss indicators on sample basis. |

| | | |
|---|---|---|
| 02. | The Company uses derivative instruments, including currency and interest rate swaps, to hedge its exposure to market risks.<br><br>The Company enters into derivative contracts in accordance with RBI guidelines to mitigate its currency and interest rate risk in accordance with the Company's board approved currency risk management policy. Derivative contracts are either categorised at Fair Value through P&L (FVTPL) or under cash flow hedge (Hedge Accounting). Mark to market gain/loss on derivatives categorised at FVTPL is recognised in Statement of Profit and Loss and that of cash flow hedge is recognised in the Other Comprehensive Income.<br><br>In view of the volume, nature, and valuation sensitivity of derivative contracts, as well as the significance of their impact on the financial results, this area was considered a key audit matter.<br><br>(Refer Notes Note 38 to standalone financial statements) | Our procedures and audit approach consisted and included, but were not limited to testing of the design and operating effectiveness of the internal controls and substantive testing as follows:<br><br>• Obtained understanding of the Company's risk management policies for derivative transactions.<br><br>• Assessed the design and operating effectiveness of controls over classification and valuation of derivatives.<br><br>• Verified the fair values obtained from counterparties and validated them using independent valuation techniques, wherever applicable.<br><br>• Reviewed accounting treatment including hedge documentation and compliance with recognition criteria under Ind AS 109.<br><br>• Assessed the completeness and accuracy of disclosures in the financial statements related to derivative instrument. |

## 5. Information Other than the Standalone Financial Statements and Auditor's Report Thereon:

The Company's Board of Directors are responsible for the other information. The other information comprises the Directors' report, Corporate Governance report, Business responsibility report and Management Discussion and Analysis etc. included in the Company's Annual Report, but does not include the standalone financial statements and our auditor's report thereon. The Annual report for the year ending 31st March 2026 is expected to be made available to us after the date of this auditor's report.

Our opinion on the standalone 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 standalone financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the standalone financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions, if required.

## 6. Responsibilities of Management and Those Charged with Governance for the Standalone Financial Statements

The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 ("the Act") with respect to the preparation of these standalone financial statements that give a true and fair view of the financial position, financial performance including other Comprehensive income, Changes in Equity, and Cash flows of the Company in accordance with the accounting principles generally accepted in India, including the Indian accounting Standards (Ind ASs) specified under Section 133 of the Act.

This responsibility also includes,

a. 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;

b. selection and application of appropriate accounting policies;

c. making judgments and estimates that are reasonable and prudent and

d. 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 standalone financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Standalone Financial Statements, the Board of Directors 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 Board of Directors either intend to liquidate the company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is also responsible for overseeing the Company's financial reporting process.

**7. Auditor's Responsibilities for the Audit of the Standalone Financial Statements:**

Our objectives are to obtain reasonable assurance about whether the Standalone 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 Standalone 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 Standalone 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 with reference to Standalone Financial Statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Standalone 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 Standalone Financial Statements, including the disclosures, and whether the standalone financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Materiality is the magnitude of misstatement in the Standalone Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the 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 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 Standalone 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.



**8. Report on Other Legal and Regulatory Requirements:**

A. 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 Act, we give in the **Annexure- "A"**, a statement on the matters specified in Paragraph 3 and 4 of the said Order, to the extent applicable.

B. The Comptroller and Auditor General of India has issued the directions indicating the areas to be examined in term of sub-section 5 of Section 143 of the Act, the compliance of which is set out in **Annexure- "B"**.

C. **As required by section 143(3) of the Act, we report that:**

**a)** We have sought and obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purposes of our audit;

**b)** In our opinion, proper books of accounts 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 [including Other Comprehensive income], Statement of Changes in Equity and the Statement of Cash Flow dealt with by this Report are in agreement with the books of account;

**d)** In our opinion, the aforesaid Standalone Financial Statements comply with the Ind AS specified under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended;

**e)** The provisions of section 164(2) of the Companies Act, 2013 in respect of disqualifications of directors are not applicable to the Company being Government Company in terms of notification no. G.S.R. 463(E) dated 5th June 2015 issued by the Ministry of Corporate affairs;

**f)** With respect of the adequacy of the Internal Financial Controls over financial reporting of the Company and the operating effectiveness of such controls, refer to our separate report in **Annexure- "C"**;

**g)** As per notification number G.S.R 463(E) dated June 5, 2015 issued by Ministry of Corporate Affairs, Section 197 of the Act regarding remuneration to Director is not applicable to the Company, since it is a Government Company and

**h)** With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, 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 financial position on its Standalone financial statements; **(Refer Para 2(a) of Note no. 41 to standalone financial statements)**

ii. The Company has made due provision as required under the applicable law or Indian Accounting Standards, for material foreseeable losses, if any, on long term contracts including derivatives contracts; **(Refer Note no. 38 to standalone financial statements)**

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company except for a single instance mentioned below **(Refer Para 16 of Note no. 41 to the standalone financial statement)**.

Out of the interest in respect of Tax Free Bonds 2012 – Tranche II ( having due date 28/03/2018 ), ₹1,27,719 remained unclaimed till 28/03/2025. As per the applicable provisions relating to transfer of unclaimed amounts to the Investor Education and Protection Fund (IEPF), the said amount was required to be transferred to IEPF account within 30 days of expiry of 7 years i.e 27.04.2025. However, the transfer to IEPF was made on 29.04.2025, due to technical glitch in MCA portal resulting in a delay of 2 days in compliance with the prescribed timeline.

iv.

(a) The management has represented that, to the best of its knowledge and belief **(Refer Para 37 of Note no. 41 to standalone financial statements)** no funds (which are material either individually or in the aggregate) have been advanced or loaned invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any persons or entities, including foreign entities (the intermediaries'), with the understanding, whether recorded in writing or otherwise, 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 (the Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

(b) The management has represented that, to the best of its knowledge and belief, **(Refer Para 37 of Note no. 41 to standalone financial statements)** no funds (which are material either individually or in the aggregate) have been received by the Company from any persons or entities, including foreign entities (the 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 audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under Sub-clauses (a) and (b) above contain any material misstatement

v. As stated in **Para 28 of Note no. 41** to the Standalone Financial Statements:

- The final dividend proposed for the previous year, declared and paid by the company during the year is in compliance with section 123 of the Companies Act,2013, as applicable;
- The interim dividend declared and paid by the company during the year and until the date of this report is in compliance with section 123 of the Companies Act, 2013 and
- The Board of director of the company have proposed final dividend for the year which is subject to the approval of the member at the ensuing Annual General Meeting. The amount of the dividend proposed is in accordance with section 123 of the Companies Act, 2013, as applicable.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 with respect to using accounting software for maintaining its books of account which has certain features e.g. edit log etc. as enumerated in aforesaid proviso is applicable to the Company with effect from April 1, 2023.

Based on our examination which included test checks, 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. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(Membership No. 090129)**
**UDIN: 26090129IZKIKF7667**

**Place : New Delhi**
**Date : 14th May, 2026**

# ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF STANDALONE FINANCIAL STATEMENTS

**(Referred to in Paragraph 8 (A) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of Housing and Urban Development Corporation Limited on the Standalone Financial Statements for the year ended March 31st, 2026).**

To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

**i. In respect of the Company's Property, Plant and Equipment and Intangible Assets:**

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

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

b) Based on information and explanation given to us, the company's management carries out the physical verification of all its Property, Plant & Equipment once every year at the end of the financial year which, in our opinion, is reasonable having regard to the size of the company and the nature of its Property, Plant & Equipment. Pursuant to the program, Property, Plant& Equipment were physically verified by the management at the end of the financial year. In our opinion and as per the information given by the management, the discrepancies observed, were not material and have been appropriately accounted for in the books.

c) The title deeds of all the immovable properties (including investment properties) held by the company (other than properties where the company is the lessee and the lease agreements are duly executed in favor of the lessee) disclosed in the standalone financial statements are held in the name of the Company, except for the following properties:

| Description of property | Gross carrying value (In Crore) | Held in name of | Whether promoter, director or their relative or employee | Period held | Reason for not held in name of the company |
|---|---|---|---|---|---|
| Building | 1.91 | Government of Tamil Nadu | NO | Since 1989 | Sale deed of HUDCO office at 5th Floor, Thalamuthu Natarajan Building, Egmore, Chennai is yet to be issued by CMDA. CRO is constantly pursuing with CMDA.<br><br>CMDA is pursuing with Revenue, Disaster Management & Land Administration Department, Government of Tamil Nadu for transfer of ownership in the name of CMDA and only upon receipt of the same by CMDA, process for execution of sale deed in the name of HUDCO can be taken up. |

The company is having Leasehold Lands/ Flats/ building measuring 11371.73 square meters having cost of Rs.33.90 Crore, or which lease deeds are pending for execution in the name of the Company. Details are as follows:

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Reason for non execution |
|---|---|---|---|---|
| **Patna** | **Residential flat-** Flat No. N-1302, Udaigiri Apartment, Budh Marg, Patna | 195 sqm. | 14,57,500 | HUDCO has purchased the Flat No N-1302 at Udaigiri Bhawan from Bihar State Housing Cooperative Federation Ltd. on resale which was one of the allottees of Vaishali Co-operative Housing Society Ltd. The allotment was transferred by Vaishali Co-operative Society vide letter dated 06.08.1997. Land for Vaishali Co-operative Housing Society Ltd. was purchased on lease hold basis.<br>The Registration of lease deed for the land by the Society is pending. Due to non registration of lease deed, the Society is not in a position to execute individual lease deed with the allottees/ members.<br>Execution of the lease deed can only be done after the management committee is elected for the Vaishali Co-operative Housing Society Limited by the District Cooperative Officer, Udaygiri Maintenance Committee. |
| **Bhubaneshwar** | **Flats:** Flat No. A-503, Block-1 (Hira), Toshali Apartment Satyanagar, Bhubaneshwar | 123.65 sft. | 8,27,976 | With regard to 4 flats & 4 parking lots, the file was in process in the Odisha State Housing Board. However, State Govt notification regarding retrospective applicability of RERA Act is under litigation (W.P.C No. 3328/25) in the Hon'ble High Court Odisha.<br>Last date of High Court hearing was 01.07.2025. As per Latest status, no update is shown on High Court Website. |
| **Bhubaneshwar** | Flat No. B-304, B-305 & B-306 Block-IV (Rupa), Toshali Apartment Satyanagar, Bhubaneshwar | 223.8 sft | 17,25,900 | |
| **Bhubaneshwar** | Garage No. (4 Nos.) 76,77,78 & 79, Block-IV (Rupa), Toshali Apartment, Satyanagar, Bhubaneshwar | Part of flats | 5,57,920 | |
| **Bhubaneshwar** | Garage No. (1 No.), 15, HIRA Block No. 1, Toshali Apartment, Satya Nagar, Janpath, Bhubaneshwar | 15.05 sft. | 1,06,700 | |
| **Chandigarh** | **Flats:** Flat No. 1501(GF) HIG(U), Sector 43-B, Chandigarh | 92 sqm. | 2,46,184 | Documents have been submitted to Chandigarh Housing Board and lease deed is under process. |
| **Mumbai** | Staff Qtr., Flat No. 32, Bldg. No. 24 Anand Sagar, CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 60.3 sqm. | 5,69,449 | Letter of Allotment by MHADA and Share Certificate issued by Co-op.<br>Housing Society for the flats available with HUDCO-MRO except for flat no.24/32 at Anand Sagar CHS Ltd. Lease agreements for Flats allotted to HUDCO by MHADA are not available with RO. Letter dated 22/07/2025 has been forwarded to MHADA requesting for lease agreements of flats allotted by MHADA. The same is being followed up. |
| **Mumbai** | Staff Qtr., Flat No. 32, Bldg. No. 18, Samundra Darshan CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 50.64 sqm. | 4,25,788 | |
| **Mumbai** | Staff Qtr., Flat No. 33, Bldg. No. 18, Samundra Darshan CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 50.64 sqm. | 3,88,740 | |
| **Mumbai** | Staff Qtr., Flat No. 51, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 sqm | 5,64,842 | |
| **Mumbai** | Staff Qtr., Flat No. 52, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 sqm | 5,64,842 | |
| **Mumbai** | Staff Qtr., Flat No. 61, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 sqm | 5,64,842 | |
| **Mumbai** | Staff Qtr., Flat No. 104, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56, MHADA, Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 sqm. | 21,10,483 | |

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Reason for non execution |
|---|---|---|---|---|
| **Mumbai** | Staff Qtr., Flat No. 204, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56, MHADA, Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 sqm. | 21,56,363 | |
| **Mumbai** | Staff Qtr., Flat No. 501, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56, MHADA, Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 sqm. | 22,94,004 | |
| **Mumbai** | Staff Qtr., Flat No. 604, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56, MHADA, Oshiwara, Andhra, (West), Mumbai-400 053 | 86.05 sqm. | 23,39,884 | |
| **Mumbai** | Staff Qtr., Flat No. 704, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56, MHADA, Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 sqm. | 23,85,764 | |
| **Delhi** | HUDCO Bhawan, IHC, Lodhi Road, New Delhi | 8600 sqm. | 28,84,67,754 | India Habitat Centre yet to execute sub lease deed with all allottees including HUDCO. |
| **Delhi** | Hudco House, Lodhi Road, New Delhi | 619.94 sqm. | 58,38,202 | BHEL is the prime allottee who has yet to execute Lease Deed with L&DO |
| **Delhi** | C-24, C-25, C-26 (6 Flats), Jangpura Extn. New Delhi [-24 GF-1378.87 sft FF-1407.34 sft (each)] | 776.54 sqm. | 2,53,97,247 | HPL is prime allottee of land and is yet to sign lease deed with L&DO. Therefore, sale deed of flats is pending with L&DO/HPL for Jangpura flats |

d) The company has not revalued its Property, Plant and Equipment (including Right of Use assets) or intangible assets or both during the year.

e) According to information and explanations given by the management, no proceedings have been 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 there under.

ii. (a) The Company does not have any inventory and hence reporting under clause 3(ii)(a) of the Order is not applicable.

(b) According to information and explanations given by the management, the company has been sanctioned unsecured working capital limits in excess of five Crore rupees during the year, in aggregate, from Banks. Since, the limits have been sanctioned as unsecured, reporting under clause 3(ii) (b) of the Order is not applicable.

iii. During the year the Company has made investments in, provided guarantees and granted loans/advances in the nature of loans, secured/unsecured to companies, firms, Limited Liability Partnerships or any other parties., In this regard we report hereunder

a) The company is a registered NBFC with Reserve Bank of India with principal business of giving loans hence clause 3(iii)(a) of the Order is not applicable.

b) In our opinion, the investments made, guarantees provided and the terms and conditions of the grant of all loans and advances in the nature of loans and guarantees provided, during the year are, prima facie, not prejudicial to the Company's interest.

c) Being a registered Non-Banking Financial Company (NBFC), the company grants its loans on stipulated terms and conditions for repayment of principal and interest. In respect of Loan assets except credit impaired assets, the repayments of principal amounts and receipts of interest are generally regular as per stipulation.

d) In respect of loans and advances in the nature of loans, the total amount overdue for more than ninety days are as under. The Company takes steps for recovery of the principal and interest as per its defined procedures, which in our opinion are reasonable.

(₹ in Crores)

| No. of cases | Principal Amount Overdue | Interest Overdue | Total Overdue | Remarks (if any) |
|---|---|---|---|---|
| 675 | 1670.24 | 17412.58 | 19082.82 | - |

e) Reporting under clause 3(iii)(e) of the Order is not applicable, since the principal business of the company is to give loans.

f) As per the information and explanation provided to us, the company has not granted any loans or advances in the nature of loans either repayable on demand or without specifying any terms or period of repayment during the year under audit. Hence, reporting under clause 3(iii) (f) is not applicable

iv. In our opinion and according to the information and explanation given to us, the Company has not granted any loans or provided any guarantees or security to the parties covered under Section 185 of the Act.

Further, in our opinion and according to information & explanations given to us, the Company, being a NBFC, is exempt from the provisions of Section 186 of the Act and the relevant rules in respect of loans and guarantees. In respect of the investments, the Company has complied with the provisions of section 186 (1) of the Act.

v. The company has not accepted any deposits from public within the meaning of Sections 73 to 76 of the Act and the Companies (Acceptance of Deposits) Rules, 2014 (as amended) during the year under review. According to the information and explanation given to us, the company had discontinued accepting/ renewing Public Deposit under the Public Deposit Scheme w.e.f. 1st July 2019. However, the company has complied with directions issued by National Housing Bank / Reserve Bank of India; and the provisions of section 73 to 76 and other applicable relevant provisions of the Companies Act 2013 and the rules framed hereunder with regard to deposits outstanding during the year.

vi. According to the information and explanations given to us, the Central Government has not prescribed the maintenance of cost records under subsection (1) of Section 148 of the Companies Act, 2013, in respect of the business of the Company. Accordingly, the provisions of clause 3(vi) of the Order are not applicable to the Company.

vii.

(a) According to the information and explanation given to us and on the basis of our examination of the books of account, and records, the company has generally been regular in depositing undisputed statutory dues including Provident Fund, Employees State Insurance, Income-Tax, Goods & Service Tax, Service Tax, Duty of Customs, Duty of Excise, Value added Tax, Cess and any other statutory dues applicable to it with the appropriate authorities. According to the information and explanations given to us, no undisputed amounts payable in respect of provident fund, employees' state insurance, income tax, goods and services tax, duty of custom, duty of excise, value added tax, sales tax, service tax, cess and other material statutory dues were outstanding, as on 31st March, 2026 for a period of more than six months from the date they became payable.

(b) According to the information and explanations given to us, and on the basis of our examination of the books of account, the dues as at 31st March 2026 of income tax, goods and services tax, duty of custom, duty of excise, value added tax and cess which have not been deposited on account of any dispute, are as follow:

(₹ in Crores)

| Name of Statute | Nature of Dues | Amount Disputed | Amount paid / refund adjusted (Under Protest) | Net Amount unpaid | Period of Dispute | Forum where dispute is pending |
|---|---|---|---|---|---|---|
| Income Tax Act 1961 | Disputed Income tax Demand | 21.43 | 21.43 | - | AY 1996-97 | Delhi High Court (ITA No. 360/2008) AO |
| Income Tax Act 1961 | Disputed Income tax Demand | 10.60 | 10.60 | - | AY 1997-98 | AO |
| Income Tax Act 1961 | Disputed Income tax Demand | 0.58 | 0.58 | - | AY 1998-99 | Assessing Officer Delhi High Court (ITA No. 818/2010) |
| Income Tax Act 1961 | Disputed Income tax Demand | 1.40 | 1.40 | - | AY 1999-00 | AO |
| Income Tax Act 1961 | Disputed Income tax Demand | 26.53 | 26.53 | - | AY 2000-01 | AO |
| Income Tax Act 1961 | Disputed Income tax Demand | 20.40 | 20.40 | - | AY 2001-02 | AO |
| Income Tax Act 1961 | Disputed Income tax Demand | 8.62 | 8.62 | - | AY 2004-05 | Delhi High Court (ITA No. 5/2026) Assessing Officer |

| Name of Statute | Nature of Dues | Amount Disputed | Amount paid / refund adjusted (Under Protest) | Net Amount unpaid | Period of Dispute | Forum where dispute is pending |
|---|---|---|---|---|---|---|
| Income Tax Act 1961 | Disputed Income tax Demand | 7.87 | 7.87 | - | AY 2006-07 | Assessing Officer Delhi High Court (ITA No. 557/2025) |
| Income Tax Act 1961 | Disputed Income tax Demand | 10.85 | 10.85 | - | AY 2009-10 | Assessing Officer Delhi High Court (ITA No. 584/2025) |
| Income Tax Act 1961 | Disputed Income tax Demand | 0.08 | 0.08 | - | AY 2011-12 | AO |
| Income Tax Act 1961 | Disputed Income tax Demand | 0.09 | 0.09 | - | AY 2012-13 | ITAT Delhi (MA/58/ DEL/2026) |
| Income Tax Act 1961 | Disputed Income tax Demand | 26.13 | 26.13 | - | AY 2013-14 | CIT (A) |
| Income Tax Act 1961 | Disputed Income tax Demand | 0.51 | 0.51 | - | AY 2014-15 | ITAT Delhi (MA/57/ DEL/2026) |
| Income Tax Act 1961 | Disputed Income tax Demand | 0.70 | 0.51 | 0.20 | AY 2015-16 | ITAT Delhi (MA/69/ DEL/2026) |
| Income Tax Act 1961 | Disputed Income tax Demand | 5.63 | 5.63 | - | AY 2016-17 | CIT (A) |
| Income Tax Act 1961 | Disputed Income tax Demand | 8.96 | 8.96 | - | AY 2017-18 | CIT (A) Delhi High Court Assessing Officer |
| Income Tax Act 1961 | Disputed Income tax Demand | 2.59 | 0.79 | 1.80 | AY 2018-19 | CIT (A) |
| TRACES Demand | TDS | 0.04 | - | 0.04 | FY 2007-08 Onwards | AO |
| Service Tax-Finance Act 1994 | Disputed Service tax Demand | 0.07 | - | 0.07 | FY 2005-06 to FY 2008-09 | Adjudication Authority |
| Service Tax-Finance Act 1994 | Disputed Service tax Demand | 0.01 | - | 0.01 | October 2008 to September 2010 | Adjudication Authority |
| Service Tax-Finance Act 1994 | Disputed Service tax Demand | 1.48 | 0.15 | 1.33 | FY 2016-17 | CESTAT |
| Service Tax-Finance Act 1994 | Disputed Service tax Demand | 2.16 | 0.09 | 2.07 | FY 2018-19 | Adjudication Authority |
| Goods & Service Tax | Disputed Tax & Interest | 0.87 | 0.04 | 0.82 | FY 2019-20 | Commissioner/JC Appeals |
| Goods & Service Tax | Disputed Tax & Interest | 0.02 | 0.00 | 0.02 | FY 2020-21 | Commissioner/JC Appeals |
| Goods & Service Tax | Disputed Tax & Interest | 0.45 | 0.02 | 0.43 | FY 2019-2020 | Commissioner/JC Appeals |
| Goods & Service Tax | Disputed Tax & Interest | 54.95 | 2.97 | 51.98 | FY 2020-2021 | Commissioner/JC Appeals |
| Goods & Service Tax | Disputed Tax & Interest | 0.04 | 0.01 | 0.03 | FY 2019-2020 | GSTAT |
| Goods & Service Tax | Disputed Tax & Interest | 0.03 | 0.00 | 0.03 | FY 2021-2022 | Commissioner/JC Appeals |

viii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, there are no transactions which have been surrendered or disclosed as income in tax assessments under the Income Tax Act, 1961 (43 of 1961). In view of this, there are no transactions of previously unrecorded income in terms of clause 3 (viii) of the Order.

ix.

a. According to the information and explanations given to us and based upon the audit procedures performed, the company has not defaulted in repayment of loans or other borrowings or in the payment of interest thereon to any lender.

b. According to the information and explanations given to us, the company has not been declared willful defaulter by any bank or financial institution or other lender.

c. According to the information and explanations given to us, term loans were applied for the purpose for which the loans were obtained.

d. According to the information and explanations given to us and based on procedures performed by us and on the overall examination of the financial statements of the company, the funds raised on short term basis have, prima facie have not been used during the year for long term purpose by the company on overall basis.

e. According to the information and explanations given to us, the company has not taken any funds from any entity or person on account of or to meet the obligations of its subsidiaries, associates or joint ventures.

f. According to the information and explanations given to us, the company has not raised loans during the year on the pledge of securities held in its subsidiaries, joint ventures or associate companies.

x.

a) According to the information and explanations given to us, the Company has not raised money by way of Initial public offer or further public offer (including debt instruments) during the year. We have been informed and based on our audit procedures, we are of the opinion that money raised by the company by way of debt instruments were applied for the purposes for which it was raised.

b) According to the information and explanations given to us, the company has not made any preferential allotment or private placement of shares or convertible debentures but has made private placement of non-convertible debentures during the year. Provisions of Section 42 and section 62 of the Act have been complied with and the funds raised have been used for the purposes for which the funds were raised.

xi. To the best of our information and according to the explanations provided to us by the Company and the books of account and records examined by us in the normal course of audit, we state that:

a. No fraud by the Company or on the Company has been noticed during the year.

b. No report under sub-section (12) of section 143 of the Companies Act has been filed by any of the auditors of the company in Form ADT-4 as prescribed under rule 13 of Companies (Audit and Auditors) Rules, 2014 with the Central Government during the year and up to the date of this report.

c. As represented to us by the management, there are no whistle-blower complaints were received during the year by the company.

xii. According to information and explanation given to us, the Company is not a Nidhi Company. Hence the Nidhi Rules, 2014 are not applicable to the Company. Accordingly, clause 3(xii) of the Companies (Auditor's Report) Order 2020 is not applicable to the Company.

xiii. According to the information and explanations given to us and on the basis of our examination of the records of the Company, transactions with the related parties are in compliance with section 177 and 188 of the Act where applicable and the necessary disclosures have been made in the standalone Ind AS financial statements etc., as required by the applicable accounting standards. The details have been disclosed in the Standalone Financial Statements, as required by the applicable Indian accounting standards (Ind AS).

xiv.

(a) In our opinion and according to the information and explanations provided by the management, the company gets its Internal Audit done on quarterly basis and have an internal audit system commensurate with the size and nature of its business.

(b) We have considered the internal audit reports for the year under audit, issued to the Company during the year and till date, in determining the nature, timing and extent of our audit procedures.

xv. According to the information and explanations given to us, in our opinion during the year the Company has not entered into any non-cash transactions with its directors or persons connected with its directors and hence provisions of Section 192 of the Companies Act, 2013 are not applicable.

xvi.

(a) The Company has received registration as a non-banking finance company, Infrastructure Finance Company (NBFC-IFC) under section 45-IA of the Reserve Bank of India Act, 1934. The registration number issued to the company on 23rd August 2024 vide Registration number N-14.03626. The said registration prescribes certain

condition including achievement of prescribed principal business criteria relating to infrastructure financing company and divestment from joint venture companies by March 31, 2026. According to the information and explanations given to us, the Company has not complied with the said conditions as at March 31, 2026 and has applied to RBI seeking extension of time, which is pending consideration as on the date of this report.

(b) According to the information and explanations given to us, the company has not conducted any non-banking financial or housing finance activities without a valid certificate of registration from the Reserve Bank of India as per Reserve Bank of India Act, 1934.

(c) According to the information and explanations given to us, the Company is not a core investment company (CIC) as defined in the regulations made by the Reserve Bank of India, hence reporting under clause 3 (xvi) (c) of the order is not applicable.

(d) In our opinion, there is no core investment company within the Group (as defined in the Core Investment Companies (Reserve Bank) Directions, 2016) and accordingly reporting under clause 3 (xvi) (d) of the order is not applicable.

xvii. Based upon the audit procedures performed and according to the information and explanations provided by the management, the company has not incurred cash losses in the financial year and in the immediately preceding financial year.

xviii. There has been no resignation of the statutory auditors during the year. Accordingly, the provisions of clause 3(xviii) of the Order are not applicable to the Company.

xix. 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 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.

xx.

(a) According to the information and explanations given to us, there are no unspent amounts towards Corporate Social Responsibility (CSR) on other than ongoing projects requiring a transfer to a Fund specified in Schedule VII to the Companies Act in compliance with second proviso to sub-section (5) of Section 135 of the said Act. Accordingly, reporting under clause 3(xx)(a) of the Order is not applicable for the year.

(b) According to the information and explanations given to us, in respect of ongoing projects, the Company has transferred unspent Corporate Social Responsibility (CSR) amount as at the Balance Sheet date to a special account 'Unspent CSR account' opened with a Scheduled bank, within a period of thirty days from the end of the financial year in compliance with Section 135(6) of the Companies Act 2013.

xxi. The Clause 3(xxi) of the order is not applicable to the Standalone Financial Statements hence no comment is given.

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(Membership No. 090129)**
**UDIN: 26090129IZKIKF7667**

**Place : New Delhi**
**Date : 14th May, 2026**

# ANNEXURE "B" TO THE INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF STANDALONE FINANCIAL STATEMENTS

**(Annexure referred to in paragraph 8 (B) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of Housing and Urban Development Corporation Limited on the Standalone Financial Statements for the year ended 31st March, 2026)**

As required under Section 143(5) of the Companies Act 2013 with respect to the directions issued by The Comptroller & Auditor General of India, we report that:

| Sr.No. | DIRECTIONS | REPLIES |
|---|---|---|
| 01 | 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. | Based on the actuarial valuation reports, supporting investment records, confirmations obtained and explanations provided by the management, we have examined the valuation methodology and accounting treatment adopted in respect of the funded post-retirement benefit plans of the Company, comprising Provident Fund managed through HUDCO Employees PF Trust and Gratuity Fund managed through LIC.<br>Our audit procedures included review of actuarial reports, assessment of valuation methodologies, verification of supporting records relating to plan assets and evaluation of consistency of the valuation approach with the requirements of Ind AS 19.<br>Based on the audit procedures performed, the valuation of plan assets for both the funded schemes has been carried out in accordance with the applicable principles of Ind AS 19. In respect of the Gratuity Fund managed through LIC, confirmation regarding fair valuation of plan assets has been obtained from LIC. However, detailed investment-wise valuation workings of the underlying investments were not available for independent verification, being maintained by LIC as an external agency.<br>Accordingly, based on the records and information made available for audit, the valuation approach adopted for funded post-retirement benefit plan assets appears reasonable and broadly consistent with the applicable accounting framework. No material deviation or misstatement requiring separate reporting was observed in this regard. |
| 02 | 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 Organizations 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 accounting transactions through integrated IT systems, comprising ERP (iGL), Loan Management System (LMS), Treasury, HRMS and other supporting applications forming part of the overall financial reporting framework. These systems collectively capture, record, process and report transactions relevant to the financial statements.<br>Based on our understanding of the Company's information system and related business processes, and audit procedures performed in accordance with the Standards on Auditing, it is observed that the majority of accounting transactions are processed through the IT systems. However, certain accounting transactions are processed through manual interventions within the ERP environment, as detailed below:<br>(i) transactions pertaining to Retail Finance business, which is presently outside the scope of the existing ERP modules; and<br>(ii) rectification, adjustment and reconciliation entries recorded in the ERP (iGL) module to ensure compliance with applicable accounting principles and financial reporting requirements. |

| Sr.No. | DIRECTIONS | REPLIES |
|---|---|---|
| | | These transactions are subsequently recorded in the ERP system through controlled journal entry mechanisms supported by defined approval workflows and underlying documentation.<br>Based on our audit procedures, such instances of manual intervention do not involve maintenance of parallel books of account or systematic processing of transactions outside the IT system. Further, these are not considered to have any material impact on the integrity of the accounting records or the financial statements of the Company.<br>The Company's IT systems and controls that are significant to financial reporting have been reviewed during the year through independent Information Security Audits conducted by CERT-In empanelled auditors. Based on the audit reports made available to us and our evaluation thereof, the identified vulnerabilities, including critical and high-risk observations, have been remediated by the management and subsequently validated by the auditors. Accordingly, no material weakness in IT systems and controls has been observed which may result in a material misstatement of the financial statements.<br>Further, the Company has undertaken cyber security reviews during the year covering key systems and infrastructure. Based on the reports and information made available to us, no material discrepancies have been reported which could have a material impact on financial reporting.<br>Accordingly, based on the audit procedures performed and information and explanations provided to us, the Company's IT systems, including controls relevant to financial reporting and cyber security framework, are considered adequate and operating effectively, except for the limited instances of manual interventions as stated above, which do not have any material impact on the integrity of the accounts or financial statements. |
| 03 | 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 utilized 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. | Based on the audit procedures performed, records examined and explanations provided by the management, it is observed that the Company has neither received nor recognised any grant/subsidy from Central/State Government or their agencies during the year under audit, and no such grant/subsidy was receivable as at the year-end date.<br>We have also examined the accounting treatment of interest earned, wherever applicable, in respect of grants pertaining to earlier years with reference to the relevant terms and conditions of the respective schemes/grants.<br>Based on the audit procedures performed and records made available for audit, no material deviation requiring separate reporting under this direction has been observed. |
| 04 | 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? | Based on the information and explanations provided by the management and records made available for audit, including the Board-approved Risk Management Policy, Risk-Based Internal Audit (RBIA) framework, internal audit reports, Risk Management Committee minutes and related disclosures in the financial statements, it is observed that the Company has identified the key risk areas relevant to its operations as an NBFC–IFC and has established a risk management framework |

| Sr.No. | DIRECTIONS | REPLIES |
|---|---|---|
| | | and governance mechanism for mitigation and monitoring of such risks. The risk management framework is supported by periodic risk assessment, risk-based internal audit covering Head Office and Regional Offices, and oversight by designated committees. The Policies and processes are broadly aligned with applicable regulatory requirements and recognised risk management practices. Key risk areas and related risk management practices are also disclosed in the Notes to Accounts in accordance with applicable regulatory requirements.<br><br>Further, as informed by the management, no data assets requiring separate valuation/recognition in the financial statements were identified during the year and accordingly no specific audit procedures in this regard were considered necessary.<br><br>Accordingly, based on the audit procedures performed and subject to verification of underlying records, nothing has come to our attention which causes us to believe that the Company has not complied, in all material respects, with the requirements of the C&AG audit direction. |
| 05 | 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. | Based on the information and explanations provided by the management and records made available to us, the Company has generally complied, in all material respects, with the applicable provisions of SEBI (LODR) Regulations, 2015, RBI directions/guidelines, Companies Act, 2013 and other applicable rules, regulations and guidelines issued by DPE, DIPAM, CERT-In, MeitY and other regulatory authorities, wherever applicable, during the year.<br><br>However, during the course of audit, the following procedural/ compliance related observations were noticed, which, in our opinion, are not material having regard to the size and nature of operations of the Company and do not have any material impact on the financial statements of the Company. The same have been communicated to the management for necessary corrective actions:<br><br>1. Delay was observed in depositing the amount pertaining to Investor Education and Protection Fund (IEPF) during the month of April 2025, as referred in Para 8.C.h(iii) above.<br><br>2. Shop and Establishment Registration for the Head Office was not obtained during FY 2025-26.<br><br>3. The Company did not possess FIU-IND registration certificate under the Prevention of Money Laundering Act, 2002 during FY 2025-26.<br><br>4. As per RBI directions dated 28th November 2025, NBFCs are required to report changes in directors on a quarterly basis within 15 days from the end of the quarter. However, the requisite return for the quarter ended December 2025, due on 15th January 2026, was not filed by the Company within the prescribed timeline.<br><br>5. The required number of Independent Directors was not in place during part of the year and consequently the |

| Sr.No. | DIRECTIONS | REPLIES |
|---|---|---|
| | | composition of the Board was not fully in compliance with the applicable provisions of SEBI (LODR) Regulations, 2015. Further, certain Committees were constituted on 29th April 2025 and accordingly the composition of such Committees was not in compliance with the applicable provisions of the Companies Act, 2013 and SEBI (LODR) Regulations, 2015 up to 28th April 2025.<br><br>Except for the matters stated above, no material non-compliance requiring reporting under the aforesaid directions came to our notice during the course of audit.<br><br>This reporting is based on the records, information and explanations made available to us and has been considered in the context of materiality with reference to the financial statements of the Company. |

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(Membership No. 090129)**
**UDIN: 26090129IZKIKF7667**

**Place : New Delhi**
**Date : 14th May, 2026**

# ANNEXURE "C" TO THE INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF STANDALONE FINANCIAL STATEMENTS

**(Annexure referred to in paragraph 8 (C) (f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of Housing and Urban Development Corporation Limited on the Standalone Financial Statements for the year ended 31st March, 2026)**

**Report on the adequacy of Internal Financial Controls over financial reporting of the Company and the operating effectiveness of such 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 with reference to the Standalone financial statements of **HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED** ("the Company") as of March 31, 2026 in conjunction with our audit of the Standalone Financial Statements of the Company for the year ended on that date.

**01. Management's Responsibility for Internal Financial Controls**

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 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.

**02. 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, issued by ICAI and deemed to be prescribed under section143 (10) of the Companies Act, 2013, to the extent applicable to an audit of internal financial controls, both applicable to an audit of Internal Financial Controls and, both issued by the Institute of Chartered Accountants of India. Those Standards and the Guidance Note require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether adequate internal financial controls over financial reporting was established and maintained and if such controls operated effectively in all material respects.

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls 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 Standalone 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.

**03. Meaning of Internal Financial Controls over Financial Reporting**

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

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

(2) provide reasonable assurance that transactions are recorded as necessary to permit preparation of standalone 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

(3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the standalone financial statements.

**04. 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.

**05. 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 of March 31, 2026, based 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 S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(Membership No. 090129)**
**UDIN: 26090129IZKIKF7667**

**Place : New Delhi**
**Date : 14th May, 2026**



*1000MW Hydroelectric Power Project at Pakal-Dul, Kishtwar, Jammu & Kashmir*

# ANNEXURE "D"

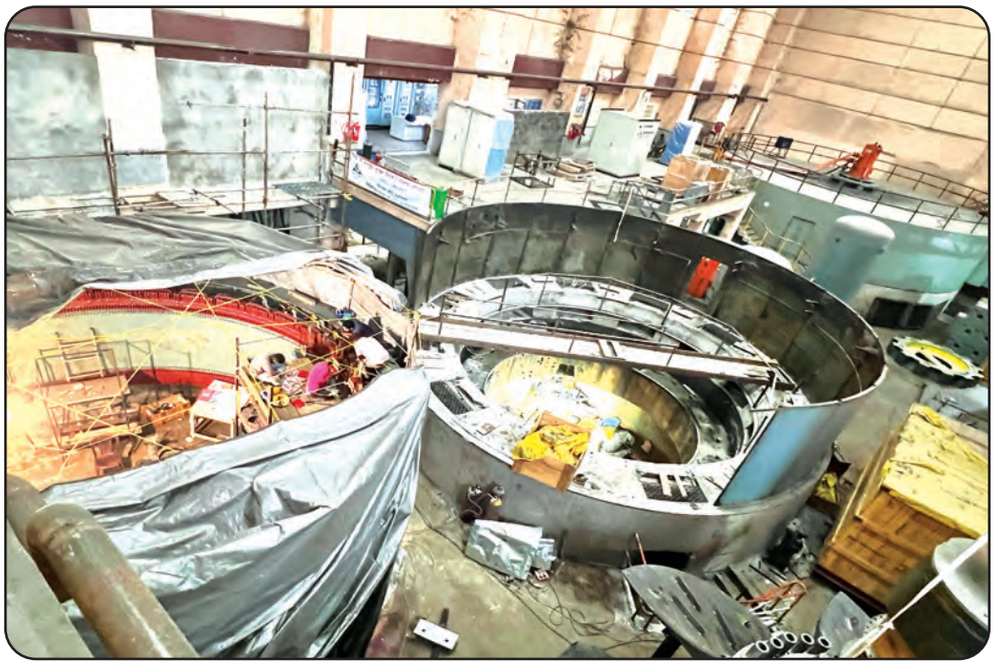
## COMPLIANCE CERTIFICATE

We have conducted the audit of annual accounts of Housing and Urban Development Corporation Limited for the year ended 31st March, 2026 in accordance with the directions / sub-directions issued by the C&AG of India under Section 143(5) of the Companies Act, 2013 and certify that we have complied with all the Directions / Sub-directions issued to us.

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(Membership No. 090129)**
**UDIN: 26090129IZKIKF7667**

**Place : New Delhi**
**Date : 14th May, 2026**



*Damodar Valley Corporation for Renovation, Modernisation & Up-gradation of Panchet Hydel Unit-1 (40 MW), Panchet, Jharkhand*

# Non-Banking Financial Companies Auditor's Report for the year ended 31st March 2026

**To,**
**The Members**
**Housing and Urban Development Corporation Limited**
**Core 7A, HUDCO Bhawan, India Habitat Centre,**
**Lodhi Road, New Delhi 110 003**

1. This report is issued in accordance with the "Non-Banking Financial Companies Auditor's Report (Reserve Bank) Directions, 2016" issued by Reserve Bank of India (RBI) vide notification no. DNBS. PPD.03/66.15.001/2016-17 dated 29th September 2016 on the matters specified in para 3(A) and 3(C) of Chapter-II of the said Directions to the extent applicable to the company.

2. We have audited the accompanying standalone financial statements of Housing and Urban Development Corporation Limited ("the Company"), which comprise the Standalone Balance Sheet as at 31st March 2026, the Standalone Statement of Profit and Loss and the Standalone Statement of Cash Flows and the Standalone Statement of changes in equity for the year ended on that date, and a summary of the material accounting policies and other explanatory information (hereinafter referred to as "the standalone financial statements").

**Management's Responsibility for the Standalone Financial Statements**

3. The Company's Board of Directors is responsible for the matters stated in Section 134(5) of the Companies Act, 2013 (the Act) with respect to the preparation of these Standalone financial statements to 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 Indian Accounting Standards (Ind AS) specified under Section 133 of the Act, read with Companies (Indian Accounting Standards Rules), 2015, as amended. This responsibility also includes maintenance of adequate and design records in accordance with the provisions of the Act for safeguarding of the assets of the Company and for preventing and detecting frauds and other irregularities; selection and application of appropriate accounting policies; making judgments and estimates that are reasonable and prudent; and design, implementation and maintenance of adequate internal financial controls, that were operating effectively for ensuring the accuracy and completeness of the accounting records, relevant to the preparation and presentation of the financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

4. The Management is also responsible for compliance with the Reserve Bank of India (hereinafter RBI or Bank) Act, 1934 and other relevant RBI circulars and guidelines applicable to Non-Banking Financial Companies, as amended from time to time, and for providing all the required information to RBI.

**Auditors' Responsibility**

5. Pursuant to the requirements of Non-Banking Financial Companies Auditor's Report (Reserve Bank) directions, 2016 as consolidated in RBI master circular (the "Directions") it is our responsibility to examine the audited book and records of the Company for the year ended 31st March 2026 and our report on the matter specified in the directions to the extent applicable to the Company.

6. We conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purpose (Revised 2016) issued by the Institute of Chartered Accountants of India (ICAI) and the Standard on Auditing specified under section 143(10) of the Companies Act, 2013, in so far as applicable for the purpose of this certificate. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.

**Opinion**

7. Based on our examination of the audited books and records of the Company for the year ended 31st March 2026 as produced for our examination and the information and explanations given to us, we report that –

   a. The Company had been granted registration under section 45-IA of the Reserve Bank of India Act, 1934 on 23rd August 2024 vide Certificate of Registration (COR) No. N-14.03626. RBI issued this Certificate along with direction for fulfilment of the condition as specified in the Annexure-I to the registration certificate.

      As per the communication issued by RBI at the time of grant of COR, the Company was required to achieve the prescribed principal business Criteria applicable to NBFC-IFCs and divest from specified non-operative group companies by March 31, 2026.The Company has not fully complied with the aforesaid requirements as at March 31, 2026 and has submitted a representation/application to RBI seeking extension of time till 31st March 2027.

b. The company is entitled to continue to hold such registration in terms of its asset/income pattern as on 31st March 2026.

c. The Company is meeting the requirement of net owned funds applicable to an Infrastructure Finance Company as laid down in Master Direction – Reserve Bank of India (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023 dated 19th October 2023.

d. The Board of Directors of the Company, in its meeting held on 6th August 2018, has passed resolution for non-acceptance of any public deposits, and the company has not accepted any new public deposit since 1st July 2019.

e. The Company has not accepted any public deposits during the financial year 2025-26.

f. The financial statements of the Company for the year 2025-26 have been prepared in accordance with recognition and measurement principles of Ind AS prescribed under section 133 of the Companies Act 2013 read with relevant rules issued thereunder. Accordingly, the company is following Board Approved methodology for computation of impairment allowance towards provisioning for its loan assets and classification thereof. In view of regulatory compliance of Companies Act 2013 for adoption of a mechanism for preparation of financial statements the Company does not follow the Prudential norms relating to income recognition, asset classification and provisioning (IRACP norms) for Bad and Doubtful debts in terms of the master directions 2023. Nevertheless, the company is complying with the directions of the RBI vide Notification No. DOR (NBFC),CC.PD.No.109/22.10.106/2019-20 dated 13th March 2020 with respect to adherence to difference in provisioning between IRACP norms and ECL methodology of the company.

g. 1) In our opinion, the Capital Adequacy ratio as disclosed in the Return submitted to RBI in Form NBS-7 (DNBS03) has been correctly arrived on the basis of provisional financial statements and such ratio is in compliance with minimum CRAR prescribed by RBI.

2) As per information and explanation given to us, the annual statement of capital funds, risk assets/ exposure and risk asset ratio (DNBS03 return) as on 31st March 2026 has been filed by company dated 21st April 2026 on the basis of the provisional financial results.

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(Membership No. 090129)**
**UDIN: 26090129IZKIKF7667**

**Place : New Delhi**
**Date : 14th May, 2026**

# BALANCE SHEET AS AT 31ST MARCH, 2026

(₹ in Crore)

| S. No. | PARTICULARS | NOTE No. | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| I | **ASSETS** | | | |
| 1 | **Financial Assets** | | | |
| (a) | Cash and Cash Equivalents | 6 | 2.08 | 5.55 |
| (b) | Bank Balance other than (a) above | 7 | 224.03 | 58.99 |
| (c) | Derivative Financial Instruments | 8 | 2,154.88 | 1,643.28 |
| (d) | Receivables | | | |
| | - Trade Receivables | 9 | 0.77 | 1.84 |
| | - Other Receivables | | 6.58 | 2.34 |
| (e) | Loans | 10 | 1,60,547.15 | 1,24,340.71 |
| (f) | Investments | 11 | 2,228.66 | 1,319.62 |
| (g) | Other Financial Assets | 12 | 894.63 | 634.96 |
| | **Sub Total (1)** | | **1,66,058.78** | **1,28,007.29** |
| 2 | **Non-Financial Assets** | | | |
| (a) | Current Tax Assets (Net) | 13 | 4.29 | - |
| (b) | Deferred Tax Assets (Net) | 21 | 448.08 | |
| (c) | Investment Property | 14A | 20.20 | 18.81 |
| (d) | Property, Plant and Equipment | 14B | 59.20 | 56.94 |
| (e) | Capital Work-in-Progress | 14C | 22.97 | 14.37 |
| (f) | Intangible Assets under Development | 14D | - | 1.68 |
| (g) | Other Intangible Assets | 14E | 8.26 | 12.13 |
| (h) | Assets classified as held for sale | 14F | 0.41 | |
| (i) | Other Non-Financial Assets | 15 | 217.60 | 386.17 |
| | **Sub Total (2)** | | **781.01** | **490.10** |
| | **TOTAL ASSETS (1+2)** | | **1,66,839.79** | **1,28,497.39** |
| II | **LIABILITIES AND EQUITY** | | | |
| A | **Liabilities** | | | |
| 1 | **Financial Liabilities** | | | |
| (a) | Derivative Financial Instruments | | 235.01 | - |
| (b) | Payables | | | |
| (i) | Trade Payable | | | |
| | - Total outstanding dues of MSME | | - | - |
| | - Total outstanding dues of creditors other than MSME | 16 | - | - |
| (ii) | Other Payables | | | |
| | - Total outstanding dues of MSME | | 0.86 | 1.02 |
| | - Total outstanding dues of creditors other than MSME | | 9.76 | 19.77 |
| (c) | Debt Securities | 17 | 60,814.71 | 55,907.15 |
| (d) | Borrowings | 18 | 80,862.29 | 51,389.61 |
| (e) | Other Financial Liabilities | 19 | 2,418.34 | 1,320.43 |
| | **Sub Total (A-1)** | | **1,44,340.98** | **1,08,637.98** |
| 2 | **Non-Financial Liabilities** | | | |
| (a) | Current Tax Liabilities (Net) | 13 | - | 12.64 |
| (b) | Provisions | 20 | 397.00 | 364.78 |
| (c) | Deferred Tax Liabilites (Net) | 21 | - | 1,465.93 |
| (d) | Other Non-Financial Liabilities | 22 | 124.61 | 46.27 |
| | **Sub Total (A-2)** | | **521.61** | **1,889.62** |
| | **Sub Total (A)(A-1+A-2)** | | **1,44,862.59** | **1,10,527.60** |
| B | **Equity** | | | |
| (a) | Equity Share Capital | 23 | 2,001.90 | 2,001.90 |
| (b) | Instruments entirely equity in nature | 24 | 1,442.00 | - |
| (c) | Other Equity | 25 | 18,533.30 | 15,967.89 |
| | **Sub Total (B)** | | **21,977.20** | **17,969.79** |
| | **TOTAL LIABILITIES AND EQUITY (A+B)** | | **1,66,839.79** | **1,28,497.39** |
| **Note: Company Overview and Material Accounting Policies Information** | | **1 to 5** | | |
| Note: The Notes referred to above form part of the Financial Statements | | **6 to 41** | | |

**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



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

(₹ in Crore)

| S. No. | PARTICULARS | NOTE No. | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|---|
| I | **INCOME** | | | |
| A | **Revenue from Operations** | | | |
| (a) | Interest Income | **26** | 13,096.25 | 10,200.33 |
| (b) | Dividend Income | **41(8)** | 8.09 | 7.38 |
| (c) | Rental Income | **14A** | 44.94 | 56.29 |
| (d) | Net Gain on Fair Value changes | **27** | - | 45.92 |
| (e) | Sale of Services | **35** | **1.12** | **1.37** |
| | **Total Revenue from Operations (A)** | | 13,150.40 | 10,311.29 |
| B | **Other Income** | **28** | **176.73** | **37.09** |
| | **Total Income I (A+B)** | | **13,327.13** | **10,348.38** |
| II | **EXPENSES** | | | |
| (a) | Finance Cost | **29** | 8,930.69 | 6,747.45 |
| (b) | Fees and Commission Expense | **41(21)** | 3.32 | 2.66 |
| (c) | Net Loss on Fair Value Changes | **27** | 936.63 | - |
| (d) | Impairment on Financial Instruments | **30** | (191.60) | (410.50) |
| (e) | Employee Benefit Expense | **31** | 268.08 | 230.04 |
| (f) | Depreciation, Amortization & Impairment | **14A,B&E** | 12.53 | 10.64 |
| (g) | Corporate Social Responsibilities | **41(35)** | 57.89 | 49.27 |
| (h) | Other Expenses | **32** | 88.15 | 82.16 |
| | **Total Expenses II** | | **10,105.69** | **6,711.72** |
| III | **Profit/ (Loss) Before Tax (I-II)** | | **3,221.44** | **3,636.66** |
| IV | **Tax Expense:** | **39** | | |
| | (i) Current Tax | | 603.00 | 637.00 |
| | (ii) Deferred Tax | | (1,459.07) | 292.90 |
| | (iii) Adjustment of tax of earlier years (Net) | | **43.14** | **(2.38)** |
| | **Total Tax Expenses IV ( i+ii+iii )** | | **(812.93)** | **927.52** |
| V | **Profit/ (Loss) for the Period** | | **4,034.37** | **2,709.14** |
| VI | **Other Comprehensive Income** | | | |
| A (i) | Items that will not be reclassified to profit or loss (specify items and amounts) | | | |
| | Re-measurement gains (losses) on defined benefit plans | | (18.70) | (4.23) |
| (ii) | Income tax relating to items that will not be reclassified to profit or loss | | 4.71 | 1.06 |
| | **Sub-total (A)** | | **(13.99)** | **(3.17)** |
| B (i) | Items that will be reclassified to profit and loss (specify items and amounts) | | | - |
| | - Effective Portion of Gains/(Loss) in Cash Flow Hedge | | (8.96) | (51.32) |
| | - Cost of Hedging Reserve | | (716.97) | (164.67) |
| (ii) | Income tax relating to items that will be reclassified to profit or loss | | | |
| | - Effective Portion of Gains/(Loss) in Cash Flow Hedge | | 2.25 | 12.92 |
| | - Cost of Hedging Reserve | | 180.45 | 41.44 |
| | **Sub-total (B)** | | **(543.23)** | **(161.63)** |
| | **Other Comprehensive Income (A + B)** | | **(557.22)** | **(164.80)** |
| VII | **Total Comprehensive Income for the period** | | **3,477.15** | **2,544.34** |
| | **Earnings per equity share (for continuing operations and discontinuing operations)** | | | |
| | Basic (₹) | | 20.15 | 13.53 |
| | Diluted (₹) | **41 (31)** | 20.15 | 13.53 |
| **Note: Company Overview and Material Accounting Policies Information** | | **1 to 5** | | |
| Note: The Notes referred to above form part of the Financial Statements | | **6 to 41** | | |

**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



# CASH FLOW STATEMENT FOR THE PERIOD ENDED 31st March, 2026

(₹ in Crore)

| S. No. | Particulars | Period ended 31st March 2026 | Period ended 31st March 2025 |
|---|---|---|---|
| **A** | **Operating activities** | | |
| | Profit before tax | **3221.44** | **3636.66** |
| | Adjustments to reconcile profit before tax to net cash flows: | | |
| (i) | Depreciation & amortisation | 12.53 | 10.64 |
| (ii) | Impairment on financial instruments | (191.60) | (410.50) |
| (iii) | EIR on borrowings | 925.43 | (65.61) |
| (iv) | Loss/ (Gain) on Fair Value Changes (Net) | (18.62) | (8.92) |
| (v) | Provision for employee benefits and CSR | 73.57 | 54.48 |
| (vi) | Provision for Interest under Income Tax Act | (0.26) | 4.38 |
| (vii) | Loss/ (Profit) on sale of Fixed Assets (Net) | (25.42) | (0.52) |
| (viii) | EIR on Advances | (2.35) | 3.89 |
| (ix) | EIR on Investment | (5.38) | (1.55) |
| (x) | Discounting of security deposit and deposit for services | 0.21 | (0.05) |
| (xi) | Discounting of Interest Income on Staff Advances | (0.62) | (1.64) |
| (xii) | Discounitng of Employee cost of Staff advances | 5.63 | 1.64 |
| | **Operating Profit before Working capital changes** | **3994.56** | **3222.90** |
| | **Working capital changes** | | |
| (i) | Loans | (36075.55) | (32605.95) |
| (ii) | Derivatives | (1964.29) | (1553.38) |
| (iii) | Trade Receivables | (1.55) | (2.51) |
| (iv) | Other Financial Assets | (259.67) | (31.24) |
| (v) | Other Non Financial Assets | 130.48 | (8.37) |
| (vi) | Bank Balance other than cash and cash equivalent | (165.03) | 78.39 |
| (vii) | Other Financial Liabilities | 1038.66 | 195.24 |
| (viii) | Other Non Financial Liabilities | 78.34 | 2.04 |
| (ix) | Trade Payable | (10.17) | 6.51 |
| (x) | Provisions | (60.05) | (53.07) |
| | **Sub Total** | **(37288.83)** | **(33972.34)** |
| | Income tax paid (Net of refunds) | (617.95) | (671.16) |
| | **Net cash flows from/(used in) Operating Activities - A** | **(33912.22)** | **(31420.60)** |
| **B** | **Investing activities** | | |
| (i) | Purchase of fixed and intangible assets | (21.58) | (21.74) |
| (ii) | Proceeds from sale of property and equipment | 27.36 | 0.80 |
| (iii) | Amount received on redemption of Investment | 61.18 | 0.00 |
| (iv) | Investments at fair value through Profit and Loss | (946.22) | (1010.34) |
| (v) | Capital Advances | (5.05) | (10.14) |
| | **Net cash flows from/(used in) Investing Activities - B** | **(884.31)** | **(1041.42)** |
| **C** | **Financing activities** | | |
| (i) | Deposit received | - | - |
| (ii) | Deposit repaid | - | (0.04) |
| (iii) | Debt securities issued | 10,396.12 | 14,768.50 |
| (iv) | Debt securities repaid | (5487.68) | (1000.00) |
| (v) | Rupee Long Term/ Short Term Borrowings raised | 49,858.40 | 14,622.68 |
| (vi) | Rupee Long Term/ Short Term Borrowings repaid | (12336.28) | (12885.47) |
| (vii) | Foreign Currency Borrowing raised | 7,658.61 | 21,873.49 |
| (viii) | Foreign Currency Borrowing repaid | (15672.58) | (4012.69) |
| (ix) | Raising/Redemption of Subordinated Liabilities | 1,442.00 | - |
| (x) | Dividends paid including DDT | (1062.02) | (1147.57) |
| (xi) | Interest paid on Income Tax | (1.73) | (1.31) |
| (xii) | Issue Expenses on Perpetual Debt Instruments | (1.78) | 0.00 |
| | **Net cash flows from /(used in) Financing Activities- C** | **34793.06** | **32217.59** |
| **D** | **Net increase in cash and cash equivalents A+B+C** | **(3.47)** | **(244.43)** |
| | Cash and cash equivalents at Beginning of year | 5.55 | 249.98 |
| | Cash and cash equivalents at the end of year | 2.08 | 5.55 |
| **Components of Cash & Cash Equivalents** | | | |
| **A** | **Cash & Cash Equivalents** | | |
| (i) | Cash & Revenue Stamps in hand | 0.00 | - |
| (ii) | Imprest | 0.00 | - |
| (iii) | Bank Deposits (3 months and less than 3 months) | 0.00 | - |
| (iv) | Balances in Current Account with | | |
| | - Reserve Bank of India | 0.02 | 0.02 |
| | - Scheduled Banks | 2.06 | 5.53 |
| | - Demand Drafts in hand | 0.00 | - |
| (v) | Investment in Treasury Bill (Upto 90 Days) | 0.00 | - |
| | **Total** | **2.08** | **5.55** |
| | **Note:** | | |
| | **Cash Inflow from Interest on Loan & Investment** | **12978.78** | **9805.23** |
| | **Cash Outflow from Interest on Bond & Borrowings** | **7644.55** | **6509.85** |

**Note:**

1. Cash Flows has been prepared using Indirect Method whereby profit for the year is adjusted for the effects of transactions of a non cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows. Cash flows are separated into operating, investing and financing activities.
2. Please refer Note 33 for Changes in Liabilities arising from Financing Activities.

**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



# STATEMENT OF CHANGES IN EQUITY

## (A) EQUITY SHARE CAPITAL

### (1) FOR THE FINANCIAL YEAR 2025-26

(₹ in Crore)

| Balance at the beginning of the current reporting period i.e. 01.04.2025 | Changes in Equity Share Capital due to prior period error | 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 i.e. 31.03.2026 |
|---|---|---|---|---|
| 2001.90 | 0.00 | 0.00 | 0.00 | 2001.90 |

### (2) FOR THE FINANCIAL YEAR 2024-25

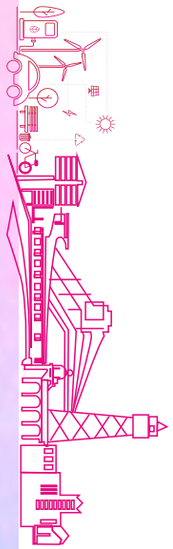
(₹ in Crore)

| Balance at the beginning of the Previous reporting period i.e. 01.04.2024 | Changes in Equity Share Capital due to prior period error | Restated balance at the beginning of the Previous reporting period | Changes in equity share capital during the Previous year | Balance at the end of the Previous reporting period i.e. 31.03.2025 |
|---|---|---|---|---|
| 2001.90 | 0.00 | 0.00 | 0.00 | 2001.90 |

## (B) OTHER EQUITY

(₹ in Crore)

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| 1 | **Balance as at 1st April, 2025** | | | | **1.26** | **2,965.69** | **7,335.19** | **542.00** | **566.26** | **59.96** | **72.07** | **435.89** | **3,407.56** | **730.99** | **2.01** | **-150.99** | | **15,967.89** |
| | Final Dividend for 2024-25 | | | | | | | | | | | | | -210.20 | | | | **-210.20** |
| | Profit during FY 2025-26 | | | | | | | | | | | | | 4,034.37 | | | | **4,034.37** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | | | | -13.99 | | | | **-13.99** |
| | Other Comprehensive Income/(Expense) | | | | | | | | | | | | | | -6.71 | -536.52 | | **-543.23** |
| | **Total Comprehensive Income for the year 2025-26** | | | | | | | | | | | | | **4,020.38** | **-6.71** | **-536.52** | | **3,477.15** |

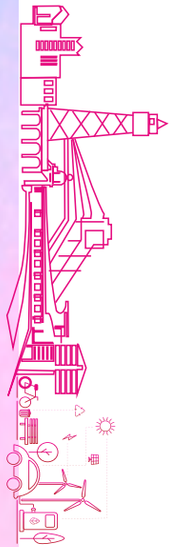


(₹ in Crore)

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| | Transferred to from Surplus to General Reserve | | | | | | | | | | | | | - | | | | - |
| | Transferred to from Surplus to Impairment Reserve | | | | | | | | 122.06 | | | | | -122.06 | | | | - |
| | Transferred from Surplus to Debenture Redemption Reserve | | | | | 229.60 | | | | | | | | -229.60 | | | | - |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | | | | 118.00 | | -118.00 | | | | - |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | | | | -56.43 | | - | | | | **-56.43** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | | | | 525.00 | | | | | | | -525.00 | | | | - |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | | | | 807.00 | | | | | | -807.00 | | | | |
| | Transferred to General Reserve (including reversal of DTL on Special Reserve u/s 36(1) (viii) | | | | | -99.79 | | | | | | | 367.32 | - | | | | **267.53** |
| | Issue Expenses on Perpetual Debt Instruments (net of taxes) | | | | | | | | | | | | | -1.78 | | | | **-1.78** |
| | Interim Dividend during FY 2025-26 | | | | | | | | | | | | | -910.86 | | | | **-910.86** |
| **2** | **Balance as at 31st March, 2026** | | | | **1.26** | **3,095.50** | **7,860.19** | **1,349.00** | **688.32** | **59.96** | **72.07** | **497.46** | **3,774.88** | **1,826.87** | **-4.70** | **-687.51** | | **18,533.30** |
| **3** | **Balance as at 1st April, 2024** | | | | **1.26** | **2,726.11** | **6,785.19** | **-** | **463.30** | **59.96** | **72.07** | **338.65** | **3,407.56** | **745.65** | **40.41** | **-27.76** | **-** | **14,612.40** |

(₹ in Crore)

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| | Final Dividend for 2023-24 | | | | | | | | | | | | | -530.50 | | | | **-530.50** |
| | Profit during FY 2024-25 | | | | | | | | | | | | | 2,709.14 | | | | **2,709.14** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | | | | -3.17 | | | | **-3.17** |
| | Other Comprehensive Income/(Expense) | | | | | | | | | | | | | | -38.40 | -123.23 | | **-161.63** |
| | Total Comprehensive Income for the year 2024-25 | | | | | | | | | | | | | 2,705.97 | -38.40 | -123.23 | | **2,544.34** |
| | Transferred to from Surplus to General Reserve | | | | | | | | | | | | | - | | | | - |
| | Transferred to from Surplus to Impairment Reserve | | | | | | | | 102.96 | | | | | -102.96 | | | | - |
| | Transferred from Surplus to Debenture Redemption Reserve | | | | | 239.58 | | | | | | | | -239.58 | | | | - |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | | | | 135.00 | | -135.00 | | | | - |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | | | | -37.76 | | - | | | | **-37.76** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | | | | 550.00 | | | | | | | -550.00 | | | | - |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | | | | 542.00 | | | | | | -542.00 | | | | - |



(₹ in Crore)

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| | Transferred to General Reserve | | | | | - | | | | | | | - | - | | | | - |
| | Interim Dividend during FY 2024-25 | | | | | | | | | | | | | -620.59 | | | | **-620.59** |
| **4** | **Balance as at 31st March, 2025** | | | | **1.26** | **2,965.69** | **7,335.19** | **542.00** | **566.26** | **59.96** | **72.07** | **435.89** | **3,407.56** | **730.99** | **2.01** | **-150.99** | **-** | **15,967.89** |

* Securities Premium Account represent the premium received on issue of Tax-Free Bonds through private placement.

** 1) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.

** 2) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.

*** Created u/s 36(1) (viii) of the Income Tax Act,1961 (upto Financial Year 1996-97) amounting to ₹ 181.75 Crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act,1961 from Financial Year 1997-98 onwards amounting to ₹ 7678.44 Crore.

$ The company has utilised Rs. 56.43 Crore (Previous Year:Rs. 37.76 Crore) from Reserve for Bad & Doubtful Debts under Section 36(1)(viia)(c) of the Income Tax Act, 1961 on account of actual write-offs on loan assets and other recoverables.#

# Refer Point no.5(c) of Explanatory Note 41.

@ Refer Point no.38 (b) of Explanatory Note 41.

^^ Addition to Profit & Loss Account and General Reserve includes Rs. 1532.85 Crore and 267.53 Crore respectively on account of reversal of Deferred Tax Liability recognised on Special Reserves created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 as explained in Note no. 39B

**For and on behalf of the Board of Directors**

**Sd/-**
**Vikas Goyal**
**Company Secretary**
**(FCS: 6671)**

**Sd/-**
**Daljeet Singh Khatri**
**Director Finance & Chief Financial Officer**
**(DIN: 06630234)**

**Sd/-**
**M. Nagaraj**
**Director Corporate Planning**
**(DIN: 05184848)**

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**

# Material Accounting Policy Information forming Part of Standalone Financial Statements

## 1. Company Overview

**Housing and Urban Development Corporation Limited** is a Listed Public Limited Company (A Government of India undertaking) domiciled in India and incorporated on 25th April, 1970 under the provisions of Companies Act, 1956. The Company's registered office is at HUDCO Bhawan, CORE-7A, India Habitat Centre, Lodhi Road, New Delhi - 110003. The Company is a Infrastructure Finance Company ('IFC') registered with the Reserve Bank of India (RBI). The Company is primarily engaged in the business of financing Infrastructure Projects including Housing and Urban development activities in the country.

HUDCO had submitted application to RBI on 29th March, 2022 and resubmitted application on 22nd February 2023 and 7th May 2024 for conversion of Certificate of Registration (CoR) from NBFC- Housing Finance Company (HFC) to NBFC-Infrastructure Finance Company (IFC). RBI vide letter dated 23rd August 2024 granted Certificate of Registration (COR) as NBFC-IFC.

HUDCO was granted Navratna status by Department of Public Enterprises (DPE) on April 18, 2024.

The Financial statements are approved for issuance by the Company's Board of Directors on May 14 2026.

## 2. Statement of Compliance and Basis of preparation

All the Indian Accounting Standards issued and notified by the Ministry of Corporate affairs under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) till the Financial Statements are authorised, have been considered in preparing the standalone Ind AS Financial Statements.

The financial statements are approved for issuance by the Company's Board of Directors on May 14, 2026.

## 3. Standard/Amendments issued but not yet effective

No amendments issued during Financial Year 2025-26 are yet effective.

## 4. Material Accounting Policy Information

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| **4.1** | **Statement of Compliance with Ind AS**<br>The Standalone financial statements of the Company have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and notified under section 133 of the Companies Act, 2013 ("the Act"), other applicable provisions of the Act, and other applicable regulatory norms/guidelines including those issued by RBI. The Standalone Balance Sheet; Statement of Profit and Loss; Statement of Cash Flows; Notes, comprising a summary of material accounting policies and other explanatory information and Statement of Changes in Equity are prepared and presented as per the requirements of Division III of Schedule III to the Companies Act, 2013 applicable for Non-Banking Financial Companies (NBFCs). |
| **4.2** | **Basis of preparation and presentation**<br>The Standalone Ind AS financial statements have been prepared on an accrual basis as a going concern and under the historical cost convention, except for certain financial assets and liabilities (including derivative instruments) which are measured at fair value as required by relevant Ind AS and explained in relevant accounting policies.<br>These policies have been applied consistently for all the periods presented in the financial statements. |
| **4.3** | **Functional and presentation currency**<br>The Company's financial statements are presented in Indian Rupees ('INR') which is also the Company's functional currency. |
| **4.4** | **Investment in associates and joint ventures**<br>The Company records the investments in associates and joint ventures at cost less impairment loss, if any.<br>If there is an indication of impairment in respect of entity's investment in associate or joint venture, the carrying value of the investment is tested for impairment by comparing the recoverable amount with its carrying value and any resulting impairment loss is charged against the carrying value of investment in associate or joint venture.<br>On disposal of Investment in associate, and joint venture, the difference between net disposal proceeds and the carrying amount is recognized in the statement of profit and loss. |

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| **4.5** | **Cash and cash equivalents**<br>Cash and cash equivalent comprise of cash in hand, demand deposits, time deposits with original maturity of less than three months held with bank, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.<br>Statement of Cash Flow has been prepared using Indirect Method . |
| **4.6** | **Foreign currency**<br>Transactions including income and expenses in foreign currencies are initially recorded by the Company at the rates of exchange prevailing on the date the transaction.<br>At the end of each reporting period, foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange (RBI Reference Rate) prevailing at the reporting date.<br>Foreign exchange gains and losses resulting from the settlement of foreign currency transactions and the re-measurement of monetary items denominated in foreign currency at period end exchange rates are recognized in the Statement of Profit or Loss in the period in which they arise. |
| **4.7** | **Revenue recognition**<br>**4.7.1 Interest income**<br>Interest income is recognized on time proportion basis taking into account the amount outstanding and rate applicable. For financial assets measured at amortized cost, interest income is recorded using the effective interest rate (EIR), i.e. the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial assets and includes any fees or incremental costs that are incrementally directly attributable to the instrument and are an integral part of the EIR in line with Ind AS 109.<br>Fees/ charges on loan assets, other than those considered an adjustment to EIR, are accounted for on accrual basis. Prepayment charges (premium) is accounted for by the Company in the year of receipt. The company has recognized any fees that are incrementally directly attributable to the loans on the basis of straight line basis co-terminus with the term of loan.<br>Interest income in Non-Performing Assets and /or Stage 3 in Financial Assets is recognized only on cash/ receipt basis.<br>**4.7.2 Dividends**<br>Dividend Income is recognized when the Company's right to receive the payment is established.<br>**4.7.3 Rental income**<br>Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.<br>**4.7.4 Other Revenue**<br>Income from services rendered is recognised based on the terms of agreements/arrangements with reference to the stage of completion of contract at the reporting date. The Company recognizes revenue from contracts with customers based on the principle laid down in Ind AS 115 - Revenue from contracts with customers. Revenue from contract with customers is recognized to the extent it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably. Revenue is measured at the transaction price agreed under the Contract. Transaction Price excludes amounts collected on behalf of third parties (e.g., taxes collected on behalf of government) and includes/adjusted for variable consideration like rebates, discounts, only to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when the uncertainty associated with the variable consideration is subsequently resolved. Fee based income are recognized when they become measurable and when it is probable to expect their ultimate collection.<br>**4.7.5 Interest income on Investments**<br>Interest income from investments is recognised when it is certain that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable. |

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| **4.8** | **Borrowing costs**<br>Borrowing costs consist of interest and other costs that the Company incurred in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs Borrowing costs that are directly attributable to the acquisition and/ or construction of a qualifying asset, till the time such qualifying asset becomes ready for its intended use, are capitalized. A qualifying asset is one that necessarily takes a substantial period to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss on an accrual basis as per the effective interest rate method.<br>Where Company has not made any specific borrowings for construction of a qualifying asset, the Company capitalises borrowing costs on account of general borrowings average rate of borrowings for the Company in terms of Ind AS 23 'Borrowing Costs' |
| **4.9** | **Investment properties-Ind AS 40**<br>**Recognition**<br>Investment properties includes properties from which the Company is held for earning Rental Income or Capital Appreciation . Investment properties are measured initially at cost, including transaction costs and any cost directly attributable in bringing the asset to the location and condition necessary for it to be ready for its intended use.<br>**Subsequent Measurement**<br>Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Investment properties are depreciated in accordance to Schedule-II of the Companies Act 2013 . All other repair and maintenance costs are recognised in statement of profit and loss as incurred.<br>Though investment property is measured using cost model, the fair value of investment property is disclosed in the notes.<br>**De-recognition**<br>Investment properties are derecognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in Statement of profit and loss in the period of de–recognition on disposal.<br>**Reclassification to/from investment property** Transfers are made to (or from) investment property only when there is a change in use. Transfers between investment property and owner-occupied property do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes |
| **4.10** | **Property, Plant and Equipment (PPE) and Intangible assets**<br>**Recognition**<br>PPE are initially recognized at cost. Cost of acquisition consists of purchase price or construction cost which is the amount paid and the fair value of any other consideration issued, if any, to acquire the asset and any cost directly attributable in bringing the asset to the location and condition necessary for it to be ready for its intended use alongwith present value of dismantling cost.<br>Advances paid towards the acquisition of PPE outstanding at each balance sheet date are disclosed separately under other non-financial assets.<br>**Subsequent Measurement**<br>The Company has adopted the cost model of subsequent recognition to measure the Property, Plant and Equipment. Consequently, all Property, Plant and Equipment are carried at its cost less accumulated depreciation and accumulated impairment losses, if any. Subsequent expenditure is recognised as an increase in the carrying amount of the asset when it is probable that future economic benefits deriving from the cost incurred will flow to the enterprise and the cost of the item can be measured.<br>**De-recognition**<br>An item of Property, Plant and Equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss account when the asset is derecognized. |

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| | **Intangible assets**<br>Intangible assets are initially measured at cost and any cost directly attributable in bringing the asset to the condition necessary for it to be ready for its intended use. An intangible asset is recognized only when its cost can be measured reliably and it is probable that the expected future economic benefits that are attributable to it will flow to the Company.<br>They are subsequently measured at cost less accumulated amortisation and accumulated impairment loss, if any.<br>**Right-of-Use Asset**<br>The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received). The right-of-use assets are depreciated on a straight-line basis. |
| **4.11** | **Depreciation and amortization**<br>Depreciation is provided over the useful life of the PPE set as per Schedule-II of Companies Act, 2013 and depreciation rates have been worked out by applying WDV method after retaining 5% of cost as residual value except for the assets mentioned as below:<br>a) Computer software is amortized over a period of five years on a straight-line basis.(ERP on licence term or 5 years whichever is earlier)<br>b) Items costing upto Rs 5000 per item including books, miscellaneous assets/ consumables etc are expensed off in the profit and loss account in the year of purchase.<br>Depreciation on additions to/ deductions from PPE during the year is charged on pro-rata basis from/ up to the date on which the asset is available for use/ disposed. |
| **4.12** | **Capital work-in-Progress**<br>Capital work in progress includes assets not ready for the intended use and is carried at cost, comprising direct and related incidental expenses.<br>**Intangible assets under development**<br>Expenditure incurred which are eligible for capitalization under intangible assets is carried as 'Intangible assets under development' till they are ready for their intended use. |
| **4.13** | **Leases**<br>**(a) Company as a lessee**<br>i) The Company assesses at contract inception whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of use asset is initially measured at cost, which comprises the initial amount of lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct cost incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.<br>ii) The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-to-use asset or the end of the lease term. The estimated useful life of the right-to-use asset is determined on the same basis as those of property, plant and equipment. In addition, the right-to-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.<br>iii) The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate.<br>iv) The lease liability is measured at amortized cost using the effective interest method, it is re-measured when there is a change in future lease payments from a change in an index or rate. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in the profit and loss if the carrying amount of the right-of-use asset has been reduced to zero. |

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| | v) The Company presents Right-of-Use asset under the Head "Investment Property" or “Property Plant and Equipment” based on their utility and lease liabilities in “other financial liabilities” in the Balance Sheet.<br>vi) Short term Lease and Leases of low value assets: -The Company has elected not to recognize right-of-use asset and lease liabilities for short term leases that have lease term of 12 months or less and leases of low value assets. Lease Contracts for the Office Building, Flats & Vehicles, which are cancellable by either Lessor or Lessee will be treated as Short Term Lease. The Company recognizes the lease payments associated with these leases as an expense on a systematic basis over the lease term.<br>vii) Leasehold Land is depreciated on straight Line basis over the period of lease terms.<br>**(b) As a lessor**<br>When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all the risk and rewards incidental to the ownership of the underlying asset. If this is the case, then the lease is a finance lease, if not then it is an operating lease. As part of the assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.<br>The Company recognizes lease payments received under operating lease as income on a straight-line basis over the term of relevant lease unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor’s expected inflationary cost increases as part of “Rental Income”. |
| **4.14** | **Financial instruments**<br>A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.<br>**Initial recognition and measurement**<br>The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and financial liabilities are recognised initially at fair value adjusted by transaction costs that are attributable to the acquisition or issue of the financial asset or financial liability except in the case of financial assets or financial liability recorded at fair value through profit or loss where the transaction cost are charged to profit and loss.<br>**Subsequent measurement**<br>**a) Non-derivative financial instruments**<br>**i) Financial assets carried at amortised cost**<br>A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.<br>**ii) Financial assets at fair value through other comprehensive income**<br>A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments other than which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL, the subsequent changes in fair value are recognized in other comprehensive income.<br>**iii) Financial assets at fair value through profit or loss**<br>A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss. It includes all derivative financial instruments except for those designated and effective as hedging instruments, for which the hedge accounting requirements are being applied. |

**iv) Equity investments**

All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.

If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity.

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

**v) Financial liabilities**

Financial liabilities are subsequently carried at amortised cost using the effective interest method except for derivative financial liabilities which are carried at FVTPL with gains or losses recognized in the statement of profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

**b) Derivative financial instruments**

The Company holds various derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations including foreign exchange forward contracts, currency and interest rate swaps etc. The counterparty for these contracts is generally a bank.

**Hedge accounting**

Under hedge accounting, an entity can designate derivative contracts either as cash flow hedge or fair value hedge. The Company designates certain derivative contracts as cash flow hedges.

To qualify for hedge accounting, the hedging relationship must meet all of the following requirements:

- There is an economic relationship between the hedged item and the hedging instrument.
- The effect of credit risk does not dominate the value changes that result from that economic relationship
- The hedge ratio of the hedging relationship is the same as that resulting from the quantities of:
  - the hedged item that the company usually hedges; and
  - the hedging instrument that the company usually uses to hedge that quantity of hedged item
- The hedging relationship consists only of eligible hedging instruments and eligible hedged items
- At the inception of the hedging relationship there is formal designation and documentation of the hedging relationship and the entity's risk management objective and strategy for undertaking the hedge and its hedge effectiveness

**Cash flow hedge**

The hedging instruments which meets the qualifying criteria for hedge accounting are designated as cash flow hedge. The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in Other Comprehensive Income. The change in intrinsic value of hedging instruments is recognised in 'Effective Portion of Cash Flow Hedges'. The amounts recognized in such reserve are reclassified to the Statement of Profit or Loss when the hedged item affects profit or loss. Further, the change in fair value of the time value of a hedging instruments is recognised in 'Cost of Hedging Reserve'. The amounts recognised in such reserve are amortised to the Statement of Profit and Loss on a systematic basis. The gain or loss relating to ineffective portion is recognised immediately in Statement of Profit and Loss.

**Fair value hedge**

In line with the recognition of change in the fair value of the hedging instruments in the Statement of Profit & Loss, the change in the fair value of the hedged item attributable to the risk hedged is recognised in the Statement of Profit and Loss. Such changes are made to the carrying amount of the hedged item. Amortisation of said changes in carrying amount may begin as soon as an adjustment exists and shall begin no later than when the hedged item ceases to be adjusted for hedging gains and losses. The amortisation is based on a recalculated effective interest rate at the date that amortisation begins. If the hedged item is de-recognised, the unamortised fair value is recognised immediately in Statement of Profit and Loss.

Hedge accounting is discontinued when the hedging instrument expires, or terminated, or exercised, or when it no longer qualifies for hedge accounting.

**Financial assets or financial liabilities, at fair value through profit or loss**

This category has derivative financial assets or liabilities which are not designated as hedges. Any derivative that is not designated a hedge is categorized as a financial asset or financial liability, at fair value through profit or loss.

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| | Derivatives not designated as hedges are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting exchange gains or losses are included in Statement of Profit and Loss. Assets/liabilities in this category are presented as financial assets/ financial liabilities if they are either held for trading or are expected to be realized within 12 months after the balance sheet date.<br>**De-recognition of financial instruments**<br>The Company de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire or when substantially all the risks and rewards are transferred or it transfers the financial asset and transfer qualifies for de-recognition under Ind AS 109.<br>A financial liability (or a part of a financial liability) is de-recognised from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires. |
| **4.15** | **Share capital**<br>**Ordinary shares**<br>Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognized as a deduction from retained earnings, net of any related income tax effects. |
| **4.16** | **Fair value measurement**<br>The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.<br>Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:<br>In the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability<br>The principal or the most advantageous market must be accessible by the Company.<br>The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.<br>A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.<br>The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.<br>All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:<br>Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities<br>Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable<br>Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable<br>For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. |
| **4.17** | **Impairment**<br>**a) Financial Assets**<br>The Company recognises loss allowance for Expected Credit Loss (ECL) on a financial asset broadly in accordance with the principles laid down in Ind AS 109. The Company compares the risk of a default occurring on the financial asset as at the reporting date with the risk of a default occurring on the financial asset as at the date of initial recognition and based on the reasonable and supportable information, that is available and |



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| | is indicative of significant increases in credit risk since initial recognition. The risk of default occurring on the financial asset is assessed as at the reporting date and the financial assets are classified into three categories based on the number of days of past due:-<br>Stage – 1 - 0-30 days<br>Includes loan assets that have not had a significant increase in credit risk since initial recognition or that has low credit risk at the reporting date.<br>Stage – 2 - 31-90 days<br>Includes loan assets that have had a significant increase in credit risk since initial recognition but that do not have objective evidence of impairment.<br>Stage – 3 - Above 90 days.<br>Includes loan assets that have objective evidence of impairment at the reporting date.<br>The Expected Credit Loss (ECL) is measured at 12-month ECL for Stage 1 loan assets and lifetime ECL for Stage 2 & Stage 3 loan assets. ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:<br>Probability of Default (PD) - The PD represents the likelihood of a borrower defaulting on its financial obligation, either over the next 12 months (12 months PD), or over the remaining lifetime (Lifetime PD) of the obligation.<br>Loss Given Default (LGD) – LGD represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type, and preference of claim and availability of collateral or other credit support.<br>Exposure at Default (EAD) – EAD is based on the amount of outstanding exposure as on the assessment date on which ECL is computed.<br>The ECL is calculated based on the historical data with due weightage to the likely future events which may affect the cash flows. The Company recognises in statement of profit or loss, as an impairment gain or loss, the amount of Expected Credit Loss (or reversal) that is required to adjust the loss allowance at the reporting date.<br>Additional provision is made in order to establish a balance in the provision for loans that the Company's management considers prudent and adequate keeping in view the unforeseen events and happenings such as change in policy of Government and procedural delays in repayments from the agencies, outcome of pending cases under Insolvency and Bankruptcy code etc.<br>**Modification Loans**<br>The company allows concessions or modification of loan term as a response to the borrowers' financial difficulties rather than taking possession or to other wise enforce collection of security. The company considers a loan for borne when such concession or modification are provided as a result of the borrower present and expected financial difficulties and the company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangement and the agreement of new loan condition. Once the term is negotiated, any impairment is measured by taking into account the original and modified parameter. It is the company's policy to monitor forborne loans to help ensure that future payment continues to be likely to occur. De-recognition decisions and classifications between Stage 2 and Stage 3 are determined on a case-by-case basis. If these procedures identify a loss in relation to loan, it is disclosed and managed as an impaired Stage 3 or forborne asset until it is collected or written off. However, if the modification results into notional gain on account change in expected future value of cash flows, the same shall not be recognized.<br>When the loan has been renegotiated or modified but not derecognized, the company also reassesses whether there has been a significant increase in credit risk.<br>**b) Non-financial assets**<br>**Intangible assets and property, plant and equipment**<br>Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs. |

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| | If such assets are considered to be impaired, the impairment to be recognized in the Statement of Profit and Loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the Statement of Profit and Loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years. |
| **4.18** | **Government grants and subsidies**<br>Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.<br>When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e., by equal annual instalments. When loans or similar assistance are provided by governments or related institutions, with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as a government grant. The loan or assistance is initially recognised and measured at fair value and the government grant is measured as the difference between the initial carrying value of the loan and the proceeds received. The loan is subsequently measured as per the accounting policy applicable to financial liabilities.<br>**a)** The Company acts as a channelizing agency for disbursement of grants/ subsidies under various schemes of the Government and Government Agencies. The Company receives the amount of such grants/subsidies and disburses them to eligible parties in accordance with the schemes of the relevant grants/subsidies. The undisbursed grants / subsidies as at the year-end are shown as a part of Financial Liabilities. Where grants/ subsidies disbursed exceed, the related amount received, such amount receivable from Government / Government Agencies is shown as a part of other Loans and Advances.<br>**b)** Grants received from other than Govt. agencies or development partners, in respect of certain schemes for economically weaker sections / low-income groups are also dealt with in the manner described at (a) above. Interest earned on loans given under certain specified schemes is shown under “Financial Liabilities” and is utilized as per the terms of the agreement. |
| **4.19** | **Employee benefits**<br>**(a) Short-term employee benefits**<br>All short-term employee benefits including salaries & wages, performance related pay, non-monetary benefits such as medical care etc. are valued on undiscounted basis and recognized as an expense in the statement of profit and loss of the period in which the employee renders the related service.<br>**(b) Post-employment benefits**<br>**Defined Contribution Plans:**<br>A defined contribution plan is a plan under which the Company pays fixed contributions periodically into a separate fund. The Company has no legal or constructive obligations to pay any further amount after payment of the fixed contributions. The contributions made by the Company towards defined contribution plans are charged to the Statement of Profit and Loss in the period to which the contributions relate.<br>Defined Benefit Plans:<br>The Company’s net obligation in respect of defined benefit plans such as gratuity, other post-employment benefits etc., is calculated separately for each plan by estimating the amount of future benefit that the employees have earned in the current and prior periods, discounting that amount and deducting the fair value of the plan assets, if any.<br>The calculation of defined benefit obligation is performed at the end of each reporting period, by a qualified actuary using the Projected Unit Credit method. When the calculation results in a potential asset for the Company, the recognized asset is limited to the present value of the economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan |

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| | The current service cost of the defined benefit plan, recognized in the Statement of Profit and Loss as part of employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments, and settlements. Past service costs are recognized immediately in the Statement of Profit and Loss. The net interest is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This net interest is included in employee benefit expense in the Statement of Profit and Loss.<br>Re-measurements which comprise of actuarial gains and losses, the return on plan assets (excluding amounts included in the net interest on the net defined benefit liability (asset)) and the effect of the asset ceiling (if any, excluding amounts included in the net interest on the net defined benefit liability (asset)), are recognized in Other Comprehensive Income.<br>**(c) Other long-term employee benefits:**<br>Liability towards other long term employee benefits including leave encashment, long service awards etc., are determined on actuarial valuation by qualified actuary by using Projected Unit Credit method.<br>Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to the Statement of Profit and Loss in the period in which such gains or losses are determined.<br>**(d) Loan to employees at concessional rate**<br>Loans given to employees at concessional rate are initially recognised at fair value and subsequently measured at amortised cost. The difference between the initial fair value of such loans and transaction value is recognised as deferred employee cost upon disbursement of Loan, which is amortised on a straight-line basis over the expected remaining period of the loan. In case of change in expected remaining period of the loan, the unamortised deferred employee cost on the date of change is amortised over the updated expected remaining period of the loan on a prospective basis. |
| **4.20** | **Taxes – Ind AS 12**<br>Tax expense comprises current and deferred tax.<br>**Current income tax**<br>Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity).<br>In respect of disputed current tax demands, where the Company is in appeal, provision for tax is made when the matter is finally decided.<br>**Deferred tax**<br>Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.<br>Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.<br>The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.<br>Unrecognized deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.<br>Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.<br>Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).<br>Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority. |

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| **4.21** | **Dividend**<br>Proposed final dividends and interim dividends payable to the shareholders are recognized as changes in equity in the period in which they are approved by the shareholders' meeting and the Board of Directors respectively. |
| **4.22** | **Provisions**<br>Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss.<br>Reimbursements expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received. |
| **4.23** | **Contingent liabilities and assets**<br>The Company does not recognize a contingent liability but discloses its existence in the financial statements Contingent liability is disclosed in the case of:<br>• A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation<br>• A present obligation arising from past events, when no reliable estimate is possible<br>• A possible obligation arising from past events, unless the probability of outflow of resources is remote.<br>• Contingent assets are not recognised. A contingent asset is disclosed, as required by Ind AS 37, where an inflow of economic benefits is probable. |
| **4.24** | **"Materiality of Events / Information"**<br>"Financial impact of events / information relating to prior years identified in the current year which are not material are accounted for in the current year and are not corrected retrospectively through restatement of comparative amounts. Events or information are considered to be material if they could, individually or collectively, influence the economic decisions of the users of the financial statements and on the basis of governing laws, rules, regulations or recommendations issued by competent authorities."<br>Events after Balance sheet date are evaluated and adjusting /non adjusting events dealt as per IND AS 10 . |
| **4.25** | **Earnings per Share**<br>The basic earnings per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the year.<br>Diluted earnings per share is computed by dividing adjusted net profit after tax by the aggregate of weighted average number of equity shares and dilutive potential equity shares outstanding during the year. The number of equity shares and potentially dilutive equity shares are adjusted for share splits /reverse share splits and bonus shares, as appropriate. |
| **4.26** | **Asset Held for Sale**<br>Assets are classified as Held for Sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and the sale is highly probable. A sale is considered as highly probable when such assets have been decided to be sold by the Company; are available for immediate sale in their present condition; are being actively marketed for sale at a price and the sale has been agreed or is expected to be concluded within one year of the date of classification. Such assets are measured at lower of carrying amount or fair value less selling costs. Assets held for sale are presented separately from other assets in the Balance Sheet and are not depreciated or amortised while they are classified as held for sale. (IND AS 105) |

**5. Significant accounting judgements, estimates and assumptions.**

- The preparation of Standalone financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period.
- Management believes that the estimates used in the preparation of financial statement are prudent and reasonable.

Future result could differ from these estimates. Any revision to accounting estimate is recognized prospectively in current and future period.

**Judgements**

In the process of applying the company's accounting policies, management has made the following judgements, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

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| **5.1** | **Business model assessment**<br>• Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how Companies of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets<br>**Estimates and Assumptions**<br>• The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur |
| **5.2** | **Fair value of financial instruments**<br>The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), correlation and volatility. |
| **5.3** | **Effective Interest Rate (EIR) method**<br>The company's EIR methodology recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioral life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments and penalty interest and charges).<br>This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to India's base rate and other fee income/expense that are integral parts of the instrument. |
| **5.4** | **Impairment of financial asset**<br>The measurement of impairment losses across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.<br>The company's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include: |

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| | - The Company's grading model, which assigns PDs to the individual grades<br>- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment<br>- The segmentation of financial assets when their ECL is assessed on a collective basis - Development of ECL models, including the various formulas and the choice of inputs<br>- Determination of associations between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs<br>- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models<br>It has been the Company's policy to regularly review its models in the context of actual loss experience and adjust when necessary. |
| **5.5** | **Provisions and other contingent liabilities**<br>The Company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. As a result, it is involved in various litigation, arbitration and regulatory investigations and proceedings in the ordinary course of the Company's busine.<br>Given the subjectivity and uncertainty of determining the probability and amount of losses, the Company takes into account a number of factors including legal advice, the stage of the matter and historical evidence from similar incidents. Significant judgement is required to conclude on these estimates. |
| **5.6** | **Revenue from contract with Customers**<br>The Company's contracts with customers include promises to transfer services to a customer. The Company assesses the services promised in a contract and identifies performance obligation involves judgement to determine the deliverables and the ability of the customer to benefit independently from such deliverables.<br>The Company exercises judgement in determining whether the performance obligation is satisfied at a point in time or over a period of time. The Company considers indicators such as how customer benefits as services are rendered or who controls the asset as it is being created or existence of enforceable right to payment for performance to date and alternate use of such product or services, transfer of significant risks and rewards to the customer, etc. |
| **5.7** | **Leases**<br>Ind AS-116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. Company also used judgement in determining the low value assets as given under the Ind AS-116. |
| **5.8** | **Income Taxes**<br>Significant estimates are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions and in respect of expected future profitability to assess deferred tax asset.<br>Further, the Company's Management has no intention to make withdrawal from the Special Reserve created and maintained under section 36(1)(viii) of the Income tax Act, 1961 and thus, the special reserve created and maintained is not capable of being reversed. Hence, the company does not create any deferred tax liability on the said reserve. |

## NOTE 6: CASH AND CASH EQUIVALENTS

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | **Bank Deposits (3 months and less than 3 months)** | - | - |
| (ii) | Balances in Current account with: | | |
| | - Reserve Bank of India | 0.02 | 0.02 |
| | - Scheduled Banks | 2.06 | 5.53 |
| | **Total** | **2.08** | **5.55** |

## NOTE 7: BANK BALANCES OTHER THAN ABOVE

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Bank Deposits (More than 3 months & upto 12 months) | - | - |
| (ii) | Earmarked Bank Deposits ^ # | 94.91 | 21.25 |
| (iii) | Earmarked Balances in Current Account ^^ | 129.12 | 37.74 |
| | **Total** | **224.03** | **58.99** |

Earmarked Bank Balances and Term Deposits including Interest Accrued thereon have been regrouped in Previous Year 2024-2025

There is no Repatriation restrictions in respect of "Cash & Cash Equivalents" and "Bank Balances (Other than Cash and Cash equivalents)"

**^ Components of Bank balances- Earmarked Bank Deposits :**

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Human Settlement Management Institute Study Fund | 5.45 | 5.07 |
| (ii) | Heritage Project - Retail Finance | 2.42 | 2.27 |
| (iii) | SPIL | 0.48 | 0.45 |
| (iv) | BSUP Project | 4.62 | 4.33 |
| (v) | OCRPMO | 0.41 | 0.39 |
| (vi) | Credit Linked Subsidy Scheme | - | 0.64 |
| (vii) | In compliance of Court Order | 75.80 | 2.46 |
| (viii) | Vikat Hotels | 5.19 | 4.86 |
| (ix) | Rajiv Rinn Yojana | 0.54 | 0.78 |
| | **Sub Total - Earmarked Bank Deposits** | **94.91** | **21.25** |

**^^ Components of Bank balances- Earmarked Balances in Current Account :**

**(₹ in Crore)**

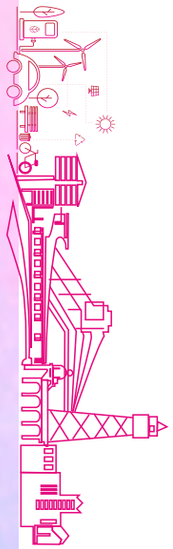
| S.No. | Particulars | 31st March, 2026 | 31st March, 2025 |
|---|---|---|---|
| (i) | Rajiv Rinn Yojana | 0.10 | 0.06 |
| (ii) | No-Lien account of Andrews Ganj Project | 0.08 | 0.08 |
| (iii) | Heritage Project - Retail Finance | 0.04 | 0.04 |
| (iv) | Interest Subsidy for Housing Urban Poor (ISHUP) | - | 0.01 |
| (v) | Credit Linked Subsidy Scheme | 0.45 | 1.10 |
| (vi) | HUDCO CSR Unspent Fund | 0.43 | 13.30 |
| (vii) | Interim Dividend Balance | 62.56 | 3.52 |
| (viii) | Unclaimed Dividend | 1.92 | 1.61 |
| (ix) | Unpaid Interest on Bond | 1.65 | - |
| (x) | Unclaimed Principal & Interest-Bonds | 21.57 | 18.00 |
| (xi) | Unclaimed Principal & Interest-PDS | 0.02 | 0.02 |
| (xii) | 54EC Pool Account (not available for use pending allotment) | 40.17 | - |
| (xiii) | PMAY(U) 2.0- Interest Subsidy Scheme (ISS) | 0.13 | - |
| | **Sub Total - Earmarked Balances in Current Accounts** | **129.12** | **37.74** |

**Note:** Short term deposits are made for varying periods upto one year depending on short term liquidity requirements of HUDCO and earn interest at respective short term deposit rates.

# Includes interest accrued but not due.



*District Civil Hospital at Thane, Mumbai*



## NOTE 8: DERIVATIVE FINANCIAL INSTRUMENTS

(₹ in Crore)

| S. No. | Particulars | As at 31st March, 2026 | | | As at 31st March, 2025 | | |
|---|---|---|---|---|---|---|---|
| | | Notional amounts | Fair value assets | Fair value liabilities | Notional amounts | Fair value assets | Fair value liabilities |
| | | (1) | (2) | (3) | (1) | (2) | (3) |
| | **PART I** | | | | | | |
| **A** | **Currency Derivatives:** | | | | | | |
| I | **Swaps & Options** | 14,637.39 | 2,154.88 | 235.01 | 22,686.82 | 1,643.28 | |
| II | **Forward Contract** | | | | | | |
| | **Total A** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |
| **B** | **Interest rate derivatives:** | | | | | | |
| | - Interest rate Swaps | - | - | - | - | - | - |
| | **Total B** | **-** | **-** | **-** | **-** | **-** | **-** |
| | **Total Part I (A) + (B)** | **14,637.39** | **2,154.88** | 235.01 | **22,686.82** | **1,643.28** | **-** |
| | **PART II** | | | | | | |
| | Included in above (Part I) are Derivatives held for Hedging and Risk Management Purposes as follows: | | | | | | |
| A | Fair value hedging: | - | - | - | - | - | - |
| | **Sub-total A** | **-** | **-** | **-** | **-** | **-** | **-** |
| B | Cash flow hedging: | | | - | - | - | - |
| | Currency Derivatives | 14,637.39 | 2,154.88 | 235.01 | 22,686.82 | 1,643.28 | |
| | **Sub-total B** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |
| C | Net Investment hedging: | - | - | - | - | - | - |
| | **Sub-total C** | **-** | **-** | **-** | **-** | **-** | **-** |
| D | Undesignated derivatives | | - | - | - | - | - |
| | **Sub-total D** | **-** | **-** | **-** | **-** | **-** | **-** |
| | **Total Part II (A) + (B) + (C) + (D)** | **14,637.39** | **2,154.88** | 235.01 | **22,686.82** | **1,643.28** | **-** |
| | **Total derivative financial instruments** | **14,637.39** | **2,154.88** | 235.01 | **22,686.82** | **1,643.28** | **-** |

**Note:**

1 The table above shows fair value of Derivative financial instruments recorded as Assets/Liabilities together with their Notional amounts. The Notional amounts indicate the value of transactions outstanding at the period end and are not indicative of market or credit risk.

2 The fair value of the derivative financial instruments are those as informed by the counter parties (generally Banks).

3 The Company holds Derivative financial instruments such as foreign exchange forward contracts, currency swaps or currency option contracts to mitigate the risk of changes in foreign exchange rates on foreign currency liabilities/forecasted cash flow denominated in foreign currencies. Derivatives are used exclusively for hedging and not as trading or speculative instruments. Such derivative contracts are not designated as hedges and are accounted for at Fair Value through Profit and Loss. The counter party for these contracts is generally a bank.

4 The Company's risk management strategy and how it is applied to manage risk are explained in Note 37 & 38 of Notes to Accounts.

## NOTE 8: (Cont.)

### Offsetting

### Financial assets subject to offsetting, netting arrangements

(₹ in Crore)

| Particulars | Offsetting recognised on the balance sheet | | | Netting potential not recognised on the balance sheet | | | Assets not subject to netting arrangements | Total assets | Maximum exposure to risk |
|---|---|---|---|---|---|---|---|---|---|
| | Gross assets before offset | Offset with gross liabilities* | Net assets recognised on the balance sheet | Financial liabilities | Collaterals received | Assets after consideration of netting potential | Assets recognised on the balance sheet | Recognised in the balance sheet | After consideration of netting potential |
| At 31st March, 2026 | 2,154.88 | - | 2,154.88 | - | - | - | - | 2,154.88 | **2,154.88** |
| At 31st March, 2025 | 1,643.28 | - | 1,643.28 | - | - | - | - | 1,643.28 | **1,643.28** |

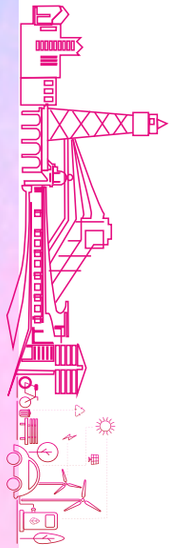
* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

### Financial liabilities subject to offsetting, netting arrangements

(₹ in Crore)

| Particulars | Offsetting recognised on the balance sheet | | | Netting potential not recognised on the balance sheet | | | Assets not subject to netting arrangements | Total Liabilities | Maximum exposure to risk |
|---|---|---|---|---|---|---|---|---|---|
| | Gross assets before offset | Offset with gross liabilities* | Net assets recognised on the balance sheet | Financial liabilities | Collaterals received | Assets after consideration of netting potential | Assets recognised on the balance sheet | Recognised in the balance sheet | After consideration of netting potential |
| **Derivative liabilities** | | | | | | | | | |
| At 31st March, 2026 | 235.01 | - | 235.01 | - | - | - | - | 235.01 | 235.01 |
| At 31st March, 2025 | - | - | - | - | - | - | - | - | - |

* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.



## NOTE 9: RECEIVABLES

(₹ in Crore)

| S.No. | PARTICULARS | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| I | **TRADE RECEIVABLE** | | | |
| (i) | - Considered good- secured | - | | - |
| (ii) | - Considered good- Unsecured | 0.77 | | 1.84 |
| (iii) | - Unsecured-Credit impaired | 1.99 | | 3.57 |
| (iv) | - Less: Allowance for Credit impaired receivables | 1.99 | | 3.57 |
| | **Sub-total (I)** | | **0.77** | **1.84** |
| II | **OTHER RECEIVABLE** | | | |
| (i) | - Considered good- secured | - | | - |
| (ii) | - Considered good- Unsecured | 6.58 | | 2.34 |
| (iii) | - Unsecured-Credit impaired | 0.55 | | 2.18 |
| (iv) | - Less: Allowance for Credit impaired receivables | 0.55 | | 2.18 |
| | **Sub-total (II)** | | **6.58** | **2.34** |
| | **Total (I+II)** | | **7.35** | **4.18** |

The Company has categorised all receivables at Amortised Cost in accordance with the requirements of Ind AS 109.

**Footnote:**

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| 1 | - Considered good- Secured | - | - |
| | - Considered good- Unsecured | 7.35 | 4.18 |
| | - Credit Impaired | 2.54 | 5.75 |
| 2 | **Receivable stated above include debts due by :** | | |
| | Director | Nil | Nil |
| | Other Officers of the Company | Nil | Nil |
| | Firm in which director is a partner | Nil | Nil |
| | Private Company in which director is a member | Nil | Nil |

### RECEIVABLE AGEING SCHEDULE

(₹ in Crore)

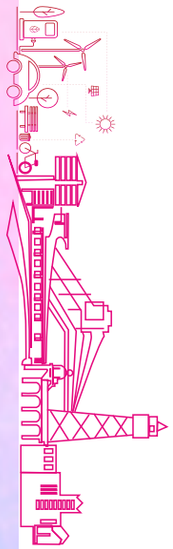
| Particulars | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|
| | Less than 6 months | 6 Months - 1 year | 1-2 years | 2-3 years | More than 3 years | |
| **Balance as at 31st March 2025** | | | | | | |
| (i) Undisputed Receivables - considered good | 2.82 | 0.01 | 0.91 | 0.44 | - | 4.18 |
| (ii) Undisputed Receivables - considered doubtful | - | - | - | - | - | - |
| (iii) Undisputed Receivables credit impaired* | | | | | 5.75 | 5.75 |

| Particulars | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|
| | Less than 6 months | 6 Months - 1 year | 1-2 years | 2-3 years | More than 3 years | |
| (iv) Disputed Receivables considered good | - | - | - | - | - | - |
| (v) Disputed Receivables considered doubtful | - | - | - | - | - | - |
| (vi) Disputed Receivables credit impaired | | | | | | |
| **Balance as at 31st March 2026** | | | | | | |
| (i) Undisputed Receivables - considered good | 5.90 | 0.94 | 0.06 | 0.45 | - | 7.35 |
| (ii) Undisputed Receivables - considered doubtful | - | - | - | - | - | - |
| (iii) Undisputed Receivables credit impaired* | | | | | 2.54 | 2.54 |
| (iv) Disputed Receivables considered good | - | - | - | - | - | - |
| (v) Disputed Receivables considered doubtful | - | - | - | - | - | - |
| (vi) Disputed Receivables credit impaired | | | | | | |

* Provision of current year is ₹ 2.54 Crore (Previous year ₹ 5.75 Crore) on account of Receivables- Considered credit impaired has been created. Refer Note No. 41.13 for movement of Loss allowances on Credit impaired Trade receivables




**Advanced Computing and Design Engineering Centre (ACDEC) for Aerospace Industries, Sriperumpudur, Tamil Nadu**



# NOTE 10: LOANS

(₹ in Crore)

| S. No. | PARTICULARS | As at 31st March, 2026 | | | | | | As at 31st March, 2025 | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value | | | Subtotal | Total | Amortised Cost | At fair value | | | Subtotal | Total |
| | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | |
| | | (1) | (2) | (3) | (4) | 5=(2+3+4) | 6=(1+5) | (1) | (2) | (3) | (4) | 5=(2+3+4) | 6=(1+5) |
| A (i) | Term Loans | | | | | | | | | | | | |
| (a) | Loans & advances^ | 1,62,137.19 | - | - | - | - | 1,62,137.19 | 1,26,124.02 | - | - | - | - | 1,26,124.02 |
| (ii) | Others | | | | | | | | | | | | |
| (a) | Staff loans * | 31.25 | - | - | - | - | 31.25 | 28.04 | - | - | - | - | 28.04 |
| | Total (A) Gross | 1,62,168.44 | - | - | - | - | 1,62,168.44 | 1,26,152.06 | - | - | - | - | 1,26,152.06 |
| (iii) | *Less: Impairment loss allowance #* | 1,621.29 | - | - | - | - | 1,621.29 | 1,811.35 | - | - | - | - | 1,811.35 |
| | *(Refer S.No. 5(b), 13 & 31 of Note No. 41- Explanatory notes)* | | | | | | | | | | | | |
| | Total (A) Net | 1,60,547.15 | - | - | - | - | 1,60,547.15 | 1,24,340.71 | - | - | - | - | 1,24,340.71 |
| | | | | | | | | | | | | | |
| B (i) | Secured by tangible assets. | 21,243.66 | - | - | - | - | 21,243.66 | 12,401.44 | - | - | - | - | 12,401.44 |
| (ii) | Secured by intangible assets. | - | - | - | - | - | - | - | - | - | - | - | - |
| (iii) | Covered by Bank/Government Guarantees @ | 1,40,916.16 | - | - | - | - | 1,40,916.16 | 1,13,733.22 | - | - | - | - | 1,13,733.22 |
| (iv) | Unsecured | 8.62 | - | - | - | - | 8.62 | 17.40 | - | - | - | - | 17.40 |
| | Total (B) - Gross | 1,62,168.44 | - | - | - | - | 1,62,168.44 | 1,26,152.06 | - | - | - | - | 1,26,152.06 |
| (v) | Less: Impairment Loss Allowance | 1,621.29 | - | - | - | - | 1,621.29 | 1,811.35 | - | - | - | - | 1,811.35 |
| | Total (B) - Net | 1,60,547.15 | - | - | - | - | 1,60,547.15 | 1,24,340.71 | - | - | - | - | 1,24,340.71 |
| | | | | | | | | | | | | | |
| C (a) | Loans in India | | | | | | | | | | | | |
| (i) | Public Sector | 1,60,365.59 | - | - | - | - | 1,60,365.59 | 1,24,204.63 | - | - | - | - | 1,24,204.63 |
| (ii) | Other than Public Sector | 1,802.85 | - | - | - | - | 1,802.85 | 1,947.43 | - | - | - | - | 1,947.43 |
| | Total ('C)(a) - Gross | 1,62,168.44 | - | - | - | - | 1,62,168.44 | 1,26,152.06 | - | - | - | - | 1,26,152.06 |
| (iii) | Less: Impairment Loss Allowance | 1,621.29 | - | - | - | - | 1,621.29 | 1,811.35 | - | - | - | - | 1,811.35 |
| | Total ('C) (a) - Net | 1,60,547.15 | - | - | - | - | 1,60,547.15 | 1,24,340.71 | - | - | - | - | 1,24,340.71 |
| C (b) | Loans outside India | - | - | - | - | - | - | - | - | - | - | - | - |
| | Less: Impairment Loss Allowance | - | - | - | - | - | - | - | - | - | - | - | - |
| | Total ('C)(b) - Net | - | - | - | - | - | - | - | - | - | - | - | - |
| | Total ('C)(a+b) - | 1,60,547.15 | - | - | - | - | 1,60,547.15 | 1,24,340.71 | - | - | - | - | 1,24,340.71 |

**Note:** The company has only 'Amortised cost category' to present in this schedule.

* Includes secured by way of mortgage of ₹ 24.91Crore (previous year ₹26.77 Crore)

# Includes provision on undrawn commitment of ₹ 5.89 Crore (previous year ₹ 2.84 Crore)

@ Inclues loan of ₹ 20,000 Crore (Previous Year ₹ 20,000 Crore) extended to BMTPC, raised by issue of "GOI fully serviced Bonds", repayment of which shall be met by Government of India through suitable provision in the Budget of Ministry of Housing and Urban Affairs.

^ Includes interest accrued but not due.

## NOTE 10: (Contd.)

**NOTE: 10(a)(1):LOANS**
**Impairment allowance for loans and advances to customers**

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 10(a)(4)(ii) and policies on whether ECL allowances are calculated on an individual or collective basis are set out in Note 10(a)(4)(vi).

**31st March, 2026**

**(i) Government - Housing**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | - |
| Medium_Risk | 414.86 | - | - | 414.86 |
| Low_Risk | 31,439.45 | 10,017.20 | 30.58 | 41,487.23 |
| **Grand Total** | **31,854.31** | **10,017.20** | **30.58** | **41,902.09** |

**(ii) Government - Urban Infrastructure**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 18,733.64 | 129.13 | 124.63 | **18,987.40** |
| Low_Risk | 94,287.75 | 3,776.93 | 3.08 | **98,067.76** |
| **Grand Total** | **1,13,021.39** | **3,906.06** | **127.71** | **1,17,055.16** |

**(iii) Non-Government**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | 2.28 | 2.28 |
| Medium_Risk | 216.22 | - | 1,497.71 | 1,713.93 |
| Low_Risk | - | - | - | - |
| **Grand Total** | **216.22** | **-** | **1,499.99** | **1,716.21** |

**(iv) Retail**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 34.41 | 0.87 | 15.56 | **50.84** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **34.41** | **0.87** | **15.56** | **50.84** |

**31st March, 2025**

**(i) Government - Housing**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | - |
| Medium_Risk | 749.94 | - | 306.95 | 1,056.89 |
| Low_Risk | 40,131.92 | 7,075.54 | 52.54 | 47,260.00 |
| **Grand Total** | **40,881.86** | **7,075.54** | **359.49** | **48,316.89** |

## NOTE 10: (Contd.)

**(ii) Government - Urban Infrastructure**

(₹ in Crore)

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 9,035.90 | 202.93 | 124.63 | **9,363.46** |
| Low_Risk | 60,662.60 | 4,574.02 | 3.08 | **65,239.70** |
| **Grand Total** | **69,698.50** | **4,776.95** | **127.71** | **74,603.16** |

**(iii) Non-Government**

(₹ in Crore)

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | 8.59 | **8.59** |
| Medium_Risk | 255.52 | - | 1,576.63 | **1,832.15** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **255.52** | **-** | **1,585.22** | **1,840.74** |

**(iv) Retail**

(₹ in Crore)

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 49.08 | - | 18.23 | **67.31** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **49.08** | **-** | **18.23** | **67.31** |

### NOTE: 10 (a)(2)

**(i) Government - Housing**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Housing lending is, as follows:

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **39,495.62** | **3,281.91** | **396.47** | **43,174.00** |
| High grade | - | - | - | - |
| New assets originated or purchased | 6,988.20 | - | - | 6,988.20 |
| Assets derecognised or repaid (excluding write offs) | 1,540.10 | 268.23 | 36.98 | 1,845.31 |
| Transfers from Stage 1 | -7,075.54 | 7,075.54 | | - |
| Transfers from Stage 2 | 3,013.68 | -3,013.68 | | - |
| Transfers from Stage 3 | | | | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | - |
| Amounts written off | - | - | - | - |
| Foreign exchange adjustments | - | - | - | - |

## NOTE 10: (Contd.)

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 31st March, 2025** | **40,881.86** | **7,075.54** | **359.49** | **48,316.89** |
| High grade | - | - | - | - |
| New assets originated or purchased | 1,774.85 | 3,650.00 | - | **5,424.85** |
| Assets derecognised or repaid (excluding write offs) | 10,800.66 | 708.34 | 330.65 | **11,839.65** |
| Transfers from Stage 1 | -1.74 | | 1.74 | - |
| Transfers from Stage 2 | - | - | - | - |
| Transfers from Stage 3 | - | - | - | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | - |
| Amounts written off | - | - | - | - |
| Foreign exchange adjustments | - | - | - | - |
| **Gross carrying amount as at 31st March, 2026** | **31,854.31** | **10,017.20** | **30.58** | **41,902.09** |

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **5.57** | **6.59** | **137.56** | **149.72** |
| High grade | - | - | - | - |
| New assets originated or purchased | 1.10 | - | - | **1.10** |
| Assets derecognised or repaid(excluding write offs) | 0.22 | 0.53 | 16.14 | **16.89** |
| Transfers from Stage 1 | -0.99 | 4.65 | | **3.66** |
| Transfers from Stage 2 | 0.38 | -6.01 | | **-5.63** |
| Transfers from Stage 3 | | | | |
| Changes to contractual cash flows due to modifications not resulting in derecognition | -0.92 | -0.05 | 16.36 | **15.39** |
| Amounts written off | - | | | - |
| Foreign exchange adjustments | - | | | - |
| **ECL allowance as at 31st March, 2025** | **4.92** | **4.65** | **137.78** | **147.35** |
| High grade | | | | - |
| New assets originated or purchased | 0.56 | 3.99 | - | **4.55** |
| Assets derecognised or repaid(excluding write offs) | 1.62 | 1.30 | 108.95 | **111.87** |
| Transfers from Stage 1 | - | - | 0.35 | **0.35** |
| Transfers from Stage 2 | - | - | - | - |
| Transfers from Stage 3 | - | - | - | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | - | - | - | - |

## NOTE 10: (Contd.)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Amounts written off | - | - | - | - |
| Foreign exchange adjustments | - | - | - | - |
| **ECL allowance as at 31st March, 2026** | **3.86** | **7.34** | **29.18** | **40.38** |

**(ii) Government - Urban Infrastructure**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Urban lending is, as follows:

**(₹ in Crore)**

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **46,100.85** | **795.74** | **129.55** | **47,026.14** |
| High grade | - | - | - | - |
| New assets originated or purchased | 33,191.57 | - | - | **33,191.57** |
| Assets derecognised or repaid(excluding write offs) | 5,522.15 | 90.56 | 1.84 | **5,614.55** |
| Transfers from Stage 1 | -4,780.05 | 4,780.05 | | - |
| Transfers from Stage 2 | 708.28 | -708.28 | | - |
| Transfers from Stage 3 | | | | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | - |
| Amounts written off | - | - | - | - |
| Foreign exchange adjustments | - | - | - | - |
| **Gross carrying amount as at 31st March, 2025** | **69,698.50** | **4,776.95** | **127.71** | **74,603.16** |
| High grade | | | | - |
| New assets originated or purchased | 45,769.36 | - | - | **45,769.36** |
| Assets derecognised or repaid(excluding write offs) | 2,452.31 | 865.05 | - | **3,317.36** |
| Transfers from Stage 1 | | | - | - |
| Transfers from Stage 2 | 5.84 | -5.84 | - | - |
| Transfers from Stage 3 | | | - | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition | | | - | - |
| Amounts written off | - | - | - | - |
| Foreign exchange adjustments | | | | - |
| **Gross carrying amount as at 31st March, 2026** | **1,13,021.39** | **3,906.06** | **127.71** | **1,17,055.16** |

**(₹ in Crore)**

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **9.96** | **2.08** | **58.50** | **70.54** |
| High grade | - | - | - | - |
| New assets originated or purchased | 5.06 | - | | **5.06** |
| Assets derecognised or repaid(excluding write offs) | 1.19 | 0.22 | 1.84 | **3.25** |
| Transfers from Stage 1 | -1.03 | 1.84 | | **0.81** |
| Transfers from Stage 2 | 0.09 | -1.80 | | **-1.71** |
| Transfers from Stage 3 | | | | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition | -2.77 | - | -11.60 | **-14.37** |

## NOTE 10: (Contd.)

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Amounts written off | | | | - |
| Foreign exchange adjustments | - | | | - |
| **ECL allowance as at 31st March, 2025** | **10.12** | **1.90** | **45.06** | **57.08** |
| High grade | | | | - |
| New assets originated or purchased | 8.25 | - | - | **8.25** |
| Assets derecognised or repaid(excluding write offs) | 0.92 | 0.55 | 1.31 | **2.78** |
| Transfers from Stage 1 | - | - | - | - |
| Transfers from Stage 2 | | -0.01 | | **-0.01** |
| Transfers from Stage 3 | | | | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | | | | - |
| Amounts written off | | | | - |
| Foreign exchange adjustments | | | | - |
| **ECL allowance as at 31st March, 2026** | **17.45** | **1.34** | **43.75** | **62.54** |

**(iii) Non - Government**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Non - Government lending is, as follows:

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **264.83** | **-** | **1,967.76** | **2,232.59** |
| High grade | - | - | - | - |
| New assets originated or purchased | - | - | - | - |
| Assets derecognised or repaid(excluding write offs) | 34.20 | | 357.65 | **391.85** |
| Transfers from Stage 1 | | | | - |
| Transfers from Stage 2 | | | | - |
| Transfers from Stage 3 | 24.89 | | -24.89 | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | - |
| Amounts written off | | | | - |
| Foreign exchange adjustments | | | | - |
| **Gross carrying amount as at 31st March, 2025** | **255.52** | **-** | **1,585.22** | **1,840.74** |
| High grade | - | - | - | - |
| New assets originated or purchased | | | | - |
| Assets derecognised or repaid(excluding write offs) | 36.99 | | 31.10 | **68.09** |
| Transfers from Stage 1 | | | | - |
| Transfers from Stage 2 | | | | - |
| Transfers from Stage 3 | | | | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | | | | - |
| Amounts written off | 2.31 | - | 54.13 | **56.44** |
| Foreign exchange adjustments | | | | - |
| **Gross carrying amount as at 31st March, 2026** | **216.22** | **-** | **1,499.99** | **1,716.21** |

## NOTE 10: (Contd.)

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **12.65** | **-** | **1,967.76** | **1,980.41** |
| High grade | - | - | - | - |
| New assets originated or purchased | - | - | - | - |
| Assets derecognised or repaid(excluding write offs) | 1.60 | | 357.65 | **359.25** |
| Transfers from Stage 1 | | | | - |
| Transfers from Stage 2 | | | | - |
| Transfers from Stage 3 | 0.30 | | -24.89 | **-24.59** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | -8.15 | | | **-8.15** |
| Amounts written off | | | | - |
| Foreign exchange adjustments | - | | | - |
| **ECL allowance as at 31st March, 2025** | **3.20** | **-** | **1,585.22** | **1,588.42** |
| High grade | | | | - |
| New assets originated or purchased | | | | - |
| Assets derecognised or repaid(excluding write offs) | 0.25 | - | 31.10 | **31.35** |
| Transfers from Stage 1 | | - | | - |
| Transfers from Stage 2 | | - | | - |
| Transfers from Stage 3 | | - | | - |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | | - | | - |
| Amounts written off | 0.30 | - | 54.13 | **54.43** |
| Foreign exchange adjustments | | - | | - |
| **Gross carrying amount as at 31st March, 2026** | **2.65** | **-** | **1,499.99** | **1,502.64** |

**(iv) Retail**

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **201.86** | **0.86** | **19.22** | **221.94** |
| High grade | - | - | - | - |
| New assets originated or purchased | - | - | - | - |
| Assets derecognised or repaid(excluding write offs) | 153.76 | 0.03 | 0.84 | **154.63** |
| Transfers from Stage 1 | -1.02 | - | 1.02 | - |
| Transfers from Stage 2 | 0.40 | -0.83 | 0.43 | - |
| Transfers from Stage 3 | 1.60 | - | -1.60 | - |
| **Gross carrying amount as at 31st March, 2025** | **49.08** | **0.00** | **18.23** | **67.31** |
| High grade | - | - | - | - |
| New assets originated or purchased | - | - | - | - |
| Assets derecognised or repaid(excluding write offs) | 14.74 | - | 1.73 | **16.47** |
| Transfers from Stage 1 | -0.90 | 0.83 | 0.07 | - |
| Transfers from Stage 2 | - | - | - | - |

## NOTE 10: (Contd.)

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Transfers from Stage 3 | 0.97 | 0.04 | -1.01 | - |
| **Gross carrying amount as at 31st March, 2026** | **34.41** | **0.87** | **15.56** | **50.84** |

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **0.15** | **0.03** | **19.22** | **19.40** |
| High Grade | - | - | - | - |
| New Assets originated or purchased | - | - | - | - |
| Assests derecognised or repaid (excluding write offs) | 0.03 | - | 0.84 | **0.87** |
| Transfer from Stage 1 | - | - | 1.02 | **1.02** |
| Transfer from Stage 2 | - | -0.03 | 0.43 | **0.40** |
| Transfer from Stage 3 | - | - | -1.60 | **-1.60** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | | | - |
| Amount written off | - | | | - |
| Foreign exchange adjustment | - | | | - |
| **ECL allowance as at 31st March, 2025** | **0.12** | **0.00** | **18.23** | **18.35** |
| High Grade | - | - | - | - |
| New Assets originated or purchased | - | - | - | - |
| Assests derecognised or repaid (excluding write offs) | 0.04 | | 1.73 | **1.77** |
| Transfer from Stage 1 | -0.01 | 0.02 | 0.07 | **0.08** |
| Transfer from Stage 2 | - | - | - | - |
| Transfer from Stage 3 | - | - | -1.01 | **-1.01** |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to chage in estimate according to new ECL Policy | | | | - |
| Amount written off | | | | - |
| Foreign exchange adjustment | | | | - |
| **Gross carrying amount as at 31st March, 2026** | **0.07** | **0.02** | **15.56** | **15.65** |

### NOTE: 10(a)(3) Impairment assessment

The references below show where the Company's impairment assessment and measurement approach is set out in these notes. It should be read in conjunction with the Summary of significant accounting policies.

- The Company's definition and assessment of default and cure.
- How the Company defines, calculates and monitors the probability of default, exposure at default and loss given default.
- When the Company considers there has been a significant increase in credit risk of an exposure.
- The Company's policy of segmenting financial assets where ECL is assessed on a collective basis.
- The details of the ECL calculations for Stage 1, Stage 2 and Stage 3 assets.

## NOTE 10: (Contd.)

### NOTE: 10(a)(4)(i) Definition of default

The Company considers a financial instrument as defaulted and considered it as Stage 3 (credit-impaired) for ECL calculations in all cases, when the borrower becomes 90 days past due on its contractual payments.

### NOTE: 10(a)(4)(ii) Probability of default

The estimation of Probability of Default (PD) shall be carried out in accordance with the following principles:

a. Through-the-Cycle PD (TTC-PD): TTC-PD shall be calculated using an incremental Non-Performing Asset (NPA) approach. In cases where there is limited default history for a specific portfolio, a credit rating-based default study shall be utilized to derive the TTC-PD.

b. Point-in-Time PD (PiT-PD): Through-the-Cycle Probability of Default (TTC-PD) shall be converted into Point-in-Time Probability of Default (PiT-PD) using a forward-looking model. This model shall incorporate portfolio-specific macroeconomic variables to ensure that the estimate reflects current and anticipated economic conditions relevant to the portfolio.

c. Stage-II Loans – Lifetime PD: For loans classified under Stage-II, Lifetime Probability of Default shall be estimated using survival analysis techniques over the remaining contractual tenure of the loans.

d. Stage-III Loans: Loans classified under Stage-III shall be assigned a Probability of Default of 100%.

### NOTE: 10(a)(4)(iii) Exposure at default

The exposure at default (EAD) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the borrower's ability to increase its exposure while approaching default and potential early repayments too.

### NOTE: 10(a)(4)(iv) Loss given default

The Company segments its lending products into smaller, homogeneous portfolios to facilitate accurate estimation of credit risk parameters. For all portfolios except Government Loans Backed by Government Guarantee, the Loss Given Default (LGD) is estimated based on historical recovery experience, taking into account actual recoveries observed over time. In the case of Government Loans Backed by Government Guarantee, a bucket-level LGD approach is adopted. These buckets are defined using state-level fiscal deficit data, which serves as a proxy for the fiscal strength of each state and the corresponding credit risk associated with the guarantees provided.

### NOTE: 10(a)(4)(v) Significant increase in credit risk

The Company continuously monitors all assets subject to ECLs. In order to determine whether an instrument or a portfolio of instruments is subject to 12 months ECL or lifetime ECL, the Company assesses whether there has been a significant increase in credit risk since initial recognition. The Company considers an exposure to have significantly increased in credit risk when contractual payments are more than 30 days past due. When estimating ECLs on a collective basis for a group of similar assets, the Company applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

Other SICR criteria:

a) If any particular agency has delayed payments by more than 30 days

- for two instances in the past 6 months or
- Any of the payments in the past two billing cycle then, the agency would be classified as Stage II for a minimum period of 6 months or two billing cycle which is higher. If the performance is satisfactory for the given period, then the agency would be moved back to Stage I.

### NOTE: 10(a)(4)(vi) Grouping financial assets measured on a collective basis

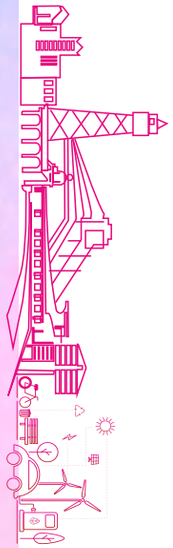
The Company calculates ECLs on collective basis for all Stage I and II Loans and on an individual basis for Stage III Loans .



# NOTE 11: INVESTMENTS

(₹ in Crore)

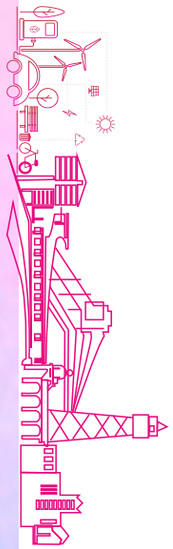
| S.No. | PARTICULARS | Amortised Cost | As at 31st March, 2026 | | | | | | As at 31st March, 2025 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | At fair value | | | Subtotal | Others | Total | Amortised Cost | At fair value | | | Subtotal | Others | Total |
| | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | |
| | | (1) | (2) | (3) | (4) | 5=(2+3+4) | (6) | 7=(1+5+6) | (1) | (2) | (3) | (4) | 5=(2+3+4) | (6) | 7=(1+5+6) |
| A | | | | | | | | | | | | | | | |
| 1 | **Government Securities ** + (Refer Note 11.1.A)** | 1,207.37 | - | - | - | - | | 1,207.37 | 429.75 | - | - | - | - | | 429.75 |
| 2 | **Debt Securities + (Refer Note 11.1.B)** | 719.01 | - | - | - | - | | 719.01 | 606.20 | - | - | - | | | 606.20 |
| 3 | **Equity Instruments (Refer Note 11.1.C)** | - | - | 300.76 | - | 300.76 | | 300.76 | - | - | 282.14 | - | 282.14 | | 282.14 |
| 4 | **Associates (Refer Note 11.1.D)** | - | - | - | - | | 4.64 | 4.64 | - | - | - | - | | 4.64 | 4.64 |
| | **Total Gross (A)** | **1,926.38** | **-** | **300.76** | **-** | **300.76** | **4.64** | **2,231.78** | **1,035.95** | **-** | **282.14** | **-** | **282.14** | **4.64** | **1,322.73** |
| B (i) | Investments outside India | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (ii) | Investments in India | 1,926.38 | - | 300.76 | - | 300.76 | 4.64 | 2,231.78 | 1,035.95 | - | 282.14 | - | 282.14 | 4.64 | 1,322.73 |
| | **Total Gross (B)** | **1,926.38** | **-** | **300.76** | **-** | **300.76** | **4.64** | **2,231.78** | **1,035.95** | **-** | **282.14** | **-** | **282.14** | **4.64** | **1,322.73** |
| | | | | | | | | | | | | | | | |
| | **Total (A) to tally with (B)** | **1,926.38** | **-** | **300.76** | **-** | **300.76** | **4.64** | **2,231.78** | **1,035.95** | **-** | **282.14** | **-** | **282.14** | **4.64** | **1,322.73** |
| C | Less: Allowance for Impairment loss | | | | | | | | | | | | | | |
| (i) | Equity Instruments | - | - | 0.47 | - | 0.47 | - | 0.47 | - | - | 0.47 | - | 0.47 | - | 0.47 |
| (ii) | Associate | - | - | - | - | - | 2.64 | 2.64 | - | - | - | - | - | 2.64 | 2.64 |
| D | **Total Net D = (A) -(C)** | **1,926.38** | **-** | **300.29** | **-** | **300.29** | **2.00** | **2,228.66** | **1,035.95** | **-** | **281.67** | **-** | **281.67** | **2.00** | **1,319.62** |



# 11.1 DETAILS OF INVESTMENTS

(₹ in Crore)

| SL NO. | PARTICULARS | MEASURED AT | AS AT 31-03-2026 | | | AS AT 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | FACE VALUE | NUMBER | AMOUNT | FACE VALUE | NUMBER | AMOUNT |
| A | **Government Securities $ +** | | | | | | | |
| a | State Development Loan | | | | | | | |
| 1 | 7.67% Uttar Pradesh State Development Loan | Amortised Cost | 100.00 | 25,00,000 | 26.07 | 100.00 | 25,00,000 | 26.21 |
| 2 | 7.86% Rajasthan State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.34 | 100.00 | 10,00,000 | 10.41 |
| 3 | 7.49% Meghalaya State Development Loan | Amortised Cost | 100.00 | 40,00,000 | 41.12 | 100.00 | 40,00,000 | 41.28 |
| 4 | 7.53% West Bengal State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.17 | 100.00 | 5,00,000 | 5.19 |
| 5 | 7.67% Uttar Pradesh State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.14 | 100.00 | 5,00,000 | 5.20 |
| 6 | 7.32% Goa State Development Loan | Amortised Cost | 100.00 | 15,00,000 | 15.17 | 100.00 | 15,00,000 | 15.22 |



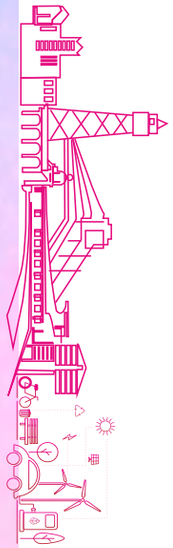
## NOTE 11.1: (Contd.)

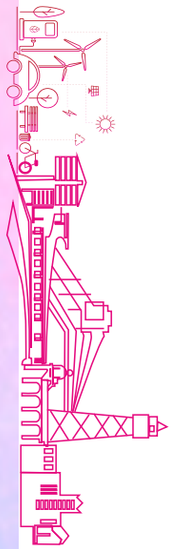
(₹ in Crore)

| SL NO. | PARTICULARS | MEASURED AT | AS AT 31-03-2026 | | | AS AT 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | FACE VALUE | NUMBER | AMOUNT | FACE VALUE | NUMBER | AMOUNT |
| 7 | 7.42% Punjab State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.05 | 100.00 | 5,00,000 | 5.06 |
| 8 | 7.71% Mizoram State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.22 | 100.00 | 10,00,000 | 10.38 |
| 9 | 8.18% Haryana State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.26 | 100.00 | 10,00,000 | 10.37 |
| 10 | 7.18% Tamil Nadu State Development Loan | Amortised Cost | 100.00 | 2,20,00,000 | 223.42 | 100.00 | 2,20,00,000 | 223.80 |
| 11 | 7.05% Gujrat State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.15 | 100.00 | 5,00,000 | 5.15 |
| 12 | 8.17% Kerala State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.70 | 100.00 | 10,00,000 | 10.79 |
| 13 | 7.37% Maharashtra State Development Loan | Amortised Cost | 100.00 | 1,00,00,000 | 101.01 | | | |
| 14 | 7.38% Rajasthan State Development Loan | Amortised Cost | 100.00 | 1,05,00,000 | 106.07 | | | |
| 15 | 7.35% Haryana State Development Loan | Amortised Cost | 100.00 | 55,00,000 | 55.55 | | | |
| 16 | 6.24% Maharashtra State Development Loan | Amortised Cost | 100.00 | 1,40,00,000 | 141.42 | | | |
| 17 | 7.48% Punjab State Development Loan | Amortised Cost | 100.00 | 3,00,00,000 | 306.80 | | | |
| 18 | 6.84% Punjab State Development Loan | Amortised Cost | 100.00 | 50,00,000 | 49.13 | | | |
| 19 | 7.24% Bihar State Development Loan | Amortised Cost | 100.00 | 75,00,000 | 75.68 | | | |
| 20 | 6.85% West Bengal State Development Loan | Amortised Cost | | | - | 100.00 | 25,00,000 | 25.49 |
| 21 | 6.62% Jharkhand State Development Loan | Amortised Cost | | | - | 100.00 | 25,00,000 | 25.30 |
| 22 | 8.21% Uttar Pradesh State Development Loan | Amortised Cost | | | - | 100.00 | 5,00,000 | 5.06 |
| **b** | **Treasury Bill** | | | | **-** | | | |
| 1 | 364 Day Treasury Bill ** | Amortised Cost | 4,00,00,000.00 | 1 | 3.90 | | | |
| 2 | 364 Day Treasury Bill ** | Amortised Cost | | | | 5,00,00,000.00 | 1 | 4.84 |
| | **Total (A)** | | | | **1207.37** | | | **429.75** |
| **B** | **Debt Securities** | | | | | | | |
| 1 | 8.95% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series A $ + | Amortised Cost | 1,00,000.00 | 1,500 | 15.05 | 1,00,000.00 | 1,500 | 15.05 |
| 2 | 8.95% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series B $ + | Amortised Cost | 1,00,000.00 | 5,000 | 50.20 | 1,00,000.00 | 5,000 | 50.23 |
| 3 | 8.95% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series C $ + | Amortised Cost | 1,00,000.00 | 6,000 | 60.28 | 1,00,000.00 | 6,000 | 60.31 |
| 4 | 9.42% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series Iv-D $ + | Amortised Cost | 1,00,000.00 | 1,800 | 18.01 | 1,00,000.00 | 1,800 | 18.01 |
| 5 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series B $ + | Amortised Cost | 1,00,000.00 | 600 | 6.14 | 1,00,000.00 | 600 | 6.15 |
| 6 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series D $ + | Amortised Cost | 1,00,000.00 | 1,000 | 10.25 | 1,00,000.00 | 1,000 | 10.25 |

(₹ in Crore)

| SL NO. | PARTICULARS | MEASURED AT | AS AT 31-03-2026 | | | AS AT 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | FACE VALUE | NUMBER | AMOUNT | FACE VALUE | NUMBER | AMOUNT |
| 7 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series E $ + | Amortised Cost | 1,00,000.00 | 2,500 | 25.59 | 1,00,000.00 | 2,500 | 25.60 |
| 8 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-A $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 9 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-B $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 10 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-C $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 11 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-D $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 12 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-E $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 13 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-F $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 14 | 9.49% Non Convertible Debentures (Ncds) Of Kerala Infrastructure Investment Fund Board Series V-G $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 15 | 9.35% Non Convertible Debentures (Ncds) Of Telangana State Industrial Infrastructure Corporation Limited Series I-C $ + | Amortised Cost | 1,00,000.00 | 17,000 | 172.68 | 1,00,000.00 | 17,000 | 173.31 |
| 16 | 9.35% Non Convertible Debentures (Ncds) Of Telangana State Industrial Infrastructure Corporation Limited Series I-E $ + | Amortised Cost | 1,00,000.00 | 15,100 | 154.73 | 1,00,000.00 | 15,100 | 155.23 |
| 17 | 9.35% Non Convertible Debentures (Ncds) Of Telangana State Industrial Infrastructure Corporation Limited Series I-D $ + | Amortised Cost | 1,00,000.00 | 9,000 | 91.76 | 1,00,000.00 | 9,000 | 92.06 |
| 18 | 9.35% Non Convertible Debentures (Ncds) Of Telangana State Industrial Infrastructure Corporation Limited Series I-B $ + | Amortised Cost | 1,00,000.00 | 8,800 | 89.26 | | | |
| 19 | Optionally Convertible Debentures Series A @0.01% Of Rkm Powergen Pvt. Ltd. # | FVTPL | 100.00 | 7,45,46,004 | - | 100.00 | 7,45,46,004 | - |
| 20 | Optionally Convertible Debentures Series Ai @0.01% Of Rkm Powergen Pvt. Ltd. # | FVTPL | 100.00 | 22,28,385 | - | 100.00 | 22,28,385 | - |
| | **Total (B)** | | | | **719.01** | | | **606.20** |
| **C** | **Equity Instruments** | | | | | | | |
| 1 | Sri Kpr Industries Limited | FVTPL | 10.00 | 1,00,000 | 0.19 | 10.00 | 1,00,000 | 0.22 |
| 2 | TN Urban Finance Infrastructure Dev. Corporation. Ltd. | FVTPL | 100.00 | 20,000 | 1.91 | 100.00 | 20,000 | 2.00 |
| 3 | Cent Bank Home Finance Ltd. | FVTPL | 10.00 | 17,00,000 | 29.35 | 10.00 | 17,00,000 | 18.36 |





(₹ in Crore)

| SL NO. | PARTICULARS | MEASURED AT | AS AT 31-03-2026 | | | AS AT 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | FACE VALUE | NUMBER | AMOUNT | FACE VALUE | NUMBER | AMOUNT |
| 4 | Intra Consolid (India) Limited @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 5 | Nagarjuna Ceramics Ltd. *** @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 6 | Marnite Polycast Ltd. @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 7 | Periwal Bricks Ltd. @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 8 | Trans Fibre Pipes (I) Ltd. @ | FVTPL | 10.00 | 71,900 | 0.07 | 10.00 | 71,900 | 0.07 |
| 9 | Cochin International Airport Ltd. | FVTPL | 10.00 | 1,61,78,376 | 167.30 | 10.00 | 1,61,78,376 | 136.71 |
| 10 | National Industrial Corridor Development Corporation Limited | FVTPL | 10.00 | 1,99,00,000 | 101.54 | 10.00 | 1,99,00,000 | 124.38 |
| 11 | R.k.m Powergen Private Limited # | FVTPL | 10.00 | 3,86,75,278 | - | 10.00 | 3,86,75,278 | - |
| | **Total (C)** | | | | **300.76** | | | **282.14** |
| | | | | | | | | |
| **D** | **Associates ^^** | | | | | | | |
| 1 | Equity Shares Of Indbank Housing Limited @ | Others | 10.00 | 25,00,000 | 2.50 | 10.00 | 25,00,000 | 2.50 |
| 2 | Equity Shares Of Pragati Social Infrastructure Development Ltd.@ | Others | 10.00 | 1,30,000 | 0.13 | 10.00 | 1,30,000 | 0.13 |
| 3 | Equity Shares Of Shristi Urban Infrastructure Development Ltd. | Others | 10.00 | 20,00,000 | 2.00 | 10.00 | 20,00,000 | 2.00 |
| 4 | Equity Shares Of Signa Infrastructure India Ltd.@ | Others | 10.00 | 13,000 | 0.01 | 10.00 | 13,000 | 0.01 |
| | **Total (D)** | | | | **4.64** | | | **4.64** |
| | **Grand Total (A+B+C+D)** | | | | **2,231.78** | | | **1,322.73** |

$ Includes interest accrued but not due.

@ The fair value of these investments are ₹1 . The investments and impairment thereon have been shown at Gross Value.

# These investment have been booked at ₹1 as per the MDRA executed between the consortium of lenders

*** Share Certificates sent for correction but not received back. HUDCO has filled complaint against the company with Registrar of Companies, Andhra Pradesh on 02.07.1998.

** Included Treasury Bills Rs.3.79 Crore (Previous Year Rs. 4.70 Crore) maintained as per the requirement of RBI's Master Direction-Non Banking Finance Companies Acceptance of Public Deposits (Reserve Bank) Directions 2016 / Section 29 B of National Housing Bank Act, 1987.

+Includes High Quality Liquid Assets (HQLAs) of Rs.1,892.99 Crore (Previous year Rs.1,022.24 Crore) maintained as per RBI Directions.

^^ Refer Note No. 41.34 (a) with regard to proportion of ownership interest and Principal place of business/ Country of incorporation

## NOTE 12: OTHER FINANCIAL ASSETS

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| **A** | **Advances** | | |
| (i) | Deposit for Services | 0.37 | 0.39 |
| | **Sub-total (A)** | **0.37** | **0.39** |
| **B** | **RECOVERABLES** | | |
| (i) | Recoverable from Andrewsganj Project (AGP) | 685.72 | 626.64 |
| (ii) | Advances for works | - | 0.08 |
| (iii) | Amount recoverable for Income Tax Department | 208.54 | 7.85 |
| | **Sub-total (B)** | **894.26** | **634.57** |
| | **Total (A+B)** | **894.63** | **634.96** |

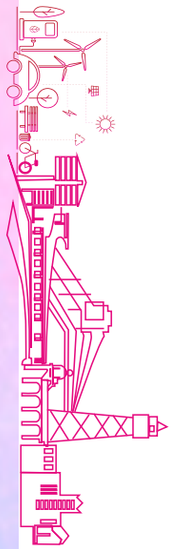
## NOTE 13: : CURRENT TAX ASSETS/(LIABILITIES)

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Provision for Income Tax* | 603.01 | 639.00 |
| (ii) | Less: Advance Income Tax (including TDS) | 607.30 | 626.36 |
| | Current Tax Assets/(Liabilities) | 4.29 | (12.64) |
| * | Includes Provision of Interest payable under Income Tax Act 1961. | 0.01 | 2.00 |




*Elevated Service Reservoir (ESR), Mira-Bhayendar Municipal Corporation, Maharashtra*



# NOTE 14A: INVESTMENT PROPERTY

(₹ in Crore)

| S.No. | ITEMS | GROSS BLOCK | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| **A** | **TANGIBLE** | | | | | | | | | | | | | | | | |
| (i) | Building Freehold) | 7.89 | - | 0.03 | - | 7.92 | 5.64 | 0.11 | 0.02 | - | 5.77 | 0.10 | - | 0.98 | 4.89 | 1.86 | 2.15 |
| (ii) | Flat (Freehold) | 3.84 | - | - | - | 3.84 | 2.98 | 0.04 | - | - | 3.02 | 0.04 | - | - | 3.06 | 0.78 | 0.82 |
| | **Total A** | **11.73** | **-** | **0.03** | **-** | **11.76** | **8.62** | **0.15** | **0.02** | **-** | **8.79** | **0.14** | **-** | **0.98** | **7.95** | **2.64** | **2.97** |
| **B** | **Right of Use ^^** | | | | | | | | | | | | | | | | |
| (i) | Building | 38.36 | - | 0.43 | - | 38.79 | 22.09 | 0.79 | 0.35 | - | 23.23 | 0.43 | 0.20 | 2.75 | 21.11 | 17.25 | 15.56 |
| (ii) | Flat | 0.81 | - | 0.26 | - | 1.07 | 0.60 | 0.01 | 0.18 | - | 0.79 | 0.01 | 0.03 | 0.09 | 0.74 | 0.31 | 0.28 |
| | **Total B** | **39.17** | **-** | **0.69** | **-** | **39.86** | **22.69** | **0.80** | **0.53** | **-** | **24.02** | **0.44** | **0.23** | **2.84** | **21.85** | **17.56** | **15.84** |
| | **Total** | **50.90** | **-** | **0.72** | **-** | **51.62** | **31.31** | **0.95** | **0.55** | **-** | **32.81** | **0.58** | **0.23** | **3.82** | **29.80** | **20.20** | **18.81** |

The Company's investment properties consist of building and flats situated in India. The management has determined that the investment properties consist of office and residences based on the nature, characteristics and risk of each property.
As at 31st March 2026, the fair values of the properties are ₹2049.29 Crore (Previous year ₹ 970 Crore). These valuations are based on valuations performed by the independent valuer. The rental Income from Investment property during 2025-26 is ₹ 49.94 Crore (Previous year ₹ 56.29 Crore).
The Company has no restrictions on the realisability of its investment properties except in case of Right of Use properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.
Fair value hierarchy disclosures for investment properties have been provided in Note 36.3 of Notes to accounts.
^^ Refer Note No. 40

(₹ in Crore)

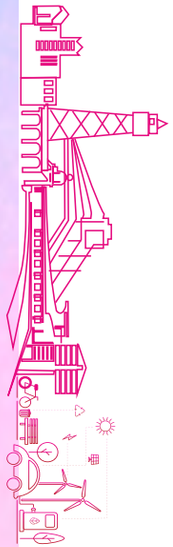
| S. No. | Investment properties | As at 31st March, 2026 | | | As at 31st March 2025 | | |
|---|---|---|---|---|---|---|---|
| | | Valuation technique | Range (weighted average) | Fair Value (₹ in Crore) | Valuation technique | Range (weighted average) | Fair Value (₹ in Crore) |
| 1 | Jaipur (Jyoti Nagar, Lal Kothi) | Market Approach | | 9.86 | Income Approach | 9.00% | 9.32 |
| 2 | Chennai (CMDA Tower) | Income Approach | 8.00% | 49.97 | Income Approach | 8.00% | 49.17 |
| 3 | Bhopal (Parayavas Bhavan) | Market Approach | | 16.58 | Market Approach | | 16.43 |
| 4 | Mumbai (Shreyas Chambers) | Income Approach | 5.00% | 24.40 | Income Approach | 5.00% | 23.03 |
| 5 | Bhubaneshwar (Deendayal Bhawan) | Market Approach | | 1.80 | Cost Approach | | 1.62 |
| 6 | Jammu (HUDCO Bhawan, Rail Head Complex) | Income Approach | 7.00% | 16.93 | Income Approach | 9.00% | 13.60 |
| 7 | Ahmedabad (HUDCO Bhawan, Navrangpura) | Cost & Market Approach | | 147.35 | Cost Approach | | 143.86 |
| 8 | Ahmedabad (Trupti Appartments) | Market Approach | | 1.72 | Market Approach | | 1.73 |
| 9 | Mumbai (Oshiwara Flats) | Market Approach | | 7.50 | Income Approach | 2.50% | 5.49 |
| 10 | Bhikaji Cama Place, Delhi | Market Approach | | 1,751.62 | Income Approach | 6.00% | 685.87 |
| 11 | Thiruvananthapuram (RCC Building) (transferred to PPE) | | | | Market Approach | | 0.48 |
| 12 | Jaipur (Nehru Place) | Market Approach | | 1.09 | Cost Approach | | 1.60 |
| 13 | Jaipur (3 Flats) | Market Approach | | 3.70 | Market Approach | | 3.05 |
| 14 | Bengaluru (Two House) | Market Approach | | 14.97 | Cost Approach | | 14.65 |
| 15 | Bhubaneshwar (Residential Flats) | Market Approach | | 1.23 | Cost Approach | | 0.98 |
| 16 | Bhopal (Flats) | Market Approach | | 0.57 | | | |
| **Total** | | | | **2,049.29** | **Total** | | **970.88** |

The above Fair value is determined by an independent valuer, who holds a recognised and relevant professional qualification and has recent experience in the relevant location and category of the investment property being valued.

# NOTE 14B: PROPERTY, PLANT AND EQUIPMENT

(₹ in Crore)

| S. No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| A | TANGIBLE | | | | | | | | | | | | | | | | | | | | |
| (i) | Land (Freehold) | 5.93 | - | - | - | 5.93 | 1.10 | - | - | 7.03 | - | | - | - | - | | - | - | - | 7.04 | 5.92 |
| (ii) | Building (Freehold) | 6.71 | - | - | 0.04 | 6.67 | - | 1.17 | - | 7.84 | 4.44 | 0.11 | - | 0.03 | 4.51 | 0.11 | 0.98 | - | 5.63 | 2.21 | 2.16 |
| (iii) | Flat (Freehold) | 8.87 | - | - | - | 8.87 | 0.20 | 0.09 | 3.95 | 5.21 | 6.50 | 0.12 | - | - | 6.62 | 0.06 | 0.07 | 2.72 | 4.02 | 1.19 | 2.25 |
| (iv) | Air Conditioner & Cooler | 2.49 | 0.79 | - | 0.37 | 2.91 | 0.93 | - | 0.14 | 3.70 | 2.07 | 0.16 | - | 0.34 | 1.89 | 0.42 | 0.01 | 0.09 | 2.23 | 1.47 | 1.02 |
| (v) | Office Equipments | 36.73 | 4.57 | - | 2.33 | 38.97 | 5.47 | - | 2.47 | 41.97 | 29.08 | 3.58 | 0.04 | 2.13 | 30.57 | 4.58 | 0.08 | 2.18 | 33.04 | 8.93 | 8.40 |
| (vi) | Furniture & Fixtures | 6.43 | 2.17 | - | 0.19 | 8.41 | 1.62 | - | 0.30 | 9.73 | 5.59 | 0.35 | - | 0.17 | 5.77 | 0.91 | 0.02 | 0.21 | 6.47 | 3.26 | 2.64 |
| (vii) | Vehicle | 2.10 | - | - | 0.05 | 2.05 | - | 0.07 | 0.34 | 1.78 | 1.63 | 0.14 | - | 0.04 | 1.73 | 0.09 | 0.07 | 0.33 | 1.55 | 0.23 | 0.32 |
| (viii) | Library Books | 1.07 | 0.01 | - | - | 1.08 | - | - | - | 1.08 | 1.06 | 0.01 | - | - | 1.07 | - | - | - | 1.07 | 0.01 | 0.01 |
| (ix) | Miscellaneous Assets | 3.96 | - | - | 0.01 | 3.95 | - | - | 0.02 | 3.93 | 3.96 | - | - | 0.01 | 3.95 | - | - | 0.02 | 3.92 | | - |
| | **Total A** | **74.29** | **7.54** | **-** | **2.99** | **78.84** | **9.32** | **1.33** | **7.22** | **82.27** | **54.33** | **4.47** | **0.04** | **2.72** | **56.11** | **6.17** | **1.23** | **5.55** | **57.93** | **24.34** | **22.72** |
| **B** | **Right of Use^^** | | | | | | | | | | | | | | | | | | | | |
| (i) | Land #* | 9.54 | - | - | - | 9.54 | - | | 0.10 | 9.44 | 2.86 | 0.10 | - | - | 2.97 | 0.10 | - | 0.06 | 3.03 | 6.41 | 6.58 |
| (ii) | Building # | 66.59 | - | - | 0.43 | 66.16 | 11.47 | 0.42 | 0.10 | 77.95 | 39.10 | 1.43 | - | 0.34 | 40.19 | 7.72 | 7.02 | 4.01 | 50.92 | 27.03 | 25.97 |
| (iii) | Flat # | 5.43 | - | - | 0.33 | 5.10 | - | | 1.30 | 3.80 | 3.58 | 0.08 | - | 0.23 | 3.43 | 0.07 | - | 1.13 | 2.37 | 1.43 | 1.67 |
| | **Total B** | **81.56** | **-** | **-** | **0.76** | **80.80** | **11.47** | **0.42** | **1.50** | **91.19** | **45.54** | **1.61** | **-** | **0.57** | **46.59** | **7.89** | **7.02** | **5.20** | **56.32** | **34.87** | **34.22** |
| | **Total (A+B)** | **155.85** | **7.54** | **-** | **3.75** | **159.64** | **20.79** | **1.75** | **8.72** | **173.46** | **99.87** | **6.08** | **0.04** | **3.29** | **102.70** | **14.06** | **8.25** | **10.75** | **114.25** | **59.21** | **56.94** |
| C | Less : Grants | | | | | | | | | | | | | | | | | | | | |
| (i) | Building | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (ii) | Air Conditioner | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (iii) | Office Equipment | 0.07 | - | - | 0.01 | 0.06 | - | - | 0.03 | 0.04 | 0.07 | - | - | 0.01 | 0.06 | - | - | 0.03 | 0.03 | 0.01 | - |
| (iv) | Furniture & Fixture | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (v) | Vehicle | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (vi) | Library Books | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (vii) | Miscellaneous Assets | 0.01 | - | - | - | 0.01 | - | - | - | 0.01 | 0.01 | - | - | - | 0.01 | - | - | - | 0.01 | - | - |
| | Total C | 0.08 | - | - | 0.01 | 0.07 | - | - | 0.03 | 0.05 | 0.08 | - | - | 0.01 | 0.07 | - | - | 0.03 | 0.04 | 0.01 | - |
| | Total (A+B-C) | 155.77 | 7.54 | - | 3.74 | 159.57 | 20.79 | 1.75 | 8.69 | 173.41 | 99.79 | 6.08 | 0.04 | 3.28 | 102.63 | 14.06 | 8.25 | 10.72 | 114.21 | 59.20 | 56.94 |



* Includes land of ₹ 0.37 Crore on perpetual lease (Previous year ₹ 0.37 Crore) hence no depreciation has been provided.
# The lease (sub-lease)/ conveyance deeds in respect of certain properties (Land, Building and Flat) are yet to be executed placed as Annexure A
There has been no revaluation of PPE and Intangible assets during the year.
In the opinion of management, there are no events or changes in circumstances that indicate the impairment of PPE and Other Intangible Assets in terms of Ind AS 36 'Impairment of Assets'. Accordingly, no provision for impairment has been made.
^^ Refer Note No. 40

## Details of Plots/Building/ Flats of HUDCO Owned Properties for which lease deeds have not been executed

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| Patna | Residential flat- Flat No. N-1302, Udaigiri Apartment, Budh Marg, Patna | 195 | Right of Use | 14,57,500 | Not Executed | HUDCO has purchased the Flat No N-1302 at Udaigiri Bhawan from Bihar State Housing Cooperative Federation Ltd. on resale which was one of the allottees of Vaishali Co-operative Housing Society Ltd. The allotment was transferred by Vaishali Co-operative Society vide letter dated 06.08.1997. Land for Vaishali Co-operative Housing Society Ltd. was purchased on lease hold basis. The Registration of lease deed for the land by the Society is pending. Due to non registration of lease deed, the Society is not in a position to execute individual lease deed with the allottees/members. Execution of the lease deed can only be done after the management committee is elected for the Vaishali Co-operative Housing Society Limited by the District Cooperative Officer, Udaygiri Maintenance Committee. |
| Bhubaneshwar | Flat No. A-503, Block-1 (Hira), Toshali Apartment Satyanagar, Bhubaneshwar | 123.65 | Right of Use | 8,27,976 | Not Executed | With regard to 4 flats & 4 parking lots, the file was in process in the Odisha State Housing Board. However, State Govt notification regarding retrospective applicability of RERA Act is under litigation (W.P.C No. 3328/25) in the Hon'ble High Court Odisha. Last date of High Court hearing was 01.07.2025. As per Latest status, no update is shown on High Court Website. |
| Bhubaneshwar | Flat No. B-304,B-305 & B-306 Block-IV (Rupa), Toshali Apartment Satyanagar, Bhubaneshwar | 223.8 | Right of Use | 17,25,900 | Not Executed | |
| Bhubaneshwar | Garage No.(4 Nos.) 76,77,78 & 79, Block-IV (Rupa), Toshali Apartment, Satyanagar, Bhubaneshwar | Part of flats | Right of Use | 5,57,920 | Not Executed | |
| Bhubaneshwar | Garage No.(1 No.), 15, HIRA Block No. 1, Toshali Apartment, Satya Nagar, Janpath, Bhubaneshwar | 15.05 | Right of Use | 1,06,700 | Not Executed | |
| Chennai | Regional Office: 5th floor, CMDA Tower-I, Gandhi Irwin Road, Egmore, Chennai-600 008 | 2388 | Freehold | 1,91,24,731 | Not Executed | Sale deed of HUDCO office at 5th Floor, Thalamuthu Natarajan Building, Egmore, Chennai is yet to be issued by CMDA. CRO is constantly pursuing with CMDA. CMDA is pursuing with Revenue, Disaster Management & Land Administration Department, Government of Tamil Nadu for transfer of ownership in the name of CMDA and only upon receipt of the same by CMDA, process for execution of sale deed in the name of HUDCO can be taken up. |
| Chandigarh | Flats: Flat No. 1501(GF) HIG(U), Sector 43-B, Chandigarh | 92 | Right of Use | 2,46,184 | Not Executed | Documents have been submitted to Chandigarh Housing Board and lease deed is under process. |

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| Mumbai | Staff Qtr, Flat No. 32, Bldg. No. 24 Anand Sagar, CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 60.3 | Right of Use | 5,69,449 | Not Executed | Letter of Allotment by MHADA and Share Certificate issued by Co-op. Housing Society for the flats available with HUDCO-MRO except for flat no.24/32 at Anand Sagar CHS Ltd. Lease agreements for Flats allotted to HUDCO by MHADA are not available with RO. Letter dated 22/07/2025 has been forwarded to MHADA requesting for lease agreements of flats allotted by MHADA. The same is being followed up. |
| Mumbai | Staff Qtr, Flat No. 32, Bldg. No. 18,Samundra Darshan CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 50.64 | Right of Use | 4,25,788 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 33, Bldg. No. 18,Samundra Darshan CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 50.64 | Right of Use | 3,88,740 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 51, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 | Right of Use | 5,64,842 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 52, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 | Right of Use | 5,64,842 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 61, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 | Right of Use | 5,64,842 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 104, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56,MHADA, Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 | Right of Use | 21,10,483 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 204, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd.,Plot H-56, MHADA,Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 | Right of Use | 21,56,363 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 501, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd.,Plot H-56, MHADA,Oshiwara, Andhari (West), Mumbai-400 053 | 86.05 | Right of Use | 22,94,004 | Not Executed | |
| Mumbai | Staff Qtr, Flat No. 604, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56,MHADA,Oshiwara, Andhar, (West), Mumbai-400 053 | 86.05 | Right of Use | 23,39,884 | Not Executed | |

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| Mumbai | Staff Qtr, Flat No. 704, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd.,Plot H-56, MHADA,Oshiwara, Andhari (West), Mumbai-400 053 | 86.05 | Right of Use | 23,85,764 | Not Executed | |
| Delhi | HUDCO Bhawan, IHC, Lodhi Road, New Delhi | 8600 | Right of Use | 28,84,67,754 | Not Executed | India Habitat Centre yet to execute sub lease deeds with all allottees including HUDCO. |
| Delhi | Hudco House, Lodhi Road, New Delhi | 619.94 | Right of Use | 58,38,202 | Not Executed | BHEL is the prime allottee who has yet to execute Lease Deed with L&DO |
| Delhi | C-24, C-25, C-26 (6 Flats), Jangpura Extn. New Delhi (C-24 GF-1378.87 sft FF-1407.34 sft (each)) | 776.54 | Right of Use | 2,53,97,247 | Not Executed | HPL is prime allottee of land and is yet to sign lease deed with L&DO. Therefore sale deed of flats are pending with L&DO/HPL for Jangpura flats |



*Construction of Housing Units under AHP Vertical of PMAY(U)-1.0, across Andhra Pradesh*

# NOTE 14C: CAPITAL WORK-IN-PROGRESS

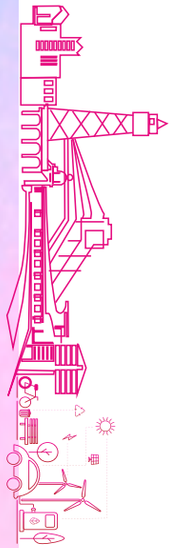
(₹ in Crore)

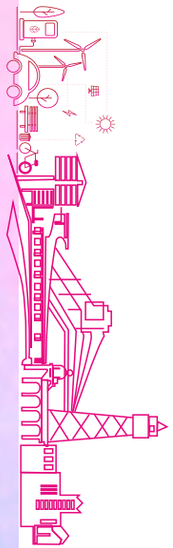
| S.No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Net carrying amount as at the end of the year as at 31st March, 2026 | **Net carrying amount as at the end of the year as at 31st March, 2025** |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| 1 | Capital Work in progress | 13.61 | 1.24 | - | 0.48 | 14.37 | 17.53 | - | 8.93 | 22.97 | - | - | - | - | - | - | - | - | | 22.97 | 14.37 |
| | **Total** | **13.61** | **1.24** | **-** | **0.48** | **14.37** | **17.53** | **-** | **8.93** | **22.97** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **22.97** | **14.37** |

## (A) CAPITAL WORK IN PROGRESS AGEING SCHEDULE

(₹ in Crore)

| S.No. | PROJECT NAME | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL |
| | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | |
| | **PROJECT IN PROGRESS** | | | | | | | | | | |
| 1 | Calcutta Salt Lake Building | - | - | - | - | **-** | - | - | - | 2.82 | **2.82** |
| 2 | Plot at Panchkula,Chandigarh | - | - | - | - | **-** | 0.50 | - | - | 0.01 | **0.51** |
| 3 | Noida Plot | 4.58 | - | - | 5.99 | **10.57** | 0.50 | - | - | 10.08 | **10.58** |
| 4 | HUDCO House, Lodhi Road | 4.61 | | | | **4.61** | | | | | |
| 5 | Jammu Building | 0.30 | | | | **0.30** | - | - | - | - | **-** |
| 6 | Vaishali Plot | 7.15 | | | 0.22 | **7.37** | 0.24 | - | 0.22 | - | **0.46** |
| 7 | Asian Games Village | 0.12 | - | | | **0.12** | - | - | | | **-** |
| | **Total** | **16.76** | **-** | **-** | **6.21** | **22.97** | **1.24** | **-** | **0.22** | **12.91** | **14.37** |





## (B) CAPITAL WORK IN PROGRESS WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN

(₹ in Crore)

| S.No. | PROJECT NAME* | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | TO BE COMPLETED IN | | | | TOTAL | TO BE COMPLETED IN | | | | TOTAL |
| | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | Calcutta Salt Lake Building | - | - | - | - | - | - | - | - | 2.82 | 2.82 |
| 2 | Plot at Panchkula,Chandigarh | - | - | - | - | - | 0.50 | - | - | 0.01 | 0.51 |
| 3 | Noida Plot | 4.58 | - | - | 5.99 | 10.57 | 0.50 | - | - | 10.08 | 10.58 |
| 4 | HUDCO House, Lodhi Road | 4.61 | | | | 4.61 | | | | | |
| 5 | Jammu Building | 0.30 | | | | 0.30 | - | - | - | - | - |
| 6 | Vaishali Plot | 7.15 | | | 0.22 | 7.37 | 0.24 | - | 0.22 | - | 0.46 |
| 7 | Asian Games Village | 0.12 | - | | | 0.12 | - | - | | | - |
| | **Total** | **16.76** | **-** | **-** | **6.21** | **22.97** | **1.24** | **-** | **0.22** | **12.91** | **14.37** |

*The above mentioned projects have exceeded the estimated timeline as per the original plan.

## NOTE 14D: INTANGIBLE ASSETS UNDER DEVELOPMENT

(₹ in Crore)

| S. No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| | ERP Project | 1.36 | 3.28 | - | 2.96 | 1.68 | 0.10 | - | 1.78 | - | - | - | - | - | - | - | - | - | - | - | 1.68 |
| | **Total** | **1.36** | **3.28** | **-** | **2.96** | **1.68** | **0.10** | **-** | **1.78** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **1.68** |

## (A) INTANGIBLE ASSETS UNDER DEVELOPMENT AGEING SCHEDULE

(₹ in Crore)

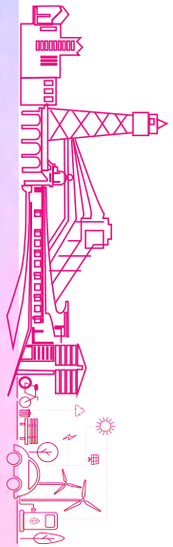
| S.No. | PROJECT NAME | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL |
| | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| | **PROJECT IN PROGRESS** | | | | | | | | | | |
| 1 | ERP Project | | | | | - | 0.65 | 0.53 | - | 0.50 | **1.68** |
| | | - | - | - | - | - | - | - | - | - | - |
| | **Total** | - | - | - | - | - | **0.65** | **0.53** | - | **0.50** | **1.68** |

## (B) INTANGIBLE ASSETS UNDER DEVELOPMENT WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN

(₹ in Crore)

| S.No. | PROJECT NAME* | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | TO BE COMPLETED IN | | | | TOTAL | TO BE COMPLETED IN | | | | TOTAL |
| | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | ERP Project | | | | | - | 1.68 | - | - | - | **1.68** |
| | **Total** | - | - | - | - | - | **1.68** | - | - | - | **1.68** |

* The above mentioned project has exceeded the estimated timeline as per the original plan.



## NOTE 14E: OTHER INTANGIBLE ASSETS

(₹ in Crore)

| S.No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| | **INTANGIBLE** | | | | | | | | | | | | | | | | | | | | |
| (ii) | Software (including ERP Project) | 15.48 | 2.96 | - | - | **18.44** | 0.15 | - | 0.07 | **18.52** | 2.77 | 3.54 | - | - | **6.31** | 3.52 | 0.47 | 0.04 | **10.26** | **8.26** | 12.13 |
| | **Total** | **15.48** | **2.96** | - | - | 18.44 | **0.15** | - | **0.07** | 18.52 | **2.77** | **3.54** | - | - | 6.31 | **3.52** | **0.47** | **0.04** | 10.26 | **8.26** | **12.13** |

## NOTE 14F: ASSETS CLASSIFIED AS HELD FOR SALE

(₹ in Crore)

| S.No. | PARTICULARS | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|
| (i) | Assets classified as held for Sale- Buidlings/Flats | 0.41 | - |
| | **Total** | **0.41** | **-** |

The asset held for sale as on March 31, 2026 is under the various stages of E Auction/Tendering, process of which is expected to be concluded in coming financial year. There is no significant change in the plan of management and Assets are still held for sale.

With a view to monetise its idle assets, during the year company has disposed assets through e auction process/Tendering, Classified as Property Plant and Equipment with carrying value of ₹1.58 Crore, Such sale has resulted in gain of ₹25.42 Crore during the current year

In the opinion of management, there are no events or changes in circumstances that indicate the impairment of Assets Held for Sale in terms of Ind AS 36 'Impairment of Assets'. Accordingly, no provision for impairment has been made.




*Safety Enhancing System Improvement Scheme (SESIS), for Electricity Distribution Across West Bengal.*

## NOTE 15: OTHER NON FINANCIAL ASSETS

(₹ in Crore)

| S.No. | PARTICULARS | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| **A** | **Advances** | | | |
| (a) | Advance against Capital purchases | | 15.51 | 10.46 |
| (b) | Advance against CSR Expenditure | | 2.78 | 8.64 |
| (c) | Prepaid Expenses | | 18.71 | 30.50 |
| (d) | Unamortized Deposit for Services | | - | 0.02 |
| **B** | **Other loans and advances** | | | |
| (a) | Advances to Employees | | 8.89 | 14.15 |
| (b) | Gratuity (Funded) | | - | 4.28 |
| (c) | Income Tax payment under litigation* | | 150.99 | 301.71 |
| (d) | Service Tax/GST payment under litigation | 3.29 | | 3.28 |
| | Less : Provision on Service tax | - | | - |
| | | | 3.29 | 3.28 |
| (e) | Advance recoverable from others | 20.91 | | 17.06 |
| | Less : Provision | 3.48 | | 3.93 |
| | | | 17.43 | 13.13 |
| | **Total** | | **217.60** | **386.17** |

* In line of Decision of Honourable Supreme Court in the Curative Petition 243/2025 with respect to Revenue De-recognition of Rs. 32.19 Crore dismissed on 23.04.2026 has been booked under head "Adjustment of tax of earlier years" in Statement of Profit and Loss Account

## NOTE 16: PAYABLES

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| **A** | **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 | - | - |
| | **Sub-total (A)** | **-** | **-** |
| **B** | **Other Payables** | | |
| (i) | Total outstanding dues of Micro Enterprises and Small Enterprises | 0.86 | 1.02 |
| (ii) | Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises * | 9.76 | 19.77 |
| | **Sub-total (B)** | **10.62** | **20.79** |
| | **Total (A + B)** | **10.62** | **20.79** |

* Includes provision for stamp duty for the properties for which lease deed yet to be executed (Reference in foot note to Note 14B) and provision towards lease rental payable on account of Kolkata Property, not yet decided.



## PAYABLE AGEING SCHEDULE

(₹ in Crore)

| Particulars | Outstanding for following periods from due date of payment | | | | |
|---|---|---|---|---|---|
| | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | Total |
| **Balance as at 31st March, 2025** | | | | | |
| (i) MSME | 1.02 | - | - | - | **1.02** |
| (ii) Others | 15.51 | 0.32 | 0.12 | 3.82 | **19.77** |
| (iii) Disputed dues - MSME | - | - | - | - | **-** |
| (iv) Disputed dues - Others | - | - | - | - | **-** |
| **Balance as at 31st March, 2026** | | | | | |
| (i) MSME | 0.86 | - | - | - | **0.86** |
| (ii) Others | 5.44 | 0.67 | 0.14 | 3.51 | **9.76** |
| (iii) Disputed dues - MSME | - | - | - | - | **-** |
| (iv) Disputed dues - Others | - | - | - | - | **-** |



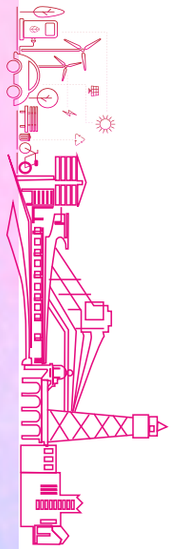
*AMRUT-Project Pannadhya Park-Udaipur, Rajasthan*

## NOTE 17 : DEBT SECURITIES

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | | | | As at 31st March, 2025 | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value through Profit or Loss | Designated at fair value through profit or loss | Total | Amortised Cost | At fair value through Profit or Loss | Designated at fair value through profit or loss | Total |
| | | (1) | (2) | (3) | (4) | (1) | (2) | (3) | (4) |
| **(A)** | **BONDS** | | | | | | | | |
| (a) | **Secured** | | | | | | | | |
| (i) | Tax free bonds [Refer Note 17.1(a)(i)] | 10,664.58 | - | - | 10,664.58 | 12,346.83 | - | - | 12,346.83 |
| (ii) | 54EC Capital Gain Tax Exemption Bonds [Refer Note 17.1(a)(ii)] | 80.20 | | | 80.20 | | | | |
| (iii) | Bonds Application Money Pending Allotment [Refer Note 17.1(a)(iii)] | 40.08 | | | 40.08 | | | | |
| | **Sub-total A (a){i+ii+iii}** | **10,784.86** | **-** | **-** | **10,784.86** | **12,346.83** | **-** | **-** | **12,346.83** |
| (b) | **Unsecured** | | | | | | | | |
| (i) | HUDCO Bonds - Non Cumulative redeemable at par [Refer Note 17.1(b)(i)] | 30,029.85 | - | - | 30,029.85 | 23,560.32 | - | - | 23,560.32 |
| (ii) | GOI Bonds [Refer Note 17.1(b)(ii)] | 20,000.00 | - | - | 20,000.00 | 20,000.00 | - | - | 20,000.00 |
| | **Sub-total A (b) {(i) + (ii))}** | **50,029.85** | **-** | **-** | **50,029.85** | **43,560.32** | **-** | **-** | **43,560.32** |
| | **Total A((a) + (b))** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |
| **(B)** | **Debt securities in India** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |
| | Debt securities outside India | - | - | - | - | - | - | - | - |
| | **Total B** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |
| | **Total (B) to tally with (A)** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |

**Note:** The company has only "Amortized cost category" to present this schedule.



## NOTE 17:(Contd.)

**Details of Debt Securities**

(₹ in Crore)

| S.No. | PARTICULARS | | As at 31st March, 2026 | | As at 31st March, 2025 |
|---|---|---|---|---|---|
| A | BONDS | | | | |
| (a) | SECURED | | | | |
| (i) | TAX FREE BONDS | Date of Allotment | Date of Redemption | | |
| | 7.19% Tax free bonds 2015 (A) ** | 31-07-2015 | 31-07-2025 | - | 151.00 |
| | 7.07% Tax free bonds 2015 (B) ** | 01-10-2015 | 01-10-2025 | - | 1,029.00 |
| | 7.00% Tax free bonds 2015 (C) ** | 09-10-2015 | 09-10-2025 | - | 108.50 |
| | 7.02% Tax free bonds 2015 (Tranche - I) Series - 1A *** | 08-02-2016 | 08-02-2026 | - | 117.21 |
| | 7.27% Tax free bonds 2015 (Tranche - I) Series - 1B *** | 08-02-2016 | 08-02-2026 | - | 128.45 |
| | 7.04% Tax free bonds 2015 (Tranche - II) Series - 1A *** | 15-03-2016 | 15-03-2026 | - | 48.16 |
| | 7.29% Tax free bonds 2015 (Tranche - II) Series - 1B *** | 15-03-2016 | 15-03-2026 | - | 105.35 |
| | 7.75% Tax free bonds 2011 (A - II) * | 21-10-2011 | 21-10-2026 | 10.81 | 10.81 |
| | 7.83% Tax free bonds 2011 (B - II) * | 11-11-2011 | 11-11-2026 | 66.51 | 66.51 |
| | 8.16% Tax free bonds 2011 (C - II) * | 22-12-2011 | 22-12-2026 | 47.67 | 47.67 |
| | 8.20% Tax free bonds 2011 (Tranche - I) Series - 2 * | 05-03-2012 | 05-03-2027 | 2,518.30 | 2,518.30 |
| | 7.51% Tax free bonds 2012 (Tranche - I) Series - 2 * | 16-02-2013 | 16-02-2028 | 1,274.24 | 1,274.24 |
| | 7.19% Tax free bonds 2012 (Tranche - II) Series - 2 * | 28-03-2013 | 28-03-2028 | 109.39 | 109.39 |
| | 8.56% Tax free bonds 2013 Series - 1 * | 02-09-2013 | 02-09-2028 | 190.80 | 190.80 |
| | 8.51% Tax free bonds 2013 (Tranche - I) Series - 2A * | 25-10-2013 | 25-10-2028 | 799.27 | 799.27 |
| | 8.76% Tax free bonds 2013 (Tranche - I) Series - 2B * | 25-10-2013 | 25-10-2028 | 815.00 | 815.00 |
| | 8.58% Tax free bonds 2013 (Tranche - II) Series - 2A * | 13-01-2014 | 13-01-2029 | 127.39 | 127.39 |
| | 8.83% Tax free bonds 2013 (Tranche - II) Series - 2B * | 13-01-2014 | 13-01-2029 | 123.75 | 123.75 |
| | 8.73% Tax free bonds 2013 (Tranche - III) Series - 2A * | 24-03-2014 | 24-03-2029 | 28.47 | 28.47 |
| | 8.98% Tax free bonds 2013 (Tranche - III) Series - 2B * | 24-03-2014 | 24-03-2029 | 128.42 | 128.42 |
| | 7.39% Tax free bonds 2015 (Tranche - I) Series - 2A *** | 08-02-2016 | 08-02-2031 | 909.69 | 909.69 |
| | 7.64% Tax free bonds 2015 (Tranche - I) Series - 2B *** | 08-02-2016 | 08-02-2031 | 556.15 | 556.15 |
| | 7.39% Tax free bonds 2015 (D) *** | 22-02-2016 | 22-02-2031 | 211.50 | 211.50 |
| | 7.39% Tax free bonds 2015 (Tranche - II) Series - 2A *** | 15-03-2016 | 15-03-2031 | 1,024.94 | 1,024.94 |
| | 7.69% Tax free bonds 2015 (Tranche - II) Series - 2B *** | 15-03-2016 | 15-03-2031 | 610.05 | 610.05 |
| | 8.49% Tax free bonds 2013 (Tranche - I) Series - 3A * | 25-10-2013 | 25-10-2033 | 35.51 | 35.51 |
| | 8.74% Tax free bonds 2013 (Tranche - I) Series - 3B * | 25-10-2013 | 25-10-2033 | 88.85 | 88.85 |
| | 8.76% Tax free bonds 2013 (Tranche - II) Series - 3A * | 13-01-2014 | 13-01-2034 | 286.54 | 286.54 |
| | 9.01% Tax free bonds 2013 (Tranche - II) Series - 3B * | 13-01-2014 | 13-01-2034 | 671.16 | 671.16 |
| | 8.71% Tax free bonds 2013 (Tranche - III) Series - 3A * | 24-03-2014 | 24-03-2034 | 8.76 | 8.76 |
| | 8.96% Tax free bonds 2013 (Tranche - III) Series - 3B * | 24-03-2014 | 24-03-2034 | 41.54 | 41.54 |
| | **Sub-Total A (a) (i)** | | | **10,684.71** | **12,372.38** |

## NOTE 17: (Contd.)

| S.No. | PARTICULARS | | As at 31st March, 2026 | | As at 31st March, 2025 |
|---|---|---|---|---|---|
| | Unamortised fees, charges & Other Expenses | | | (20.13) | (25.55) |
| | **Total A (a) (i)** | | | **10,664.58** | **12,346.83** |
| * | The bonds are secured by a floating first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. However, the company reserves the right to create first pari-passu charge on the present and future receivable for its present and future financial requirements. | | | | |
| ** | The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained. | | | | |
| *** | The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of the amount mobilised under the issue and interest thereon. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained. | | | | |

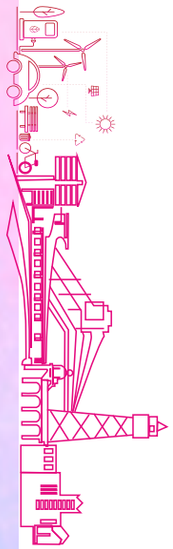
### (ii) 54 EC captial Gain Tax Exemption Bonds

| Description | Date of Allotment | Date of Redemption | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| 5.25% HUDCO 54EC Bonds Series-1 | 31-05-2025 | 31-05-2030 | 0.15 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 30-06-2025 | 30-06-2030 | 2.07 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-07-2025 | 31-07-2030 | 7.00 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-08-2025 | 31-08-2030 | 9.23 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 30-09-2025 | 30-09-2030 | 12.00 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-10-2025 | 31-10-2030 | 7.99 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 30-11-2025 | 30-11-2030 | 7.88 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-12-2025 | 31-12-2030 | 10.07 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-01-2026 | 31-01-2031 | 5.47 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 28-02-2026 | 28-02-2031 | 19.19 | - |
| **Sub-Total A (a) (ii)** | | | **81.04** | **-** |
| Unamortised fees, charges & Other Expenses | | | (0.84) | - |
| **Total A (a) (ii)** | | | **80.20** | **-** |

During the year, Central Board of Direct Taxes, Department of Revenue, Ministry of Finance vide Notification No. S.O. 1644(E) dated 7th April, 2025, has permitted Housing and Urban Development Corporation Limited (HUDCO) to issue Capital Gain Tax Exemption bonds under Section 54EC of the Income-tax Act, 1961 w.e.f. 1st April, 2025 to raise funds from the markets by way of private placement route through 54EC Capital Gain Bonds in the nature of non-convertible non-transferable secured bonds redeemable after five years having benefits of the section 54EC of the Income Tax Act, 1961.The Company launched its maiden issue of 54EC Capital Gain Bonds in May 2025 and mobilized a sum of Rs.121.12 Crore during the year 2025-26 including Bonds Application Money
The Bond Series I of 54EC Capital Gain Tax Exemption Bonds are secured by First pari passu charge over the present and future receivables of the Company (excluding receivables on which specific charge has already been created) in favour of Beacon Trusteeship Limited.

### (iii) Bond Application Money Pending Allotment

| Description | Deemed Date of Allotment | Deemed Date of Redemption | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| 5.25% HUDCO 54EC Bonds Series-1 | 31-03-2026 | 31-03-2031 | 40.08 | - |
| **Total A (a) (iii)** | | | **40.08** | **-** |
| **Total A (a) {(i) + (ii)+(iii)}** | | | **10,784.86** | **12,346.83** |



## NOTE 17:(Contd.)

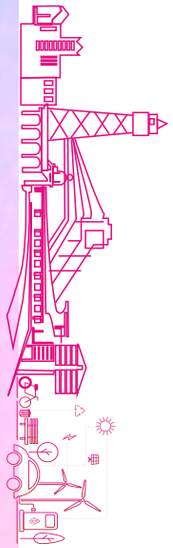
| S.No. | Description | | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|---|
| (b) | **UNSECURED BONDS** | | | | |
| (i) | **HUDCO Bonds- Non Cumulative redeemable at par** | | | | |
| | | **Date of Allotment** | **Date of redemption** | | |
| | 5.35% Taxable (E) 2020 | 04-08-2020 | 11-04-2025 | - | 800.00 |
| | 5.62% Taxable (B) 2021 | 25-03-2022 | 25-05-2025 | - | 1,500.00 |
| | 7.54% Taxable (A) 2022 | 11-11-2022 | 11-02-2026 | - | 1,500.00 |
| | 7.68% Taxable (C) 2022 | 16-02-2023 | 16-05-2026 | 2,000.00 | 2,000.00 |
| | 7.48% Taxable (A) 2023 | 20-04-2023 | 20-08-2026 | 1,500.00 | 1,500.00 |
| | 6.52% Taxable ('C) 2025 | 06-06-2025 | 06-06-2028 | 750.00 | - |
| | 6.64% Taxable (D) 2025 | 17-07-2025 | 17-07-2028 | 3,000.00 | - |
| | 7.48% Taxable (A) 2024 | 17-05-2024 | 17-05-2029 | 1,936.00 | 1,936.00 |
| | 7.28% Taxable (B) 2024 | 18-07-2024 | 18-07-2029 | 1,850.00 | 1,850.00 |
| | 6.90% Taxable (B) 2025 | 06-05-2025 | 06-05-2030 | 2,190.00 | - |
| | 6.75% Taxable (D) 2020 | 29-05-2020 | 29-05-2030 | 1,040.00 | 1,040.00 |
| | 6.90% Taxable (A) 2025 | 23-04-2025 | 23-04-2032 | 2,430.00 | - |
| | 6.98% Taxable (E) 2025 | 12-12-2025 | 12-12-2032 | 1,905.00 | - |
| | 7.52% Taxable (B) 2022 | 19-12-2022 | 15-04-2033 | 470.00 | 470.00 |
| | 7.15% Taxable (C) 2024 | 25-09-2024 | 25-09-2034 | 2,000.00 | 2,000.00 |
| | 7.12% Taxable (D) 2024 | 26-12-2024 | 26-12-2034 | 1,230.00 | 1,230.00 |
| | 7.29% Taxable (E) 2024 | 12-02-2025 | 12-02-2035 | 2,910.00 | 2,910.00 |
| | 7.37% Taxable (F) 2024 | 12-03-2025 | 12-03-2035 | 2,842.50 | 2,842.50 |
| | 7.19% Taxable (G) 2024 | 27-03-2025 | 27-03-2035 | 2,000.00 | 2,000.00 |
| | **Sub-Total A (b) (i)** | | | **30,053.50** | **23,578.50** |
| | Unamortised fees, charges & Other Expenses | | | (23.65) | (18.18) |
| | **Total A (b) (i)** | | | **30,029.85** | **23,560.32** |

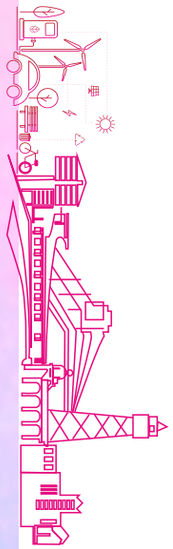
## NOTE 17: (Contd.)

| S.No. | Description | | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|---|
| (ii) | PMAY (U) GOI Fully Serviced Bonds # | Date of Allotment | Date of redemption | | |
| | 8.60% Taxable (I) 2018 @ | 12-11-2018 | 12-11-2028 | 3,000.00 | 3,000.00 |
| | 8.52% Taxable (II) 2018 @ | 28-11-2018 | 28-11-2028 | 2,050.00 | 2,050.00 |
| | 8.38% Taxable (III) 2018 @ | 30-01-2019 | 30-01-2029 | 2,066.90 | 2,066.90 |
| | 8.58% Taxable (IV) 2018 @ | 14-02-2019 | 14-02-2029 | 2,563.10 | 2,563.10 |
| | 8.41% Taxable (V) 2018 @ | 15-03-2019 | 15-03-2029 | 5,320.00 | 5,320.00 |
| | 8.37% Taxable (VI) 2018 @ | 25-03-2019 | 25-03-2029 | 5,000.00 | 5,000.00 |
| | **Sub-Total A (b) (ii)** | | | **20,000.00** | **20,000.00** |
| | **Unamortised fees, charges & Other Expenses** | | | **-** | **-** |
| | **Total A (b) (ii)** | | | **20,000.00** | **20,000.00** |
| | **Total A (b) { (i) + (ii) }** | | | **20,000.00** | **20,000.00** |

@ Interest payable on semi-annual basis.

# Repayment of Principal & Interest payment in respect of Loans of ₹ 20,000 Crore extended to BMTPC, raised by issue of "Government of India fully serviced Bonds" shall be met by Government of India by making suitable provisions in the budget of Ministry of Housing and Urban Affairs.





## NOTE 18: BORROWINGS (OTHER THAN DEBT SECURITIES)

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | | | | As at 31st March, 2025 | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value through profit or loss | Designated at fair value through profit or loss | Total | Amortised Cost | At fair value through profit or loss | Designated at fair value through profit or loss | Total |
| | | (1) | (2) | (3) | (4) | (1) | (2) | (3) | (4) |
| **A** | **Term loans** | | | | | | | | |
| **I** | **Secured** | | | | | | | | |
| **(a)** | **From Banks/Financial Institutions (Refer Note 18.1 & 18.7)** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| (i) | National Housing Bank | 83.41 | - | - | 83.41 | 292.33 | - | - | 292.33 |
| | **Total Secured Loan A-I** | **83.41** | **-** | **-** | **83.41** | **292.33** | **-** | **-** | **292.33** |
| **II** | **Unsecured** | | | | | | | | |
| **(a)** | **From Banks/Financial Institutions (Refer Note 18.1, 18.2 and 18.3)** | | | | | | | | |
| (i) | Mid-Term/ Long Term loan(s) | 58,137.76 | | | 58,137.76 | 23,854.78 | | | 23,854.78 |
| (ii) | Short-Term Loans | 2,503.72 | - | | 2,503.72 | 4,555.68 | - | - | 4,555.68 |
| (iii) | FCNR (B) Loans | 1,893.10 | | | 1,893.10 | 15,661.40 | | | 15,661.40 |
| **(b)** | From Other Parties | - | | | - | - | | | - |
| (i) | Loans from Financial Institutions : | - | | | - | - | | | - |
| | India Infrastructure Finance Company Ltd. (Refer Note 18.1, 18.2) | 5,500.00 | - | - | 5,500.00 | - | - | - | - |
| (ii) | Foreign Currency Borrowings (Refer Note 18.1, 18.4, 18.5 and 18.6) | 12,744.30 | | | 12,744.30 | 7,025.42 | | | 7,025.42 |
| | **Total Unsecured Loans A- II** | **80,778.88** | | | **80,778.88** | **51,097.28** | | | **51,097.28** |
| | **Total ( A )** | **80,862.29** | **-** | **-** | **80,862.29** | **51,389.61** | **-** | **-** | **51,389.61** |
| **B** | **Borrowings in India** | 68,117.99 | - | - | 68,117.99 | 44,364.19 | - | - | 44,364.19 |
| | Borrowings outside India | 12,744.30 | - | - | 12,744.30 | 7,025.42 | - | - | 7,025.42 |
| | | 80,862.29 | - | - | 80,862.29 | 51,389.61 | - | - | 51,389.61 |
| | **Total ( B ) to tally with ( A )** | **80,862.29** | **-** | **-** | **80,862.29** | **51,389.61** | **-** | **-** | **51,389.61** |

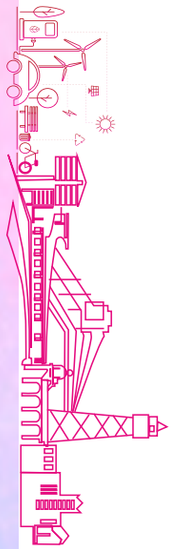
**Note:** The company has only amortised cost category to present this schedule.

## NOTE 18.1 : (Contd.)

**18.1 Sub-Details of Borrowings**

(₹ in Crore)

| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| | **Term Loans** | | | | | |
| **I** | **Secured** | | | | | |
| (a) | From Banks/ Financial Institutions | | | | | |
| (i) | National Housing Bank | | | | | |
| | TL-I | 76.60 | 76.60 | 179.20 | 179.20 | Repayable in quarterely instalments starting from 01.07.2017 and ending on 01.01.2027 |
| | TL-III | 6.81 | 6.81 | 58.13 | 58.13 | Repayable in quarterely instalments starting from 01.01.2018 and ending on 01.07.2027 |
| | TL-IV | - | - | 55.00 | 55.00 | Repayable in quarterely instalments starting from 01.10.2019 and ending on 01.04.2026 |
| | **Sub-Total I (a)** | **83.41** | **83.41** | **292.33** | **292.33** | |
| | **Total Secured Loans (I)(a)** | **83.41** | **83.41** | **292.33** | **292.33** | |
| **II** | **Unsecured** | | | | | |
| (a) | From Banks/ Financial Institutions | | | | | |
| (i) | Mid-Term/ Long Term loan(s) | | | | | |
| 1 | Punjab National Bank-II | - | - | 333.33 | 333.33 | Repayable in three equal instalments falling due on 18.06.2024 & 18.04.2025 |
| 2 | Punjab National Bank-III | - | - | 666.65 | 666.65 | Repayable in two equal instalments falling due on 16.09.2024 & 16.08.2025 |
| 3 | Punjab National Bank-IV | - | - | 999.99 | 999.99 | Repayable in two instalments falling due on 27.09.2024 & 27.02.2026 |
| 4 | Punjab National Bank-V | 499.99 | 499.99 | 500.00 | 500.00 | Bullet repayment at the end of tenor i.e., on 12.08.2026 |
| 5 | Punjab National Bank-VI | 171.00 | 171.00 | 171.00 | 171.00 | Bullet repayment at the end of tenor i.e., on 14.08.2026 |
| 6 | Punjab National Bank-VII | 699.99 | 699.99 | 700.00 | 700.00 | Bullet repayment at the end of tenor i.e., on 12.12.2026 |
| 7 | Punjab National Bank-VIII | 165.00 | 165.00 | 165.00 | 165.00 | Bullet repayment at the end of tenor i.e., on 27.02.2027 |



## NOTE 18.1 : (Contd.)

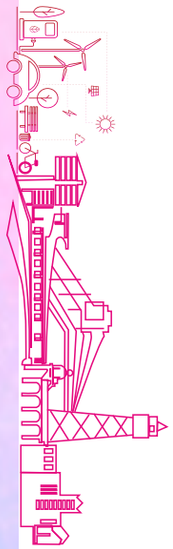
(₹ in Crore)

| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 8 | Punjab National Bank-IX | 400.00 | 400.00 | 400.00 | 400.00 | Bullet repayment at the end of tenor i.e., on 29.03.2027 |
| 9 | Punjab National Bank-X | 64.00 | 64.00 | 64.00 | 64.00 | Bullet repayment at the end of tenor i.e., on 02.04.2027 |
| 10 | Punjab National Bank-XI | 268.49 | 268.49 | 1,099.99 | 1,099.99 | Bullet repayment at the end of tenor i.e., on 14.04.2027 |
| 11 | Punjab National Bank-XII | 740.99 | 740.99 | 1,241.99 | 1,241.99 | Bullet repayment at the end of tenor i.e., on 16.04.2027 |
| 12 | Punjab National Bank-XIII | 657.99 | 657.99 | 658.00 | 658.00 | Bullet repayment at the end of tenor i.e., on 01.05.2026 |
| 13 | Punjab National Bank-XIV | 1,099.99 | 1,099.99 | 1,100.00 | 1,100.00 | Bullet repayment at the end of tenor i.e., on 19.05.2027 |
| 14 | Punjab National Bank-XV | 300.00 | 300.00 | 300.00 | 300.00 | Bullet repayment at the end of tenor i.e., on 21.05.2027 |
| 15 | Punjab National Bank-XVI | 410.00 | 410.00 | 410.00 | 410.00 | Bullet repayment at the end of tenor i.e., on 29.06.2027 |
| 16 | Punjab National Bank-XVII | 190.00 | 190.00 | 190.00 | 190.00 | Bullet repayment at the end of tenor i.e., on 30.06.2027 |
| 17 | Punjab National Bank-XVIII | 499.00 | 499.00 | 499.00 | 499.00 | Bullet repayment at the end of tenor i.e., on 01.07.2027 |
| 18 | Punjab National Bank-XIX | 1,309.99 | 1,309.99 | 1,310.00 | 1,310.00 | Bullet repayment at the end of tenor i.e., on 14.01.2028 |
| 19 | Punjab National Bank-XX | 691.00 | 691.00 | - | - | Bullet repayment at the end of tenor i.e., on 09.12.2028 |
| 20 | Punjab National Bank-XXI | 308.00 | 308.00 | - | - | Bullet repayment at the end of tenor i.e., on 29.08.2028 |
| 21 | Punjab National Bank-XXII | 950.00 | 950.00 | - | - | Bullet repayment at the end of tenor i.e., on 29.08.2028 |
| 22 | Punjab National Bank-XXIII | 1,000.00 | 1,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.09.2028 |
| 23 | Punjab National Bank-XXIV | 1,500.00 | 1,500.00 | - | - | Bullet repayment at the end of tenor i.e., on 04.10.2028 |
| 24 | Punjab National Bank-XXV | 1,004.00 | 1,004.00 | - | - | Bullet repayment at the end of tenor i.e., on 06.10.2028 |
| 25 | Punjab National Bank-XXVI | 238.00 | 238.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.11.2028 |
| 26 | Punjab National Bank-XXVII | 730.00 | 730.00 | - | - | Bullet repayment at the end of tenor i.e., on 24.02.2031 |
| 27 | Punjab National Bank-XXVIII | 1,250.00 | 1,250.00 | - | - | Bullet repayment at the end of tenor i.e., on 26.02.2031 |
| 28 | Union Bank of India-I | 1,999.98 | 1,999.98 | 1,999.99 | 1,999.99 | Bullet repayment at the end of tenor i.e., on 24.10.2026 |
| 29 | Union Bank of India-II | 240.00 | 240.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.06.2028 |
| 30 | Union Bank of India-III | 680.00 | 680.00 | - | - | Bullet repayment at the end of tenor i.e., on 01.07.2028 |
| 31 | Union Bank of India-IV | 1,080.00 | 1,080.00 | - | - | Bullet repayment at the end of tenor i.e., on 01 07 2028 |
| 32 | Union Bank of India-V | 1,800.00 | 1,800.00 | - | - | Bullet repayment at the end of tenor i.e., on 27 12 2028 |

## NOTE 18.1 : (Contd.)

(₹ in Crore)

| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 33 | Union Bank of India-VI | 165.00 | 165.00 | - | - | Bullet repayment at the end of tenor i.e., on 28 12 2028 |
| 34 | Union Bank of India-VII | 1,611.00 | 1,611.00 | - | - | Bullet repayment at the end of tenor i.e., on 11 01 2029 |
| 35 | Union Bank of India-VIII | 909.00 | 909.00 | - | - | Bullet repayment at the end of tenor i.e., on 12 01 2029 |
| 36 | Union Bank of India-IX | 500.00 | 500.00 | - | - | Bullet repayment at the end of tenor i.e., on 20 01 2029 |
| 37 | Union Bank of India-X | 15.00 | 15.00 | - | - | Bullet repayment at the end of tenor i.e., on 25 01 2029 |
| 38 | Canara Bank-I | 1,000.00 | 1,000.00 | - | - | Repayment at the end of tenor i.e., on 11 02 2027 |
| 39 | Canara Bank-II | 444.66 | 444.66 | - | - | Repayment at the end of tenor i.e., on 11 02 2027 |
| 40 | Canara Bank-III | 555.33 | 555.33 | - | - | Repayment at the end of tenor i.e., on 11 02 2027 |
| 41 | Canara Bank-IV | 3,000.00 | 3,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 11 11 2027 |
| 42 | Canara Bank-V | 526.00 | 526.00 | - | - | Bullet repayment at the end of tenor i.e., on 29 12 2028 |
| 43 | Canara Bank-VI | 474.00 | 474.00 | - | - | Bullet repayment at the end of tenor i.e., on 30 12 2028 |
| 44 | Karnataka Bank-II | - | - | 499.97 | 499.97 | Bullet repayment at the end of tenor i.e., on 29.01.2026 |
| 45 | Karnataka Bank-III | 499.99 | 499.99 | 500.00 | 500.00 | Bullet repayment at the end of tenor i.e., on 24.12.2026 |
| 46 | Indian Overseas Bank-I | - | - | 999.67 | 999.67 | Bullet repayment at the end of tenor i.e., on 26.11.2025 |
| 47 | Indian Overseas Bank-II | 999.66 | 999.66 | 999.67 | 999.67 | Bullet repayment at the end of tenor i.e., on 12.06.2026 |
| 48 | South Indian Bank-I | - | - | 199.96 | 199.96 | Bullet repayment at the end of tenor i.e., on 27.11.2025 |
| 49 | South Indian Bank-II | 199.95 | 199.95 | 199.96 | 199.96 | Bullet repayment at the end of tenor i.e., on 15.05.2026 |
| 50 | South Indian Bank-III | 199.95 | 199.95 | 199.96 | 199.96 | Bullet repayment at the end of tenor i.e., on 18.07.2026 |
| 51 | South Indian Bank-IV | 400.00 | 400.00 | - | - | Bullet repayment at the end of tenor i.e., on 09 02 2029 |
| 52 | Bank of India-I | - | - | 499.92 | 499.92 | Bullet repayment at the end of tenor i.e., on 26.12.2025 |
| 53 | Bank of India-II | - | - | 499.92 | 499.92 | Bullet repayment at the end of tenor i.e., on 27.03.2026 |
| 54 | Bank of India-III | 691.89 | 691.89 | 691.90 | 691.90 | Bullet repayment at the end of tenor i.e., on 12.07.2026 |
| 55 | Bank of India-IV | 8.00 | 8.00 | 8.00 | 8.00 | Bullet repayment at the end of tenor i.e., on 28.07.2026 |
| 56 | Bank of India-V | 205.98 | 205.98 | 205.98 | 205.98 | Bullet repayment at the end of tenor i.e., on03.12.2026 |

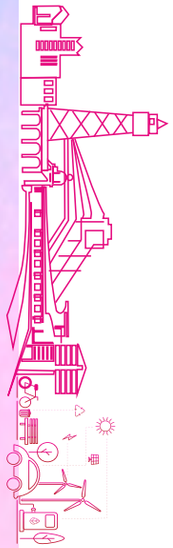


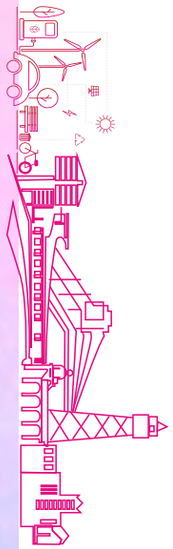
## NOTE 18.1 : (Contd.)

(₹ in Crore)

| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 57 | Bank of India-VI | 22.00 | 22.00 | 22.00 | 22.00 | Bullet repayment at the end of tenor i.e., on 19.12.2026 |
| 58 | Central Bank of India-I | - | - | 999.96 | 999.96 | Bullet repayment at the end of tenor i.e., on 27.05.2025 |
| 59 | State Bank of India-I | 838.00 | 838.00 | 838.00 | 838.00 | Bullet repayment at the end of tenor i.e., on 11.08.2026 |
| 60 | State Bank of India-II | 857.85 | 857.85 | - | - | Bullet repayment at the end of tenor i.e., on 14.10.2027 |
| 61 | State Bank of India-III | 608.24 | 608.24 | - | - | Bullet repayment at the end of tenor i.e., on 14.10.2027 |
| 62 | State Bank of India-IV | 147.00 | 147.00 | 147.00 | 147.00 | Bullet repayment at the end of tenor i.e., on 15.10.2027 |
| 63 | State Bank of India-V | 1,681.14 | 1,681.14 | - | - | Bullet repayment at the end of tenor i.e., on 15.10.2027 |
| 64 | State Bank of India-VI | 70.00 | 70.00 | 70.00 | 70.00 | Bullet repayment at the end of tenor i.e., on 29.03.2028 |
| 65 | State Bank of India-VII | 1,749.00 | 1,749.00 | 1,749.00 | 1,749.00 | Bullet repayment at the end of tenor i.e., on 31.03.2028 |
| 66 | State Bank of India-VIII | 856.00 | 856.00 | - | - | Bullet repayment at the end of tenor i.e., on 10.07.2028 |
| 67 | State Bank of India-IX | 3,500.00 | 3,500.00 | - | - | Bullet repayment at the end of tenor i.e., on 27.08.2028 |
| 68 | State Bank of India-X | 850.00 | 850.00 | - | - | Bullet repayment at the end of tenor i.e., on 27.08.2028 |
| 69 | State Bank of India-XI | 450.00 | 450.00 | - | - | Bullet repayment at the end of tenor i.e., on 27.08.2028 |
| 70 | State Bank of India-XII | 1,530.71 | 1,530.71 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 71 | State Bank of India-XIII | 2,000.00 | 2,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 72 | State Bank of India-XIV | 1,356.00 | 1,356.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 73 | State Bank of India-XV | 320.00 | 320.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 74 | State Bank of India-XVI | 527.00 | 527.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 75 | State Bank of India -XVII | 997.00 | 997.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 76 | HDFC Bank-I | 333.00 | 333.00 | 599.40 | 599.40 | 10% on 16.09.2024, 40% on 16.09.2025 and balance 50% on 16.09.2026 |
| 77 | HDFC Bank-II | 221.50 | 221.50 | 398.70 | 398.70 | 10% on 16.10.2024, 40% on 16.10.2025 and balance 50% on 16.10.2026 |
| 78 | HDFC Bank-III | 120.50 | 120.50 | 216.90 | 216.90 | 10% on 25.10.2024, 40% on 25.10.2025 and balance 50% on 26.10.2026 |
| 79 | ICICI Bank-I | 400.00 | 400.00 | 400.00 | 400.00 | Bullet repayment at the end of tenor i.e., on 29.03.2027 |
| 80 | ICICI Bank-II | 100.00 | 100.00 | 100.00 | 100.00 | Bullet repayment at the end of tenor i.e., on 29.04.2027 |

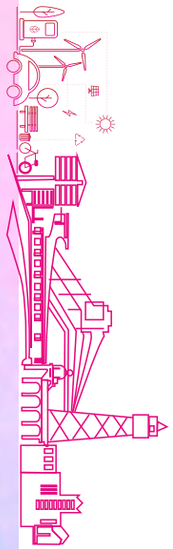
| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 81 | ICICI Bank -III | 750.00 | 750.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.03.2029 |
| 82 | Bank of Baroda-I | 536.00 | 536.00 | - | - | Bullet repayment at the end of tenor i.e., on 23.12.2028 |
| 83 | Bank of Baroda-II | 257.00 | 257.00 | - | - | Bullet repayment at the end of tenor i.e., on 24.12.2028 |
| 84 | Bank of Baroda-III | 585.00 | 585.00 | - | - | Bullet repayment at the end of tenor i.e., on 26.12.2028 |
| 85 | Bank of Baroda-IV | 1,122.00 | 1,122.00 | - | - | Bullet repayment at the end of tenor i.e., on 29.12.2028 |
| 86 | Bank of Baroda-V | 2,000.00 | 2,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 31.12.2028 |
| | **Sub- Total II (a) (i)** | **58,137.76** | **58,137.76** | **23,854.78** | **23,854.78** | |
| **(ii)** | **Short Term loans** | | | | | |
| 1 | Punjab National Bank | - | - | 1,299.00 | 1,299.00 | |
| 2 | Union Bank of India | - | - | 540.60 | 540.60 | |
| 3 | Bank of India | - | - | 72.00 | 72.00 | |
| 4 | State Bank of India | - | - | 59.58 | 59.58 | |
| 5 | Central Bank of India | - | - | 2,584.50 | 2,584.50 | |
| 6 | Punjab National Bank | 1,079.72 | 1,079.72 | - | - | Repayable on or before 23.06.2026 |
| 7 | Union Bank of India | 827.00 | 827.00 | - | - | Repayable on or before 09.06.2026 |
| 8 | Bank of India | 300.00 | 300.00 | - | - | Repayable on or before 09.06.2026 |
| 9 | State Bank of India | 97.00 | 97.00 | - | - | Repayable on or before 09.06.2026 |
| 10 | Bank of Baroda | 200.00 | 200.00 | - | - | Repayable on or before 08.06.2026 |
| | **Sub- Total II (a) (ii)** | **2,503.72** | **2,503.72** | **4,555.68** | **4,555.68** | |
| **(iii)** | **FCNR (B) Loans from Banks** | - | - | - | - | |
| 1 | FCNR from ICICI Bank (USD 100 million) -( availed on 12.02.2026) | 905.77 | 946.55 | - | - | Repayable on 11.02.2028 |
| 2 | FCNR from ICICI Bank (USD 100 million) -( availed on 18.03.2026) | 923.97 | 946.55 | - | - | Repayable on 16.03.2028 |
| 3 | FCNR from ICICI Bank (USD 100 million) (availed on 28.06.2024) | - | - | 1,668.20 | 1,711.63 | Repayable on 27.06.2025 |





| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 4 | FCNR from ICICI Bank (USD 100 million) (availed on 22.07.2024) | - | - | 836.40 | 855.81 | Repayable on 21.07.2025 |
| 5 | FCNR from DBS (USD 50 million) (availed on 30.09.2024) | - | - | 418.40 | 427.91 | Repayable on 26.09.2025 |
| 6 | FCNR from SBI (USD 200 million) (availed on 15.10.2024) | - | - | 1,681.15 | 1,711.63 | Repayable on 14.10.2025 |
| 7 | FCNR from Canara Bank (USD 200 million) (availed on 30.10.2024) | - | - | 1,681.40 | 1,711.63 | Repayable on 29.10.2025 |
| 8 | FCNR from Canara Bank (USD 150 million) (availed on 22.11.2024) | - | - | 1,266.75 | 1,283.72 | Repayable on 22.11.2025 |
| 9 | FCNR from SBI (USD 180 million) (availed on 19.12.2024) | - | - | 1,530.72 | 1,540.47 | Repayable on 16.12.2025 |
| 10 | FCNR from ICICI Bank (USD 75 million) (availed on 23.12.2024) | - | - | 637.95 | 641.86 | Repayable on 16.12.2025 |
| 11 | FCNR from ICICI Bank (USD 100 million) - ( availed on 7.1.2025) | - | - | 857.90 | 855.81 | Repayable on 07.01.2026 |
| 12 | FCNR from SBI (USD 100 million) - ( availed on 6.1.2025) | - | - | 857.85 | 855.81 | Repayable on 05.01.2025 |
| 13 | FCNR from ICICI Bank (USD 100 million) - (availed on 14.2.2025) | - | - | 867.50 | 855.81 | Repayable on 12.02.2026 |
| 14 | FCNR from SBI (USD 70 million) - (availed on 18.02.2025) | - | - | 608.23 | 599.07 | Repayable on 17.02.2026 |
| 15 | FCNR from AXIS Bank (USD 80 million) - (availed on 27.02.2025) | - | - | 697.23 | 684.65 | Repayable on 26.02.2026 |
| 16 | FCNR from DBS (USD 125 million) - (availed on 11.03.2025) | - | - | 1,088.31 | 1,069.77 | Repayable on 11.03.2026 |

| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 17 | FCNR from ICICI Bank (USD 100 million) -( availed on 21.03.2025) | - | - | 865.35 | 855.81 | Repayable on 18.03.2026 |
| | **Sub- Total II (a) (iii)** | **1,829.74** | **1,893.10** | **15,563.34** | **15,661.40** | |
| **(b)** | **From Other Parties** | - | - | - | - | |
| **(i)** | **Loan from Financial Institutions** | | | | | |
| | India Infrastructure Finance Company Ltd. (availed on 30.09.2025) | 1,000.00 | 1,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.09.2028 |
| | India Infrastructure Finance Company Ltd. (availed on 17.11.2025) | 3,000.00 | 3,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 17.11.2028 |
| | India Infrastructure Finance Company Ltd. (availed on 30.03.2026) | 1,500.00 | 1,500.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.03.2028 |
| | **Sub-Total II (b) (i)** | **5,500.00** | **5,500.00** | | | |
| **(ii)** | **Foreign Currency Borrowings:** | - | - | - | - | |
| **1** | Loan from US Capital Market (Guaranteed by USAID & Counter Guaranteed by Canara Bank) | - | - | - | - | |
| | -USAID-I | 7.63 | 7.56 | 9.81 | 9.71 | Repayable in 40 equal consecutive semiannual installments commencing on 23.03.2010 and ending on 23.09.2029 |
| | (Currently outstanding - US $ 1.75 mn, Previous Year - US $ 2.25 mn) | - | - | - | - | |
| | -USAID-II | 42.59 | 42.29 | 47.07 | 46.65 | Repayable in 40 equal consecutive semi-annual installments commencing on 15.03.2011 and ending on 15.09.2030 |
| | (Currently outstanding - US $ 4.50 mn, Previous Year - US $ 5.50mn) | - | - | - | - | |
| **2** | **External Commercial Borrowing** | - | - | - | - | |
| | SMBC (JPY 15 billion) availed on (22.03.2024) | 888.75 | 882.55 | 851.25 | 843.34 | Bullet on Maturity at the end of 5 years i.e., on 22.03.2029 |



| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| | SMBC (JPY 15 billion) availed on (14.06.2024) | 888.75 | 882.64 | 851.25 | 843.46 | Bullet on Maturity at the end of 5 years i.e., on 14.06.2029 |
| | SMBC, MUFG & MIZUHO (JPY 24 billion)availed on (23.08.2024) | 1,422.00 | 1,411.76 | 1,362.00 | 1,349.07 | Bullet on Maturity at the end of 5 years i.e., on 23.08.2029 |
| | SMBC, MUFG & MIZUHO (JPY 40 billion)availed on (05.09.2024) | 2,370.00 | 2,352.31 | 2,270.00 | 2,247.75 | Bullet on Maturity at the end of 5 years i.e., on 05 09 2029 |
| | SMBC, MUFG & MIZUHO (JPY 30 billion) availed on(27.03.2025) | 1,777.50 | 1,763.25 | 1,702.50 | 1,685.45 | Bullet on Maturity at the end of 5 years i.e., on 27 03 2030 |
| | SMBC, MUFG & MIZUHO (JPY 50 billion) availed on(15.04.2025) | 2,962.50 | 2,938.03 | - | - | Bullet on Maturity at the end of 5 years i.e., on 15 04 2030 |
| | SMBC & DBS (JPY 42 billion) availed on (12.02.2026) | 2,488.50 | 2,463.91 | - | - | Bullet on Maturity at the end of 5 years i.e., on 12.02.2031 |
| | **Sub- Total II (b) (ii)** | **12,848.22** | **12,744.30** | **7,093.88** | **7,025.42** | |
| | **Total Unsecured Loans (II) (a+b)** | **80,819.44** | **80,778.88** | **51,067.68** | **51,097.27** | |
| | **Total Term Loans (I+II)** | **80,902.86** | **80,862.29** | **51,360.01** | **51,389.61** | |

**18.2** Borrowings at 18.1 (II)(a)(i) and 18.1 (II)(b)(i) above were raised at floating interest rates linked to external benchmarks viz. Repo Rate, G-Sec and T-Bill, ranging between 5.64 % to 7.25% p.a.

**18.3** Floating Rate Foreign Currency Borrowings in above Note No. 18.1(II)(a)(iii) and 18.1(II)(b)(ii) carries an interest rate spread ranging from 18 bps to 185 bps over interest rate linked to external benchmark including SOFR/TONA (Secured Overnight Financing Rate/Tokyo Overnight Average Rate). The company has undertaken currency swaps and option contracts to hedge the foreign currency risk.

**18.4** None of the borrowings have been guaranteed by Directors.

**18.5** There has been no default in repayment of borrowings and interest during periods presented above.

**18.6** The amounts raised during the year have been utilised for the stated objects in the offer document/Information memorandum/facility agreement.

**18.7** Loan from National Housing Bank as mentioned at Note 18.1 (I) (a) (i) is fully secured by Bank guarantee and negative lien on all properties, assets, receivables etc. of HUDCO both present and future, except those on which the first pari passu charge is created in favour of the trustees to the secured tax free bonds of ₹17388.47 Crore mobilised during the years from 2011 to 2016 and for ₹121.12 Crore mobilized through 54EC Capital Gain Tax Exemption Bonds during 2025-26.

## NOTE 19: OTHER FINANCIAL LIABILITIES

(₹ in Crore)

| S.No. | PARTICULARS | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| A | **Interest accrued but not due** | | | |
| (i) | Secured loans | | 192.84 | 244.03 |
| (ii) | Unsecured loans | | 1,360.91 | 947.99 |
| | **Sub-total (A)** | | **1,553.75** | **1,192.02** |
| B | **Others** | | | |
| (i) | Security and other deposits | | 11.29 | 11.75 |
| (ii) | Security, Earnest money and other deposits | | 4.70 | 3.77 |
| (iii) | Unclaimed liability # | | | |
| (a) | -Dividend | 1.92 | | 1.61 |
| (b) | -Bonds | 9.09 | | 8.16 |
| (c) | -Public Deposits | 0.01 | | 0.01 |
| (d) | -Interest accrued and due on Bonds | 12.48 | | 9.84 |
| (e) | -Interest accrued and due on Public Deposits | 0.01 | 23.51 | 0.01 |
| (iv) | KfW R & D account | | 36.50 | 36.60 |
| (v) | Advance received towards variation margin | | 672.35 | - |
| (vi) | Grant / Subsidy received from different Ministries/Agencies | | 9.51 | 9.19 |
| (vii) | Amt payable to Ministry - BCP | | 1.95 | 1.38 |
| (viii) | Amount Payable to Staff | | 33.51 | 35.73 |
| (ix) | Other Expenses on Borrowings Payable | | 0.41 | 0.02 |
| (x) | Interim Dividend Payable | | 62.56 | 3.52 |
| (xi) | Unpaid Interest Exp. on Bonds | | 1.65 | - |
| (xii) | Others Liabilities * | | 6.65 | 6.82 |
| | **Sub-total (B)** | | **864.59** | **128.41** |
| | **Total (A + B)** | | **2,418.34** | **1,320.43** |

* Includes ₹ 0.03 Crore (Previous year ₹ 0.03 Crore) on account of Andrews Ganj Project

# Liability towards Investor Education and Protection Fund (IEPF) under Section 125 of the Companies Act, 2013 will be determined on the respective due dates. Dividend on equity and Principal & Interest on Debt Securities aggregating to Rs.23.51 Crore (Previous Year – Rs.19.63 Crore) were due and unclaimed as on 31.03.2026. During the year 2025-2026, an amount of Rs.1.05 Crore (Previous year – Rs.0.79 Crores) has been transferred to IEPF after completion of Statutory period of Seven years (Refer Sr.No.16 of Note 41 – Explanatory Notes).

## NOTE 20: PROVISIONS

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | **Provision for employee benefits** | | |
| (i) | Leave encashment | 58.10 | 61.09 |
| (ii) | Post retirement medical benefit | 287.89 | 262.54 |
| (iii) | Welfare expenses | 1.51 | 1.59 |
| (iv) | Gratuity (Funded) | 10.56 | - |
| (v) | Provident Fund (Funded) | 4.69 | 4.06 |
| (vi) | Provision for Economic Rehabilitation Scheme | 0.91 | |
| | **Sub-total (A)** | **363.66** | **329.28** |
| B | **Others** | | |
| (i) | Provision for CSR | 33.34 | 35.50 |
| | **Sub-total (B)** | **33.34** | **35.50** |
| | **Total (A+B)** | **397.00** | **364.78** |

## NOTE 21: DEFERRED TAX ASSSET/LIABILITY*

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | Deferred Tax Liabilities | 245.53 | 2,031.33 |
| B | Deferred Tax Assets | 693.61 | 565.40 |
| | **Net Deferred Tax (Assets)/Liabilities (A - B)** | **(448.08)** | **1,465.93** |

*Refer Note 39 of Notes to Accounts

## NOTE 22: OTHER NON-FINANCIAL LIABILITIES

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | Amount received in advance | 5.81 | 1.16 |
| B | Other Liabilities | 114.01 | 40.59 |
| C | Revenue received in advance | 2.83 | 2.93 |
| D | Unamortised Deferred Security Deposit | 0.50 | 1.59 |
| E | Lease Liability | 1.47 | - |
| | **Total** | **124.61** | **46.27** |

## STATEMENT OF CHANGES IN EQUITY

## NOTE 23: EQUITY SHARE CAPITAL

(₹ in Crore)

| S. No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | **Authorised**<br>2,500,000,000 equity shares of ₹ 10/- each (previous year 2,500,000,000 equity shares of ₹ 10/- each) | 2,500.00 | 2,500.00 |
| B | **Issued, Subscribed and Paid up**<br>2,001,900,000 equity shares of ₹ 10/- each fully paid-up in cash (previous year 2,001,900,000 equity shares of ₹ 10/- each fully paid-up in cash) | 2,001.90 | 2,001.90 |
| | | **2,001.90** | **2,001.90** |

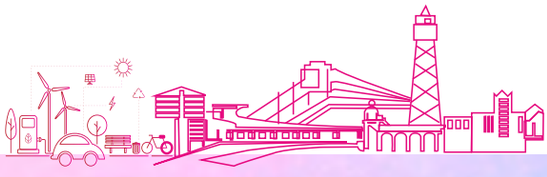
### Note 23 (a) Reconciliation of the number of outstanding equity shares :

The reconciliation of the number of shares outstanding and the amount of the share capital as at the beginning and at the end of the year.

| S.No. | PARTICULARS | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number of Shares | (₹ in Crore) | Number of Shares | (₹ in Crore) |
| (a) | Shares at the beginning of the year | 2,00,19,00,000 | 2,001.90 | 2,00,19,00,000 | 2,001.90 |
| (b) | Add: Shares issued during the year | - | - | - | - |
| (c) | Shares at the end of the year (c) = (a+b) | 2,00,19,00,000 | 2,001.90 | 2,00,19,00,000 | 2,001.90 |

### Note 23 (b) Rights attached to Equity Shares :

The shareholders of the Company are entitled to receive dividend as and when declared by the company and enjoy proportionate voting rights in case any resolution is put to vote. Further, the shareholders have all such rights, as may



## NOTE 23 : (Contd.)

be available to the shareholders of a listed company, under the Companies Act, 2013 and rules made thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Memorandum of Association and Articles of Association of the Company.

### Note 23 (c) Shares in the company held by each shareholder holding more than 5 percent shares:

| S. No. | Name of Shareholder | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number of Shares held | % of Holding | Number of Shares held | % of Holding |
| 1 | **The President of India through :** | | | | |
| | (a) Ministry of Housing and Urban Affairs | 1,08,64,25,000 | 54.27 | 1,08,64,25,000 | 54.27 |
| | (b) Ministry of Rural Development | 41,50,00,000 | 20.73 | 41,50,00,000 | 20.73 |
| | **Sub Total 1 (a+b)** | **1,50,14,25,000.00** | **75.00** | **1,50,14,25,000.00** | **75.00** |
| 2 | **Others** | | | | |
| | (a) Life Insurance Corporation of India | 14,79,06,808 | 7.39 | 14,16,56,287 | 7.08 |
| | (b) Others | 35,25,68,192 | 17.61 | 35,88,18,713 | 17.92 |
| | **Sub Total 2 (a+b)** | **50,04,75,000** | **25.00** | **50,04,75,000** | **25.00** |
| | **Total (1+2)** | **2,00,19,00,000.00** | **100.00** | **2,00,19,00,000.00** | **100.00** |

### Note 23 (d) Shares in the company held by Promoters:

| S. No. | Name of Shareholder | As at 31st March, 2026 | | % Change during the year |
|---|---|---|---|---|
| | | Number of shares held | % of Holding | |
| 1 | **The President of India through :** | | | |
| | (a) Ministry of Housing and Urban Affairs | 1,08,64,25,000 | 54.27 | - |
| | (b) Ministry of Rural Development | 41,50,00,000 | 20.73 | - |
| | **Total 1 (a+b)** | **1,50,14,25,000.00** | **75.00** | **-** |

| S. No. | Name of Shareholder | As at 31st March, 2025 | | % Change during the year |
|---|---|---|---|---|
| | | Number of shares held | % of Holding | |
| 1 | **The President of India through :** | | | |
| | (a) Ministry of Housing and Urban Affairs | 1,08,64,25,000 | 54.27 | - |
| | (b) Ministry of Rural Development | 41,50,00,000 | 20.73 | - |
| | **Total 1 (a+b)** | **1,50,14,25,000.00** | 75.00 | - |

**Note 23 (e) During the current year and preceding five years, no bonus shares were issued by the Company**

**Note 23 (f)** The Company has neither issued any equity shares pursuant to contracts without payment being received in cash nor has there been any buy-back of shares in the current year and five years immediately preceding the balance sheet date. Also, there were no shares reserved for issue under options and contracts/commitments for the sale of shares or disinvestment.

## NOTE 23 : (Contd.)

### Note 23 (g) Details of equity shares held by the Holding Company, including the subsidiaries and associates

| S.No. | Name of Company | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | No. of shares held | % of Holding | No. of shares held | % of Holding |
| | Nil | - | - | - | - |

**Note 23 (h)** Terms of any securities convertible into equity shares issued along with the earliest date of conversion in descending order starting from the farthest such date: Nil

**Note 23 (i)** calls unpaid (showing aggregate value of calls unpaid by Directors and officers): Nil

**Note 23 (j)** forfeited shares (amount originally paid up): Nil

**Note 23 (k)** Refer Note 34 for Capital Management

## NOTE 24: INSTRUMENTS ENTIRELY EQUITY IN NATURE

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number | (₹ in Crore) | Number of Shares | (₹ in Crore) |
| | Fully paid-up Perpetual Debt Instruments entirely equity in nature of Rs. 1 Crore each | 1442 | 1,442.00 | - | - |
| | **Total** | **1442** | **1,442.00** | | **-** |

### Note 24 (a) Reconciliation of the number of perpetual securities outstanding at the beginning and at the end of the year:

| S.No. | PARTICULARS | For the year ended 31st March, 2026 | | For the year ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number | (₹ in Crore) | Number of Shares | (₹ in Crore) |
| (a) | Balance at the beginning of the year | - | - | - | - |
| (b) | Increase/ (Decrease) during the year | 1,442 | 1,442.00 | - | - |
| (c) | Balance at the end of the year | 1,442 | 1,442.00 | - | - |

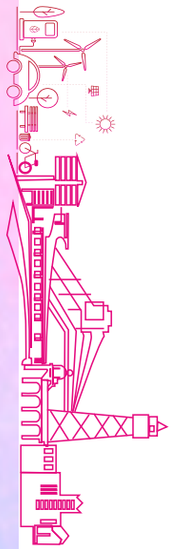
### Note 24 (b) Instrument holders holding more than 5% of Perpetual Debt Instruments entirely equity in nature as at Balance Sheet date:

| S.No. | Name of Shareholder | For the year ended 31st March, 2026 | | For the year ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number | % of Holding | Number | % of Holding |
| 1 | Punjab National Bank | 210 | 14.56 | - | - |
| 2 | Indusind General Insurance Company limited | 100 | 6.93 | - | - |
| 3 | Shree Cement Limited | 100 | 6.93 | - | - |
| 4 | DDA General Provident Fund Trust | 75 | 5.20 | - | - |
| 5 | Aditya Birla Capital Limited | 73 | 5.06 | - | - |
| | **Total** | **558** | **38.68** | **-** | **-** |

| | |
|---|---|
| **NOTE 24 (c)** | During the year, Company has issued Perpetual Debt Instruments of face value of ₹ 1 Crore each, with no maturity and callable only at the option of the Company after 10 years. The claims of the holders of the securities shall be (a) Superior to the claims of the holders of the equity shares issued by the company; and (b) Subordinated to the claims of all other creditors of the Issuer. The instruments carry a step-up provision if not called after 10 years. The Bonds shall be subjected to a lock-in clause pursuant to which the Issuer may defer payment of coupon where (i) the Capital to Risk Assets Ratio ("CRAR") of the Issuer is below the minimum regulatory requirement prescribed by the Reserve Bank of India ("RBI"); or (ii) the impact of such payment results in CRAR of the Issuer falling below or remaining below the minimum regulatory requirement prescribed by RBI. Further, in the event that payment of coupon may result in or increase the net loss of the Issuer, such payment shall only be subject to prior approval of RBI and shall be made only upon receipt of such approval, provided that the CRAR remains above the prescribed regulatory requirement after such payment. Coupon shall not be cumulative, in cases where non-payment arises on account of loss. The invocation of the lock-in clause by the Issuer shall not be construed as a default committed by the Issuer and shall not result in the occurrence of an Event of Default. As these securities are perpetual in nature and the Company does not have any redemption obligation and discretion on payment of coupon, these have been classified as equity. |




*Roads and Bridges Development Across Rajasthan*



# NOTE 25: SCHEDULE OF CHANGE IN EQUITY : OTHER EQUITY

(₹ in Crore)

| S.No. | Particulars | Reserves and Surplus | | | | | | | | | | | | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Securities Premium (Bonds) * | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | Other Comprehensive Income | | |
| | | | Debenture/ Bond Redemption Reserve ** | Special Reserve *** | Reserve Fund u/s 45-IC@ | Impairment Reserve# | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt$ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | |
| **1** | **Balance as at 31st March, 2024** | **1.26** | **2,726.11** | **6,785.19** | **-** | **463.30** | **59.96** | **72.07** | **338.65** | **3,407.56** | **745.65** | **40.41** | **-27.76** | **14,612.40** |
| | Final Dividend for 2023-24 | | | | | | | | | | -530.50 | | | **-530.50** |
| | Profit during FY 2024-25 | | | | | | | | | | 2,709.14 | | | **2,709.14** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | -3.17 | | | **-3.17** |
| | Other Comprehensive Income/(Expense) | | | | | | | | | | | -38.40 | -123.23 | **-161.63** |
| | Total Comprehensive Income for the year 2024-25 | | | | | | | | | | 2,705.97 | -38.40 | -123.23 | **2,544.34** |
| | Transferred to/ from Surplus to General Reserve | | | | | | | | | | | | | **-** |
| | Transferred to/from Surplus to Impairment Reserve | | | | | 102.96 | | | | | -102.96 | | | **-** |
| | Transferred from Surplus to Debenture Redemption Reserve | | 239.58 | | | | | | | | -239.58 | | | **-** |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | 135.00 | | -135.00 | | | **-** |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | -37.76 | | - | | | **-37.76** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | 550.00 | | | | | | | -550.00 | | | **-** |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | 542.00 | | | | | | -542.00 | | | |
| | Transferred to General Reserve | | - | | | | | | | - | - | | | **-** |
| | Interim Dividend during FY 2024-25 | | | | | | | | | | -620.59 | | | **-620.59** |
| **2** | **Balance as at 31st March, 2025** | **1.26** | **2,965.69** | **7,335.19** | **542.00** | **566.26** | **59.96** | **72.07** | **435.89** | **3,407.56** | **730.99** | **2.01** | **-150.99** | **15,967.89** |
| | Final Dividend for 2024-25 | | | | | | | | | | -210.20 | | | **-210.20** |
| | Profit during FY 2025-26 | | | | | | | | | | 4,034.37 | | | **4,034.37** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | -13.99 | | | **-13.99** |
| | Other Comprehensive Income/(Expense) | | | | | | | | | | | -6.71 | -536.52 | **-543.23** |
| | Total Comprehensive Income for the year 2025-26 | | | | | | | | | | 4,020.38 | -6.71 | -536.52 | **3,477.15** |
| | Transferred to/ from Surplus to General Reserve | | | | | | | | | | | | | **-** |
| | Transferred to/from Surplus to Impairment Reserve | | | | | 122.06 | | | | | -122.06 | | | |
| | Transferred from Surplus to Debenture Redemption Reserve | | 229.60 | | | | | | | | -229.60 | | | **-** |

| S.No. | Particulars | Reserves and Surplus | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | Other Comprehensive Income | | Total |
| | | Securities Premium (Bonds) * | Debenture/ Bond Redemption Reserve ** | Special Reserve *** | Reserve Fund u/s 45-IC@ | Impairment Reserve# | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt$ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | 118.00 | | -118.00 | | | - |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | -56.43 | | - | | | **-56.43** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | 525.00 | | | | | | | -525.00 | | | - |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | 807.00 | | | | | | -807.00 | | | - |
| | Transferred to General Reserve (including reversal of DTL on Special Reserve u/s 36(1)(viii) | | -99.79 | | | | | | | 367.32 | - | | | **267.53** |
| | Issue Expenses on Perpetual Debt Instruments (net of taxes) | | | | | | | | | | -1.78 | | | **-1.78** |
| | Interim Dividend during FY 2025-26 | | | | | | | | | | -910.86 | | | **-910.86** |
| **3** | **Balance as at 31st March, 2026** | **1.26** | **3,095.50** | **7,860.19** | **1,349.00** | **688.32** | **59.96** | **72.07** | **497.46** | **3,774.88** | **1,826.87** | **-4.70** | **-687.51** | **18,533.30** |

* Securities Premium Account represent the premium received on issue of Tax-Free Bonds through private placement.

** 1) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.

** 2) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.

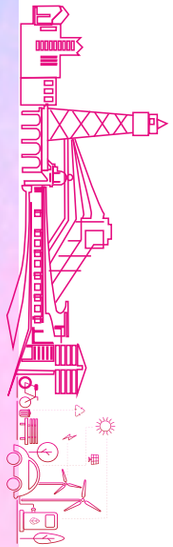
*** Created u/s 36(1) (viii) of the Income Tax Act,1961 (upto Financial Year 1996-97) amounting to ₹ 181.75 Crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act,1961 from Financial Year 1997-98 onwards amounting to ₹ 7678.44 Crore.

$ The company has utilised Rs. 56.43 Crore (Previous Year:Rs. 37.76 Crore) from Reserve for Bad & Doubtful Debts under Section 36(1)(viia)(c) of the Income Tax Act, 1961 on account of actual write-offs on loan assets and other recoverables.

# Refer Point no.5(c) of Explanatory Note 41.

@ Refer Point no.38(b) of Explanatory Note 41.

^^ Addition to Profit & Loss Account and General Reserve includes Rs. 1532.85 Crore and 267.52 Crore respectively on account of reversal of Deferred Tax Liability recognised on Special Reserves created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 as explained in Note no. 39B



## NOTE 26: INTEREST INCOME

(₹ in Crore)

| S.No. | PARTICULARS | Year Ended 31st March, 2026 | | | Year Ended 31st March, 2025 | | |
|---|---|---|---|---|---|---|---|
| | | On Financial Assets measured at fair value through OCI | On financial assets measured at Amortised cost | Interest Income on securities classified as sets at fair value through Profit & Loss | On Financial Assets measured at fair value through OCI | On financial assets measured at Amortised cost | Interest Income on securities classified as sets at fair value through Profit & Loss |
| (i) | Interest on Loans * | - | 12,974.10 | - | - | 10,149.34 | - |
| | Less: Interest waived off | - | 4.22 | - | - | 0.13 | - |
| | **Net Interest on Loan - Sub Total (i)** | **-** | **12,969.88** | **-** | **-** | **10,149.21** | **-** |
| (ii) | Interest Income from Investments | - | 103.23 | - | - | 49.93 | - |
| (iii) | Interest on Deposits with Banks | | | | | | |
| | - Scheduled Bank - Indian Branches | - | 23.14 | - | - | 1.19 | - |
| (iv) | Others - PPE Finance Lease Liability | - | - | - | - | - | - |
| | **Total (i+ii+iii+iv)** | **-** | **13,096.25** | **-** | **-** | **10,200.33** | **-** |

**Note:** *Includes interest income on loan of ₹ 20,000 Crore extended to BMTPC,raised by issue of "GOI fully service bonds" as Central Assistance to State/UTs/CNAs for implementation of PMAY (U).

## NOTE 27: NET GAIN/ (LOSS) ON FAIR VALUE CHANGE

(₹ in Crore)

| S.No. | PARTICULARS | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|
| **A** | **Net gain/ (loss) on financial instruments at fair value through profit or loss** | | |
| (i) | On trading portfolio | | |
| (ii) | On financial instruments designated at fair value through profit or loss | | |
| | - Investments | 18.62 | 45.92 |
| | - Derivatives | (955.25) | - |
| | **Total A** | **(936.63)** | **45.92** |
| **B** | **Total Net gain/(loss) on fair value changes** | | |
| (i) | Fair Value changes: | | |
| | **-Realised** | **(955.25)** | **37.00** |
| | - Investments | - | 37.00 |
| | - Derivatives | (955.25) | - |
| | **-Unrealised** | **18.62** | **8.92** |
| | - Investments | 18.62 | 8.92 |
| | - Derivatives | - | - |
| | **Total Net gain/(loss) on fair value changes(B) to tally with (A)** | **(936.63)** | **45.92** |

**Note:** Fair value changes in this schedule are other than those arising on account of interest income/expenses.

## NOTE 28: OTHER INCOME

(₹ in Crore)

| S.No. | PARTICULARS | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|
| (i) | Profit on sale of Property, Plant and Equipment (PPE) (Net) | 25.42 | 0.52 |
| (ii) | Profit on sale of Investments (Net) | 0.99 | 0.63 |
| (iii) | Interest on Staff Advances | 1.72 | 2.63 |
| (iv) | Interest on Income tax Refund | 113.70 | - |
| (v) | Interest on Construction Project | 26.57 | 29.46 |
| (vi) | Overhead Charges on Construction Project | 0.41 | 0.06 |
| (vii) | Management Development Programme | 0.56 | 0.56 |
| (viii) | Miscellaneous Income | 7.09 | 3.03 |
| (ix) | Excess Provision of Interest on short Income tax written back | 0.27 | 0.20 |
| | **Total** | **176.73** | **37.09** |

## NOTE 29: FINANCE COSTS

(₹ in Crore)

| S. No. | PARTICULARS | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | On financial liabilities measured at fair value through Profit & Loss | On financial liabilities measured at Amortised cost | On financial liabilities measured at fair value through Profit & Loss | On financial liabilities measured at Amortised cost |
| **(i)** | **Interest on Debt Securities** | | | | |
| | a.) Secured | - | 938.68 | - | 984.60 |
| | b.) Unsecured | - | 3,764.62 | - | 2,707.88 |
| **(ii)** | **Interest on borrowings (other than Debt Securities)** | | | | |
| | a.) Secured | - | 11.01 | - | 22.69 |
| | b.) Unsecured | | | | |
| | '-Indian | - | 3,668.63 | - | 2,885.97 |
| | '-Foreign | - | 545.14 | - | 142.91 |
| (iii) | Interest on Income Tax | - | 0.01 | | 2.00 |
| (iv) | Net Loss in Foreign Currency Translation and Transaction | - | 4.53 | - | 1.45 |
| (v) | Interest on Variation Margin | - | 3.63 | | |
| (vi) | Interest on Security Deposit & Deposit for Services | - | 0.21 | - | -0.05 |
| (vii) | Finance Cost on Lease Liability | - | 0.38 | - | - |
| | | - | **8,936.84** | **-** | **6,747.45** |
| (viii) | Less: Borrowing Cost Charged on CWIP # | | 6.15 | | |
| | | - | **8,930.69** | **-** | **6,747.45** |

Till the previous year, the construction of the qualifying asset was considered to be funded entirely through the Company's own resources, and accordingly, no borrowing costs were capitalised. During the current year, the Company revisited its approach regarding the utilisation of funds for construction of qualifying assets.

# The resultant effect has been reflected in the financial statements. The impact so determined was assessed to be not material to the financial statements and has therefore been recognised in the Statement of Profit and Loss for the current period. Further, while the Company has not raised any specific borrowings for the construction of a qualifying asset, it has capitalised borrowing costs amounting to ₹6.15 Crore (Previous Year: Nil) on account of general borrowings, applying an average borrowing rate of 7.25% (Previous Year: 7.25%), in accordance with Ind AS 23 Borrowing Costs.

## NOTE 30: IMPAIRMENT ON FINANCIAL INSTRUMENTS

(₹ in Crore)

| S. No. | PARTICULARS | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | On financial Instruments measured at fair value through OCI | On financial instruments measured at Amortised cost | On financial Instruments measured at fair value through OCI | On financial instruments measured at Amortised cost |
| (i) | Loans | - | (189.98) | - | (411.36) |
| (ii) | Other Assets | - | (1.62) | - | 0.86 |
| | **Total** | **-** | **(191.60)** | **-** | **(410.50)** |

## NOTE 31: EMPLOYEE BENEFITS EXPENSES

(₹ in Crore)

| S. No. | PARTICULARS | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Directors * | Total | Directors * | Total |
| (i) | Salaries and wages | 1.65 | 200.51 | 2.10 | 171.02 |
| (ii) | Gratuity | 0.03 | 14.09 | - | 1.63 |
| (iii) | Contribution to provident and other funds | 0.14 | 11.78 | 0.12 | 10.35 |
| (iv) | Staff welfare expenses^^ | 0.10 | 8.16 | 0.24 | 15.06 |
| (v) | Insurance | - | 1.86 | - | 0.37 |
| (vi) | Group saving linked Insurance premium | - | 0.03 | - | 0.02 |
| (vii) | Staff Development/Training | - | 0.97 | 0.01 | 0.13 |
| (viii) | Administrative Charges - HUDCO Provident/Pension Fund | - | 0.61 | - | 0.54 |
| (ix) | HUDCO Pension Fund | 0.08 | 6.40 | 0.08 | 7.34 |
| (x) | Contribution to Benevolent Fund | 0.01 | 0.06 | - | 0.03 |
| (xi) | Post Retirement Benefit Scheme | - | 23.36 | - | 23.33 |
| (xii) | Sitting Fees | 0.25 | 0.25 | 0.22 | 0.22 |
| | **Total** | **2.26** | **268.08** | **2.77** | **230.04** |

* Includes Payment for directors and included in "TOTAL".

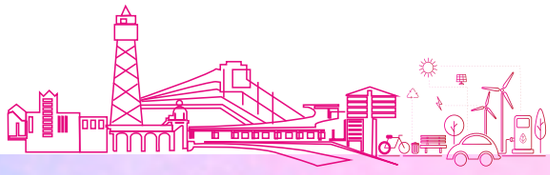
^^ Includes expenses including Provision for Economic Rehabilitation Scheme

Note: The expenditure of salaries & wages is inclusive of expenditure on EL/HPL paid or payable.

## NOTE 32: OTHER EXPENSES

(₹ in Crore)

| S. No. | PARTICULARS | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Directors | Total | Directors | Total |
| A | **ADMINISTRATIVE** | | | | |
| (i) | Office Rent | - | 1.89 | - | 1.81 |
| (ii) | Repairs & Maintenance to Building | - | 18.11 | - | 12.87 |
| (iii) | Repairs & Maintenance to Other Assets | - | 7.81 | - | 5.97 |
| (iv) | Repairs & Maintenance to Vehicle | - | 0.20 | - | 0.21 |
| (v) | Insurance | - | 0.27 | - | 0.23 |
| (vi) | Rates & Taxes | - | 3.86 | - | 4.08 |
| (vii) | Travelling | 0.71 | 4.94 | 0.47 | 5.09 |
| (viii) | Legal & Professional Fee | - | 7.70 | - | 5.83 |
| (ix) | Auditors Remuneration : | | | | |
| (a) | Audit Fees | | | | |
| | - Current Year | - | 0.28 | - | 0.27 |
| | - Previous Year (Arrears) | - | - | - | - |
| (b) | Tax Audit Fees | | | | |
| | - Current Year | - | 0.13 | - | 0.12 |
| | - Previous Year (Arrears) | - | - | - | - |
| (c) | Other Services | - | 0.17 | - | 0.16 |
| (x) | Electricity | - | 2.17 | - | 1.84 |
| (xi) | Printing, Stationery & Photocopying | - | 0.57 | - | 0.74 |
| (xii) | Postage, Telegram, Telephone & Telex | 0.06 | 2.76 | 0.03 | 2.22 |
| (xiii) | Advertisement, Publicity & Sponsorship | - | 1.88 | - | 2.63 |
| (xiv) | Exhibition & Conference (Net) | - | 2.06 | - | 3.56 |
| (xv) | Subscription & Membership | - | 0.12 | 0.19 | 0.27 |
| (xvi) | Miscellaneous | 0.19 | 32.40 | 0.14 | 33.60 |
| | **Total A** | **0.96** | **87.33** | **0.83** | **81.50** |
| B | **OTHER EXPENSES** | | | | |
| (i) | Grant in Aid/ R & D expenditure | - | 0.10 | - | 0.25 |
| (ii) | Expenses on Consultancy | - | 0.30 | - | 0.01 |
| (iii) | Expenses on Management Development Programme | - | 0.42 | - | 0.33 |
| (iv) | Research and Development Plan | - | - | - | 0.07 |
| | **Total B** | **-** | **0.82** | **-** | **0.66** |
| | **Total (A+B)** | **0.96** | **88.15** | **0.83** | **82.16** |



## NOTE 33: Changes in Liabilities arising from Financing Activities

(₹ in Crore)

| Particulars | 1st April, 2025 | Cashflows | Changes in Fair Values | Exchange difference | Other | 31st March, 2026 |
|---|---|---|---|---|---|---|
| Debt securities | 55,907.15 | 4,908.44 | - | - | (0.88) | 60,814.71 |
| Borrowings other than debt Securities | 51,389.61 | 29,097.96 | 405.65 | 4.53 | (35.46) | 80,862.29 |
| Deposits | - | - | - | - | - | - |
| **Total Liabilities from financing activities** | **1,07,296.76** | **34,006.40** | **405.65** | **4.53** | **(36.34)** | **141677.00** |

| Particulars | 1st April, 2024 | Cashflows | Changes in Fair Values | Exchange difference | Other | 31st March, 2025 |
|---|---|---|---|---|---|---|
| Debt securities | 42,146.27 | 13,768.50 | - | - | (7.82) | 55,907.15 |
| Borrowings other than debt Securities | 31,849.59 | 19,478.5 | 129.84 | 1.45 | (69.77) | 51,389.61 |
| Deposits | 0.04 | (0.04) | - | - | - | - |
| **Total Liabilities from financing activities** | **73,995.90** | **32,247.0** | **129.84** | **1.45** | **(77.59)** | **1,07,296.76** |

## NOTE 34: Capital

**Capital Management**

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objectives of the Company's capital management are safety and security of share capital and maximize the shareholders' wealth.

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the regulator viz., RBI. The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by RBI.

Company has complied in full with all its externally imposed capital requirements over the reporting period.

**Capital to Risk-weighted Assets Ratio (CRAR)**

RBI vide letter dated August 23, 2024 granted Certificate of Registration (CoR) as NBFC-IFC to HUDCO. Accordingly, Company being a NBFC-IFC now, is complying with the Capital Adequacy requirements as prescribed by the Master Directions – Reserve Bank of India (Non-Banking Financial Companies – Prudential Norms on Capital Adequacy) Directions, 2025 dated November 28, 2025 and updated from time to time.

Being an NBFC-IFC, HUDCO is required to maintain Capital Adequacy Ratio or Capital to Risk Weighted Assets Ratio (CRAR) of 15% (with a minimum Tier I Capital of 10%), computed by dividing company's Tier-I and Tier-II capital by Risk Weighted Assets.

(₹ in Crore)

| Particulars | Numerator* | | Denominator* | | Ratio (%) | |
|---|---|---|---|---|---|---|
| | 31.03.2026 | 31.03.2025 | 31.03.2026 | 31.03.2025 | 31.03.2026 | 31.03.2025 |
| Capital to risk weighted assets ratio | **21,123.56** | **16851.91** | **52,899.87** | **36164.66** | **39.93%** | **46.60%** |
| CRAR Tier I Capital | **21,090.84** | **16833.48** | **52,899.87** | **36164.66** | **39.87%** | **46.55%** |
| CRAR Tier II Capital | **32.72** | **18.43** | **52,899.87** | **36164.66** | **0.06%** | **0.05%** |

** Numerator being Tier-I & Tier-II capital that majorly consists of Equities and Denominator being Risk Weighted Assets that majorly represents the weighted sum of company's credit exposure(s) such as Loans and Investments, calculated in line with circular(s) issued by RBI in this regard, from time to time.*

The Capital to Risk-Weighted Assets Ratio (CRAR) as at March 31, 2026, witnessed a decline primarily on account of growth in business assets, leading to a corresponding increase in risk-weighted assets. This increase was driven by higher credit exposures, along with a rise in other assets and off-balance sheet exposures, primarily comprising pending disbursement commitments and contingent liabilities.

**(₹ in Crore)**

| Particulars | Current Year | Previous Year |
|---|---|---|
| (i) CRAR (%) | 39.93% | 46.60% |
| (ii) CRAR – Tier 1 capital (%) | 39.87% | 46.55% |
| (iii) CRAR – Tier 2 capital (%) | 0.06% | 0.05% |
| (iv) Amount of subordinated debt raised as Tier- 2 capital | NIL | NIL |
| (v) Amount raised by issue of Perpetual Debt Instruments | 1442.00 | NIL |

**Dividend Distribution Policy**

BOD monitors the dividend pay-out to the shareholders of the Company. Dividend distribution policy of the Company focuses on various factors including but not limited to the present & future capital requirements, profits earned during the financial year, Capital to Risk-weighted Assets Ratio (CRAR), cost of raising funds from alternate sources, cash flow position and applicable taxes if any and net worth of the Company, subject to the applicable circulars/ guidelines issued by RBI, DIPAM etc. as applicable from time to time.

As per the extant guidelines issued by DIPAM, Government of India, Company is required to pay a minimum annual dividend of 30% of PAT or 5% of the net-worth, whichever is higher. Though the Company endeavours to declare the dividend as per these guidelines, the Company may propose lower dividend after analysis of various financial parameters, cash flow position and funds required for future growth.

**Other Policies**

The Company has also adopted various policies for the management of the Company which inter-alia include Comprehensive Risk Management Policy, Whistle Blower Policy, Code of Conduct for Regulating, Monitoring & Reporting of Trading by Designated Persons & their Immediate Relatives and for Fair Disclosure, Policy for prevention of Fraud, The Code of Business Conduct and Ethics for Board Members and Senior Management, Fair Practices Code, Internal Guidelines on Corporate Governance, Policy on 'fit & proper' criteria of Directors etc.

## NOTE 35: Revenue from the Contract with customers (Ind AS – 115)

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Fees and Commission Income | 0.00 | 0.00 |
| **Sale of Services -** Consultancy, Trusteeship and Consortium | 1.12 | 1.37 |
| **Total revenue from contracts with customers** | **1.12** | **1.37** |
| **Timing of revenue recognition** | | |
| Services transferred at a point in time | 0.00 | 0.00 |
| Services transferred over time | 1.12 | 1.37 |

*The company does not have any contract asset or contract liabilities as on 31st March 2026 and 31st March 2025 . Contract receivable are as per Note no. 9.*

## NOTE 36: Fair Value Measurement

### 36.1. Valuation principles

Fair Value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, Financial Instruments are classified based on a hierarchy of valuation techniques.



## 36.2. Valuation governance

The Company's Fair Value methodology and the governance over its models include a number of controls and other procedures to ensure enough safeguards and maintain its quality and adequacy. All new product initiatives (including their valuation methodologies) are as per the approved policy of the Company. The ongoing measurement on fair value estimates is reviewed by the appropriate functional department of the Risk management and related finance functions.

## 36.3. Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by the level of the fair value hierarchy:

(₹ in Crore)

| Particulars | 31st March, 2026 | | | | 31st March, 2025 | | | |
|---|---|---|---|---|---|---|---|---|
| | Level 1 | Level 2 | Level 3 | Total | Level 1 | Level 2 | Level 3 | Total |
| **Assets measured at Fair Value** | | | | | | | | |
| Derivative Financial Instruments | - | - | - | - | - | - | - | - |
| - Interest Rate Swaps | - | - | - | - | - | - | - | - |
| - Currency Swaps & Options | | 2154.88 | | 2154.88 | - | 1643.28 | | 1643.28 |
| - Forward Contract | | | | | | | | |
| **Total Derivative Financial Instruments** | | **2154.88** | | **2154.88** | | **1643.28** | | **1643.28** |
| **Financial Assets at Fair Value through Profit or Loss** | | | | | | | | |
| - Mutual Fund | | - | | - | | - | | - |
| - Equities | | 0.19 | 300.10 | 300.29 | | 0.22 | 281.45 | 281.67 |
| **Total Financial Assets at FVTPL** | | **0.19** | **300.10** | **300.29** | | **0.22** | **281.45** | **281.67** |
| **Total Assets measured at Fair Value** | | **2155.07** | **300.10** | **2455.17** | | **1643.50** | **281.45** | **1924.95** |
| **Liabilities measured at Fair Value** | | | | | | | | |
| Derivative Financial Instruments | | | | | | | | |
| - Currency Swaps | - | **235.01** | - | **235.01** | - | - | - | - |
| - Interest Rate Swaps | - | - | - | - | - | - | - | - |
| **Total Derivative Financial Instruments** | - | **235.01** | - | **235.01** | - | - | - | - |
| **Total Financial Liabilities measured at Fair Value** | - | **235.01** | - | **235.01** | - | - | - | - |

**Assets for which fair value are disclosed**

| Particulars | 31st March,2026 | | | | 31st March,2025 | | | |
|---|---|---|---|---|---|---|---|---|
| | Level 1 | Level 2 | Level 3 | Total | Level 1 | Level 2 | Level 3 | Total |
| Investment Property including ROU (Refer Note 14A) | - | 2049.29 | - | 2049.29 | - | 970.88 | | 970.88 |

## 36.4. Valuation techniques

**Equity Instruments**

Equity Instruments, which are not actively traded on public stock exchanges but the active prices on a regular basis are

available, such instruments are classified as Level 2. Other equity instruments are fair valued based on the average of the Discounted Cash Flow (DCF) method and Net Assets Value (NAV) (as provided by independent valuer). It is classified as Level 3.

**Interest Rate Swaps, Currency Swaps and Forward Rate Contracts**

The most frequently applied Valuation techniques include Forward Pricing and Swap Models and Forward Contract using Present Value calculations by estimating future cash flows and discounting them with the appropriate yield curves incorporating funding costs relevant for the position. These contracts are classified under Level 2.

**Investment Property**

The Company obtains independent valuations for its investment properties annually. The fair values of investment property are determined by an independent registered valuer and the valuation technique adopted are Income approach, Market Approach and Composite Approach. All resulting fair value estimates for investment property are included in Level 2 (refer 14A).

## 36.5. Transfer between level 1 and level 2

There have been no transfers between Level 1 and Level 2 for the year ended 31st March, 2025 and 31st March,2026.

## 36.6. Movements in Level 3 Financial Instruments measured at Fair Value

The following tables show a reconciliation of the opening and closing amounts of Level 3 financial assets and liabilities which are recorded at fair value. The Company requires significant unobservable inputs to calculate their fair value.

**(₹ in Crore)**

| Particulars | At 1st April, 2025 | Purchase | Sales | Issuance | Net interest income, net trading income and other income | At 31st March, 2026 | Unrealised gains and losses related to balances held at the end of the period |
|---|---|---|---|---|---|---|---|
| **Financial assets designated at Fair Value through Profit or Loss (FVTPL)**<br>Equities | 281.67 | | - | - | - | 300.29 | 18.62 |
| **Total Financial Assets designated at FVTPL** | 281.67 | | - | - | - | 300.29 | **18.62** |
| **Total Financial Assets measured at Fair Value** | **281.67** | | **-** | **-** | **-** | 300.29 | **18.62** |

**(₹ in Crore)**

| Particulars | At 1st April, 2024 | Purchase | Sales | Issuance | Net interest income, net trading income and other income | At 31st March, 2025 | Unrealised gains and losses related to balances held at the end of the period |
|---|---|---|---|---|---|---|---|
| **Financial Assets designated at Fair Value through Profit or Loss (FVTPL)**<br>Equities | 272.75 | | - | - | - | 281.67 | 8.92 |

| Particulars | At 1st April, 2024 | Purchase | Sales | Issuance | Net interest income, net trading income and other income | At 31st March, 2025 | Unrealised gains and losses related to balances held at the end of the period |
|---|---|---|---|---|---|---|---|
| **Total Financial Assets designated at FVTPL** | **272.75** | | **-** | **-** | **-** | 281.67 | **8.92** |
| **Total Financial Assets measured at Fair Value** | **272.75** | | **-** | **-** | **-** | 281.67 | **8.92** |

### 36.7. Key assumptions and range of inputs

**(a) Net Asset Value (NAV) Method:**

The Net Asset Value Method represents the value with reference to historical cost of assets owned by the company and the attached liabilities on the valuation date.

**(b) Discounted Projected Cash Flow:**

Discounted Projected Cash Flow valuation technique is used to calculate Impact on fair value of level 3 financial instruments measured at fair value using the following unobservable input such as Discount Rate, Recovery rates, Interest Rate and Revenue from operations to ascertain the change.

**(c)** To arrive at fair value of unquoted investments average of Net Asset Value (NAV) and Discounted Projected Cash flow as on 31st March, 2026 is taken.

The range of values indicates the highest and lowest level input used in the valuation technique and, as such, only reflects the characteristics of the instruments as opposed to the level of uncertainty to their valuation.

All changes in the fair market value would be reflected in the Statement of profit and loss based on the classification FVTPL.

The table summarises the valuation techniques together with the significant unobservable inputs used to calculate the fair value of the Company's Level 3 assets and liabilities.

**March, 2026**

| Valuation technique | Significant unobservable inputs | Range of inputs | Impact on Fair value due to change in assumptions |
|---|---|---|---|
| DCF | Long Term Growth Rate for cash flows for subsequent years | 0%-10% | 1% increase (decrease) in growth rate would result in an increase (decrease) in fair value by: Rs. 25.76 Crore. |
| | WACC | 16%-19% | 1% increase (decrease) in WACC would result in an decrease (increase) in fair value by: Rs. 25.76 Crore. |
| | Discount for Lack of Marketability | 3%-7% | 1% increase (decrease) in discount would result in an decrease (increase) in fair value by: Rs. 3.31 Crore. |
| | Discount for Lack of Control | 3%-7% | 1% increase (decrease) in discount would result in an decrease (increase) in fair value by: Rs. 3.31 Crore. |
| | Contingency | 1% - 3% | 1% increase (decrease) in discount would result in an decrease (increase) in fair value by: Rs. 3.31 Crore. |

**March, 2025**

| Valuation technique | Significant unobservable inputs | Range of inputs | Impact on Fair value due to change in assumptions |
|---|---|---|---|
| DCF | Long term growth rate for cash flows for subsequent years | 0%-10% | 1% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by ₹4.27 Crore. |

| Valuation technique | Significant unobservable inputs | Range of inputs | Impact on Fair value due to change in assumptions |
|---|---|---|---|
| | WACC | 17%-19% | 1% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 22.73 Crore. |
| | Discount for Lack of Marketability | 18%-22% | 2% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 9.38 Crore. |
| | Discount for Lack of Control | 8% - 22% | 2% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 9.38 Crore. |
| | Contingency | 3% - 8% | 2% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 9.38 Crore. |

## 36.8. Quantitative analysis of Significant Unobservable inputs

**Interest rate volatility**

Interest Rate volatility measures the expected future variability of a market price. It is generally quoted as a percentage; a higher number represents a more volatile instrument, for which larger swings in price (or interest rate) are expected. Volatility is a key input used to estimate the future prices for the underlying instrument (equity share). Interest rate volatility varies from time to time and therefore, it is not viable to make reliable and meaningful general statements about volatility levels.

**Discount Rates**

Discount rates are used for calculating the present value of future cash flows. In discounted cash flow models, discount rates are used as the direct reflection of the expected rate of return of the investments made by the company in the due course of the business. Hence, these rates reflect the net present value of an asset. They generally reflect the premium an investor expects to achieve over the benchmark interest rate to compensate for the higher risk driven by the uncertainty of the cash flows caused by the credit quality of the asset. They can be implied from market prices and are usually unobservable for illiquid or complex instruments.

**Recovery Rates**

Recovery rates reflect the estimated loss that the company will suffer given expected defaults (Non-performing Assets). The recovery rate is given as a percentage and reflects the opposite of loss severity (i.e., 100% recovery reflects 0% loss severity). In line with the operation of the Company, probability of non-performing assets to loss assets plays an important role to ascertain the recovery rates. Higher loss severity levels / lower recovery rates indicate lower expected cash flows upon the default of the instruments. Recovery rates for complex, less liquid instruments are usually unobservable and are estimated based on historical data.

**Revenue from operations**

Revenue is the value of all sales of goods and services recognized by a company in a period. Revenue (also referred to as Sales, Turnover, or Income) forms the beginning of a company's Income Statement and often considered the "Top Line" of a business. Growth in revenue from operation directly impacts the profitability of the company, as operation expenses are deducted from a company's revenue to arrive at its profit.

## 36.9. Sensitivity of fair value measurements to changes in unobservable market data

Sensitivity of fair value measurements to changes in unobservable market data cannot be ascertained due to potential off-sets from economic or accounting hedge relationships in place.

## 36.10. Carrying amount and Fair value of financial instruments

The following table indicates the carrying amounts and fair values of the Company's financial instruments, by class, that are not carried at fair value in the financial statements. This table does not include the fair values of non–financial assets and non–financial liabilities.

Trade Receivable, Other Receivables and Trade Payables and Other Payables are carried at Carrying amount which equals fair values, these are not carried at fair value in the financial statements.



(₹ in Crore)

| Particulars | 31st March, 2026 | | 31st March, 2025 | |
|---|---|---|---|---|
| | Carrying amount | Fair Value | Carrying amount | Fair Value |
| **Financial assets:** | | | | |
| Cash and cash equivalent | 2.08 | 2.08 | 5.55 | 5.55 |
| Bank balances other than cash and cash equivalent | 224.03 | 224.03 | 58.99 | 58.99 |
| Trade Receivables | 0.77 | 0.77 | 1.84 | 1.84 |
| Other Receivable | 6.58 | 6.58 | 2.34 | 2.34 |
| Loans and advances to customers | 160547.15 | 160547.15 | 124340.71 | 124340.71 |
| Financial investments – at amortised cost | 1926.38 | 1926.38 | 1035.95 | 1035.95 |
| Other financials assets | 894.63 | 894.63 | 634.96 | 634.96 |
| **Total financial assets** | **163601.62** | **163601.62** | **126080.34** | **126080.34** |
| **Financial liabilities** | | | | |
| Trade payables | 0.00 | 0.00 | 0.00 | 0.00 |
| Other Payable | 10.62 | 10.62 | 20.79 | 20.79 |
| Debt securities | 60694.43 | 61183.08 | 55907.15 | 56900.48 |
| Borrowing other than debt securities | 80862.29 | 80,862.29 | 51389.61 | 51389.61 |
| Deposits | 0.00 | 0.00 | 0.00 | 0.00 |
| Other financial liability | 2418.34 | 2418.34 | 1320.43 | 1320.43 |
| **Total financial liabilities** | **143985.68** | **144474.33** | **108637.97** | **109631.31** |

## 36.11 Valuation Methodology of Financial Instruments not measured at Fair Value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in Note 36.4.

**Short-term financial assets and liabilities**

For financial assets and financial liabilities, that have a short-term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. Such instruments include: Trade receivables and trade payables without a specific maturity.

**Loans and advances to customers**

The carrying amount of fixed interest rate bearing loans and floating interest rate bearing loans are taken as fair values.

**Financial asset at amortised cost**

The fair values of financial assets at amortised cost are the carrying amount of the financial asset.

**Debt Securities**

Fair value of traded bonds is market price of the bonds as on the balance sheet date or close to balance sheet date. In case of Commercial Paper which is Current Liability i.e., short term maturity (less than or equal to twelve months), the face value of outstanding commercial paper is considered as fair value.

**Borrowing other than debt securities**

The carrying amount of fixed interest rate bearing borrowings and floating interest rate bearing borrowings are taken as fair values, since these are reasonable approximation of their fair value.

# 37. Risk Management

## 37.1. Introduction and risk management structure

HUDCO being an Infrastructure Finance Company is exposed to various kinds of risks such as credit risk, operational risk, liquidity risk, market risk, foreign currency risk etc. The Company is fully committed to manage these risks in an effective and proactive manner, for which the Company has in place a Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals aligned with its business objectives covering risk arising from both internal and external environments.

The Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. With a view to minimize the impact of various risks, the Company has in place a Board Level Committee i.e. 'Risk Management Committee' (RMC) which reviews various suggestions/recommendations/reports and action taken by the sub-committees namely:

- Credit & Operational Risk Management Sub-Committee (CORMSC); and
- Assets & Liabilities Committee (ALCO)

The Credit & Operational Risk Management Sub-Committee (CORMSC) oversees and ensures that the institution's credit policies are complied with and the laid down procedures are being consistently applied. The CORMSC also oversees and ensures the implementation of operational risk management framework to explicitly identify, assess, and manage various sources of operational risk including Technology risk, Employee risk, Customer risk, Capital Assets risk and External risk.

Assets and Liabilities Committee (ALCO) reviews the liquidity and market risks and ensures management of mismatches through liquidity gap analysis, interest rate sensitivity analysis. ALCO ensures that the ALM risks, if any, are managed within the permissible limits.

## 37.2. Credit risk

To effectively manage credit risk in the business at different levels including at appraisal, disbursement and post- disbursement, the Company has in place a strong and effective credit appraisal mechanism containing comprehensive appraisal techniques/ guidelines, and Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals to identify and mitigate stress in the credit portfolio. The Company has also undertaken review of risk rating models and policy to ensure alignment with evolving market dynamics and best industry practices.

**31st March, 2026**

**LTV wise bifurcation:**

**For Retail portfolio:**

**(₹ in Crore)**

| LTV bucket | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| 0%-40% | 1.47 | 0.00 | 0.68 | 2.15 |
| 41%-60% | 2.01 | 0.00 | 2.30 | 4.31 |
| 61%-80% | 28.43 | 0.79 | 7.95 | 37.17 |
| More than 80%- Individual and bulk loan | 2.50 | 0.07 | 4.63 | 7.21 |
| More than 80%- bulk loan | 0.00 | 0 | 0.00 | 0.00 |
| **Total** | **34.41** | **0.87** | **15.56** | **50.84** |

**Customer profile**

**(₹ in Crore)**

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 31854.31 | 10017.20 | 30.58 | 41902.09 |
| Government - Urban Infrastructure | 113021.38 | 3906.07 | 127.71 | 117055.16 |
| Non-Government | 216.22 | 0.00 | 1499.99 | 1716.21 |
| Retail | 34.41 | 0.87 | 15.56 | 50.84 |
| **Total** | **145126.32** | **13924.14** | **1673.84** | **160724.30** |

**Loan Commitments:**
**Customer profile:**

(₹ in Crore)

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 5865.82 | 3500.00 | 0.00 | 9365.82 |
| Government - Urban Infrastructure | 85169.46 | 0.00 | 0.00 | 85169.46 |
| Non-Government | 0.00 | 0.00 | 0.00 | 0.00 |
| Retail | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total** | **91035.28** | **3500.00** | **0.00** | **94535.28** |

**31st March, 2025**

**LTV wise bifurcation:**
**For Retail portfolio:**

(₹ in Crore)

| LTV bucket | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| 0%-40% | 2.09 | - | 0.68 | 2.77 |
| 41%-60% | 3.46 | - | 2.69 | 6.15 |
| 61%-80% | 39.8 | - | 9.66 | 49.45 |
| More than 80%- Individual and bulk loan | 3.73 | - | 5.2 | 8.94 |
| More than 80%- bulk loan | - | - | - | - |
| **Total** | **49.08** | **-** | **18.23** | **67.31** |

**Customer Profile**

(₹ in Crore)

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 40881.86 | 7075.54 | 359.49 | 48316.89 |
| Government - Urban Infrastructure | 69698.50 | 4776.95 | 127.71 | 74603.16 |
| Non-Government | 255.52 | - | 1585.22 | 1840.74 |
| Retail | 49.08 | 0.00 | 18.23 | 67.31 |
| **Total** | **110884.96** | **11852.49** | **2090.65** | **124828.10** |

**Loan Commitments:**

(₹ in Crore)

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 5397.66 | 2150 | 0 | 7547.66 |
| Government - Urban Infrastructure | 36406.99 | 0 | 0 | 36406.99 |
| Non-Government | 0 | 0 | 0 | 0 |
| Retail | 0 | 0 | 0 | 0 |
| **Total** | **41804.65** | **2150** | **0** | **43954.65** |

### 37.2.1. Derivative financial instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

With gross–settled derivatives, the Company is also exposed to a settlement risk, being the risk that the company honours its obligation, but the counterparty fails to deliver the counter value

### 37.2.2. Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk

was ₹ 1,60,547.15 Crore and ₹ 1,24,340.71 Crore as of 31st March, 2026 and 31st March, 2025 respectively, being the total of the carrying amount of balances with loans.

**37.2.3. Analysis of risk concentration**

HUDCO takes into consideration NHB/RBI norms for risk categorisation and the norms adopted for extending loan under HUDCO Niwas. Higher LTV is permissible for lower loan amounts while LTV reduces with the higher loan amounts. [Refer Note:10(a)(1)]

During the year, the Company undertook a strategic review of its Retail Finance vertical (HUDCO Niwas) and observed its negligible contribution to the overall loan portfolio (0.05% as at 31st March 2025 and 0.03% as at 31st March 2026), along with a negligible contribution to income compared to the associated overheads; further, revival would require substantial investment in a highly competitive environment and is constrained by limited presence in Tier II and Tier III cities. Accordingly, in line with the Company's transition to an NBFC–IFC and its strategic focus on infrastructure and bulk housing finance, it has been decided to discontinue the Retail Finance vertical, while the existing portfolio will continue to be serviced in the normal course until it is divested or fully wound down.

## 37.3. Liquidity Risk

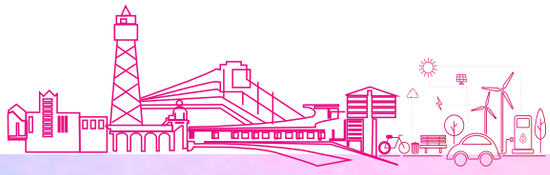
To manage the liquidity risk, Company has in place an effective Asset Liability Management System. The liquidity risk is being monitored with the help of liquidity gap analysis. Further, the funds are mobilized at competitive rates through various strategies viz. bonds, public deposits, term loans etc.

The Company maintains a pool of liquid assets which represents the primary source of liquidity in stress scenarios. Its composition is subject to limits designed to reduce concentration risks which are monitored on an on-going basis.

**Analysis of Financial Assets and Liabilities by remaining contractual maturities.**

**(₹ in Crore)**

| Particulars | On demand to 6 months | 6M TO 1Yr | 1Yr TO 3Yr | 3Yr TO 5Yr | 5Yr & Above | Total |
|---|---|---|---|---|---|---|
| **As at 31st March, 2026** | | | | | | |
| **Financial assets** | | | | | | |
| Cash and cash equivalent and other bank balances | 218.01 | 8.10 | - | - | - | **226.11** |
| Net settled derivative assets | - | - | - | - | 2,154.88 | **2,154.88** |
| Financial assets at fair value through profit and loss | - | - | - | - | 300.29 | **300.29** |
| Loans | 9,798.10 | 8,805.14 | 60,236.64 | 31,761.83 | 49,945.45 | **1,60,547.15** |
| Financial investments at amortised cost | 430.76 | - | 494.21 | 680.60 | 322.80 | **1,928.37** |
| Other financial assets | - | 208.54 | - | - | 686.09 | **894.63** |
| Trade receivables | 3.67 | 3.67 | - | - | - | **7.35** |
| Total undiscounted financial assets | **10,450.54** | **9,025.45** | **60,730.85** | **32,442.43** | **53,409.51** | **1,66,058.79** |
| **Financial liabilities** | | | | | | |
| Net settled derivative liabilities | - | - | - | - | 235.01 | **235.01** |
| Deposits | - | - | - | - | - | **-** |
| Debt securities | 3,500.00 | 2,643.29 | 27,346.73 | 10,449.44 | 16,875.25 | **60,814.71** |
| Borrowings (other than debt securities) | 5,219.75 | 8,295.44 | 53,546.50 | 11,820.62 | 1,979.99 | **80,862.29** |
| Other payable | 5.47 | 5.15 | - | - | - | **10.62** |
| Other financial liabilities | 1,892.38 | 476.22 | 47.79 | - | 1.95 | **2,418.34** |
| Total undiscounted financial liabilities | **10,617.60** | **11,420.10** | **80,941.02** | **22,270.06** | **19,092.19** | **1,44,340.97** |
| Net undiscounted financial assets/(liabilities) | -167.06 | 2,394.65 | 20,210.17 | 10,172.37 | 34,317.32 | **21,717.82** |



| Particulars | On demand to 6 months | 6M TO 1Yr | 1Yr TO 3Yr | 3Yr TO 5Yr | 5Yr & Above | Total |
|---|---|---|---|---|---|---|
| **As at 31st March, 2025** | | | | | | |
| **Financial assets** | | | | | | |
| Cash and cash equivalent and other bank balances | 63.31 | 1.23 | 0.00 | 0.00 | 0.00 | **64.54** |
| Net settled derivative assets | 268.30 | 77.23 | 0.00 | 1297.75 | 0.00 | **1643.28** |
| Financial assets at fair value through profit and loss | 0.00 | 0.00 | 0.00 | 0.00 | 283.67 | **283.67** |
| Loans | 6821.81 | 6235.64 | 28152.86 | 43211.49 | 39918.91 | **124340.71** |
| Financial investments at amortised cost | 8.87 | 9.90 | 362.49 | 299.95 | 354.74 | **1035.95** |
| Other financial assets | 0.00 | 7.85 | 0.00 | 0.00 | 627.11 | **634.96** |
| **Trade receivables** | 2.09 | 2.09 | 0.00 | 0.00 | 0.00 | **4.18** |
| Total undiscounted financial assets | **7164.38** | **6333.93** | **28515.35** | **44809.19** | **41184.43** | **128007.29** |
| **Financial liabilities** | | | | | | |
| Net settled derivative liabilities | 0 | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** |
| Deposits | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** |
| Debt securities | 2451.00 | 3036.68 | 7526.93 | 25999.10 | 16893.44 | **55907.15** |
| Borrowings (other than debt securities) | 9822.67 | 16681.97 | 17902.71 | 6982.26 | 0.00 | **51389.61** |
| Trade payable | 10.91 | 9.89 | 0.00 | 0.00 | 0.00 | **20.79** |
| Other financial liabilities | 635.50 | 635.19 | 48.35 | 0.00 | 1.38 | **1320.42** |
| **Total undiscounted financial liabilities** | **12920.08** | **20363.72** | **25477.99** | **32981.36** | **16894.82** | **108637.97** |
| **Net undiscounted financial assets/(liabilities)** | **-5755.70** | **-14029.78** | **3037.36** | **11827.84** | **24289.61** | **19369.32** |

## 37.4. Market Risk

In order to mitigate the risks arising from fluctuations in interest rates and foreign currency exchange rates, Company periodically reviews and determines its lending rates based on its cost of funds and the market scenario. Further, the interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

### 37.4.1. Total market risk exposure

**(₹ in Crore)**

| Particulars | 31st March, 2026 | 31st March, 2025 | Primary Risk Sensitivity |
|---|---|---|---|
| | Carrying amount | | |
| **Assets** | | | |
| Cash and cash equivalent and other bank balances | 226.11 | 64.54 | |
| **Derivative Financial Instruments** | **2154.88** | **1643.28** | **Interest rate/ FX** |
| Financial assets at FVTPL | 300.29 | 281.67 | Equity Price |
| Loans | 160,547.15 | 124340.71 | Interest Rate |
| Trade Receivables | 0.77 | 1.84 | |
| Investment in Associates and Joint Ventures | 2.00 | 2.00 | |
| Other Financial Assets | 894.63 | 634.96 | |

| Particulars | 31st March, 2026 | 31st March, 2025 | Primary Risk Sensitivity |
|---|---|---|---|
| | Carrying amount | | |
| Financial Investments- Amortised cost | 1926.38 | 1035.95 | |
| **Total** | **166052.21** | **128004.95** | |
| **Liabilities** | | | |
| **Borrowings (other than debt securities)** | **80862.29** | **51389.61** | **Interest rate/FX** |
| Derivative Financial Instruments | 235.01 | - | Interest rate/FX |
| Deposits | 0.00 | 0.00 | |
| Debt Securities | 60814.71 | 55907.15 | Interest rate |
| Trade Payables | 0.00 | 0.00 | |
| Other Financial Liabilities | 2418.34 | 1320.43 | |
| **Total** | **144330.36** | **108617.19** | |

**37.4.2. Interest rate risk**

The interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss and equity.

The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non–trading financial assets and financial liabilities held at 31st March, 2026 and 31st March, 2025.

| Particulars | Increase/ (Decrease) in basis points | Sensitivity of Profit & Loss | Sensitivity of Equity | Increase/ (Decrease) in basis points | Sensitivity of Profit & Loss | Sensitivity of Equity |
|---|---|---|---|---|---|---|
| | 2025-26 | 2025-26 | 2025-26 | 2024-25 | 2024-25 | 2024-25 |
| Loans & Advances | 100/ (100) | 70.67/(70.67) | - | 100/ (100) | 73.48/ (73.48) | - |
| Borrowings | 100/ (100) | (767.71)/767.71 | - | 100/ (100) | (469.55)/ 469.55 | - |
| Debt Securities | 100/(100) | 0.00/(0.00) | - | 100/(100) | 0.00/ (0.00) | - |

**37.4.3. Currency Risk**

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument, denominated in currency other than functional currency, will fluctuate because of changes in foreign exchange rates.

**(i) Foreign currency risk monitoring and management**

Foreign Currency risk arises from future commercial transactions and recognised assets and liabilities denominated in a currency that is not the company's functional currency i.e. INR. The company has overseas foreign currency borrowings and is exposed to foreign exchange risk primarily with respect to the USD, CHF and JPY. In order to mitigate the risks associated with foreign currency fluctuations, Company has a Foreign Currency Risk Management policy. It uses a combination of currency swaps and options to hedge its exposure to foreign currency risk. These derivative transactions are done for hedging purpose and not for trading or speculative purpose. The policy lays down the appropriate systems and controls to identify, measure and monitors, the currency risk for reporting to the Management.

**(ii) Foreign currency exposure**

The Company is exposed to foreign currency risk mainly on its borrowings denominated in foreign currency. The carrying amount of the Company's foreign currency denominated borrowings is as follows:

| Description | As at 31.03.2026 | | As at 31.03.2025 | |
|---|---|---|---|---|
| | FCY in Million | ₹ in Crore | FCY in Million | ₹ in Crore |
| USD Loans | | | | |
| - Hedged | 201.75 | 1900.64 | 1832.25 | 15,671.11 |
| - Unhedged | 4.50 | 42.29 | 5.50 | 46.65 |
| JPY Loans | | | | |
| - Hedged | 216000 | 12694.46 | 124000 | 6,969.06 |
| - Unhedged | - | - | - | - |

**(iii) Foreign Currency Sensitivity Analysis:**

The following table presents the impact on total equity [Gain/(Loss)] for 1% change in foreign currency exchange rate against INR on unhedged portfolio of outstanding foreign currency borrowings:

| Currency | Change in currency rate in % | Effect on profit before tax | Effect on equity | Change in currency rate in % | Effect on profit before tax | Effect on equity |
|---|---|---|---|---|---|---|
| | 2025-26 | 2025-26 | 2025-26 | 2024-25 | 2024-25 | 2024-25 |
| | | ₹ in Crore | ₹ in Crore | | ₹ in Crore | ₹ in Crore |
| USD | 1 | 0.42/(0.42) | - | 1 | 0.47/(0.47) | - |
| JPY | 1 | - | - | 1 | - | - |

**37.4.4. Price risk in the investment in equity**

Price Risk in the investment in equity is the risk that the fair value of investment in equity decreases as a result of changes in the level of equity indices and individual stocks. At increase in the value of the Company's investment in Equities at 31st March, 2026 would have increased Equity by ₹ 30.03 Crore. An equivalent decrease would have resulted in an equivalent but opposite impact and would cause a potential impairment, which would reduce profit before tax by approximately by ₹ 30.03 Crore.

**37.4.5. Operational Risk**

Operational Risk Management Framework covers managing each and every source of Operational Risk as a distinct risk to the Company's safety and soundness. In order to mitigate the Operational Risk(s) of the organization, both internal as well as external, including Technology Risk, Cyber Security Risk, Employee Risk, Capital Asset Risk, Compliance Risks, Fraud Risk ,Legal Risk, etc. the Company has established a strong reporting and monitoring mechanism.To manage the operational risks effectively, the Company has implemented a Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals, through which all operational risks are measured and categorised as high, moderate or low and necessary steps are taken to manage these risks.

## NOTE 38: HEDGE ACCOUNTING

1. Hedge effectiveness is determined at the inception of the hedge relationship, and through periodic prospective effectiveness assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

   The Company has used hypothetical derivative method for effectiveness assessment. Under this method, the hedged risk is modelled as a derivative called the hypothetical derivative which has the same terms as the hedged item. The hypothetical derivative approach compares the change in fair value of the hedging instrument with the change in the fair value of the hypothetical derivative. Prospective hedge effectiveness testing has been performed using the sensitivity analysis approach. Under this approach, the impact of a uniform +/- 5% shock on the forward curve has been performed to assess the effectiveness of the hedge.

   The currency swap and option contracts are denominated in the same currency as the highly probable future foreign currency principal and interest payments, therefore the hedge ratio is 1:1.

**2.** The effects of hedging instruments designated as Cash-Flow hedge on the Standalone Balance Sheet:

| Pariculars | Notional Amount [2] (₹ in Crore) | Carrying Amount [1] | | Date of Maturity | Weighted Avg. Strike price |
|---|---|---|---|---|---|
| | | Assets (₹ in Crore) | Liabilities (₹ in Crore) | | |
| **As at March 31, 2026** | | | | | |
| **Currency Derivatives** | | | | | |
| • Swaps and options | | | | | |
| • INR USD | 1,977.78 | 299.37 | -148.09 | Feb 2028 - Mar 2028 | USD/INR - 91.4870 USD/CHF- 0.8597 |
| • INR JPY | 13,476.48 | 1855.51 | -86.92 | Mar 2029, - Feb 2031 | USD/INR -85.5961 USD/JPY-149.5423 |
| **Total** | **15,454.26** | **2154.88** | **-235.01** | | |
| **As at March 31, 2025** | | | | | |
| **Currency Derivatives** | | | | | |
| • Swaps and options | | | | | |
| • INR USD | 16,256.29 | 589.68 | -244.15 | June 2025 - Mar 2026 | USD/INR -84.6472 USD/CHF-0.8834 |
| • INR JPY | 7,459.29 | 1297.75 | | March 2029, -march 2030 | USD/INR -84.2143 USD/JPY-149.1233 |
| **Total** | **23715.58** | **1887.43** | **-244.15** | | |

[1] forms part of the line item 'Derivative Financial Instruments' in the Standalone Balance Sheet.

[2] Includes principal and interest hedged using currency swap and option contracts.

**3.** Profile of timing of nominal amount of hedging instrument designated as Cash-flow hedge*

**(₹ in Crore)**

| Particulars | On demand to 6 months | 6M to 1Y | 1Y to 3Y | 3Y to 5Y | 5Y & Above | Total |
|---|---|---|---|---|---|---|
| **31-Mar-26** | | | | | | |
| Currency Derivatives* | 105.42 | 105.42 | 4071.31 | 11172.12 | - | 15454.26 |
| **Total** | **105.42** | **105.42** | **4071.31** | **11172.12** | **-** | **15454.26** |
| **31-Mar-25** | | | | | | |
| Currency Derivatives* | 5166.28 | 11,167.33 | 231.96 | 7150.01 | - | 23715.58 |
| **Total** | **5166.28** | **11167.3** | **231.96** | **7150.01** | **-** | **23715.58** |

*includes principal and interest hedged using currency swap and option contracts.

**4.** The effects of hedging instruments designated as Cash-flow hedge on the Standalone Statement of Profit and Loss:

| Particulars | Change in value of hedging instrument recognised in other comprehensive income | Hedge ineffectiveness recognised in Statement of P&L | Amount reclassified from OCI to P&L | Line item in P&L affected on Reclassification from OCI to P&L |
|---|---|---|---|---|
| **31-Mar-26** | | | | |
| Currency Derivatives | **-2151.04** | - | **961.78** | Finance costs |
| | | | -491.91 | Net Loss on Fair value changes- Forex Restatement |
| | | | 955.25 | Net Loss on Fair value changes - Loss on settlement of Derivatives |
| **31-Mar-25** | | | | |
| Currency Derivatives | **-534.12** | - | **436.18** | Finance costs |
| | | | -118.06 | Net Loss on Fair value changes -Forex Restatement |
| | | | - | Loss on settlement of Derivatives |

**5** Reconciliation of Effective Portion of Cash Flow Hedges and Cost of Hedging Reserve

**(₹ in Crore)**

| Sr. No. | Particulars | FY 2025-26 | FY 2024-25 |
|---|---|---|---|
| **A.** | **Effective Portion of Cash flow Hedges** | | |
| **(a)** | **Opening balance of Reserves (net of tax)** | **2.01** | **40.41** |
| (b) | Changes in intrinsic value of Swaps and option contracts | (472.29) | 66.73 |
| (c) | Amount reclassified from OCI to P&L | 463.33 | (118.06) |
| **(d)** | **Net amount recognised in OCI during the year (b + c)** | **(8.96)** | **(51.32)** |
| (e) | Deferred Tax on (e) above | 2.25 | 12.92 |
| **(f)** | **Net amount recognised in OCI during the year (net of tax) (d + e)** | **(6.70)** | **(38.40)** |
| | **Closing balance of Reserves (net of Tax) (a + f)** | **(4.69)** | **2.01** |
| **B.** | **Cost of Hedging Reserve** | | |
| **(a)** | **Opening balance of Reserves (net of tax)** | **(150.99)** | **(27.76)** |
| (b) | Changes in deferred time value of Swaps/ option contracts | (1678.75) | (600.85) |
| (c) | Amortisation of time value | 961.78 | 436.18 |
| **(d)** | **Net amount recognised in OCI during the year (b + c)** | **(716.97)** | **(164.67)** |
| (e) | Deferred Tax on (d) above | 180.45 | 41.44 |
| **(f)** | **Net amount recognised in OCI during the year (Net of Tax) (d + e)** | **(536.52)** | **(123.23)** |
| (g) | **Closing balance of Reserves (net of Tax) (a + f)** | **(687.51)** | **(150.99)** |

## NOTE 39(A): Tax Expenses

(₹ in Crore)

**1. The Major Component of Income Tax expense for the period ended 31st March 2026 and 2025**

| Profit or loss section | Period ended 31st March, 2026 | Period ended 31st March, 2025 |
|---|---|---|
| **Current income tax:** | | |
| Current income tax charge | 603.00 | 637.00 |
| Adjustments in respect of current income tax of previous year | 43.14 | -2.38 |
| **Deferred tax:** | | |
| Relating to origination and reversal of temporary differences | (1,459.07) | 292.90 |
| **Income tax expense reported in the statement of profit or loss** | **(812.94)** | **927.52** |

**2. Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March, 2026**

(₹ in Crore)

| Particulars | Period ended 31st March, 2026 | Period ended 31st March, 2025 |
|---|---|---|
| **Accounting profit before tax** | **3,221.45** | **3636.65** |
| Tax at statutory Income Tax rate of 25.168% | 810.77 | 915.27 |
| Adjustment in respect of Current Income Tax of Prior Years | 43.14 | (2.38) |
| **Income not subject to Tax (Less)** | | |
| Rental Income (30% : Standard Deduction) | 3.39 | 4.25 |
| **Deductions** | | |
| Difference in Depreciation | (0.49) | 0.98 |
| Profit on sale of Fixed Assets | 6.40 | 0.13 |
| Profit on sale of Investment | 0.25 | 0.16 |
| Special Reserve u/s 36(1)(viii) | 130.98 | 136.39 |
| Prov for Bad & Doubtful Debt u/s 36(1)(viia) | 29.49 | 32.88 |
| Reversal of Excess Prov for Interest on Short Income Tax | 0.07 | 0.05 |
| Deduction u/s 80M of Chapter VI of the Income Tax Act 1961 | 2.04 | - |
| Issue Expenses on Perpetual Debt Instruments [ICDS] | 0.45 | - |
| Lease Rental Paid on ROU Assets [ICDS] | 0.14 | - |
| **Expenses disallowed in Income Tax Act 1961 (Add)** | | |
| Foreign Payment | - | (0.17) |
| Capital Expenditure (Capex) | 0.26 | 0.95 |
| ECL and Principal Waiver | (47.81) | (103.51) |
| Provision on staff loans | (0.02) | 0.00 |
| Employee Benefit | 9.73 | 4.10 |
| Provision on Advances | (0.11) | (0.04) |
| Provision on Debtors | (0.81) | (1.72) |
| Diallowance as per sec 43B | 0.72 | 4.41 |
| Contribution to Benevolent Fund | 0.01 | 0.01 |
| Perquisite Tax paid by HUDCO | 0.03 | 0.03 |
| HUDCO Recreational Club Exp | 0.02 | 0.02 |
| Interest u/s 234 | - | 0.50 |
| Corporate Social Responsibility | 14.57 | 12.40 |



| Particulars | Period ended 31st March, 2026 | Period ended 31st March, 2025 |
|---|---|---|
| Additional Prov for Income Tax | 0.42 | 0.27 |
| IndAS Adjustment to P& L A/C | (17.72) | (20.81) |
| Capital Gain Tax | 5.65 | 0.13 |
| **Sub Total** | **646.13** | **634.62** |
| **Deferred Tax Liability** | **-1459.07** | **292.90** |
| **Total Tax expenses** | **-812.94** | **927.52** |
| **Effective Income tax Rate (in %)** | **-25.24** | **25.50** |

**3. Deferred Tax**

**The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense:**

**(₹ in Crore)**

| Particulars | Opening Balance as on 01.04.2025 | | Profit & Loss Account | General Reserve | Closing Balance as on 31.03.2026 | |
|---|---|---|---|---|---|---|
| | DTL | DTA | | | DTL | DTA |
| Derivative Financial Instruments | 0.00 | 17.81 | 17.81 | | - | - |
| Investments | 41.88 | 0.00 | (8.70) | | 33.18 | - |
| Property, Plant and Equipment and Investment Property | 1.53 | 0.00 | 2.76 | | 4.29 | - |
| Debt Securities | 4.30 | 0.00 | 7.65 | | 11.95 | - |
| Deposits | 0.00 | 0.00 | - | | - | - |
| Other Financial Liabilities | 0.46 | 0.00 | (0.33) | | 0.13 | - |
| Other Non- Financial Liabilities | 0.00 | 0.40 | (0.10) | | - | 0.50 |
| Other Equity | 1,979.43 | 0.00 | (1,517.36) | (267.52) | 194.55 | - |
| Loans | 0.00 | 462.88 | 49.34 | | - | 413.54 |
| Receivable | 0.00 | 1.45 | 0.81 | | - | 0.64 |
| Other Financial Assets | 0.00 | 0.00 | - | | - | - |
| Other Non-Financial Assets | 3.60 | 0.00 | (2.26) | | 1.34 | - |
| Borrowings | 0.13 | 0.00 | (0.04) | | 0.09 | - |
| Provisions | | 82.87 | (8.65) | | | 91.52 |
| OCI | | | | | | 187.41 |
| **Total** | **2031.33** | **565.40** | **(1,459.07)** | **(267.52)** | **245.53** | **693.61** |

**B) Disclosure with respect to DTL on Special reserve**

HUDCO has been making Special Reserve as per Section 36(1)(viii) of Income Tax Act, 1961 and availing tax benefits of the same. HUDCO was treating the deduction of special reserve from taxable income as a timing difference and was creating DTL on the same in accordance with applicable Accounting Standards and Ind AS.

The Company during the Financial Year 2004-05 had started recognising DTL on Special Reserve created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 due to first time adoption of Accounting Standard 22. Hence, additional deferred tax liability on Special Reserve created and maintained upto 31.03.2004 of Rs. 315.21 Crore was recognised (Rs. 267.52 Crore recognised out of general reserve & Rs. 47.69 Crore out of profit of the year), which was duly disclosed in Annual Report of F.Y. 2004-05.

The Company has now passed the Board Resolutions that it has no intention to make withdrawal from the Special Reserve created and maintained under section 36(1)(viii) of the Income Tax Act 1961. Therefore, no future taxable consequences are expected to be arise from recovery or settlement of any asset or liability. Hence, the special reserve

created and maintained has become permanent difference in nature as per Ind AS 12 issued by the ICAI. Henceforth, the Company is not recognising any deferred tax liability on the said Special Reserve.

Now, considering the opinion obtained and also the practice followed by the other similarly placed institutions of not recognising Deferred Tax Liability (DTL) on account of special reserve created and maintained under Section 36(1)(viii) of Income Tax Act, 1961, the management is of the view that there is no requirement of DTL as per Ind AS 12. Accordingly, the company has not recognised deferred tax liability (DTL) of Rs. 132.13 Crore during the financial year 2025-26 on account of special reserve of Rs. 525 Crore created and maintained under Section 36(1)(viii) of Income Tax Act, 1961, during the financial year 2025-26 and has also derecognised the DTL of Rs. 1800.38 Crore which was recognised upto 31.03.2025.

Prior to financial year 2025-2026, an amount of ₹7,153.44 Crores was transferred to the Special Reserve and same was created and maintained under section 36(1)(viii) of the Income Tax Act,1961, resulting in recognition of DTL of ₹1800.38 Crore (i.e. @ 25.168 % of Special Reserve of ₹7,153.44) upto 31.03.2025 and the same has been derecognised from its originating source i.e., ₹1532.86 Crore through Profit and Loss Statement and ₹267.52 Crore through General Reserve. This will result in increase of ₹1532.86 Crores in Profit After Tax (PAT), ₹267.52 Crore increase in general reserve & reduction of DTL by ₹1800.38 Crore. Similarly, during the financial year 2025-26 special reserve of ₹525 Crore was created on which DTL of ₹132.13 Crore was not required to be recognised during the financial year 2025-26.

Had the Company followed the same accounting treatment as in the earlier years the position would have been as follows: -

**(₹ in Crore)**

| Particulars | Profit After Tax | General Reserve | Deferred Tax Liability |
|---|---|---|---|
| Current Year Figures Reported | 4034.39 | 3774.89 | 245.53 |
| Reversal of DTL of previous years | (1532.86) | (267.52) | 1800.38 |
| DTL not recognised on Special Reserve of Rs. 525 Crore in current financial year | (132.13) | - | 132.13 |
| Figures if same accounting treatment was followed i.e., recognition of DTL on Special Reserve. | **2369.40** | **3507.37** | **2178.04** |

## NOTE 40: Ind AS-116 Leases

**A. Company as a Lessee**

The Company has Leasehold Properties allotted to it by Central/State Govt Agencies for term period of 30-999 years and Perpetual leases. In case of Perpetual lease, the treatment is same as freehold and no lease asset is created.

Further, the Company has Lease Contracts for the Office Building, Flats & Vehicles which are cancellable by either lessor or lessee., since there is no estimation by the Company to continue or discontinue the same, Hence Right of Use asset and corresponding lease liability has not been created.

Besides Company used hindsight in determining the Lease Term, where the Contract contained options to extend or terminate the lease and therefore its leases are covered under the Short-Term Leases as per the guidance under the Ind AS-116.

The company has revisited its accounting treatment relating to Right-of-Use (ROU) Assets and corresponding lease liabilities under Indian Accounting Standards Ind AS 116 and, based on the calculations carried out from April 1, 2019, the resultant effect has been considered in the financial statements of the current year. The impact so determined was assessed to be not material to the financial statements and, accordingly, the same has been recognized in the Statement of Profit and Loss of the current period.

Lease payments relating to short-term leases recognised in the Statement of Profit and Loss amounted to ₹1.69 Crore during the financial year 2025–26 (Previous Year: ₹1.81 Crore). Right of Use Assets is depreciated on Straight Line Basis (SLM) over period of Lease or useful life of assets in terms of Company Act 2013, whichever is less.

The movement of Right of Use Assets and Depreciation charged during the year is as per Note No 14 of the financial statement.

Total Cash outflow of leases during the financial is ₹0.56 Crores (Previous Year ₹0.56 Crore).

The Rental income recognised from sub leasing of Right of Use assets is ₹37.78 Crores in the current financial year (Previous Year- ₹49.17 Crores).

**The table below shows the movement of lease liabilities during the year:**

| Particulars | As at 31-03-2026 | As at 31-03-2025 |
|---|---|---|
| Opening Balance | - | - |
| Additions during the year | 1.65 | - |
| Finance cost accrued during the year | 0.38 | - |
| Payments made during the year | 0.56 | - |
| Closing Balance | 1.47 | - |

**The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:**

| Particulars | As at 31-03-2026 | As at 31-03-2025 |
|---|---|---|
| Upto 1 year | 0.56 | - |
| Over 1 year and upto 5 year | 2.24 | - |
| More than 5 Years | 6.16 | - |

**B. Company as a Lessor.**

The Company has given its certain assets on the leases, which are classified as Investment property, Details of the same are given under the "Note No-14A Investment Property". *Lease rental is recognized on a systematic basis over the life of the lease*.

Lease Rental recognized as Income during the year 2025-26 is ₹ 44.95 Crore and in the Previous Year 2024-25 is ₹ 56.29 Crore.

**(₹ in Crore)**

| Particulars | Lease Rental recognised | Direct Expense Recognised |
|---|---|---|
| 2025-26 | 44.94 | 2.30 |
| 2024-25 | 56.29 | 0.00 |

Bifurcation of Direct operating expenses between the investment property that generated rental income and the investment property which did not generate any rental income has not been done.



**Land Acquisition for Widening of Arhat Bazar, Brahmanwala, Uttarakhand**

## NOTE 41: EXPLANATORY NOTES TO ACCOUNTS

**1)** The financial statements for the Financial Year ended 31st March, 2026 have been drawn up on the basis of Ind-AS that are applicable to the Company based on MCA Notification G. S. R. 111 (E) and G. S. R. 365 (E) dated 16th February, 2015 and 30th March, 2016 respectively as amended from time to time. Any guidance/ clarifications issued by RBI or other regulators are adopted/ implemented as and when they are issued/ applicable. The results have been prepared based on the Division III of Schedule III for Non-Banking Financial Companies as per Notification G.S.R. 1022 (E) issued by the Ministry of Corporate Affairs on 11th October, 2018 and as amended from time to time.

**2) Contingent Liabilities & other commitments not provided for and counter guarantees issued by the Company:**

**(a) Contingent Liabilities:**

**(₹ in Crore)**

| S.No. | Particulars | 2025-26 | 2024-25 |
|---|---|---|---|
| i. | Disputed Income Tax demand/refund adjusted against which the company has gone in appeal in various forums is Rs. 152.98 Crore (previous year Rs.307.91 Crore).<br>It includes a cumulative amount of Rs. 150.99 Crore (previous year 301.70) up to 31st March 2026 paid by the company under protest and through adjustments by the Income Tax Department against the refund issued.<br>These include probable refund amount to be computed by Income Tax Department against orders pending with assessing officer.(This does not include unquantified demand pertaining to interest/penalties which may be levied after finalization of appeals) | 152.98 | 307.91 |
| ii. | TDS demands as per TRACES Portal | 0.04 | 0.04 |
| iii. | Income Tax department has levied penalty against which appeal has been filed. (Bonds) | 0.005 | 0.005 |
| iv. | Disputed service tax demands against which Company has gone in appeal. The Company has paid a cumulative amount upto 31st March, 2026 of ₹0.24 Crore (previous year ₹0.24 Crore) under protest. (This does not include un-quantified demands pertaining to interest/penalties which may be levied after the finalisation of appeals). | 3.72 | 3.72 |
| v. | Disputed GST demands. The Company has paid a cumulative amount upto 31st March, 2026 of ₹ 3.05 Crore (previous year ₹ 3.05 Crore) | 56.36 | 56.43 |
| vi. | Levy of Fine by Stock Exchanges (NSE & BSE) due to Non-Compliance with Corporate Governance requirements: NSE: ₹1,40,88,020 /-, BSE: ₹1,40,72,680/- for the period 30th September 2019 to 31st December 2025 | 2.82 | 2.15 |
| vii. | Claims in respect of legal cases filed against the company for labour and other matters, amount whereof is not ascertainable | - | - |

**(b) Capital commitments not provided for**

**(₹ in Crore)**

| | Particular | 2025-26 | 2024-25 |
|---|---|---|---|
| i. | Contract remaining to be executed on capital account towards property ,plant & equipment* | Nil | 257.25 |

***The HUDCO has estimated capital expenditure on various account of Rs. 655.26 Crore. However no formal contract among HUDCO and executing agency till 31.03.2026 has been entered into.**

**3) (A) - Andrews Ganj Project**

i. HUDCO had initiated execution of Andrews Ganj Project (AGP) on behalf of the then Ministry of Urban Development, (MoUD) in the year 1989-90.

ii. As per minutes of the meeting held on 7th September, 1995, it has been agreed to pay interest @ 17% p.a. (simple) on the expenditure incurred on AGP along with 1.5% of project cost as administrative charges.

## NOTES : 41 (Contd.)

iii. As per Perpetual Lease Deed dated 04th July, 1997, the Company is liable to make available "Net Resources" from the development and disposal of properties of the AGP to then MoUD and accordingly the Company was crediting interest on Net Resources generated on the project upto 03rd November, 2004. Subsequently, a separate "No Lien AGP Account" has been opened under the name of "HUDCO AGP Account", in which the surplus lying to the credit of the then MoUD was credited and interest accrued/ earned on "No Lien AGP Account" was also credited to that account.

iv. HUDCO contends that as per minutes of the meeting held on 07th September, 1995 and in terms of Perpetual Lease Deed dated 04th July, 1997, the status of the Company is "Agent of MoUD". The contention of HUDCO is that it is working as an agent and as such total ownership rights and responsibilities of AGP are of MoHUA-GOI (erstwhile MoUD) and there is no financial liability of HUDCO in respect of AGP. This has been upheld by learned Shri GE Vahanvati, the then Solicitor General of India, vide his opinion dated 12th April, 2005. This opinion was re-confirmed by learned Shri GE Vahanvati as Attorney General of India vide his opinion dated 19th August, 2009. The opinion was also duly endorsed by the then Law Secretary and Law Minister of Government of India.

v. Keeping this position in view and in accordance with HUDCO's Board decision in 459th meeting dated 24th August, 2009, HUDCO has been making payments / settling claims on Ministry's behalf and accounting them in "No Lien AGP Account" being separately maintained by HUDCO. As on 31st March, 2026, this account has a deficit in the form of debit balance of ₹ 685.64 Crore, recoverable from MoHUA (erstwhile MoUD). This represents amount paid by HUDCO on behalf of the Ministry for the capital and revenue expenditures on AGP project over and above the recoveries and the accumulated interest amounting to ₹ 376.85 Crore charged @ 10.75% p.a (simple) till 31st March 2025 and @8.75% p.a from 01st April 2025. (simple), on excess of expenditure over recoveries. The MoHUA (erstwhile MoUD) in a meeting held on 27th April, 2015 have also asserted that HUDCO shall continue to implement and manage the AGP in terms of Perpetual Lease Deed and all the pending issues shall be looked into for resolution by the Ministry. The MoHUA (erstwhile MoUD) in the said meeting has also decided that HUDCO as a Lessee will bear all the liabilities including the liabilities generated out of compliance of various court orders in cases related to the project. The company vide its letter dated 30th September, 2015, conveyed its reservation to accept the decision for bearing the liabilities of Andrews Ganj project as HUDCO is acting as an agent of MoHUA, Government of India, for AGP, in terms of perpetual lease deed conditions and other agreed terms.

vi. The Ministry has been informed specifically of the above facts and figures on various occasions through correspondence as also in the meetings. A communication was received from Dy. L&DO vide letter dated 22nd March, 2016 wherein Dy. L&DO had conveyed that HUDCO may continue to implement Andrews Ganj project and manage "No Lien AGP Account" in line with the terms and conditions as stipulated in the Perpetual Lease Deed dated 04th July, 1997. The Ministry again informed in specific vide Dy L&DO letter dated 31st May, 2018 that HUDCO as a lessee is permitted to incur/book maintenance and legal expenditure in respect to Andrews Ganj Project from "No Lien AGP Account". Like earlier years, in-line with the minutes of meeting dated 07th September, 1995, the perpetual lease deed dated 04th July, 1997, income of ₹ 26.57 Crore on account of interest accrued on AGP Project has been credited to Statement of Profit and Loss for the period year ended 31st March, 2026.

vii. As decided by HUDCO Board in its 596th meeting held on 14th June, 2018, Ministry of Housing and Urban Affairs has been requested vide letter dated 09th July, 2018 to consider taking over the Andrews Ganj project with assets and liabilities and pay the amount incurred / to be incurred by HUDCO, towards implementing the project. It has also been conveyed that "till the project is taken over by Ministry", HUDCO shall be continuing implementing the project as per existing arrangements and continue booking maintenance and legal expenses,interest @ 10.75% p.a. till 31st March 2025 and @ 8.75 % p.a from 01st April 2025, and administrative charges @1.5% in "No Lien AGP Account".

viii. The company, in its aforesaid capacity as an agent of MoHUA (erstwhile MoUD), relating to AGP, is in possession of real estate properties (9 guest houses blocks and hotel site) which command much higher realizable market value sufficient to recover aforesaid amount of ₹ 685.64 Crore, as on 31st March, 2026.

ix. MoHUA was requested vide letter dated 13th January, 2021 to make arrangement towards reimbursement of the amount recoverable endorsement for settling the same from the project proceeds as and when the same are realized, which is also in line with the Lease agreement and well settled and agreed.

In reply to the same, Ministry vide letter dated 10th March, 2021 had requested for certain additional information including the breakup details of principal amount and interest amount as contained in the "No Lien AGP Account" to process HUDCO's request.

## NOTES : 41 (Contd.)

Ministry vide letter dated 28th June, 2021 had stated that the "HUDCO's proposal is under examination in consultation with IFD, MoHUA. Till the proposal of HUDCO vide their letter dated 13th January, 2021 is approved, the existing arrangement may be continued as conveyed vide this office letter dated 22nd March, 2016 and 31st May, 2018".

In the review meeting held by JS (L&E), MoHUA on 19th March 2025 it was desired to lower the applicable Rate of Interest charged by HUDCO on outstanding balance of 'No lien AGP account'. Pursuant thereto, HUDCO vide letter dated 28th March 2025 to Ministry has suggested 8.75% rate of interest with prospective effect from 1st April 2025; the confirmation on the same by the Ministry is awaited.

HUDCO vide letter dated 13th March 2025 informed the Ministry about the Judgement and order dated 13th February 2025 of the Hon'ble Supreme Court, which has been noted by the Ministry vide its letter dated 24th April 2025.

Hence, in view of the facts and circumstances stated above, the Company does not expect any liability on this account and any expenditure related thereof. In case of any liability by virtue of any court order or otherwise, the same shall be in the account of 'No lien AGP Account', based on the facts and documents and the legal opinions obtained by HUDCO.

**B) Litigation status**

**i.) Tomorrowland Technologies Exports Ltd**

The Company had allotted a hotel site including car parking space to M/s Tomorrowland Technologies Exports Ltd. i.e., TTEL (formerly known as M/s. M S Shoes East Limited). Due to default in payment of instalments by TTEL, the Company cancelled the allotment of hotel site including car parking space and forfeited the amount paid by TTEL in terms of the allotment letter.

TTEL started litigation regarding hotel site and filed suit for declaration in lower courts that cancellation of allotment letter by HUDCO, be declared as null & void. The Sr. Civil Judge passed final order dated 03rd July, 2010 against HUDCO. HUDCO filed first appeal against the Order dated 03.07.2010 of Sr. Civil Judge before the Additional District Judge (ADJ) Delhi. The ADJ vide Order dated 18th July, 2014 dismissed the first appeal of HUDCO and passed the judgment in favour of TTEL. HUDCO filed Regular Second Appeal (RSA) before the Hon'ble High Court of Delhi which vide its judgement dated 03rd June, 2016 allowed the second appeal of HUDCO and upheld the cancellation of allotment by HUDCO w.r.t. Hotel Site & car Parking slots. TTEL challenged the High Court Order dated 03.06.2016 by filing SLP (C) No.: 34338 / 2016 before the Hon'ble Supreme Court of India. The Hon'ble Supreme Court vide its judgment and order dated 13.02.2025 has decided the said SLP and has directed for refund of the forfeited amount of Rs.28,11,31,939/- to TTEL within three months from the date of the order, failing which, TTEL shall be entitled to interest @ 6% per annum till the date of payment. This said amount has been paid on 01st May 2025

The allotment of 9 blocks of guest houses, restaurants, kitchens, and shops, which were allotted to TTEL, was cancelled due to default in payment of instalment by TTEL and amount of first instalment paid by TTEL was forfeited as per terms of allotment letter. TTEL filed civil suit challenging the cancellation of allotment, for permanent injunction and possession, against HUDCO & Union of India. The Hon'ble High Court, vide Order dated 10th August, 2016, directed that HUDCO & Union of India should consider the proposal given by TTEL for refund of entire amount deposited by way of 1st instalment by it with HUDCO along with interest at such rate which may be deemed appropriate by Court.

In view of Hon'ble High Court of Delhi order dated 10th August, 2016, the Board in its 568th meeting held on 23rd August, 2016 resolved to approve the proposal to refund first instalment forfeited by HUDCO excluding earnest money & the interest for delayed payment paid thereof by TTEL for guest house blocks after adjusting the commercial losses caused to HUDCO and other expenses incurred by HUDCO since 1997-98 from the date of completion of project and subject to necessary approval / NOC of MoUD, Govt. of India.

The Hon'ble High Court passed a decree dated 13th January, 2017 for refund of the first instalment excluding the earnest money to TTEL along-with interest @ 6% p.a., w.e.f. 30th January, 1995 till date of payment and directed HUDCO to refund the interest paid by TTEL (₹0.99 Crore) on the delayed period of payment of 1st instalment (from 30th November, 1994 till 30th January, 1995). If the entire amount is not paid on or before 31st December, 2017, the rate of interest would then stand enhanced to 11% p.a. However, the decree was made in-executable till 30th June, 2017. Both HUDCO and TTEL challenged the said decree dated 13.01.2017.

TTEL filed Review Petition in the month of May, 2017, before Hon'ble High Court of Delhi for review of the Decree

## NOTES : 41 (Contd.)

dated 13th January, 2017, praying inter-alia for refund of EMD, grant of interest @ 16.48% p.a. on quarterly rests. Subsequently, Review Petition filed by TTEL was disposed off by the High Court on 12th December, 2017. Thereafter, TTEL has filed Special Leave Petition (SLP No 10752/53 of 2018) in Hon'ble Supreme Court against the Decree dated 13th January, 2017 and Hon'ble High Court Order dated 12th December, 2017. The same have been disposed off by the Hon'ble Supreme Court of India vide its Order dated 10.12.2024 and referred them to Delhi High Court where they are listed as Regular First Appeal No. 1/2025 & 2/2025 of TTEL. The said two RFAs of TTEL are listed with the RFA No. 79/2018 of HUDCO. **The matters were lastly listed on 20.03.2026 and after hearing the submissions, the Hon'ble Court has reserved the Judgement / Orders**.

The Company also filed application for recalling the Hon'ble High Court Order dated 13th January, 2017, in view of the Review Petition filed by TTEL and directions of Govt. of India. The matter was listed on 28th August, 2018, after hearing all parties, Hon'ble High Court dismissed the "Recall Application" of HUDCO. HUDCO filed SLP in Supreme Court challenging the High Court Order dated 28th August, 2018 and 13th January, 2017. Vide Order dated 18th September, 2018, the Hon'ble Supreme Court dismissed the SLP as withdrawn, with liberty to HUDCO to file all legal objections regarding the executability of the decree in the executing Court.

Further, TTEL also filed first Execution Petition in Delhi High Court and later on, the same was also withdrawn by TTEL on 23rd December, 2017. Thereafter, TTEL has filed Revised Execution Petition, making Govt. of India also a party and claiming rate of interest @ 11% p.a. as per the decree dated 13th January, 2017.The matter was listed on 3rd May, 2018, wherein the Hon'ble High Court first directed for attachment of HUDCO Property i.e. HUDCO Bhawan, IHC, Lodhi Road, New Delhi. However, after hearing the submission of HUDCO, vide the same order, Hon'ble High Court kept the attachment order of HUDCO Property in abeyance till the next date and also directed that HUDCO will not sell the property at Andrews Ganj, Delhi.

Further, the learned Justice V.N. Khare, former Chief Justice of India, has opined that, "HUDCO's consent to perform the terms of the Order dated 13th January, 2017 was conditional on UOI's support and in the event any liability is indeed ascribed to HUDCO, the same should then be recoverable from the UOI".

In view of the Supreme Court's Order dated 18th September, 2018, HUDCO filed objection in the Execution Petition, pending in Delhi High Court. The matter was listed on 29th October, 2018. After hearing the submission of HUDCO's Counsel, the Hon'ble Court dismissed the objections. HUDCO filed two appeals in Delhi High Court as under:

1. Regular first Appeal (RFA 79/2018) against the final order/ decree 13th January, 2017 and order dated 28th August, 2018 (Dismissal of Recall application by High Court). The said Regular First Appeal of HUDCO **was lastly listed on 20.03.2026. After hearing the submissions, the Hon'ble Court has reserved the Judgement / Orders**.

2. Execution First Appeal (EFA No 19/2018) against the order dated 29th October, 2018, wherein objections of HUDCO in execution petition were dismissed. The matter was listed on 27th November, 2018. After hearing the matter, the Hon'ble Court stayed the execution proceeding pending in Delhi High Court till the next date. The matter was listed again on the application of the M/s TTEL for vacation of stay on 08th July, 2020 before Division Bench, Delhi High Court, after hearing the matter, the Hon'ble Court directed that Execution First Appeal (EFA) 19/2018) shall be adjourned sine die and will be listed after the final disposal of the Regular First appeal (RFA 79/2018). The parties are at liberty to move the application for revival of EFA after final disposal of RFA 79/2018. Till the further order, the stay on the Execution proceedings shall be continued. **All the matters were listed on 20.03.2026 and after hearing the submissions, the Hon'ble Court has reserved the Judgement / Orders.**

TTEL filed SLP in Supreme Court, against the High Court Order dated 27th November, 2018, wherein High Court stayed the execution proceedings. However, the same has been withdrawn by TTEL on 14th January, 2019.

**(ii) M/s. Ansal Properties and Industries Ltd. (APIL)**

The arbitrator had passed an award in favour of M/s. Ansal Properties and Industries Ltd. (APIL) amounting to ₹8.84 Crore along with interest @ 18% p.a. on 28th July, 2005 in respect of the property leased to APIL at AGP. The Arbitrator had also allowed the counter claim of HUDCO amounting to approximately ₹0.85 Crore along with interest @ 18% p.a. on account of maintenance charges w.e.f. 1st January, 2001 upto 31st July, 2005. HUDCO challenged the award before the Hon'ble High Court of Delhi and, as per the directions of the court, deposited a sum of ₹7.99 Crore in the court out of "No Lien AGP Account".

## NOTES : 41 (Contd.)

APIL invoked arbitration for refund of ground rent paid by it from November, 1995 to October, 1999 and the arbitrator pronounced the award on 21st July, 2006 holding therein that APIL is not liable to pay the ground rent up to October, 1999 i.e. till the shopping arcade was constructed and became operational in October, 1999. The amount of ₹3.93 Crore deposited earlier by APIL has been directed to be adjusted towards the future ground rent payment dues w.e.f. November,1999 along-with Interest @ 7% p.a. for delayed payment. HUDCO filed petition challenging the award before the Hon'ble High Court of Delhi. The Hon'ble High Court on 10th May, 2012 set aside the arbitration award dated 21st July, 2006. APIL filed an appeal against the above-mentioned order before Division Bench of Hon'ble High Court, Delhi. Division Bench vide its order dated 24th January, 2013, allowed APIL appeal and upheld the Arbitrators award. HUDCO filed SLP on 10th May, 2013 before Hon'ble Supreme Court against this order which is currently pending.

On the last day of hearing, i.e., 5th January,2023, APIL's counsel informed the court that vide Order dated 16th November 2022, APIL was declared insolvent by NCLT and therefore, now the APIL is under Moratorium. Hence as per the law, all the proceedings pending against APIL are automatically stayed by virtue of law. Further, HUDCO filed its total claims due against APIL before the Resolution Professional appointed for the above purpose. The claim of HUDCO was not considered as the matter was related to specific property only.

Application of the IL&FS under Section 7 of the IBC, 2016 was admitted by the NCLT, New Delhi against Ansal Properties & Infrastructure Ltd. (APIL) on 25.02.2025 and Sh. Navneet Kumar Gupta appointed as the IRP. As moratorium also imposed, all the proceedings pending against APIL were under moratorium. IRP issued a public notice on 28.02.2025 for filing of claim by the claimants of APIL on or before 11.03.2025. Accordingly, HUDCO had filed claim of Rs. 401.54 Crore (till 25th Feb 2025) on APIL in the stipulated timeline. **Now NCLAT vide order dated 07.01.2026 in the appeal filed by the suspended Director of APIL has clarified that proceedings under IBC (CIRP proceedings) are restricted to the certain identified projects of APIL and the Shopping Arcade site, Andrews Ganj Project is not part of the identified project of APIL . Hence all the pending cases / proceedings against APIL with respect to the Shopping Arcade site, Andrews Ganj Project shall continue before the respective Courts / Tribunals in accordance with Law**.

4) HUDCO had allotted 6435 sq. mtr. of built-up space in 1993 at HUDCO Vishala, Bhikaji Cama Place, New Delhi to EPFO on Long Term Sub-lease basis. The sub-lease in favour of EPFO is yet to be executed and ₹0.35 Crore is recoverable from EPFO.

5) (a) The Company has a procedure for seeking confirmation of outstanding balances at each quarter end from all the borrowers of project loans except cases under litigation. In case of receipt of balance confirmation from the agency for any Quarter of the year, the same is treated as confirmed during the year. The summary of the balance confirmations received from the borrowers is as under:

**(₹ in Crore)**

| Particulars | As at 31.03.2026 | | As at 31.03.2025 | |
|---|---|---|---|---|
| | % | Amount | % | Amount |
| Gross Loan Book(Project Loans) | 100.00 | 1,60,673.46 | | 124,760.80 |
| Net Loan Book (After excluding NPA/Litigation Cases) | 98.97 | 1,59,015.18 | | 122,663.49 |
| Loan Assets for which Balance Confirmation have been received from Borrowers | 99.45 | 1,58,142.77 | 99.95 | 122,607.69 |
| Loan Assets for which Balance Confirmation are yet to be received from Borrowers | 0.55 | 872.41 | 0.05 | 55.80 |
| Loans secured by Tangible Assets | 0.00 | 0.00 | 0.00 | 0.00 |
| Loans covered by Government Guarantee/Loans to Government for which no confirmation received | 100 | 872.41 | 100.00 | 55.80 |
| Unsecured Loans | | | 0.00 | 0.00 |

Confirmation of balances covering approximately 99.45% received up to 24th April 2026 (Previous Year: 99.95% received upto 1st May 2025) in value of the total project loan outstanding (excluding Litigation cases) have been received from the borrowers.

## NOTES : 41 (Contd.)

(b) The Company has impairment provision on Project & RF loans including staff loans (as per ECL approach) of ₹ 1621.29 Crore as on 31st March 2026 and ₹1811.35 Crore as on 31st March 2025 as per Ind-AS requirement.

(c) As per RBI notification no. RBI/DOR/2025-26/356 Circular DOR.STR.REC.No.275/21.04.048/2025-26 dated 28th November, 2025 (updated as on 13th Februray 2026) on implementation of Indian Accounting Standards, NBFCs are required to create an Impairment Reserve for any shortfall in impairment allowances under Ind-AS 109 and IRACP norms (including provision on standard assets). The impairment allowance under Ind-AS 109 made by the company is lower than the total provision required under IRACP as at 31st March, 2026 and accordingly, an additional impairment reserve of ₹122.06 Crore has been created during the year.

**(₹ in Crore)**

| Asset Classification as per RBI Norms | Asset classifica tion as per Ind AS 109 | Gross Carrying Amount as per Ind AS* | Loss Allowances (Provisions) as required under Ind AS 109 | Net Carrying Amount | Provisions required as per IRACP norms | Difference between Ind AS 109 provisions and IRACP norms |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5)=(3)-(4) | (6) | (7) = (4)-(6) |
| **Performing Assets** | | | | | | |
| Standard | Stage 1 | 145,126.32 | 19.17 | 145,107.15 | 638.41 | |
| | Stage 2 | 13,924.14 | 7.66 | 13,916.48 | | |
| Subtotal | | 159,050.46 | 26.83 | 159,023.63 | 638.41 | -611.58 |
| **Non-Performing Assets (NPA)** | | | | | | |
| Substandard | Stage 3 | 2.35 | 0.95 | 1.40 | 0.23 | 0.72 |
| Doubtful - up to 1 year | Stage 3 | 0.61 | 0.61 | 0.00 | 0.12 | 0.49 |
| 1 to 3 years | Stage 3 | 0.16 | 0.16 | 0.00 | 0.05 | 0.11 |
| More than 3 years | Stage 3 | 1,647.10 | 1,563.15 | 83.95 | 1,647.10 | -83.95 |
| Subtotal for doubtful | | 1,647.87 | 1,563.92 | 83.95 | 1,647.27 | -83.36 |
| Loss | Stage 3 | 23.62 | 23.62 | - | 23.62 | - |
| Subtotal for NPA | | 1,673.84 | 1,588.49 | 85.35 | 1,671.12 | -82.64 |
| Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms | Stage 1 | | 5.89 | | | 5.89 |
| | Stage 2 | | | | | |
| | Stage 3 | | | | | |
| **Subtotal** | | - | 5.89 | - | - | 5.89 |

## NOTE 41 : (Contd.)

| Asset Classification as per RBI Norms | Asset classifica tion as per Ind AS 109 | Gross Carrying Amount as per Ind AS* | Loss Allowances (Provisions) as required under Ind AS 109 | Net Carrying Amount | Provisions required as per IRACP norms | Difference between Ind AS 109 provisions and IRACP norms |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5)=(3)-(4) | (6) | (7) = (4)-(6) |
| **Total** | **Stage 1** | 145,126.32 | 25.06 | 145,101.26 | 638.41 | |
| | **Stage 2** | 13,924.14 | 7.66 | 13,916.48 | | |
| | **Stage 3** | 1,673.84 | 1,588.49 | 85.35 | 1,671.12 | |
| | **Total** | **160,724.30** | **1,621.21** | **159,103.09** | **2,309.53** | **-688.32** |

* Does not include Interest Accrued, Ind AS Adjustment etc.

**6)** The receipts from the agencies in the loan accounts is appropriated as per loan agreement in the following order:

a. Other dues/ expenses recoverable

b. Penal interest

c. Normal interest

d. Principal

The appropriation stated above is apportioned vertically amongst the above components of the loan overdue, in order stated above at borrower level. In the event of excess payment, the same is adjusted towards principal.,

HUDCO has Board approved Technical Write off Policy.

**7)** In terms of the settlement under Insolvency and Bankruptcy Code (IBC) proceedings/ One time settlement (OTS)/ Restructuring, technical write off policy etc. the company has written off loans (including technical write off) amounting to Rs. 56.43 Crores (Previous Year Rs. 35.17 Crores). The details of write-offs are as below:

During the Current FY 2025-26, nine NPA accounts with Principal Outstanding of Rs.13.26 Crore were Technically Written-Off as per the extant Policy for accounting purposes without prejudice to ongoing legal proceedings for recovery of dues of HUDCO, in-line with the RBI guidelines. Further, one NPA account namely, Jnansarovara Educational Trust with Principal Outstanding of Rs. 2.74 Crore was settled in terms of Order of High Court with Principal waiver of Rs. 1.57 Crore. In addition to the above, one NPA account namely Visa Steel Limited with Principal Outstanding of Rs. 61.76 Crore was settled through assignment of debt to ARC in-line with other Consortium lenders which involved Principal waiver of Rs. 39.29 Crore. Further, settlement was implemented in terms of earlier approved resolution plan as per NCLT order in case of Pipavav Defense and Offshore Engineering Co. Ltd resulting in Principal Waiver of Rs. 2.31 Crores.

During the Previous FY 2024-25, the company has implemented settlement plan in case of Coastal Energen Private Limited with principal outstanding Rs. 243.92 Crore, as per NCLT order. As per the order the account was settled by payment of Rs. 208.75 Crore, and balance principal amount of Rs. 35.17 Crores have been written off.

**8)** HUDCO had earned dividend income of ₹ 8.09 Crore (Previous Year: ₹ 7.38 Crore) as tabled below:

**(₹ in Crore)**

| Particular | F.Y.2025-26 | F.Y. 2024-25 |
|---|---|---|
| Cochin International Airport Limited (CIAL) | 8.09 | 7.28 |
| Tamil Nadu Urban Finance and Infrastructure Development Corporation Limited (TUFIDCO) | - | 0.10 |
| **Total** | **8.09** | **7.38** |

**9)** The company has elected to continue with the carrying value of all its property, plant and equipment and intangible assets and use that carrying value as the deemed cost of the property, plant and equipment and intangible assets.

## NOTE 41 : (Contd.)

**10)** The Company had made Long Term Investments at a total cost of ₹1978.65 Crore (Previous Year: ₹1,090.14 Crore) which represents Debt instruments, Government securities, Trade Investment in Equity Shares, Investments in Associates. As per the applicable Ind AS, Investments as on 31st March, 2026 are being shown at fair value through profit or loss of ₹2228.66 Crore (Previous Year: ₹1319.62 Crore).

**11)** Loans granted by the company directly to individuals under HUDCO Niwas Scheme are secured fully/partly by:

(i) Equitable Mortgage of the property and /or

(ii) Undertaking to create security through execution of Tripartite Agreement between the Company, borrower, and the Developing Authority / Developer;

In addition to (i) and (ii) above, the assignment of Life Insurance Policies, pledge of National Saving Certificates, Fixed Deposits, etc. are also obtained.

**12) DISCLOSURE PURSUANT TO INDIAN ACCOUNTING STANDARD (IND AS) 19 – EMPLOYEE BENEFITS:**

All short-term employee benefits include wages & salaries, incentives, performance related pay, non-monetary benefits such as medical care, etc are valued on undiscounted basis and recognized as an expense in the statement of profit and loss of the period in which the employee renders the related service.

Apart from the short-term employee benefits, post-employment benefit plans are classified & accounted as under:

**(i) Defined Contribution Plan**

A defined contribution plan is a plan under which the company only pays fixed contributions in respect of the employees into a separate fund and does not have any legal or constructive obligations to pay any further amount, after its payment of the fixed contribution.

The Defined Contribution Pension Scheme for its employees which is managed by a duly constituted trust. The Trust in turn manages the scheme through National Pension System (NPS) and partly through LIC. The Company periodically contributes a defined percentage of salary to the trust and recognizes the same as an expense in the statement of profit and loss account.

During the year, the Company has contributed ₹6.40 Crore (Previous Year: ₹7.34 Crore) to HUDCO Employees Defined Contribution Superannuation Pension and charged to Statement of Profit and Loss.

**(ii) Defined Benefit Plans**

The net obligation in respect of defined benefit plans such as provident fund, gratuity, other post-employment benefits etc., are calculated separately for each plan, by estimating the amount of future benefits that the employees have earned in the current and prior periods, discounting that amount and deducting the fair value of the underlaying plan asset, if any.

The defined benefit obligation is calculated using the Projected Unit Credit method (except in case of PF) at the end of each reporting period, by a qualified member of the Institute of Actuaries of India. When the calculation results in a potential asset for the Corporation, the asset is recognized limited to the present value of the economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

The current service cost of the defined benefit plan, recognized in the Statement of Profit and Loss as part of employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments, and settlements. Past service costs are recognized immediately in the Statement of Profit and Loss. The net interest is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This net interest is included in employee benefit expense in the Statement of Profit and Loss.

Re-measurements which comprise of actuarial gains and losses, the return on plan assets (excluding amounts included in the net interest on the net defined benefit liability (asset)) and the effect of the asset ceiling (if any, excluding amounts included in the net interest on the net defined benefit liability (asset)), are recognized in Other Comprehensive Income.

**(a) Provident Fund**

The Corporation has established a Trust specifically for managing the Fund in accordance with the provisions of the Employee Provident Funds and Miscellaneous Provisions Act, 1952. The monthly contribution of Corporation's share (a fixed percentage of the eligible employees' salary) is remitted to the Trust on monthly basis and charged to Statement of Profit and Loss. A part of the Corporation's contribution is directly remitted to EPFO in respect of employees, who are members of the Employees' Pension Scheme 1995.

## NOTE 41 : (Contd.)

Further, the Corporation has an obligation to fund any shortfall in the revenues of the Trust, to match the interest rate declared by the Government under EPF scheme. Similarly, any loss suffered by the Trust, on account of bad investment, is also required to be borne by the Corporation. All these additional obligations by the Corporation, on account of shortfall in yield or loss of investment/assets, are to be charged to Statement of Profit and Loss.

**(b) Gratuity**

The Company has a defined benefit gratuity plan for its employees. Every employee is entitled to gratuity as per the provisions of the payment of Gratuity Act, 1972. The scheme is managed by a separate trust. The trust has also taken up a group insurance plan from LIC to cover the future service gratuity in the unfortunate of death while in service and the premium paid by the Trust is funded by the Company.

**(c) Post-Retirement Medical Benefit Scheme (PRMBS)**

The Company provides for the defined benefit plans for Post-Retirement Medical Scheme. Under the scheme eligible ex-employees and eligible dependent family members are provided medical facilities. Presently, the scheme is unfunded and liability is being recognised on the basis of actuarial valuation, using projected unit credit method.

**(d) Family Economic Rehabilitation Scheme (ERS)**

During the current financial year, The Company introduced a Family Economic Rehabilitation Scheme (ERS), to provide financial indemnity to families in the event of an employee's death or permanent disability during their tenure. The scheme is unfunded and associated liability is periodically assessed via actuarial valuation.

Provision for Family Economic Rehabilitation Scheme amounting to ₹0.91 Crores (previous year ₹ Nil) for the year have been made on the basis of actuarial valuation at the year end and debited to the statement of profit and loss

**(iii) Other Long Term Benefit Plans:**

Liability towards other long term employee benefits like encashment of accumulated leave and long service awards etc., are determined on the basis of actuarial valuation by qualified actuary by using Projected Unit Credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to Consolidated Statement of Profit and Loss in the period in which such gains or losses are determined.

**(a) Earned Leave Benefits (EL)**

Employees are entitled for 30 days of Earned Leave per year, which can be availed or encashed by the concerned employees. Any un-availed balance of EL is carried forward & can be accumulated maximum up to 300 days at any point of time. At the time of superannuation, an employee is entitled to encash the entire accumulated balance not exceeding 300 days.

**(b) Half Pay Leave benefit (HPL)**

Employees are entitled for 20 days of Half-Pay leave for every completed year of service. There is no provision for encashment of HPL while in service. However, encashment is permissible at the time of superannuation, only to the extent of shortfall in his/her EL Balance, subject to total encashment of HPL together with EL not exceeding 300 days.

**(c) Long service Award (LSA)**

As per approved policy of the Company, on completion of specified period of service with the company and at the time of retirement, employees are rewarded monetarily based on the duration of service completed. The scheme above is unfunded and liability for the same is recognised on the basis of actuarial valuation.

Provision for long service award amounting to ₹1.29 Crores (previous year ₹1.37 Crores) for the year have been made on the basis of actuarial valuation at the year end and (credited)/debited to the statement of profit and loss.

**(d) Retirement Gift**

At the time of superannuation of employees, company provides retirement gift to employee as per policy framed for this purpose. The scheme above is unfunded and liability for the same is recognised on the basis of actuarial valuation.

Provision for retirement gift amounting to ₹0.21 Crores (previous year ₹0.22 Crores) for the year have been made on the basis of actuarial valuation at the year end and (credited)/debited to the statement of profit and loss.

## NOTE 41 : (Contd.)

**(iv) The summarized position of various defined benefit schemes recognized in the Statement of Profit & Loss, Balance Sheet Other Comprehensive Income (OCI) and other disclosures are as under:**

**A. Reconciliation of Opening and Closing Balances of defined benefit obligation**

**(₹ in Crore)**

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Present Value of obligation at the beginning of the period | 73.04 | 74.23 | 460.36 | 436.36 | 49.90 | 46.22 | 11.19 | 11.71 | 262.54 | 260.28 |
| Transfer in/(out) obligation | 0.32 | | 3.32 | 0.02 | 0.49 | | 0.34 | | - | |
| Current service cost | 1.33 | 1.80 | 10.93 | 10.59 | 3.27 | 4.28 | 0.58 | 0.79 | 5.33 | 6.30 |
| Contribution by Employees | | | 23.81 | 25.26 | | | | | - | |
| Interest Cost | 4.52 | 5.27 | 30.21 | 30.92 | 3.10 | 3.05 | 0.70 | 0.79 | 18.03 | 18.06 |
| Past Service Cost | 12.92 | - | - | - | - | - | - | - | - | - |
| Actuarial loss (gain) arising from | | | | | | | | | - | |
| a. Due to Change in financial assumptions | -0.52 | 1.62 | -0.14 | 0.10 | -0.35 | 1.23 | -0.08 | 0.28 | 11.38 | 3.31 |
| b. Due to change in demographic assumption | - | - | - | - | - | - | - | - | - | - |
| c. Due to experience adjustments | 1.65 | 0.02 | 7.05 | 10.80 | 1.88 | 1.56 | -0.38 | -1.15 | 6.04 | -13.56 |
| Liabilities extinguished on settlements (Non Refundable loans) | - | - | -13.83 | -16.10 | - | - | - | - | - | - |
| Benefits Paid | -11.77 | -9.90 | -47.00 | -37.59 | -10.66 | -6.44 | -1.89 | -1.23 | -15.43 | -11.85 |
| Present value of Benefit Obligation at the end of the period | 81.50 | 73.04 | 474.70 | 460.36 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |

## NOTE 41 : (Contd.)

### B. Reconciliation of Opening and Closing Balances of the Fair value of Plan assets

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| | | | | | | | | | | |
| Fair value of Plan Assets at the beginning of the period | 77.33 | 75.43 | 456.29 | 450.34 | N.A | N.A | N.A | N.A | N.A | N.A |
| Transfer in/(out) plan assets | 0.32 | | 3.32 | 0.02 | N.A | N.A | N.A | N.A | N.A | N.A |
| Interest Income | 4.85 | 5.36 | 29.94 | 31.91 | N.A | N.A | N.A | N.A | N.A | N.A |
| Return on Plan Assets excluding amount included in Net Interest Expense | 0.21 | 6.19 | 6.55 | -8.13 | N.A | N.A | N.A | N.A | N.A | N.A |
| Contributions by Employer | - | 0.25 | 10.93 | 10.59 | N.A | N.A | N.A | N.A | N.A | N.A |
| Contributions by Employees | - | - | 23.81 | 25.26 | N.A | N.A | N.A | N.A | N.A | N.A |
| Benefits Paid | -11.77 | -9.90 | -47.00 | -37.59 | N.A | N.A | N.A | N.A | N.A | N.A |
| Non Refundable Loans Disbursed | - | - | -13.83 | -16.10 | N.A | N.A | N.A | N.A | N.A | N.A |
| Fair value of Plan Assets at the end of the period | 70.94 | 77.33 | 470.01 | 456.29 | N.A | N.A | N.A | N.A | N.A | N.A |

### C. Reconciliation of fair value of plan assets and Present value of defined benefit obligation

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Present value of Benefit Obligation at the end of the period | 81.50 | 73.04 | 474.70 | 460.36 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |
| Fair value of Plan Assets at the end of the period | 70.94 | 77.33 | 470.01 | 456.29 | - | - | - | - | - | - |
| Liability / (Assets) recognised in Balance Sheet | 10.56 | -4.28 | 4.69 | 4.06 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |

## NOTE 41 : (Contd.)

### D. Amount Recognized in Statement of Profit and Loss

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Current Service Cost | 1.33 | 1.80 | 10.93 | 10.59 | 3.27 | 4.28 | 0.58 | 0.79 | 5.33 | 6.30 |
| Past Service Cost | 12.92 | - | - | - | - | - | - | - | - | - |
| Net interest cost | -0.33 | -0.09 | 0.27 | -0.99 | 3.10 | 3.05 | 0.70 | 0.79 | 18.03 | 18.06 |
| Actuarial (Gain) / Loss | - | - | - | - | 1.52 | 2.80 | -0.46 | -0.87 | - | - |
| Recognised in the Statement of Profit & Loss | 13.92 | 1.71 | 11.20 | 9.59 | 7.89 | 10.13 | 0.82 | 0.71 | 23.36 | 24.36 |

### E. Other Comprehensive Income for the period

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025 -26 | 2024 -25 | 2025 -26 | 2024 -25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Components of actuarial gain/losses on obligations: | | | | | | | | | | |
| a. Due to Change in financial assumptions | -0.52 | 1.62 | -0.14 | 0.10 | - | - | - | - | 11.38 | 3.31 |
| b. Due to change in demographic assumption | - | - | - | - | - | - | - | - | - | - |
| c. Due to experience adjustments | 1.65 | 0.02 | 7.05 | 10.80 | - | - | - | - | 6.04 | -13.56 |
| Return on plan assets excluding amounts included in interest income | -0.21 | -6.19 | -6.55 | 8.13 | - | - | - | - | - | - |
| Amounts recognized in Other Comprehensive (Income) / Expense | 0.92 | -4.55 | 0.36 | 19.03 | - | - | - | - | 17.42 | -10.25 |

## NOTE 41 : (Contd.)

### F. Principal actuarial assumption at the Balance Sheet Date

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Discount Rate (p.a.) (%) | 6.75 | 6.60 | 7.25 | 6.65 | 6.75 | 6.60 | 6.75 | 6.60 | 7.85 | 7.00 |
| Guaranteed Rate of Return (p.a.) (%) | - | - | 8.25 | 8.25 | - | - | - | - | - | - |
| Salary increase rate (p.a.) (%) | 6.50 | 6.50 | - | - | 6.50 | 6.50 | 6.50 | 6.50 | 5.00 | 5.00 |
| Withdrawal Rates | Age 25 & Below :3 % p.a. | Age 25 & Below :3 % p.a. | 3% at younger ages reducing to 1% at older ages | 3% at older ages reducing to 1% at older ages | Age 25 & Below : 3 % p.a. | Age 25 & Below : 3 % p.a. | Age 25 & Below : 3 % p.a. | Age 25 & Below : 3 % p.a. | Age 25 & Below :3 % p.a. | Age 25 & Below :3 % p.a. |
| | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | | | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. |
| | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | | | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. |
| | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | | | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. |
| | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | | | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. |
| Leave availment rate | - | - | - | - | 1% p.a | 1% p.a | 1% p.a | 1% p.a | - | - |
| Leave encashment in service | - | - | - | - | 0% p.a | 0% p.a | 0% p.a | 0% p.a | - | - |

### G. Sensitivity to key assumptions

(₹ in Crore)

| Sensitivity Analysis | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Present value of obligation at the end | 81.50 | 73.04 | 474.70 | 460.36 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |
| **Impact of the change in Discount Rate** | | | | | | | | | | |
| Impact due to Increase of 0.50% | 79.82 | 71.42 | 474.59 | 460.25 | 46.50 | 48.67 | 10.20 | 10.91 | 272.01 | 246.62 |

## NOTE 41 : (Contd.)

| Sensitivity Analysis | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Impact due to Decrease of 0.50% | 83.26 | 74.73 | 474.82 | 460.47 | 48.83 | 51.19 | 10.75 | 11.48 | 305.29 | 280.10 |
| **Impact of the change in future Salary increase** | | | | | | | | | | |
| Impact due to Increase of 0.50% | 81.85 | 73.25 | - | - | 48.83 | 51.19 | 10.75 | 11.48 | - | - |
| Impact due to Decrease of 0.50% | 81.10 | 72.88 | - | - | 46.49 | 48.66 | 10.20 | 10.91 | - | - |
| **Impact of the change in Withdrawal rate sensitivity** | | | | | | | | | | |
| Impact due to Increase of W.R*110% | 81.63 | 73.18 | - | - | 47.66 | 49.92 | 10.47 | 11.19 | - | - |
| Impact due to Decrease of W.R*90% | 81.29 | 72.87 | - | - | 47.61 | 49.88 | 10.47 | 11.19 | - | - |
| **Impact of the change in Expected rate of return** | | | | | | | | | | |
| Impact due to Increase of 0.50% | - | - | 471.28 | 460.14 | - | - | - | - | - | - |
| Impact due to Decrease of 0.50% | - | - | 480.05 | 463.07 | - | - | - | - | - | - |
| **Impact of the change in Guaranteed rate** | | | | | | | | | | |
| Impact due to Increase of 0.50% | - | - | 480.05 | 465.78 | - | - | - | - | - | - |
| Impact due to Decrease of 0.50% | - | - | 471.28 | 457.43 | - | - | - | - | - | - |
| **Impact of the change in Medical Growth Rate increase** | | | | | | | | | | |
| Impact due to Increase of 0.50% | - | - | - | - | - | - | - | - | 306.31 | 280.36 |
| Impact due to Decrease of 0.50% | - | - | - | - | - | - | - | - | 270.99 | 246.26 |

## NOTE 41 : (Contd.)

**H. The Effect of the Plan on the Entity's Future Cash Flows**

**(a) The Description on funding arrangements and funding policy**

| Particulars | Gratuity | Provident Fund | Leave Encashment | | PRMB |
|---|---|---|---|---|---|
| | | | EL | HPL | |
| | (Funded) | (Funded) | (Unfunded) | | |
| Funding arrangements and Funding Policy | The company has Purchased an Insurance policy to settle the Gratuity Payment to their employees. Company may do the contribution every years based on the funding valuation carryout by insurance company based on the latest data provided by Company. | The Company has a separate trust to manage Provident Fund Scheme. The Company pays fixed contribution of Provident Fund at a predetermined rate to the trust every month, which invests the funds in permitted securities, as per the investment pattern applicable to exempted trusts, as notified by EPFO from time to time.<br>Further, the Company has an obligation to fund the shortfall in the revenues of the trust, to enable the trust to match the interest payout, as notified by the EPFO every year. The Company also has an obligation to make up for the loss of investments / assets of the trust, if any. | The Entity do not have any funding arrangement. They settle the Leave Encashment on Pay-N-Go basis. | | The Company do not have any funding arrangement. They settle the Benefit payment on Pay-N-Go basis. |

**(b) Expected Contribution during the next annual reporting period**

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Expected contribution | 1.91 | 1.33 | 11.72 | 11.29 | - | - | - | - | - | - |

**(c) The Maturity Profile of Defined Benefit Obligation**

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| The Weighted Average Duration (Years) as at valuation date | 4.22 years | 4.62 years | 5.28 years | 5.62 years | 4.8 years | 5.02 years | 5.32 years | 5.53 years | 22.08 years | 22.7 years |
| Expected cash flows over the next (valued on undiscounted basis) | | | | | | | | | | |
| Year 1 Cashflow | 16.23 | 11.05 | 35.74 | 39.25 | 7.12 | 6.04 | 1.77 | 1.62 | 13.11 | 9.90 |
| Year 2 Cashflow | 14.87 | 11.89 | 63.80 | 42.07 | 8.22 | 7.53 | 1.72 | 1.51 | 14.70 | 10.98 |
| Year 3 Cashflow | 13.00 | 12.75 | 70.56 | 51.96 | 7.71 | 8.49 | 1.46 | 1.81 | 16.46 | 12.35 |

## NOTE 41 : (Contd.)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Year 4 Cashflow | 9.98 | 11.06 | 73.79 | 55.65 | 5.96 | 7.68 | 1.19 | 1.48 | 18.12 | 13.91 |
| Year 5 Cashflow | 10.15 | 7.97 | 59.11 | 53.58 | 5.95 | 5.18 | 1.35 | 1.27 | 19.56 | 15.38 |
| Year 6 to Year 10 Cashflow | 32.30 | 31.97 | 295.38 | 305.87 | 20.95 | 23.87 | 4.29 | 5.18 | 118.83 | 95.36 |

**I. Risk exposure**

The Company is exposed to a number of risks in relation to its defined benefit plans, which predominantly arise from uncertainties associated with the valuation of plan obligations and the performance of plan assets. The principal risks are as follows:

| | |
|---|---|
| Actuarial Risk | It is the risk that benefits will cost more than expected, which may arise due to one of the following reasons:<br>Adverse Salary Growth Experience: Salary hikes that are higher than the assumed salary escalation will result into an increase in Obligation at a rate that is higher than expected.<br>Variability in mortality rates: If actual mortality rates are higher than assumed mortality rate assumption then the defined Benefits will be paid earlier than expected. Since there is no condition of vesting on the death benefit, the acceleration of cashflow will lead to an actuarial loss or gain depending on the relative values of the assumed salary growth and discount rate.<br>Variability in withdrawal rates: If actual withdrawal rates are higher than assumed withdrawal rate assumption then the defined Benefits will be paid earlier than expected. The impact of this will depend on whether the benefits are vested as at the resignation date. |
| Investment Risk | For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter valuation period. |
| Market Risk | Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/ government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date. |
| Liquidity Risk | Employees with higher salaries and longer durations, accumulate significant level of benefits. In case, a number of such employees resign/retire from the company there can be strain on the cashflows. |
| Legislative Risk | Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/ regulation. The government may amend the relevant Act/Rules/Regulations, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective. |

*Note: The management has relied on the overall actuarial valuation conducted by the actuary.*

**13) Details of Provisions**

**(₹ in Crore)**

| S. No. | Particulars | Opening Balance | Additions During the year | Paid/ Adjusted during the year | Closing Balance |
|---|---|---|---|---|---|
| **A** | **Provision for employees' benefit** | | | | |
| (i) | Leave encashment | 61.09 | 2.21 | 5.20 | 58.10 |

## NOTE 41 : (Contd.)

| S. No. | Particulars | Opening Balance | Additions During the year | Paid/ Adjusted during the year | Closing Balance |
|---|---|---|---|---|---|
| | Previous Year | 57.93 | 7.68 | 4.52 | 61.09 |
| (ii) | Post-retirement medical benefit | 262.54 | 50.89 | 25.54 | 287.89 |
| | Previous Year | 260.29 | 15.33 | 13.08 | 262.54 |
| (iii) | Welfare expenses | 1.59 | 0.00 | 0.09 | 1.51 |
| | Previous Year | 1.62 | 0.00 | 0.04 | 1.59 |
| (iv) | Gratuity | (4.28) | 15.39 | 0.55 | 10.56 |
| | Previous Year | (1.20) | 3.30 | 6.38 | (4.28) |
| (v) | Provident Fund | 4.06 | 4.34 | 3.72 | 4.69 |
| | Previous Year | (13.98) | 18.04 | - | 4.06 |
| (vi) | Economic Rehabilitation Scheme | - | 0.91 | - | 0.91 |
| **B** | **Others** | | | | |
| (i) | Provision for Income Tax | 639.00 | 603.00 | 639.00 | 603.00 |
| | Previous Year | 512.00 | 639.00 | 512.00 | 639.00 |
| **C** | **Provisions on Loans (ECL -Net)** | | | | |
| (i) | Provision on loans (ECL) | 1811.20 | 13.22 | 203.21 | 1621.21 |
| | Previous Year | 2222.55 | 29.31 | 440.66 | 1811.20 |
| **D** | **Provision on Corporate Social Responsibility (CSR)** | | | | |
| (i) | Provision on CSR | 35.50 | 57.90 | 60.06 | 33.34 |
| | Previous Year | 39.30 | 49.34 | 53.14 | 35.50 |
| **E** | **Provisions on Investment/ Advances/ Debtors/ Staff Advances/against disputed service tax paid** | | | | |
| (i) | Provisions on Investment | 3.11 | - | - | 3.11 |
| | Previous Year | 3.11 | - | - | 3.11 |
| (ii) | Provision on staff advances | 0.15 | 0.09 | 0.16 | 0.08 |
| | Previous Year | 0.15 | - | - | 0.15 |
| (iii) | Provision on Advances | 6.11 | 0.36 | 2.43 | 4.04 |
| | Previous Year | 6.25 | 0.01 | 0.15 | 6.11 |
| (iv) | Provision on Doubtful Debts | 3.57 | 0.01 | 1.59 | 1.99 |
| | Previous Year | 10.39 | 0.35 | 7.17 | 3.57 |
| (v) | Provision against disputed service tax paid | 0.00 | - | - | 0.00 |
| | Previous Year | 2.49 | - | 2.49 | 0.00 |

**14)** **A.** RBI vide letter No.S510/Reg. New/09.10.001/2024-25 dated 23rd August, 2024 and CoR vide Registration No.N-14.03626 dated 23rd August, 2024, had granted registration to HUDCO as a Non-Banking Financial Company – Infrastructure Finance Company (NBFC-IFC). RBI has further advised HUDCO to comply with certain conditions by March 31st, 2026.The company has undertaken sincere and continuous efforts to comply with all the conditions attached to the CoR. However, the following two conditions could not be fully achieved within the stipulated timeline:-

"The company to divest from the four non-operative group companies."

"The company shall ensure that it meets Principal Business Criteria as an NBFC-IFC."

In this regard, the process of divestment is currently underway in adherence to the due process prescribed by DIPAM and other regulatory norms. Further, the company took forward the process of aligning its asset profile to meet the prescribed Principal Business Criteria, i.e., achieving the required threshold of infrastructure loans. Accordingly, the company vide letter dated May 4th, 2026, has requested Reserve Bank of India to grant extension of time up to March 31st, 2027, along with a roadmap outlining the strategy and approach to achieve the conditions by March 31st, 2027.



## NOTE 41 : (Contd.)

**B.** RBI has issued Master Direction - Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025, HUDCO falls under the category of Middle Layer NBFC. Further, as per Reserve Bank of India (Non-Banking Financial Companies - Concentration Risk Management) Directions, 2025, the NBFC-IFC shall not have exposure (credit/investment taken together) exceeding 30% of its Tier 1 capital to a single party and 50% of its Tier 1 capital to a single group of parties. As per Reserve Bank of India (Non-Banking Financial Companies - Concentration Risk Management) Directions, 2025, the exposure norms not apply to:

1) Investments of an NBFC in shares of its subsidiaries companies in the same group, to the extent they have been reduced from Owned Funds for the calculation of NOF; and

2) The book value of debentures, bonds, outstanding loans and advances (including hire-purchase and lease finance) made to, and deposits with-

   a. subsidiaries of the NBFC; and

   b. companies in the same group,

   to the extent they have been reduced from Owned Funds for the calculation of NOF.

3) The exposures listed below shall also be exempt from exposure norms:

   a. Exposure to the Government of India and State Governments which are eligible for zero per cent risk weight under capital regulations applicable to an NBFC.

      Note: To the extent of State Government guarantee used for offsetting exposures by NBFC-ML, the exposure shall shift to the State Government with applicable risk weight of 20 percent. No cap has been fixed for shifting of exposure on the State Government.

   b. Exposure where the principal and interest are fully guaranteed by the Government of India.

      Currently, HUDCO is computing exposure and complying with credit concentration norms as per RBI Circular No. RBI/DOR/2025-26/351, DOR.CRE.REC.270/07-03-008/2025-26 dated November 28, 2025, on Concentration Risk Management.

**15) Details of registration number obtained from financial sector regulators:**

| S. No. | Particulars | Registration Number |
|---|---|---|
| a. | Reserve Bank of India (RBI) | N-14.03626 |
| b. | Legal Entity Identifier (LEI) | 335800KSC46MN2VPTI91 |
| c. | Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) | F0062 |
| d. | Corporate Identification Number (CIN) | L74899DL1970GOI005276 |

**16)** The Company in terms of SEBI (Listing Obligations and Disclosure Requirements) (Fifth Amendments) Regulations 2021 dated 07/09/2021, is presently transferring principal and/or interest, or both (if any) which remains unclaimed for 7 years from the date of payment to Investor Education and Protection Fund (IEPF) constituted in terms of Section 125 of the Companies Act, 2013. The bondholders, whose unclaimed principal and/or interest has been transferred to IEPF, may claim the same by making an online application in the prescribed “Form No. IEPF-5” available on the IEPF website (www.iepf.gov.in) and sending a physical copy of the same, duly signed by all the bondholders to the Company, along with requisite documents enumerated in “Form No. IEPF-5”. No claims shall lie against the Company in respect of the amounts, so transferred to the IEPF Authority.

Dividend on equity shares and Principal & interest on Debentures/Bonds/PDS aggregating to ₹23.52 Crore (Previous Year ₹ 19.63 Crore) were due and unclaimed as on 31st March, 2026. During the year 2025-26, an amount of 1.05 Crore (previous year ₹ 0.79 Crore) has been transferred to IEPF after completion of statutory period of seven years.

**17)** The Company is in the continuous process of obtaining confirmation from its suppliers regarding their status under the “Micro, Small and Medium Enterprises Development Act, 2006”. The company has outstanding due Rs. 0.86 Crore of MSME as on 31.03.2026 (previous year Rs.1.02 Crore).

## NOTE 41 : (Contd.)

(₹ in Crore)

| Particulars | March 31, 2026 | March 31, 2025 |
|---|---|---|
| The principal amount remaining unpaid to any supplier | 0.86 | 1.02 |
| The interest due thereon (above principal amount) remaining unpaid to any supplier | - | - |
| The amount of interest paid by the buyer in terms of Section 16, along with the amount of payment made to the supplier beyond the appointed day for the year ended | - | - |
| The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act; | - | - |
| The amount of interest accrued and remaining unpaid at the end of the year | - | - |
| The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23 of MSME Act, 2006. | - | - |

**18)** The Company is engaged in the business of providing loans/finance for Housing/ Infrastructure projects and all other activities of the Company revolve around the main business within India. Accordingly, the company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".

**19)** (i) The company has tested Impairment on fixed assets in detail as per Ind-As 36 and as a result of assessment/testing, there is no Impairment of fixed assets during the Financial Year 2025-26.

(ii) Vide gazette notification no. 26/2019 dated 20th March, 2019, the Company was notified for the purposes of Section 194A(3)(iii)(f) of the Income Tax Act, 1961 for non-deduction of Tax at source.

**20)** HUDCO had discontinued accepting / renewing Public Deposit under the Public Deposit Scheme w.e.f. 1st July, 2019, no fresh deposits were accepted/renewed by HUDCO thereafter. No Deposits were matured/paid to depositors in the Financial Year 2025-26 as the outstanding amount under HUDCO Public Deposit Scheme was NIL as on 31st March, 2026 (Previous year NIL) except Unclaimed amount under HUDCO Public Deposit Scheme.

**21)** The company, while raising resources, is incurring expenses of recurring nature such as debenture trusteeship fees, listing fees to stock exchanges, custodian charges to depositories, R&T Charges etc., which are not amortized over life of resource raised. The aforesaid expenses are charged to Statement of Profit and Loss under the Head "Fees and Commission Expense".

**22)** An amount of ₹3.85 Crore has been received during current FY 2025-2026 (Previous Year - ₹1.78 Crore) from Company's maintained PF Trust as against the amount of Rs.31.10 Crore recouped by the Company in FY 2022-2023 to the Trust.

**23)** Disclosure regarding Large Corporate (LCs) under the "Revised Framework for 'Large Corporates' (LCs)"

| Particulars | FY 2024 | FY 2025 | FY 2026 |
|---|---|---|---|
| | Amount in ₹ Crores | Amount in ₹ Crores | Amount in ₹ Crores |
| Outstanding Qualified Borrowings at the start of FY (With Original Maturity of more than one year and excluding ECB) | 61,101.06 | 62,493.41 | 80,097.98 |
| Outstanding Qualified Borrowings at the end of the FY (With Original Maturity of more than one year and excluding ECB) | 62,493.41 | 80,097.98 | 126,428.98 |
| Highest Credit Rating of the Company relating to the unsupported bank borrowings or plain vanilla bonds, which have no structuring/ support built in | "AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings | "AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings | "AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings |

## NOTE 41 : (Contd.)

| Particulars | FY 2024 | FY 2025 | FY 2026 |
|---|---|---|---|
| | Amount in ₹ Crores | Amount in ₹ Crores | Amount in ₹ Crores |
| Incremental Borrowings done during the year (With Original Maturity of more than one year and excluding ECB) | 10,502.50 | 24,835.50 | 49,184.69 |
| Borrowings by way of issuance of debt securities during the year | 1,500.00 | 14,768.50 | 10,396.12 |
| Reasons for short fall, if any, in mandatory borrowings through debt securities | See note below* | NA | NA |

* SEBI (Issue and listing of Non convertible securities) Regulations, mandates Large Corporates to raise minimum 25% of their incremental borrowings (with original maturity of over 1 year) in a financial year through issue of debt securities. However, the sources / modes of borrowings are finalised based on cost effectiveness of each chosen source and prevailing market conditions. As Corporate Bond yields continued to remain elevated during the financial year, alternative sources / modes of borrowings were chosen to meet operational requirements. This approach ensured diversification of overall resource base and cost optimisation amidst evolving market conditions.

**24)** **A.** During the year ended 31st March 2026, the Company has raised funds through issue of listed non-convertible debt security on private placement basis. The issue proceeds of non-convertible debt securities issued during the period, have been fully utilized for the purpose(s)/ objects stated in the offer documents/ Information memorandum and there has been no deviation / variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer documents/ Information memorandum. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner.

**B.** During the year, Central Board of Direct Taxes, Department of Revenue, Ministry of Finance vide Notification No. S.O. 1644(E) dated 7th April, 2025, has permitted Housing and Urban Development Corporation Limited (HUDCO) to issue Capital Gain Tax Exemption bonds under Section 54EC of the Income-tax Act, 1961 w.e.f. 1st April, 2025 to raise funds from the markets by way of private placement route through 54EC Capital Gain Bonds in the nature of non-convertible non-transferable secured bonds redeemable after five years having benefits of the section 54EC of the Income Tax Act, 1961.The Company launched its maiden issue of 54EC Capital Gain Bonds in May 2025 and mobilized a sum of ₹121.12 Crore during the year 2025-26.

**C.** During the year, the Company issued Perpetual Debt Instruments of face value of ₹1 Crore each aggregating to ₹1,442 Crore. The instruments are perpetual in nature with no contractual maturity and are callable at the option of the Company after completion of 10 years from the date of allotment, subject to approval of the Reserve Bank of India. Coupon payments on these instruments are subject to regulatory conditions and may be deferred under specified circumstances. Non-payment of coupon does not constitute an event of default. Based on the contractual terms and the requirements of Ind AS 32, the instruments have been classified as instrument entirely in nature equity.

During the year, Company has issued Perpetual Debt Instruments of face value of ₹ 1 Crore each, with no maturity and callable only at the option of the Company after 10 years. The claims of the holders of the securities shall be (a) Superior to the claims of the holders of the equity shares issued by the company; and (b) Subordinated to the claims of all other creditors of the Issuer. The instruments carry a step-up provision if not called after 10 years. The Bonds shall be subjected to a lock-in clause pursuant to which the Issuer may defer payment of coupon where (i) the Capital to Risk Assets Ratio ("CRAR") of the Issuer is below the minimum regulatory requirement prescribed by the Reserve Bank of India ("RBI"); or (ii) the impact of such payment results in CRAR of the Issuer falling below or remaining below the minimum regulatory requirement prescribed by RBI. Further, in the event that payment of coupon may result in or increase the net loss of the Issuer, such payment shall only be subject to prior approval of RBI and shall be made only upon receipt of such approval, provided that the CRAR remains above the prescribed regulatory requirement after such payment. Coupon shall not be cumulative, in cases where non-payment arises on account of loss. The invocation of the lock-in clause by the Issuer shall not be construed as a default committed by the Issuer and shall not result in the occurrence of an Event of Default. As these securities are perpetual in nature and the Company does not have any redemption obligation and discretion on payment of coupon, these have been classified as equity.

## NOTE 41 : (Contd.)

**Details of the Perpetual Debt Instruments issued are as follows:**

| Particulars | Coupon Rate | Number of Bonds | Date of allotment | Year ended 31-03-2026 | Year ended 31-03-2025 |
|---|---|---|---|---|---|
| Series 2025-26 | 7.87% | 1442 | 13-02-2026 | Rs.1442 cr | 0.00 |

**25)** The Company makes full provision on doubtful debtors/ receivables which are outstanding for more than three years.

**26)** The Company has taken various office premises on cancellable operating lease basis with an option to cancel the lease. The aggregate lease rentals payable is charged as "Office Rent under Note No. 32- Other Expenses" of the Statement of Profit & Loss. Further, there is no financial lease as Company's leasing arrangement does not transfer substantially all risks & rewards incidental to the ownership of an asset.

**27)** During the year under review, a provision for bad and doubtful debts under section 36(1)(viia), of Income Tax Act 1961 equivalent to 5% of the taxable income (after allowing deduction u/s 36(1)(viii)), totaling to ₹ 118.00 Crore has been created.

**28)** **(a)** The company has declared an interim dividend-I of ₹230.22 Crore @ ₹1.15 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 06th August 2025. The same has been paid to shareholders within prescribed timelines.

**(b)** The company has declared an interim dividend-II of ₹200.19 Crore @ ₹1.00 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 10th November 2025. The same has been paid to shareholders within prescribed timelines.

**(c)** The company has declared an interim dividend-III of ₹230.22 Crore @ ₹1.15 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 29th January 2026. The same has been paid to shareholders within prescribed timelines.

**(d)** The company has declared an interim dividend-IV of ₹250.24 Crore @ ₹1.25 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 23rd March 2026. The same has been paid to shareholders within prescribed timelines.

**(e)** The Board of Directors at its meeting held on 14th May, 2026 has recommended a Final Dividend of ₹1.50 per share of ₹10/- each, which is subject to approval of shareholders at the ensuing Annual General Meeting.

**29)** **Details of Expenditure / Earnings in foreign currency:**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| **Expenditure** | | |
| a) Travelling | 0.55 | 0.44 |
| b) Interest/Other expenses on | | |
| Foreign Loan * | 159.07 | 109.01 |
| c) Others | 0.59 | 0.24 |
| **Total Expenditure** | **160.21** | **109.69** |
| **Earnings** | | |
| a) Interest on overseas deposit | 0.00 | 0.00 |

**Value of expenditure and earnings made during the year out/in of the Country.*

**30)** **Earnings Per Share**

Earnings per share is calculated by dividing the profit attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year as under:

For the purpose of computation of Earnings per Share, profit attributable to equity shareholders has been computed after deducting distribution on perpetual securities, whether declared or not, in accordance with Ind AS 33.



## NOTE 41 : (Contd.)

(₹ in Crore)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Net Profit for the period attributable to equity shareholders (₹ in Crore) (a) | 4034.37 | 2709.14 |
| Weighted Average number of Equity Shares (b) | 2001900000 | 2001900000 |
| Basic / Diluted Earnings Per Share of ₹ 10/- each (₹) (a/b) | 20.15 | 13.53 |

**31)** As per the Ind AS- 109, the impairment of the loan asset is being arrived by working out on Expected Credit Loss (ECL). Our Project loans portfolio is segregated into Government and Non-Government segment. In case of government loans, it is further segregated into Housing and UIF segment and non-government loans are segregated sector wise i.e. Building Material Industries, Core, Emerging, Energy, Roads and Transportation Value Added Real Estate and Social Housing. Further, all the loans are divided into three categories: -

Stage – 1 - 0-30 days

Stage – 2 - 31-90 days

Stage – 3 - Above 90 days.

**Summary of ECL as on 31st March, 2026**

(₹ in Crore)

| Portfolio | Stage 1 | Stage 2 | Stage 3 | Grand Total |
|---|---|---|---|---|
| Government | | | | |
| Govt-Housing | 3.46 | 6.13 | 29.19 | 38.78 |
| Govt-Urban Infra | 12.89 | 1.26 | 43.75 | 57.90 |
| **Govt Total** | **16.35** | **7.39** | **72.94** | **96.68** |
| Non Government | | | | |
| Building Material Industries | - | - | 8.36 | 8.36 |
| Core Infrastructure | - | - | 2.82 | 2.82 |
| Emerging Sector | - | - | 349.88 | 349.88 |
| Power and Transport | 2.59 | - | 745.47 | 748.06 |
| Social Housing | - | - | 10.16 | 10.16 |
| Value Added Real Estate & Other Housing | - | - | 383.30 | 383.30 |
| **Non Govt Total** | **2.59** | **-** | **1,499.99** | **1,502.58** |
| ECL on Loan Commitments | 4.85 | 1.03 | - | 5.89 |
| ECL on Interest Accrued | 0.16 | 0.25 | - | 0.41 |
| ECL on HUDCO Niwas Loan | 0.07 | 0.02 | 15.56 | 15.65 |
| **Total ECL** | **24.02** | **8.69** | **1,588.49** | **1,621.21** |

**32) Exit from Associate Companies:**

Reserve Bank of India while issuing the certification of Registration No. 14.03626 dated 24th August 2024 for registration of Hudco as NBFC-IFC from existing NBFC-HFC advised, inter alia, that HUDCO shall divest from the four non-operative group companies viz, Shristi Infrastructure Development Limited(SUIDL), Signa Infrastructure India Limited(SIIL), Pragati Social Infrastructure Development Ltd. (PSIDL) and Ind Bank Housing Limited (IBHL) by 31.03.2026. In line with the directive action for the divestment from the all four companies was immediately initiated.

Hudco being a listed Navratna CPSE, requisite approvals were obtained from the Board of directors in December 2024 for selling the stake in the four companies, by duly following the due process as specified in DIPAM OM dated 14th September,2022. As per the circular, the sale of stakes in the Joint venture is to be recommended by the parent CPSE to its administrative Ministry, which then forwards the proposal to the DIPAM for consideration of In-Principal approval by the Alternative Mechanism(AM). The proposal of Hudco was forwarded to administrative ministry on 16th

## NOTE 41 : (Contd.)

July,2025. A cabinet note was forwarded by the administrative Ministry to the DIPAM on 16th September,2025. Thereafter, a round of clarifications were provided to the DIPAM who vide OM F.NO 12/11/2025-DIPAM-V dated 11th February,2026 granted the In principal approval of the Alternative Mechanism for sale of stake/exit by HUDCO.

A committee was constituted to carry out the due-diligence to arrive at the offer price to be offered to the JV partners. The committee examined the valuation reports etc and submitted the report recommending issuing the Offer for proposal to all the existing shareholders or their nominees in the JV company for purchase of HUDCO's shares in writing with a 30/60 days' time to respond from the date of receipt of the proposal. The associate wise status current status is as follows:

**1. Shristi Urban infrastructure Development Limited (SUIDL):**

The company had decided to exit from Shristi Urban Infrastructure Development Ltd.-SUIDL with Shristi infrastructure Development Corporation Ltd. In this regard, the underlying assets i.e., SARGA Udaipur Hotels and Resorts Pvt. Ltd. (Being subsidiary of Shristi Urban Infrastructure Development Ltd.-SUIDL) has voluntarily approached NCLT for Insolvency Proceedings. Upon failure of the CIRP the Resolution professional has filled liquidation application with NCLT.

SUIDL being a non-operative company with negative net-worth, the value of each equity share was valued at Rs. (4.66) by the IBBI valuer. The offer for sale at the investment value of Rs. 3 Crore (1.5 times of the Hudco's investment, in line with JV clause) was issued with a 30 days' notice period on 26th Feb 2026. The notice period has expired, however the company did not respond to HUDCO's offer.

**2. Signa infrastructure India Limited (SIIL):**

The company has decided to exit Signa Infrastructure India Ltd. With Marg Construction Ltd. In pursuance of the Board's approval, the valuer was appointed by the Associate Company i.e., SIIL and indicated the value of the shares (Rs.10 each) at Rs.76.22 per share. HUDCO has made an offer to the Associate Partner to purchase HUDCO shares in SIIL. The company has not responded to HUDCO offer. The board of HUDCO was updated of the latest status and HUDCO Board in its meeting held on 19th December, 2019 decided that steps be taken for termination of joint venture agreement with M/s. Marg construction Ltd. (Promoter of Signa Infrastructure India Ltd) & withdrawal of HUDCO Nominee Director, in pursuance of Board Decision, HUDCO Nominee Director had submitted his resignation to the Company.

SIIL being a non-operative company with negative net-worth, the value of each equity share was valued at Rs. (12.64) by the IBBI valuer. The offer for sale at the investment value of Rs. 1.30 lacs was issued with a 30 days' notice period on 26th Feb 2026. The notice period has expired, however the company did not respond to HUDCO's offer.

**3. Pragati Social infrastructure Development Ltd (PSIDL)**

HUDCO has decided to exit from Pragati Social Infrastructure & Development Ltd.-PSIDL. PSIDL is not providing any financial information for the purpose of valuation of shares because of court injunction. HUDCO has filed a Petition u/s 397 & 398 of the Companies Act 1956 before National Company Law Tribunal (NCLT) for oppression and mismanagement of operations, against Pragati Social Infrastructure & Development Limited (PSIDL). Pragati is a non-operative company has not filed its annual regulatory filings since 2009. In the absence of books of accounts for a very long time it is not possible to estimate the releasable value, if any.

As per the JV agreement RoFR was applicable for a period of 7 years. Since the RoFR clause has expired, due process for the disposal of the shares needs to be considered.

**4. Ind Bank Housing Limited (IBHL): value of investment**

The company had decided to exit from Ind Bank Housing Limited. The Company had invested Rs.2.50 Crore in the shares of the Ind bank Housing Ltd. (IBHL) more than 30 years back. There is no shareholder agreement of JV agreement. Considering the fact that IBHL has highly negative Net Worth and meagre volume of trading (500 to 7000 shares ) in the share of the company, even though market price of the share as on 31st March, 2026 is 40 per share .HUDCO continues to reflect the investment of Rs.2.50 Crore in IBHL at diminished value of Rs.1 only as on 31st March, 2026. Besides RBI vide letter dated 10th October 2023 has informed that CoR granted by NHB to IBHL has been cancelled vide order dated 21st September 2023 hence no longer an HFC.

The offer for sale was issued with a 30 days' notice period, however the company has stated that Indian Bank is not able to consider HUDCO's offer due to regulatory constraints.

HUDCO will continue to initiate the further course of action involving public auction etc. while adhering to the due process. The time being taken in the process is on account of the regulatory requirements to be adhered to by HUDCO

## NOTE 41 : (Contd.)

and non-co-operation on the part of the aforesaid companies.

In the light of above it is earnestly requested that while HUDCO continues with its process, as the outcome of the process is not in the control of HUDCO extension the timeline for completion of the stake sale/ delinking from the condition of NBFC-IFC may be considered. Regulatory compliances and requirements specially like physical form of shares, non-functional business, non-responsive JV partners are some of the hindrances for a successful stake sale.

**33) Related parties Disclosure:**

**(a) Associates including Joint Venture**

(1) Shristi Urban Infrastructure Development Ltd.

(2) Pragati Social Infrastructure & Development Ltd.

(3) Signa Infrastructure India Ltd.

(4) Indbank Housing Ltd.

**(b) Key Management Personnel during the year 2025-26**

| Sl. No. | Director(s) | Status |
|---|---|---|
| **1.** | Shri Sanjay Kulshrestha | Chairman & Managing Director<br>(w.e.f. 16.10.2023) (A/N) |
| **2.** | Shri M. Nagaraj | Director Corporate Planning (DCP)<br>(w.e.f. 01.02.2019) |
| **3.** | Shri Daljeet Singh Khatri | Director Finance (DF) & Chief Financial Officer<br>(DF w.e.f. 14.08.2024 & Chief Financial Officer w.e.f. 25.09.2024) |
| **4.** | Shri Vikas Goyal | Company Secretary<br>(w.e.f. 26.02.2024) |
| **5.** | Shri LVS Sudhakar Babu | Key Managerial Personnel<br>(From 22.01.2025 to 06.11.2025) |

**(c) Transactions with Associates including Joint Venture:**

**Investment in Associates including Joint Venture**

**(₹ in Crore)**

| **Proportion of ownership** | **25%** | **40%** | **26%** | | **Total** |
|---|---|---|---|---|---|
| **Nature of Transactions** | **Ind bank Housing Ltd.** | **Shristi Urban Infrastructure Development Ltd.** | **Pragati Social Infrastructure & Development Ltd.** | **Signa Infrastructure India Ltd.** | |
| Investments | | | | | |
| Balance as at 01.04.2025 | 2.50 | 2.00 | 0.13 | 0.01 | 4.64 |
| Additions during the year | - | - | - | - | - |
| Deductions during the year | - | - | - | - | - |
| **Balance as at 31.03.2026** | **2.50** | **2.00** | **0.13** | **0.01** | **4.64** |

**(d) Transactions with Key Management Personnel:**

The statement of loans / advances given to Key Managerial Personnel for the year ended 31st March, 2026 is given below:

## NOTE 41 : (Contd.)

a. Shri Sanjay Kulshrestha, Chairman and Managing Director, joined HUDCO on 16th October, 2023. However, He has not taken any advance during the year. An amount of Rs 1,04,603/- is outstanding towards Welfare Advance including interest of Rs. 10,167/- as on 31st March, 2026.Maximum outstanding during the financial year was Rs.2,49,385.

b. Shri M. Nagaraj, joined as Director-Corporate Planning HUDCO on 1st February, 2019. However, He has not taken any advance during the year. There is no outstanding towards advances as on 31st March, 2026.

c. Shri Daljeet Singh Khatri, joined as Director - Finance HUDCO on 14th August, 2024 and taken charge of Chief Financial Officer on 25.09. 2024.However, He has not taken any advance during the year. There is no outstanding towards advances as on 31st March, 2026.

d. Shri LVS Sudhakar Babu, Executive Director - Finance was KMP w.e.f. 22.01.2025 to 06.11.2025. However, he has taken Welfare advance of. Rs.5,00,000/- during the year. An amount of Rs 3,86,848/- is outstanding towards Welfare Advance including interest of Rs. 11,847/- as on 31st March, 2026 and HBA Interest outstanding of Rs. 3,50,773/- as on 31st March, 2026. Maximum outstanding during the financial year was Rs.9,18,220.

e. Shri Vikas Goyal, joined HUDCO on 16th February,2024 and taken charge as Company Secretary from 26th February, 2024. However, He has not taken any advance during the year. There is no outstanding towards advances as on 31st March, 2026.

| Type of Borrower | Amount of loan and advance in the nature of loan outstanding ( Amount in Crore) | Percentage to the total loans and the advances in nature of loans |
|---|---|---|
| Directors | 0.01 | 0.00 |
| Promoters | 0.00 | 0.00 |
| KMPs | 0.07 | 0.00 |
| Other Related Party | - | - |
| **TOTAL** | **0.08** | **0.00** |

**(e) Remuneration of Key Management Personnel:**

The remuneration of key management personnel and close member of Key Management Personnel of the Company are set out below in aggregate for each of the categories specified in Ind AS 24 Related party disclosures.

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Short term employees' benefits | 2.36 | 2.34 |
| Post-employment benefits# | 0.41 | 1.05 |
| Other long-term benefits | 0.90 | 0.75 |
| Terminal benefits | 0.00 | 0.00 |
| Share based payment | 0.00 | 0.00 |
| **TOTAL** | **3.67** | **4.14** |

# Does not include gratuity and compensated absences as these are provided in the books of accounts on the basis of actuarial valuation for the company as a whole and hence individual amount cannot be determined.

**(f)** As per DPE letter dated 21st January, 2013, the Chairman and Managing Director and Whole Time Directors are entitled to use staff car for private use upto 1,000 km. per month against payment of ₹2,000/- per month.

**(g) Sitting Fee to Independent Directors for the Financial Year 2025-26:**

| Director | Board Meeting (₹) | Committee Meeting (₹) | Total (₹) |
|---|---|---|---|
| **Smt. Sabitha Bojan** | 3,30,000 | 6,75,000 | 10,05,000 |
| **Shri Kantilal Chaturbhai Patel** | 3,30,000 | 6,75,000 | 10,05,000 |
| **Dr. Ravindra Kumar Ray** | 3,00,000 | 3,75,000 | 6,75,000 |
| | **Total** | | 26,85,000 |

## NOTE 41 : (Contd.)

**(h) Transactions with Promoters for the Financial Year 2025-26:**

| Particular | % of holding | Promoter Contribution (in Crore) | Dividend paid during the year |
|---|---|---|---|
| Ministry of Housing & Urban Affairs | 54.27 | 1,086.43 | 608.40 |
| Ministry of Rural Development | 20.73 | 415.00 | 232.40 |
| **Total** | **75.00** | **1,501.43** | **840.80** |

**34) Information in relation to the interest of the company in Associates including joint venture**

**a) Details of Associates Including joint venture**

| Name of the Company | Contribution towards equity (₹ in Crore) | Principal Place of business /Country of Incorporation | Proportion of ownership |
|---|---|---|---|
| Shristi Urban Infrastructure Development Ltd. | 2.00 | India | 40% |
| Pragati Social Infrastructure & Development Ltd. | 0.13 | India | 26% |
| Signa Infrastructure India Ltd. | 0.01 | India | 26% |
| Indbank Housing Ltd. | 2.50 | India | 25% |
| **Total** | **4.64** | | |

**b) The following table summarizes key information relevant to associate Shristi Urban Infrastructure Development Ltd.**

**(₹ in Crore)**

| Particulars | 31st March, 2026*$ (Provisional) | 31st March, 2025 (Provisional) |
|---|---|---|
| Cash and cash equivalents | 0.67 | 0.72 |
| Trade receivables | 5.12 | 5.12 |
| Property, plant and equipment | 0.01 | 0.01 |
| Investment | - | - |
| Capital work-in-progress | 33.91 | 33.86 |
| Other financial assets | 0.56 | 0.56 |
| Other current assets | 0.52 | 0.25 |
| Other non-current assets | 1.28 | 1.28 |
| Current tax assets | 0.15 | 0.15 |
| Provisions | (0.03) | (0.03) |
| Borrowings | (22.06) | (22.06) |
| Trade payable | (0.65) | (0.37) |
| Other liabilities | (16.87) | (16.87) |
| **Net Assets** | -2.61 | -2.62 |
| **Profit after tax** | (0.00) | (0.00) |

## NOTE 41 : (Contd.)

*Information in respect of Investments in Associate viz., Pragati Social Infrastructure & Development Ltd, Signa Infrastructure India Ltd and Indbank Housing Limited have not been incorporated as HUDCO has decided to exit from the Associate and has provided for full diminution in the value of investment.

$ Information Includes consolidation on the basis of last available audited financials for March 2024 of SARGA Udaipur hotels & resorts Ltd., associate company of Shristi Urban Infrastructure Development Ltd., as the company is under liquidation.

### 35) Corporate Social Responsibility

The Company has formulated a CSR Policy in line with the guidelines issued by the Department of Public Enterprises (DPE) via Office Memorandum No. CSR-15/0008/2014-Dir (CSR) dated August 1,2016, and the relevant provisions of the Companies Act, 2013. The policy was approved by HUDCO's Board based on the recommendations of the Committee of the Board. It was further amended in April 2025 and shall continue to be revised as and when required by the Board.

In accordance with the Companies Act, 2013, the Company approved a CSR budget allocation for FY 2025-26 equivalent to 2% of the average profit before tax of the three immediately preceding financial years, amounting to ₹57.89 Crore.

| S. No. | Particulars | 2025-26 (₹ in Crore) | 2024-25 (₹ in Crore) |
|---|---|---|---|
| 1. | Gross amount required to be spent (including surplus) | 57.90 | 49.34 |
| 2. | Amount spent during the year: | 60.06# | |
| | i) Construction/Acquisition of any asset | 38.66 | — |
| | ii) Other than (i) above | 21.40 | 52.72 |

(#) Includes expenditure on projects from FY 2024-25 and ongoing projects from FY 2023-24 and 2022-23 along with administrative overheads.

Pursuant to the Companies (CSR Policy) Amendment Rules, 2021, issued by the Ministry of Corporate Affairs on January 22, 2021, any unspent amount related to ongoing CSR projects must be transferred to an "Unspent CSR Account" within 30 days from the end of the financial year. This amount must be utilized within three financial years, failing which it shall be transferred to a fund specified in Schedule VII under Section 135 of the Companies Act, 2013, within 30 days from the end of the third year.

The CSR amount required to be spent has been booked under the Profit & Loss account during the year. Details of CSR activities carried out in the Current Financial Year 2025-2026 are tabulated below:

| S. No. | Particular | 31.03.2026 (₹ in Crore) |
|---|---|---|
| **1** | **CSR Projects sanctioned during the Financial Year (including Rs.2.89 Crore as Admin Cost)** | **75.06** |
| a | CSR Budget required to be utilized by the company during the Financial Year based on 2% of the Average Standalone Net Profit of Last 3 Years | 57.89 |
| b | Surplus arises refunded by Implementing Agency | 0.01 |
| **2** | Total Amount to be spent (a+b) | 57.90 |
| **3** | Amount utilized during the Financial Year 2025-26 on CSR activities from Sanctioned Budget | |
| i) | Towards CSR Projects | 22.26 |
| ii) | Towards transfer to Funds specified under Schedule VII of Companies Act 2013 | NIL |
| iii) | Towards CSR Administrative Overheads | 2.89 |
| | Total (3i+3ii+3iii) | 25.15 |
| **4** | Current year shortfall / unutilized (2-3) | 32.75 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 2.61 |
| ii) | Amount to be transfer to Unspent CSR Bank Account on or before 30th April | 30.14 |

## NOTE 41 : (Contd.)

| S. No. | Particular | 31.03.2026 (₹ in Crore) |
|---|---|---|
| **5** | **Opening balance of Unspent CSR Budget of the Previous Years** | |
| **a** | 2022-2023 | 10.41 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 1.93 |
| ii) | Amount available in the Unspent CSR Bank Account 2022-2023 | 8.48 |
| **b** | 2023-2024 | 2.31 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 1.36 |
| ii) | Amount available in the Unspent CSR Bank Account 2023-2024 | 0.95 |
| **c** | 2024-2025 | 22.79 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 5.36 |
| ii) | Amount available in the Unspent CSR Bank Account 2024-2025 | 17.43 |
| | Total (5a+5b+5c) | 35.51 |
| **6** | Amount utilized during financial year 2025-2026 out of the Unspent CSR Budget of Previous Years | |
| i) | Towards Projects | |
| | 2022-2023 | 5.25 |
| | 2023-2024 | 2.21 |
| | 2024-2025 | 22.72 |
| ii) | Towards transfer to Funds specified under Schedule VII of Companies Act 2013 | |
| | 2022-2023 | *4.72 |
| | 2023-2024 | NIL |
| | 2024-2025 | NIL |
| | Total (6i+6ii) | 34.91 |
| **7** | Closing balance of Unspent CSR Budget of the Previous Years | |
| a | 2022-2023 | 0.43 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | NIL |
| ii) | Amount available in the Unspent CSR Bank Account 2022-2023 | 0.43 |
| b | 2023-2024 | 0.10 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 0.10 |
| ii) | Amount available in the Unspent CSR Bank Account 2023-2024 | NIL |
| c | 2024-2025 | 0.07 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 0.07 |
| ii) | Amount available in the Unspent CSR Bank Account 2024-2025 | NIL |
| | Total (7a+7b+7c) | 0.60 |
| **8** | Total Unspent CSR Amount as on 31.03.2026 (including previous 3 Years) (4+7) | 33.35 |
| **9** | Total CSR Amount utilized during the Financial Year 2025-2026 (including previous 3 Years) (3+6) | 60.06 |

**Rs. 4,72,40,426/- remitted to Swachh Bharat Kosh in March 2026, being unspent and unallocated funds.*

**36) Research & Development (R&D)**

The Company had formulated a Research & Development (R&D) policy in line with the guidelines issued by the Department of Public Enterprises vide Office Memorandum No. 3(9)/ 2010-DPE (MoU) dated 20.09.2011. However,

## NOTE 41 : (Contd.)

vide Office Memorandum No. M-05/0012/2014-DPE(MoU) dated 17th July, 2019, DPE informed that the guidelines prescribed vide above Office Memorandum dated 20.09.2011 have become redundant and stood withdrawn. The Board of Directors of HUDCO in its meeting held on 19.02.2020 noted the above development and has also approved to continue with HUDCO's own R&D policy formulated in 2012. The Board of Directors also approved to discontinue with earmarking 0.5% of PAT until the accumulated non-lapsable R&D funds are fully utilized. However, during the FY 2025-26, no amount was spent on R&D activities. Accordingly, an amount of ₹ 9.13 Crore was available as on 31st March 2026 (Previous Year: ₹ 9.13 Crore) with HUDCO as non-lapsable R&D funds. Further, during the current year, HUDCO Board of Directors have approved a proposal of Technical Assistance scheme for Project Formulation, Capacity Building and Research & Development activities for the Government Agencies and ULBs etc. with an initial corpus of Rs. 5.00 Crore from the unspent balance and the Board has also approved Revised Guidelines for setting up HUDCO Chairs at various institutions in the country.

**37)** The Company has not advanced or lent or invested any funds which are material either individually or in the aggregate (either from borrowed funds or share premium or any other sources or kind of funds) 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, 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.

The Company has not received any fund which are material either individually or in the aggregate 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.

**38) Additional Disclosure requirement as per NHB/RBI Directions**

**a) Capital to Risk Assets Ratio (CRAR)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| i) CRAR (%) | 39.93% | 46.60% |
| ii) CRAR - Tier I capital (%) | 39.87% | 46.55% |
| iii) CRAR - Tier II Capital (%) | 0.06% | 0.05% |
| iv) Amount of subordinated debt raised as Tier-II Capital | - | - |
| v) Amount raised by issue of Perpetual Debt Instruments (in Crore) | 1442.00 | - |

**(b) Statutory Reserve u/s 45-IC of Reserve Bank of India Act, 1934**

The Company is creating the Reserve Fund as required u/s 45IC of Reserve Bank of India Act, 1934, wherein at least 20% of net profit is required to be transferred before the declaration of dividend. No appropriation is allowed to be made from the reserve fund except for the purpose as may be specified by the Reserve Bank of India from time to time and further, any such appropriation is also required to be reported to the Reserve Bank of India within 21 days from the date of such withdrawal.

**Details of Movement during the year:**

**(₹ in Crore)**

| Particulars | For the year ended 31st March, 2026 | | For the year ended 31st March, 2025# | |
|---|---|---|---|---|
| | Statutory Reserve u/s 45-IC of Reserve Bank of India Act, 1934 | Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961 | Statutory Reserve u/s 45-IC of Reserve Bank of India Act, 1934 | Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961 |
| Balance as at the beginning of the year | 542.00 | 7335.19 | 0.00 | 6785.19 |

## NOTE 41 : (Contd.)

| | | | | |
|---|---|---|---|---|
| Add: Transferred from Retained Earnings | 807.00 | 525.00 | 542.00 | 550.00 |
| Less: Transferred to General Reserve | - | - | - | - |
| **Balance as at the end of the year** | **1349.00** | **7860.19** | **542.00** | **7335.19** |

**c) Investments**

**(₹ in Crore)**

| **Particulars** | **2025-26** | **2024-25** |
|---|---|---|
| **Value of Investments** | | |
| (i) Gross value of Investments | | |
| (a) In India | 2231.78 | 1322.73 |
| (b) Outside India | | |
| (ii) Provisions for Depreciation | | |
| (a) In India | 3.11 | 3.11 |
| (b) Outside India | | |
| (iii) Net value of Investments | | |
| (a) In India | 2228.67 | 1319.62 |
| (b) Outside India | | |
| **Movement of provisions held towards depreciation on investments** | | |
| (i) Opening balance | 3.11 | 3.11 |
| (ii) Add: Provisions made during the year | | - |
| (iii) Less: Write-off/Written-back of excess provisions during the year | - | |
| (iv) Closing balance | 3.11 | 3.11 |

**d) Derivatives**

**i) Forward Rate Agreement/Interest Rate Swap**

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

## NOTE 41 : (Contd.)

**ii. Exchange Traded Interest Rate (IR) Derivative**

**(₹ in Crore)**

| Particulars | Amount |
|---|---|
| i) Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument-wise) | NIL |
| ii) Notional principal amount of exchange traded IR derivatives outstanding as on 31st March, 2026 (instrument-wise) | NIL |
| iii) Notional principal amount of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise) | NIL |
| iv) Mark-to-market value of exchange traded IR derivatives outstanding and not "highly effective" (instrument-wise) | NIL |

**iii. Disclosures on Risk Exposure in Derivatives**

**1. Qualitative Disclosure**

The Company has in place Foreign Currency Risk Management Policy which covers management of currency risks including interest rate risk. The Policy lays down the risk philosophy, risk appetite and appropriate systems and controls to identify, measure, monitor, report and manage the currency risks including interest rate risk. The Policy provides the guiding parameters within which the Company can take decisions for managing the Currency Risk that it is exposed to on account of foreign currency loans.

**2. Risk Management Structure:**

a. The Company enters into derivatives viz. Principal only Swaps, Currency and Interest Rate Swaps/ Forward rate contract for hedging the interest/ exchange rate risk in foreign currency liabilities. An Asset Liability Committee (ALCO) is currently functioning under the chairmanship of Director Finance with Director (Corporate Planning) as member along with other members i.e. Head of Resource, Head of Operations, Head of Loan accounts, Head of Corporate Accounts & Taxation, Head of Risk Management, and any other officer as desired by the Chairman of the Committee. ALCO monitors effectiveness of existing and new hedging instruments/ strategies being used/ to be used for management of the Currency risk and for taking stock of the market movements. The decisions of the ALCO are reviewed by the Risk Management Committee (RMC) for managing the risks. The decisions taken by the RMC are subsequently reported to the Board.

b. These derivative transactions are done for hedging purpose and not for trading or speculative purpose.

c. Reference may be drawn to Sub Point No. 4.6 of para 4 of Notes forming part of accounts under Significant Accounting Policies for relevant accounting policy on Transactions in Foreign Currency.

**3. Quantitative Disclosure**

**(₹ in Crore)**

| Particulars | Currency Derivatives 2025-26 | Interest Rate Derivatives 2025-26 |
|---|---|---|
| (i) Derivatives (Notional Principal Amount) | 14,637.39 | |
| (ii) Marked to Market Positions[1] * | | - |
| (a) Assets (+) | 2154.88 | - |
| (b) Liability (-) | (235.01) | |
| (iii) Credit Exposure [2]** | 2649.26 | - |
| (iv) Unhedged Exposures | 42.29 | - |

* The mark to market positions mentioned above are those as informed by the counterparties (generally banks).

** Sum of the total replacement cost (obtained by "marking to market") of all contracts and an amount for potential future changes in credit exposure calculated on the basis of the total notional principal amount of the contract multiplied by credit conversion factor according to the residual maturity of the contract (i.e., 1% in case of exchange rate contract with maturity of less than one year and 5.00% in case of exchange rate contract with maturity of one year and over).

## NOTE 41 : (Contd.)

**e) Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)**

**(₹ in Crore)**

| Particulars | 1 day to 7 days | 8 days to 14 days | 15 days to 30/31 days | Over one month upto 2 month | Over 2 month upto 3 month | Over 3 month& up to 6 month | Over 6 month & up to 1 year | Over 1 year & up to 3 year | Over 3 year & up to 5 year | Over 5 year | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Liabilities** | | | | | | | | | | | |
| Deposits | - | - | - | - | - | - | - | - | - | - | - |
| Borrowings (including Debt Securities) | - | - | - | 2,199.96 | 1,239.66 | 5,274.31 | 10,932.91 | 78,088.10 | 10,449.44 | 18,855.23 | 1,27,039.61 |
| Foreign Currency Liabilities | - | - | - | - | - | 5.82 | 5.82 | 2,805.13 | 11,820.63 | - | 14,637.40 |
| **Assets** | | | | | | | | | | | |
| Advances | 426.90 | 0.48 | 355.16 | 3,090.17 | 393.78 | 4,118.71 | 10,218.04 | 60,236.64 | 31,761.83 | 49,945.45 | 1,60,547.15 |
| Investments | - | 2.17 | - | 0.40 | 11.87 | 416.32 | - | 494.21 | 680.60 | 623.09 | 2,228.66 |
| Foreign Currency Assets | - | - | - | - | - | - | - | - | - | - | - |

**f) Exposure**

**i) Exposure to Real Estate Sector**

**(₹ in Crore)**

| Category | | | 2025-26 | 2024-25 |
|---|---|---|---|---|
| **a)** | **Direct Exposure** | | | |
| | **(i)** | **Residential Mortgages-** | | |
| | | Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented Exposure would also include non-fund based (NFB) limits. | 5.58 | 29.46 |
| | **(ii)** | **Commercial Real Estate-** | | |
| | | Lending secured by mortgages on commercial real estates (office buildings, retail space, multi- purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels land acquisition, development, and construction, etc.). Exposure would also include non-fund based (NFB) limits: | 113.66 | 680.86 |
| | **(iii)** | **Investments in Mortgage-Backed Securities (MBS) and other securitized exposures-** | | |
| | | a) Residential | - | - |
| | | b) Commercial Real Estate | - | - |
| **b)** | **Indirect Exposure** | | | |
| | | Fund based and non-fund-based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs) | - | |
| | **A)** | Cent bank housing | 1.70# | 1.70# |
| | **B)** | Exposure to group companies in real estate sector Shristi Urban Infrastructure limited | 2.00 | 2.00 |

# Fair value of exposure in the books of accounts is Rs. 29.35 Crore

## NOTE 41 : (Contd.)

**ii) Exposure to Capital Market**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (i) Direct investment in equity shares, convertible bonds, convertible debentures, and units of equity- oriented mutual funds the corpus of which is not exclusively invested in corporate debt. | 1106.70 | 1087.03 |
| (ii) Advances against shares/ bonds/ debentures or other securities or on clean basis to individuals for investment in shares (including IPOs/ ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds; | - | - |
| (iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary | - | - |
| (iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares/ convertible bonds/ convertible debentures/ units of equity oriented mutual funds' does not fully cover the advances; | - | - |
| (v) Secured and unsecured advances to stock brokers and guarantees issued on behalf of stock brokers and market makers; | - | - |
| (vi) Loans sanctioned to corporate against the security of shares/ bonds/ debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources; | - | - |
| (vii) Bridge loans to companies against expected equity flows/issues; | - | - |
| (viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds | - | - |
| ix) Financing to stockbrokers for margin trading | - | - |
| x) All exposures to Alternative Investment Funds | - | - |
| i)Category I | - | - |
| (ii) Category II | - | - |
| (iii) Category III | - | - |
| **Total Exposure to Capital Market** | **1106.70** | **1087.03** |

**iii) Details of financing of parent company products:** (Not Applicable on company)

**g) Disclosure of Penalties imposed by RBI:**

| Name of the regulator | Amount (₹) | Brief of the Case | Action Taken to Ensure Compliance |
|---|---|---|---|
| RBI | Nil | NA | NA |

**h) Unsecured Advances**

**(₹ in Crore)**

| S. No. | Particulars | 2025-26 | 2024-25 |
|---|---|---|---|
| 1. | Unsecured Advances (Gross) | 2.28 | 8.59 |

**i) Registration obtained from other regulators:**

Refer note 41(15) for details

## NOTE 41 : (Contd.)

**j) Rating assigned by Credit Rating Agencies and migration of rating during the year**

| S.NO. | Rating Agency | Long term Rating on Taxable/Tax free Bonds/ Subordinate Debts | Rating on Bank Loans Borrowings |
|---|---|---|---|
| **Domestic** | | | |
| 1. | India Rating & Research Private Limited (IRRPL) | IND AAA/Stable | IND AAA/Stable/IND A1+ |
| 2. | CARE Rating Limited | CARE AAA;Stable | CARE AAA; Stable/CARE A1+ |
| 3. | ICRA Limited | ICRA AAA;Stable | ICRA AAA; Stable/ICRA A1+ |
| 4. | Acuite Ratings & Research Ltd | ACUITE AAA (Perpetual AT1 Bonds) | - |
| **International** | | | |
| 1. | Moody's | - | Baa3 (Stable) |
| 2. | Fitch | - | BBB- (Stable) |
| 3. | JCRA | - | BBB+ (Stable) |

**k) Provision and Contingencies**

**(₹ in Crore)**

| S. No. | Break up of Provisions and Contingencies shown under the head Expenditure in Profit and Loss Account | 2025-26 | 2024-25 |
|---|---|---|---|
| 1. | Provisions for depreciation for Investments | - | - |
| 2. | Provision made towards Income tax | 603.00 | 639.00 |
| 3. | Provision towards NPA* | (215.49) | (399.17) |
| 4. | Provision for Standard Assets * | | |
| | i) Commercial Real Estate (Residential Housing) - CRE-RH | (0.00) | (0.03) |
| | ii) Commercial Real Estate– CRE | - | - |
| | iii) Other than CRE & CRE-RH | 147.05 | 90.83 |
| | iv) Others (special dispensation by NHB) | - | - |
| | v) Investment in unquoted Bonds | - | - |
| 1. | Other Provision and Contingencies | | |
| | A. Provision for Employee Benefit | | |
| | i) Leave Encashment | (2.99) | 3.16 |
| | ii) Post-Retirement medical benefit | 25.35 | 2.25 |
| | iii) Welfare expenses | (0.09) | (0.03) |
| | iv) Gratuity | 14.84 | (3.08) |
| | v) Provident Fund | 4.34 | 18.04 |
| | vi) Economic Rehabilitation Scheme | 0.91 | - |
| | B. Provision on Debtors/ recoverable, other than loans and advances | -3.65 | 0.86 |

*The figures reported above are as per RBI Provision, however the same is not appearing in the Profit & Loss due to application of ECL as per Ind AS norms.

## NOTE 41 : (Contd.)

**l) Concentration of Public Deposits, Advances, Exposures and NPAs**

**i. Concentration of Public Deposits***

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Deposits of twenty largest depositors (₹ in Crore) | Nil | Nil |
| Percentage of Deposits of twenty largest depositors to total Deposits of the NBFC | Nil | Nil |

*The Company has discontinued acceptance/ renewal of Public Deposits under its Public Deposit Scheme from 1st July, 2019.

**ii. Concentration of Loans & Advances**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Advances to twenty largest borrowers | 119105.68 | 97286.73 |
| Percentage of Advances to twenty largest borrowers to Total Advances of the NBFC | 74.11% | 77.98% |

**iii. Concentration of Exposures**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Exposure to twenty largest borrowers / Customers | 194319.99 | 104194.30 |
| Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the NBFC on borrowers/customers | 75.70% | 70.89% |

**iv. Concentration of NPAs**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Exposure to top four NPA accounts | 1082.22 | 1235.27 |

**m) Movement of NPAs**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (I) Net NPAs to Net Advances (%) | 0.05% | 0.17% |
| (II) Movement of NPAs (Gross) | | |
| a) Opening balance | 2090.64 | 2512.99 |
| b) Additions during the year | 1.81 | 26.80 |
| c) Reductions during the year | 418.61 | 449.15 |
| d) Closing balance | 1673.84 | 2090.64 |
| (III) Movement of Net NPAs | | |
| a) Opening balance | 204.03 | 225.55 |
| b) Additions during the year | 1.4 | 0.00 |
| c) Reductions during the year | 120.08 | 21.52 |
| d) Closing balance | 85.35 | 204.03 |
| (IV) Movement of provisions for NPAs (Excluding provisions on standard assets) | | |
| a) Opening balance | 1886.61 | 2285.78 |
| b) Provisions made during the year | 0.23 | 1.45 |

## NOTE 41 : (Contd.)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| c) Write-off/write-back of excess provisions | 215.12 | 400.62 |
| d) Closing balance | 1671.72 | 1886.61 |

**n) In the case of stressed loans transferred or acquired, the following disclosures should be made:**

**For F.Y . 2025-26**

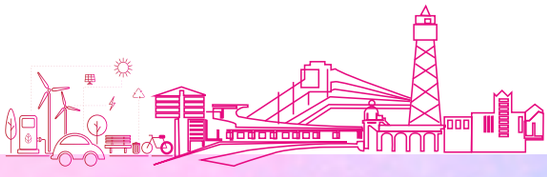
| **Details of stressed loans transferred during the year (to be made separately for loans classified as NPA and SMA)** | | | |
|---|---|---|---|
| (Amount in ₹ Crore) | To Asset Reconstruction Companies (ARCs) | To permitted transferees | To other transferees (please specify) |
| No. of accounts | 1 | Nil | Nil |
| Aggregate principal outstanding of loans transferred | 61.76 Crores | Nil | Nil |
| Weighted average residual tenor of the loans transferred | Nil | Nil | Nil |
| Net book value of loans transferred (at the time of transfer) | Nil (100% ECL on Loan Outstanding of 61.76 Crores) | Nil | Nil |
| Aggregate consideration | 22.47 Crores | Nil | Nil |
| Additional consideration realized in respect of accounts transferred in earlier years | Nil | Nil | Nil |

| **Details of stressed loans transferred during the year (to be made separately for loans classified as NPA and SMA) Details of loans acquired during the year** | | |
|---|---|---|
| (Amount in ₹ Crore) | From Scheduled Commercial Banks, Regional Rural Bank, Co-operative Banks, All India Financial Institutions, Small Finance Banks and Non-Banking Finance Companies including Housing Finance Companies | From ARCs |
| Aggregate principal outstanding of loans acquired | Nil | Nil |
| Aggregate consideration paid | Nil | Nil |
| Weighted average residual tenor of loans acquired | Nil | Nil |
| **Details of loans acquired during the year-** HUDCO has not acquired any Stressed Assets during the FY 2025-2026. However, HUDCO has acquired a Standard Assets from ICICI Bank of an amount Rs. 477.08 Crore on 02.06.2025 having Principal Outstanding of Rs. 446.69 Crore as on 31.03.2026 and residual tenor of 73 months. | | |

**o) Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms)-** No SPV has been sponsored by the company

**p) Investor Complaints :**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| a) No. of complaints pending at the beginning of the year | 0 | 0 |
| b) No. of complaints received during the year | 1423 | 888 |



## NOTE 41 : (Contd.)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| c) No. of complaints redressed during the year | 1423 | 888 |
| d) No. of complaints pending at the end of the year | 0 | 0 |

**Customer Complaints :** Nil

**q)** There are no advances outstanding for which intangible securities such as charge over the rights, licenses, authority etc. has been taken. However, HUDCO has sanction certain road projects as first charge over all present and future movable assets, intangible assets, project receivables, and bank accounts (including the Escrow/TRA account, DSRA, and other reserves) of the Borrower; assignment of rights under the Concession Agreement, project documents, insurance policies, and contractor guarantees/performance bonds; and a pledge of 51% shares of the Borrower.

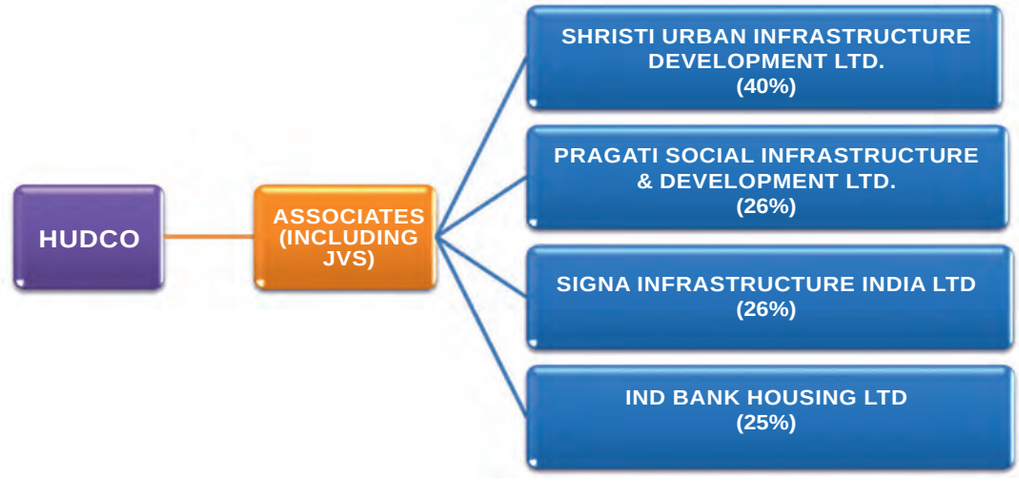
**r)** The Company has not extended any loan/advances against gold as collateral security.

**s)** There has been updation in accounting policies during the financial year having no material effect.

**t)** The company has no co lending arrangement.

**u)** The company has the system in place to process all the accounting transactions through independent IT systems.

**v)** Diagrammatic representation of Group Structure-Associates including Joint Ventures.




**w) Disclosure w.r.t DCCO**

| Sl. No | Item Description | Quarter 4 F.Y.2025-26 | | Quarter 3 F.Y. 2025-26 | |
|---|---|---|---|---|---|
| | | Number of accounts | Total outstanding (₹ in Crore) | Number of accounts | Total outstanding (₹ in Crore) |
| 1 | Projects under implementation accounts at the beginning of the quarter. | 2 | 180.00 | Nil | NA |
| 2 | Projects under implementation accounts sanctioned during the quarter. | Nil | NA | 1 | 80.00* |
| 3 | Projects under implementation accounts where DCCO has been achieved during the quarter | Nil | NA | Nil | NA |

## NOTE 41 : (Contd.)

| Sl. No | Item Description | Quarter 4 F.Y.2025-26 | | Quarter 3 F.Y. 2025-26 | |
|---|---|---|---|---|---|
| | | Number of accounts | Total outstanding (₹ in Crore) | Number of accounts | Total outstanding (₹ in Crore) |
| 4 | Projects under implementation accounts at the end of the quarter. (1+2-3) | 2 | 180.00 | 1 | 80.00 |
| 5 | Out of '4' – accounts in respect of which resolution process involving extension in original/ extended DCCO, as the case may be has been invoked. | Nil | NA | Nil | NA |
| 5.1 | Out of '5' – accounts in respect of which Resolution plan has been implemented. | Nil | NA | Nil | NA |
| 5.2 | Out of '5' – accounts in respect of which Resolution plan is under implementation. | Nil | NA | Nil | NA |
| 5.3 | Out of '5' – accounts in respect of which Resolution plan has failed. | Nil | NA | Nil | NA |
| 6 | Out of '5', accounts in respect of which resolution process involving extension in original/ extended DCCO, as the case may be has been invoked due to change in scope and size of the project. | Nil | NA | Nil | NA |
| 7 | Out of '5', account in respect of which cost overrun associated with extension original/extended DCCO, as the case may be, was funded | Nil | NA | Nil | NA |
| 7.1 | Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously | Nil | NA | Nil | NA |
| 7.2 | Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously | Nil | NA | Nil | NA |
| 8 | Out of '4' – accounts in respect of which resolution process not involving extension in original/ extended DCCO, as the case may be has been invoked. | Nil | NA | Nil | NA |
| 8.1 | Out of '8' – accounts in respect of which Resolution plan has been implemented. | Nil | NA | Nil | NA |
| 8.2 | Out of '8' – accounts in respect of which Resolution plan is under implementation. | Nil | NA | Nil | NA |

## NOTE 41 : (Contd.)

| Sl. No | Item Description | Quarter 4 F.Y.2025-26 | | Quarter 3 F.Y. 2025-26 | |
|---|---|---|---|---|---|
| | | Number of accounts | Total outstanding (₹ in Crore) | Number of accounts | Total outstanding (₹ in Crore) |
| 8.3 | Out of '8' – accounts in respect of which Resolution plan has failed. | Nil | NA | Nil | NA |

*Note: In addition, in scheme of M/s Chennai Aerospace Park Ltd with Scheme No 21572 (S102024040800143) sanctioned on 27.02.2024 the DCCO has been extended on 05.12.2025. Being a cashflow based project the same is being categorized under Project Finance.

**39) Public Disclosure on Liquidity Risk as on 31st March, 2026, pursuant to Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 dated November 28, 2025 , and updated from time to time.**

**(i) Funding Concentration based on significant counterparty[1] (both deposits* and borrowings):**

| Number of Significant Counterparties[1**] | Amount (Rs. In Crores) | % Of Total deposits[2] | % Of Total Liabilities[3] |
|---|---|---|---|
| 46 | 60694.43 | NA** | 41.90% |
| * * Total Deposits - Rs.17.30 Crore, which includes Term deposits from public of Rs.0 Crore and amount of Rs.17.30 Crore invested by Individuals/ HUF and Trust in the unsecured non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 Crore.<br>** The company does not have any depositor who would be eligible as significant Counter Party[1]. | | | |

**(ii) Top 20 Large Deposits[2]:**

| As at 31.03.2026 | |
|---|---|
| Amount (Rs. In Crores) | % Of Total deposits* |
| 17.30 | 100% |
| ** Total Deposits – Rs 17.30 Crore, which includes Term deposits from public of Rs. 0.00 Crore and amount of Rs 17.30 Crore invested by Individuals/ HUF and Trust in the unsecured non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 Crore.*<br>*** There are more than one investor with same value of investment. For proper depiction, all such investors have been clubbed together and forms part of top 20 large deposits.* | |

**(iii) Top 10 borrowings:**

| As at 31.03.2026 | |
|---|---|
| Amount (Rs. In Crores) | % Of Total deposits* |
| 77,152.14* | 54.46% |
| **Based on size of bond issuance/term loans from banks.* | |

**(iv) Funding Concentration based on significant instrument /product[1]:**

| Sr. No. | Significant instrument /product[1] | As at 31.03.2026 | |
|---|---|---|---|
| | | Amount (Crore) | % Of Total Liabilities[3] |
| 1. | Debt Securities | | |
| | - Tax- Free NCDs | 10,664.58 | 7.36% |
| | - Taxable NCDs | 50,029.85 | 34.54% |
| | - 54 EC Bonds | 121.12 | 0.08% |
| | **Sub Total (1)** | **60,815.55** | **41.98%** |
| 2. | Borrowings (Other than Debt Securities) | | |

## NOTE 41 : (Contd.)

| Sr. No. | Significant instrument /product[1] | As at 31.03.2026 | |
|---|---|---|---|
| | | Amount (Crore) | % Of Total Liabilities[3] |
| | - Refinance Facility from NHB | 83.41 | 0.06% |
| | - Banking facilities (Long Term + Short Term) | 60,641.49 | 41.86% |
| | -FCNR | 1,893.09 | 1.31% |
| | -Other Financial Institutions | 5,500.00 | 3.80% |
| | -Foreign currency loan | 12,744.30 | 8.80% |
| | **Sub Total (2)** | **80,862.29** | **55.82%** |
| | **Total (1+2)** | **141,677.84** | **97.80%** |

**(v) Stock Ratios:**

| Sr. No. | Particulars | Amount (Rs. In Crore) | % To total public funds | % To total liabilities | % To total assets |
|---|---|---|---|---|---|
| 1. | Commercial papers | - | - | - | - |
| 2. | Non-convertible debentures (original maturity less than 1 year) | - | - | - | - |
| 3. | Other short-term liabilities* | 5,005.56 | 3.53% | 3.46% | 3.00% |
| *Other Short-Term Liabilities include Financial Liabilities and non-financial liabilities payable within a year (excluding Commercial Papers and Non-convertible debentures of original maturity of less than 1 year). | | | | | |

***Foot Notes:***

1. *Significant counterparty/ Significant instrument/ product is defined as single counterparty/ single instrument/ product or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the total liabilities.*
2. *"Public Deposits" are as defined in the Reserve Bank of India (Non-Banking Financial Companies - Acceptance of Public Deposits) Directions, 2025.*
3. *Total Liabilities has been computed as sum of all financial and non-financial liabilities (extracted from the Audited Standalone Financial Statements prepared as per IND-AS for the period ended 31.03.2026) and does not include equities and Reserve & Surplus.*
4. *"Public Funds" are as defined in Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025, which states that "Public funds" includes funds raised either directly or indirectly through public deposits, inter-corporate deposits, bank finance and all funds received from outside sources such as funds raised by issue of Commercial Papers, debentures etc. but excludes funds raised by issue of instruments compulsorily convertible into equity shares within a period not exceeding 5 years from the date of issue*
5. The information stated in this disclosure is based on the Audited Standalone Financial Statements (prepared as per IND-AS) for the period ended 31.03.2026.

**40) Disclosure on Liquidity Coverage Ratio**

**Qualitative Disclosure**

HUDCO has implemented an integrated risk management approach through which it reviews and assesses significant risks on a regular basis to ensure that there is a robust system of risk controls and mitigation in place. HUDCO has a well-structured robust Risk Management Policy and Operating Manual in line with its objectives to address the various risks.

In compliance with the SEBI (LODR) Regulations, 2015, HUDCO has in place a Board level Committee under the nomenclature 'Risk Management Committee' (RMC) headed by a member of the Board of Directors, which reviews various decisions/recommendations of the two (2) sub-committees namely:

- Credit & Operational Risk Management Sub-Committee (CORMSC);
- Assets Liabilities Management Sub-Committee (ALCO);

## NOTE 41 : (Contd.)

The Risk Management Committee (RMC), which is a committee of the Board, that ensures risks are effectively managed and aligned. The ALCO is responsible for ensuring adherence to the liquidity risk tolerance/limits set out in the board approved Risk Management policy. The role of the ALCO with respect to liquidity risk includes, inter alia, decision on desired maturity profile for assets & liabilities, responsibilities and controls for managing liquidity risk, and overseeing the liquidity position of the company.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy with additional liquidity buffers as management overlay.

**Quantitative Disclosure**

Liquidity Coverage Ratio (LCR) aims to promote resilience of NBFCs to potential liquidity disruptions by ensuring that they have sufficient unencumbered High Quality Liquid Asset (HQLA) to survive any acute liquidity stress scenario lasting for 30 days.

“HQLA” means liquid assets that can be readily sold or immediately converted into cash at little or no loss of value or used as collateral to obtain funds in a range of stress scenarios. “Unencumbered” means free of legal, regulatory, contractual or other restrictions on the ability of the NBFC to liquidate, sell, transfer or assign the asset. Assets to be included in the computation of HQLAs are those that the NBFC is holding on the first day of the stress period. Such assets shall be valued at an amount not greater than their current market value for the purpose of computing the LCR. Depending upon the nature of assets, they have been assigned different haircuts, which are to be applied while calculating the HQLA for the purpose of calculation of LCR.

Liquidity Coverage Ratio (LCR) is represented by the following ratio:

$$\frac{\text{Stock of High-Quality Liquid Assets (HQLAs)}}{\text{Total Net Cash Outflows over the next 30 calendar days}}$$

In order to determine Net Cash Outflows, the Company considers total expected cash outflow minus total expected cash inflows for the subsequent 30 calendar days by assigning a predefined stress percentage to the overall cash inflows and cash outflows. Total expected cash outflows (stressed outflows) are calculated by multiplying the outstanding balances of various categories or types of liabilities and off-balance sheet commitments by 115% (15% being the rate at which they are expected to run off further or be drawn down). Total expected cash inflows (stressed inflows) are calculated by multiplying the outstanding balances of various categories of contractual receivables by 75% (25% being the rate at which they are expected to under-flow). However, total cash inflows will be subjected to an aggregate cap of 75% of total expected cash outflows. In other words:

Total Net Cash Outflows over the next 30 days = Stressed Outflows – Lower of (Stressed Inflows or 75% of Stressed Outflows).

The Company computes the LCR and reports the same to the Asset Liability Management Committee (ALCO) every month for review and approval.

The Company was granted a Certificate of Registration (CoR) as a Non-Banking Financial Company – Infrastructure Finance Company (NBFC-IFC) in August 2024. Pursuant to its classification as an NBFC-IFC, the Company is now governed by the applicable regulatory framework issued by the Reserve Bank of India.

In terms of the RBI (Non-Banking Financial Company – Asset Liability Management) Directions, 2025 dated November 28, 2025, all non-deposit taking NBFCs with an asset size of ₹5,000 Crore and above are required to maintain an adequate level of unencumbered High Quality Liquid Assets (HQLA), which can be readily converted into cash to meet liquidity requirements over a 30-calendar day horizon under a significantly severe liquidity stress scenario. Further, as per Chapter III, Paragraph 62 of the aforesaid Directions, the Company is required to maintain a Liquidity Coverage Ratio (LCR) of not less than 100 per cent on an ongoing basis.

Prior to the issuance of the above Directions, the Company was governed by the provisions of the RBI (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023, wherein, as per Paragraph 3.3, all non-deposit taking NBFCs with an asset size of ₹10,000 Crore and above were required to maintain a minimum LCR of 100 per cent with effect from December 1, 2024.

The Company has invested in High Quality Liquid Assets (HQLAs) in line with the relevant regulatory requirements and, in the opinion of the management, maintains adequate liquidity buffers to meet foreseeable short-term obligations.

## NOTE 41 : (Contd.)

| | High Quality Liquid Assets (HQLA) | Quarter-1 (April-June 2025) | | Quarter-2 (July-September 2025) | | Quarter-3 (October-December 2025) | | Quarter-4 (January-March 2026) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) |
| 1 | Total High Quality Liquid Assets (HQLA) | 1,029.53 | 937.12 | 1,088.41 | 991.80 | 1,404.37 | 1,306.22 | 1,746.46 | 1,641.75 |
| | **Cash Outflows** | | | | | | | | |
| 2 | Deposits (For Deposit Taking Companies) | - | - | - | - | - | - | - | - |
| 3 | Unsecured Wholesale Funding | 1,581.23 | 1,818.42 | 1,497.05 | 1,721.61 | 2,801.51 | 3,221.74 | 2,789.38 | 3,207.78 |
| 4 | Secured Wholesale Funding | 14.23 | 16.36 | 471.18 | 541.86 | 146.55 | 168.53 | 309.93 | 356.42 |
| 5 | Additional Requirements, Of Which | | | | | | | | |
| i | Outflows Related to Derivative Exposures and Other Collateral Requirements | - | - | - | - | - | - | - | - |
| ii | Outflows Related to Loss Of Funding On Debt Products | - | - | - | - | - | - | - | - |
| iii | Credit And Liquidity Facilities | - | - | - | - | - | - | - | - |
| 6 | Other Contractual Funding Obligations | 33.33 | 38.33 | 26.24 | 30.17 | 25.00 | 28.75 | 25.00 | 28.75 |
| 7 | Other Contingent Funding Obligations | 3.00 | 3.45 | 3.00 | 3.45 | 3.00 | 3.45 | 3.00 | 3.45 |
| **8** | **TOTAL CASH OUTFLOWS** | **1,631.80** | **1,876.57** | **1,997.47** | **2,297.09** | **2,976.06** | **3,422.47** | **3,127.31** | **3,596.41** |
| | **Cash Inflows** | | | | | | | | |
| 9 | Secured Lending | 1,943.53 | 1,457.64 | 2,046.65 | 1,534.98 | 2,135.82 | 1,601.87 | 2,583.36 | 1,937.52 |
| 10 | Inflows From Fully Performing Exposures* | - | - | - | - | - | - | - | - |
| 11 | Other Cash Inflows | 8,981.71 | 6,736.28 | 8,704.46 | 6,528.34 | 10,391.13 | 7,793.35 | 9,019.05 | 6,764.29 |

## NOTE 41 : (Contd.)

| | High Quality Liquid Assets (HQLA) | Quarter-1 (April-June 2025) | | Quarter-2 (July-September 2025) | | Quarter-3 (October-December 2025) | | Quarter-4 (January-March 2026) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) |
| 12 | TOTAL CASH INFLOWS | 10,925.24 | 8,193.93 | 10,751.10 | 8,063.33 | 12,526.96 | 9,395.22 | 11,602.41 | 8,701.81 |
| | | | Total Adjusted Value | | Total Adjusted Value | | Total Adjusted Value | | Total Adjusted Value |
| 13 | TOTAL HQLA | | 937.12 | | 991.80 | | 1,306.22 | | 1,641.75 |
| 14 | TOTAL NET CASH OUTFLOWS | | 469.14 | | 574.27 | | 855.62 | | 899.10 |
| 15 | LIQUIDITY COVERAGE RATIO (%) | | 199.75 | | 172.71 | | 152.66 | | 182.60 |

***Notes:***

*1. Unweighted values calculated as outstanding balances maturing or callable within 30 days (for Cash Inflows and Cash Outflows).*

*2. Weighted values calculated after the application of respective haircuts (for HQLA) and stress factors (on Cash Inflow/Cash Outflow).*

*3. The average unweighted and weighted amounts are calculated by taking simple averages of daily observations.*

*4.The HQLA is being maintained by the Company by investing the requisite amount in T-Bills, SDL, Bonds & Bank Balances.*

**The inflows incorporated in secured lending is mainly backed by Govt. guarantee, ensuring its security. Additionally, these loans are categorized as performing exposure. To avoid any duplication in the presentation of financial inflows, we have excluded the amount under the 'inflow from fully performing exposures' category.*

**41) Annexure VIII as per RBI**

**Schedule to the Balance Sheet of HUDCO**
**(As at 31.03.2026)**

**(₹ in Crore)**

| Particulars | | | Amount outstanding | Amount overdue |
|---|---|---|---|---|
| **Liabilities side** | | | | |
| **(1)** | **Loans and advances availed by the NBFC inclusive of interest accrued thereon but not paid:** | | | |
| | (a) | Debentures: Secured | 10784.86 | |
| | | : Unsecured | 50029.85 | |
| | | (other than falling within the meaning of public deposits) | | |
| | (b) | Deferred Credits | | |
| | (c) | Term Loans | 62534.58 | |
| | (d) | Inter-corporate loans and borrowing | - | |
| | (e) | Commercial Paper | - | |
| | (f) | Public Deposits | - | |
| | (g) | Other Loans (Forex,FI) | 18327.71 | |
| **(2)** | **Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):** | | | |
| | (a) | In the form of Unsecured debentures | | |
| | (b) | In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security | | |
| | (c) | Other public deposits | | |

## NOTE 41 : (Contd.)

| Assets side | | | | Amount outstanding |
|---|---|---|---|---|
| (3) | **Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:** | | | |
| | (a) | Secured | | 162159.82 |
| | (b) | Unsecured | | 8.62 |
| (4) | **Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities** | | | |
| | (i) | Lease assets including lease rentals under sundry debtors: | | |
| | | (a) | Financial lease | |
| | | (b) | Operating lease | |
| | (ii) | Stock on hire including hire charges under sundry debtors: | | |
| | | (a) | Assets on hire | |
| | | (b) | Repossessed Assets | |
| | (iii) | Other loans counting towards asset financing activities | | |
| | | (a) | Loans where assets have been repossessed | |
| | | (b) | Loans other than (a) above | |
| (5) | **Break-up of Investments** | | | |
| | **Current Investments** | | | |
| | 1. | Quoted | | |
| | (i) | Shares | | |
| | | (a) | Equity | |
| | | (b) | Preference | |
| | (ii) | Debentures and Bonds | | 719.01 |
| | (iii) | Units of mutual funds | | |
| | (iv) | Government Securities | | 1207.37 |
| | (v) | Others (please specify) | | |
| | 2. | Unquoted | | |
| | (i) | Shares | | |
| | | (a) | Equity | |
| | | (b) | Preference | |
| | (ii) | Debentures and Bonds | | |
| | (iii) | Units of mutual funds | | |
| | (iv) | Government Securities | | |
| | (v) | Others (please specify) | | |
| | **Long Term investments** | | | |
| | 1. | Quoted | | |
| | (i) | Share | | |
| | | (a) | Equity | 0.19 |
| | | (b) | Preference | |
| | (ii) | Debentures and Bonds | | |
| | (iii) | Units of mutual funds | | |
| | (iv) | Government Securities | | |
| | (v) | Others (please specify) | | |

## NOTE 41 : (Contd.)

| | | | | | | |
|---|---|---|---|---|---|---|
| | 2. | Unquoted | | | | |
| | (i) | Shares | | | | |
| | | | (a) Equity | | | 302.09 |
| | | | (b) Preference | | | |
| | (ii) | Debentures and Bonds | | | | |
| | (iii) | Units of mutual funds | | | | |
| | (iv) | Government Securities | | | | |
| | (v) | Others (please specify) | | | | |
| **(6)** | **Borrower group-wise classification of assets financed as in (3) and (4) above:** Please see Note 2 below | | | | | |
| | **Category** | | | **Amount net of provisions** | | |
| | | | | **Secured** | **Unsecured** | **Total** |
| | 1. | **Related Parties **** | | | | |
| | | (a) | Subsidiaries | | | |
| | | (b) | Companies in the same group | | | |
| | | (c) | Other related parties | | | |
| | 2. | Other than related parties | | 160540.81 | 6.34 | 160547.15 |
| | | **Total** | | | | |
| **(7)** | **Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):** | | | | | |
| | **Category** | | | | **Market Value/ Break up or fair value or NAV** | **Book Value (Net of Provisions)** |
| | 1. | Related Parties ** | | | | |
| | | (a) | Subsidiaries | | | |
| | | (b) | Companies in the same group | | | |
| | | (c) | Other related parties | | | |
| | 2. | Other than related parties | | | | |
| | | | **Total** | | | |
| **(8)** | **Other information** | | | | | |
| | **Particulars** | | | | **Amount** | |
| | (i) | Gross Non-Performing Assets | | | | |
| | | (a) | Related parties | | | |
| | | (b) | Other than related parties | | | 1673.84 |
| | (ii) | Net Non-Performing Assets | | | | |
| | | (a) | Related parties | | | |
| | | (b) | Other than related parties | | | 85.36 |
| | (iii) | Assets acquired in satisfaction of debt | | | | |

Notes:

1. As defined in paragraph 5.1.26 of the Directions.
2. Provisioning norms shall be applicable as prescribed in these Directions.
3. All notified Accounting Standards and Guidance Notes issued by ICAI are applicable including for valuation of investments and other assets as also assets acquired in satisfaction of debt. However, market value in respect of quoted investments and break up/ fair value/ NAV in respect of unquoted investments shall be disclosed irrespective of whether they are classified as long term (amortised cost in the case of Ind AS) or current (fair value in the case of Ind AS) in (5) above

## NOTE 41 : (Contd.)

**Schedule to the Balance Sheet of HUDCO**

**(As at 31.03.2025)**

**(₹ in Crore)**

| Particulars | | | | Amount outstanding | Amount overdue |
|---|---|---|---|---|---|
| **Liabilities side** | | | | | |
| **(1)** | **Loans and advances availed by the NBFC inclusive of interest accrued thereon but not paid:** | | | | |
| | (a) | Debentures: Secured | | 12346.83 | |
| | | : Unsecured | | 43560.32 | |
| | | (other than falling within the meaning of public deposits) | | | |
| | (b) | Deferred Credits | | | |
| | (c) | Term Loans | | 44071.86 | |
| | (d) | Inter-corporate loans and borrowing | | - | |
| | (e) | Commercial Paper | | - | |
| | (f) | Public Deposits | | - | |
| | (g) | Other Loans (Forex,FI) | | 7317.75 | |
| **(2)** | **Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):** | | | | |
| | (a) | In the form of Unsecured debentures | | | |
| | (b) | In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security | | | |
| | (c) | Other public deposits | | | |
| Assets side | | | | Amount outstanding | |
| **(3)** | **Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:** | | | | |
| | (a) | Secured | | 126134.66 | |
| | (b) | Unsecured | | 17.40 | |
| **(4)** | **Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities** | | | | |
| | (i) | Lease assets including lease rentals under sundry debtors: | | | |
| | | (a) | Financial lease | | |
| | | (b) | Operating lease | | |
| | (ii) | Stock on hire including hire charges under sundry debtors: | | | |
| | | (a) | Assets on hire | | |
| | | (b) | Repossessed Assets | | |
| | (iii) | Other loans counting towards asset financing activities | | | |
| | | (a) | Loans where assets have been repossessed | | |
| | | (b) | Loans other than (a) above | | |

## NOTE 41 : (Contd.)

| | | | | | |
|---|---|---|---|---|---|
| **(5)** | **Break-up of Investments** | | | | |
| | **Current Investments** | | | | |
| | 1. | Quoted | | | |
| | | (i) | Shares | | |
| | | | (a) Equity | | |
| | | | (b) Preference | | |
| | | (ii) | Debentures and Bonds | | 606.20 |
| | | (iii) | Units of mutual funds | | |
| | | (iv) | Government Securities | | 429.75 |
| | | (v) | Others (please specify) | | |
| | 2. | Unquoted | | | |
| | | (i) | Shares | | |
| | | | (a) Equity | | |
| | | | (b) Preference | | |
| | | (ii) | Debentures and Bonds | | |
| | | (iii) | Units of mutual funds | | |
| | | (iv) | Government Securities | | |
| | | (v) | Others (please specify) | | |
| | **Long Term investments** | | | | |
| | 1. | Quoted | | | |
| | | (i) | Share | | |
| | | | (a) Equity | | 0.10 |
| | | | (b) Preference | | |
| | | (ii) | Debentures and Bonds | | |
| | | (iii) | Units of mutual funds | | |
| | | (iv) | Government Securities | | |
| | | (v) | Others (please specify) | | |
| | 2. | Unquoted | | | |
| | | (i) | Shares | | |
| | | | (a) Equity | | 64.70 |
| | | | (b) Preference | | |
| | | (ii) | Debentures and Bonds | | |
| | | (iii) | Units of mutual funds | | |
| | | (iv) | Government Securities | | |
| | | (v) | Others (please specify) | | |

**(6)** **Borrower group-wise classification of assets financed as in (3) and (4) above:**
Please see Note 2 below

| Category | | | Amount net of provisions | | |
|---|---|---|---|---|---|
| | | | **Secured** | **Unsecured** | **Total** |
| 1. | **Related Parties **** | | | | |
| | (a) | Subsidiaries | | | |

## NOTE 41 : (Contd.)

| | | | | | |
|---|---|---|---|---|---|
| | | (b) | Companies in the same group | | |
| | | (c) | Other related parties | | |
| | 2. | Other than related parties | | | |
| | Total | | | | |
| **(7)** | **Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):** | | | | |
| **Category** | | | | **Market Value/ Break up or fair value or NAV** | **Book Value (Net of Provisions)** |
| | 1. | Related Parties ** | | | |
| | | (a) | Subsidiaries | | |
| | | (b) | Companies in the same group | | 0.26 |
| | | (c) | Other related parties | | |
| | 2. | Other than related parties | | | |
| | **Total** | | | | |
| **(8)** | **Other information** | | | | |
| | **Particulars** | | | **Amount** | |
| | (i) | Gross Non-Performing Assets | | | |
| | | (a) | Related parties | | |
| | | (b) | Other than related parties | 2090.65 | |
| | (ii) | Net Non-Performing Assets | | | |
| | | (a) | Related parties | | |
| | | (b) | Other than related parties | 204.03 | |
| | (iii) | Assets acquired in satisfaction of debt | | | |

**42) Relationship with Struck-off Companies**

| S. No. | Name of the Struck-off Company | Nature of transactions with Struck-off Company | Balance Outstanding as on 31.03.2026 | Relationship with the Struck-off Company, if any, to be disclosed |
|---|---|---|---|---|
| 1 | Intra Consolid (India) Limited | Investments in securities | Rs. 10 Lacs and 100% Provision made in the books and Shown as Rs. 1 in the books. | Shareholder Of the company |
| 2 | Periwal Bricks Limited | | Rs. 10 Lacs and 100% Provision made in the books and Shown as Rs. 1 in the books. | |
| 3 | Chesterton Meghraj Property Consultants Pvt Ltd. | Payables | 50,050.00 | Consultant |

***Note:*** *The exercise to trace the relationship of the company with the struck off companies, has been carried out in-house, and to the best of knowledge and understanding three agencies have been traced where name has been struck off by MCA under Companies Act, 2013*

**43) Disclosure on Corporate Social Responsibility (CSR Activity).**

**(₹ in Crore)**

| Sr. No. | Particular | 2025-26 | 2024-25 |
|---|---|---|---|
| A | Amount required to be spent | 57.90 (Budget: ₹57.89 Cr + Surplus: ₹0.01 Cr) | 49.34 (Budget: ₹49.27 Cr + Surplus: ₹0.07 Cr) |

## NOTE 41 : (Contd.)

| | | | |
|---|---|---|---|
| B | Amount of expenditure incurred | 60.06 (Includes expenditures on ongoing proposals approved during F.Y. 2022–23, 2023-24, 2024–25 and Admin Expenditure) | 52.72 |
| C | Shortfall at the end of the year | 32.75 | 22.79 |
| D | Total shortfall from previous years | 0.6 | 12.71 |
| E | Reason for shortfall | The expenditure is booked under P&L but recognized only after utilisation of funds. ₹61.82 Crore (including ₹2.89 Crore admin cost) was approved for CSR proposals of the year. Expenditure of ₹25.15 Crore was incurred in FY 2025-26 (including ₹ 7.67 Crore pertaining to the ongoing project of F.Y. 2023-24 & F.Y. 2024-25). ₹32.75 Crore (including ₹2.61 Crore disbursed to agency but not utilized) was transferred to the Unspent CSR Account and will be used in accordance with CSR Amendment Rules, 2021, upon compliance with sanction conditions or achievement of physical progress. ₹4.72 Crore from curtailed/closed ongoing projects (2022–23) was transferred to the Swachh Bharat Kosh. | |
| F | Nature of CSR activities | Health & Nutrition, Sanitation, Solid Waste Management, School Education, Drinking Water, Rural Development, etc. | |
| G | Related party transactions (e.g., contributions to trusts controlled by the company) | NIL | |
| H | Provisions for liabilities incurred under contractual obligations | NIL | |

**44) Sectoral exposure**

| tem | As at 31.03.2026 (Final) | | | As at 31.03.2025 | | |
|---|---|---|---|---|---|---|
| | Total Exposure (₹ Crore) | Gross NPAs (₹ Crore) | Percentage of Gross NPAs to total exposure in that sector | Total Exposure (₹ Crore) | Gross NPAs (₹ Crore) | Percentage of Gross NPAs to total exposure in that sector |
| **1. Agriculture and Allied Activities** | - | - | | - | - | |
| **2. Industry** | 1,60,673.46 | 1,658.28 | 1.03% | 1,26,055.87 | 2,072.41 | 1.64% |
| Others(Infra loan, Project loans) | 1,60,673.46 | 1,658.28 | 1.03% | 1,26,055.87 | 2,072.41 | 1.64% |
| **3. Service** | - | - | | - | - | |
| **4. Personal (Retail) Loans** | 77.14 | 15.56 | 20.17% | 68.15 | 17.79 | 26.10% |
| 1. Housing Loans (incl. priority sector Housing) | 50.84 | 15.56 | 30.60% | 68.15 | 17.79 | 26.10% |
| 2. Other Retail loans( Staff loans) | 26.29 | - | 0.00% | 28.04 | - | 0.00% |
| **5. Other , if any** | - | - | | | | |

**45) Intra-group exposures**

| Intra-group exposures | Current Year | Previous Year |
|---|---|---|
| (i) Total amount of intra-group exposures | Nil | Nil |
| (ii)Total amount of top 20 intra-group exposures | Nil | Nil |
| (iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers | Nil | Nil |

## NOTE 41 : (Contd.)

**46) Additional information**

I. No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the rules made there under, as at March 31, 2026 and March 31, 2025.

II. The Company is not a declared willful defaulter by any bank or financial Institution or other lender, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India, during the year ended March 31, 2026 and March 31, 2025.

III. There was no delay in the registration or satisfaction of any charges with Registrar of Companies during the year ended March 31, 2026 and March 31, 2025.

IV. The company does not have any investment in any subsidiary company. Therefore, there is no requirement to comply with the number of layers prescribed under clause (87) of section 2 of Companies Act, 2013 read with Companies (Restriction on number of Layers) Rules, 2017.

V. The Company has not traded or invested in Crypto currency or Virtual Currency during the year ended March 31, 2026 and March 31, 2025.

VI. There is no instance of breach of covenant of loan availed / debt securities issued.

VII. There are no undisclosed incomes that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

VIII. Analytical Ratios

a. Capital to Risk-weighted Assets Ratio: -Refer Note No. 41(38)(a)

b. Liquidity Coverage Ratio: - Refer Note No. 41(40)

c. Loan disbursed to total fund available:- 100%

**47)** (a) Figures of the previous year have been regrouped/ rearranged/ re-casted wherever considered necessary to make them comparable with figures for current year.

(b) Figures in rupees have been rounded off to Crore upto two decimals except where specifically indicated.

**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**

# INDEPENDENT AUDITOR'S REPORT

**TO THE MEMBERS OF HOUSING AND URBAN DEVELOPMENT CORPORATION LIMITED**

**Report on the Audit of the Consolidated Financial Statements**

## 1. Opinion:

We have audited the accompanying Consolidated Financial Statements of Housing and Urban Development Corporation Limited ("the Company") and its associate (Collectively known as "Consolidating Company"), which comprise the Consolidated Balance Sheet as at 31st March, 2026, the Consolidated Statement of Profit and Loss (including other Consolidated Comprehensive Income), the Consolidated statement of changes in equity and the Consolidated statement of Cash Flow for the year then ended, and Notes to the Consolidated financial statements including a summary of material Accounting Policies and other explanatory information (hereinafter referred to as "the Consolidated Financial Statements").

In our opinion and to the best of our information and according to the explanations given to us, the aforesaid consolidated financial statements give the information required by the Companies Act, 2013 ("the Act") in the manner so required and give a true and fair view in conformity with the Indian Accounting Standards prescribed under section 133 of the Act read with the Companies (Indian Accounting Standards) Rules, 2015, as amended, ("Ind AS") and other accounting principles generally accepted in India, of the consolidated state of affairs of the Company and its associate as at 31st March, 2026, of its consolidated profit (including other consolidated comprehensive income), consolidated changes in equity and its consolidated cash flows for the year ended on that date.

## 2. Basis for Opinion:

We conducted our audit of the consolidated financial statements in accordance with the Standards on Auditing (SAs) specified under Section 143(10) of the Companies Act, 2013. Our responsibilities under those 'Standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements' section of our report. We are independent of the Company and its associate in accordance with the Code of Ethics issued by the Institute of Chartered Accountants of India ("ICAI") together with the ethical requirements that are relevant to our audit of the consolidated 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 on the consolidated financial statements.

## 3. Emphasis of Matter:

We draw attention to the following matter in the Consolidated Financial Statements:

1. As described in Para 3 of Note no. 41 to the Consolidated Financial Statements, the company has recognized interest income on "No lien AGP Account" amounting to Rs.26.57 Crore for the year ended 31st March 2026 [Rs. 29.46 Crores for the previous year ended 31st March, 2025].

   The balance outstanding at the end of the year is Rs. 685.64 Crore (debit) (Rs. 626.52 Crore (debit) in the previous year ended 31st March 2025) in "No lien AGP Account". The Company is executing Andrews Ganj Project on behalf of the MoHUA and acting as an agent, therefore no provision for expected credit loss is created against the same. The company is in discussion with MoHUA for recovery/reimbursement of outstanding amount (including interest) as well as booking of expenses.

2. The Company has not complied with the provisions of regulation 17(1)(b) of SEBI (LODR) Regulations, 2015, regarding the requirement of the requisite number of Independent Directors for the period July 1, 2019 to December 31, 2022 and April 1, 2023 to March 31, 2026. Further, various committees were constituted on 29th April, 2025, hence the composition of committees were not in compliance with Companies Act 2013 and SEBI (LODR) Regulations, 2015, till 28th April 2025.

3. We draw attention to para 14 of Note 41 to the Consolidated financial statements regarding certain requirements stipulated by the Reserve Bank of India ('RBI') while granting the Certificate of Registration as NBFC-IFC on 23rd August 2024, requiring the Company to (i) achieve the Principal Business Criteria (PBC) in accordance with the RBI Scale Based Regulations, i.e. 75% exposure in Infrastructure Finances; and (ii) divest its investments in joint venture companies by March 31, 2026.

As stated in the said note, the Company has not fully complied with the aforesaid conditions as at March 31, 2026 and has represented to RBI seeking extension of time vide letter dated May 04, 2026, which is pending consideration.

4. We draw attention to the Note no. 39(B) to the Consolidated financial statements regarding non-recognition of Deferred Tax Liability ("DTL") on Special Reserve created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 and derecognition of DTL recognized in earlier years on such reserve. As stated in the said note, the accounting treatment has been adopted by the Company based on the Board approved position regarding continued maintenance of such reserve, management assessment under Ind AS 12 – Income Taxes, expert opinions obtained by the Company and the practice followed by similarly placed institutions.

5. Our opinion is not modified in respect of these matters.

## 4. Key Audit Matters:

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Consolidated Financial Statements of the current year. These matters were addressed in the context of our audit of the Consolidated 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 reports:

| No. | Key Audit Matters | Our Audit Procedures Included: |
|---|---|---|
| 01 | Ind AS 109 on Financial Instruments establishes a comprehensive framework for determining expected credit losses, accuracy of classification, recognition, de-recognition and measurement requirements for all the financial assets and liabilities.<br><br>The Company follows a Board approved methodology wherein assessment for allowance is carried out for impairment based on certain criterion/ framework classifying the assets into various stages depending upon credit risk and level of evidence of impairment.<br><br>Impairment allowance is measured as product of the Probability of Default, Exposure at Default and Loss Given Default being the key parameters for assessing the impairment allowance.<br><br>The key indicators underlying for assessment of impairment allowance are appraised on an ongoing basis by the management Considering the materiality of the amounts involved, the significant management judgment required in estimating the expected credit losses as well as measuring Financial Assets and Financial Liabilities and such estimates and judgments being inherently subjective, this matter has been identified as a key audit matter for the current year audit.<br><br>(Refer Notes: 6, 7, 8, 9, 10, 11, 16, 17, 18, 19, 33,36, 37, 38, 40 and 41 to Consolidated financial statements) | Our procedures and audit approach consisted and included, but were not limited to testing of the design and operating effectiveness of the internal controls and substantive testing as follows:<br><br>• Obtained an understanding of the systems, processes and controls implemented by management for recording and calculating Expected credit losses (ECL), recognition, de-recognition and measurement of Financial Assets and Financial Liabilities, for classifying financial assets portfolio into stages based on credit risk.<br><br>• Discussed with appropriate senior management and evaluated management's underlying key assumptions in estimating the expected credit losses and measuring Financial Assets and Financial Liabilities.<br><br>• Selected the sample and tested the operating effectiveness of the internal control, relating to recognition, measurement and de-recognition of, financial assets and financial liabilities and calculation of ECL. We carried out a combination of procedures involving enquiry and observation, performance and inspection of evidence in respect of operation of these controls.<br><br>• Tested the relevant information technology systems access and change management controls relating to contracts and related information used in recording financial assets/ liabilities and calculation of ECL in accordance with the said Ind AS.<br><br>• Tested the appropriate staging of assets basis, their days past due and other loss indicators on sample basis. |

| No. | Key Audit Matters | Our Audit Procedures Included: |
|---|---|---|
| 02 | The Company uses derivative instruments, including currency and interest rate swaps, to hedge its exposure to market risks.<br><br>The Company enters into derivative contracts in accordance with RBI guidelines to mitigate its currency and interest rate risk in accordance with the Company's board approved currency risk management policy. Derivative contracts are either categorised at Fair Value through P&L (FVTPL) or under cash flow hedge (Hedge Accounting). Mark to market gain/loss on derivatives categorised at FVTPL is recognised in Statement of Profit and Loss and that of cash flow hedge is recognised in the Other Comprehensive Income.<br><br>In view of the volume, nature, and valuation sensitivity of derivative contracts, as well as the significance of their impact on the financial results, this area was considered a key audit matter.<br><br>(Refer Notes Note 38 to Consolidated financial statements) | Our procedures and audit approach consisted and included, but were not limited to testing of the design and operating effectiveness of the internal controls and substantive testing as follows:<br>• Obtained understanding of the Company's risk management policies for derivative transactions.<br>• Assessed the design and operating effectiveness of controls over classification and valuation of derivatives.<br>• Verified the fair values obtained from counterparties and validated them using independent valuation techniques, wherever applicable.<br>• Reviewed accounting treatment including hedge documentation and compliance with recognition criteria under Ind AS 109.<br>• Assessed the completeness and accuracy of disclosures in the financial statements related to derivative instrument |

## 5. Information other than the Consolidated Financial Statements and Auditor's Report thereon:

The Company's Board of Directors are responsible for the other information. The other information comprises the Directors' report, Corporate Governance report, Business responsibility report and Management Discussion and Analysis etc. included in the Company's Annual Report, but does not include the consolidated financial statements and our auditor's report thereon. The Annual report for the year ending 31st March 2026 is expected to be made available to us after the date of this auditor's report.

Our opinion on the Consolidated 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 consolidated financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

When we read the other information, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions, if required.

## 6. Responsibilities of Management and Those Charged with Governance for the Consolidated 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 consolidated financial statements that give a true and fair view of the consolidated financial position, consolidated financial performance including other consolidated Comprehensive income, consolidated Changes in Equity, and consolidated Cash flows of the Group including its associate in accordance with the accounting principles generally accepted in India, including the Indian accounting Standards (Ind ASs) specified under Section 133 of the Act.

The responsibility also includes,

a. maintenance of adequate accounting records in accordance with the provisions of the Act for safeguarding of the assets of the Group and for preventing and detecting frauds and other irregularities;

b. selection and application of appropriate accounting policies;

c. making judgments and estimates that are reasonable and prudent and

d. 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 Consolidated financial statements that give a true and fair view and are free from material misstatement, whether due to fraud or error.

In preparing the Consolidated Financial Statements, the respective Board of Directors of the company and of its associate are responsible for assessing the ability of the Company and its associate to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Board of Directors either intend to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The respective Board of Directors of the company and of its associate are also responsible for overseeing the financial reporting process of the group and its associate.

**7. Auditor's Responsibilities for the Audit of the Consolidated Financial Statements:**

Our objectives are to obtain reasonable assurance about whether the Consolidated 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 Consolidated 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 Consolidated 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 with reference to Consolidated Financial Statements in place and the operating effectiveness of such controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Consolidated 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 Consolidated Financial Statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group and its associates to express an opinion on the Consolidated Financial statements.

We are responsible for the direction, supervision and performance of the audit of the Financial Statements of such entities included in the Consolidated Financial Statements of which we are the independent auditors. For the other entities included in the Consolidated Financial Statements, which have been audited by other auditors, such other auditors remain responsible for the direction, supervision and performance of the audits carried out by them. We remain solely responsible for our audit opinion.

Materiality is the magnitude of misstatement in the Consolidated Financial Statements that, individually or in aggregate, makes it probable that the economic decisions of a reasonably knowledgeable user of the 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 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 Consolidated 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.

## 8. Other Matters:

The Consolidated Financial Statements also include the Group's share of net loss of Rs. 0.001 Crores for the year ended 31st March 2026, as consolidated in the Consolidated Financial Statements, in respect of one associate, whose Provisional financial statements/ information has not been audited by us. These Provisional financial statements are unaudited and have been furnished to us by the management and our opinion on the Consolidated Financial Statements, in so far as it relates to the amounts and disclosures included in respect to the said associate, and our report in terms of sub section (3) and (11) of Section 143 of the Act in so far as it relates to the aforesaid associate is based solely on such Provisional financial statements / financial information. In our opinion and according to the information and explanation given to us by the management, this Provisional financial statements / financial information of the associate is not material to the consolidating Company.

Our opinion on the Consolidated Financial Statements, and our report on other legal and regulatory requirements below, is not modified in respect of the above matters with respect to our reliance on the work done and the Provisional financial statements / financial information certified by the management.

## 9. Report on Other Legal and Regulatory Requirements:

1. As required by section 143(3) of the Act, we report, to the extent applicable, 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 of the Consolidated Financial Statements;

   b) In our opinion, proper books of accounts as required by law relating to preparation of the Consolidated Financial Statements have been kept so far as it appears from our examination of those books except for our reliance on the Provisional financial statements / financial information certified by the management of the associate company;

   c) The Consolidated Balance Sheet, the Consolidated Statement of Profit and loss (including Other Consolidated Comprehensive income), Consolidated Statement of Changes in Equity and the Consolidated Cash Flow Statement dealt with by this Report are in agreement with the relevant books of account maintained for the purpose of preparation of the Consolidated Financial Statements;

   d) In our opinion, the aforesaid Consolidated Financial Statements comply with the Ind AS specified under Section 133 of the Act read with Companies (Indian Accounting Standards) Rules, 2015 as amended;

   e) The provisions of section 164(2) of the Companies Act, 2013 in respect of disqualifications of directors are not applicable to the Company being Government Company in terms of notification no. G.S.R. 463(E) dated 5th June 2015 issued by the Ministry of Corporate affairs;

   f) With respect of the adequacy of the Internal Financial Controls over financial reporting of the Group and the operating effectiveness of such controls, refer to our separate report in Annexure- "A";

   g) As per notification number G.S.R 463(E) dated June 5, 2015 issued by Ministry of Corporate Affairs, Section 197 of the Act regarding remuneration to Director is not applicable to the Company, since it is a Government Company and

   h) With respect to the other matters to be included in the Auditor's Report in accordance with Rule 11 of the Companies (Audit and Auditors) Rules, 2014 as amended, in our opinion and to the best of our information and according to the explanations given to us:



i. The Group has disclosed the impact of pending litigations on financial position of the group and its associate on its Consolidated financial statements; **(Refer Para 2(a) of Note no. 41 to consolidated financial statements)**.

ii. The Company has made due provision as required under the applicable law or Indian Accounting Standards, for material foreseeable losses, if any, on long term contracts including derivatives contracts; **(Refer Note no. 38 to Consolidated financial statements)**

iii. There has been no delay in transferring amounts, required to be transferred, to the Investor Education and Protection Fund by the Company, except for a single instance mentioned below. However, in case of the associate company, the same cannot be commented in view of the non-availability of Audited Accounts; **(Refer Para 16 of Note no. 41 to consolidated financial statements)**

Out of the interest in respect of Tax Free Bonds 2012 – Tranche II ( having due date 28/03/2018 ), ₹1,27,719 remained unclaimed till 28/03/2025. As per the applicable provisions relating to transfer of unclaimed amounts to the Investor Education and Protection Fund (IEPF), the said amount was required to be transferred to IEPF account within 30 days of expiry of 7 years i.e 27.04.2025. However, the transfer to IEPF was made on 29.04.2025, due to technical glitch in MCA portal resulting in a delay of 2 days in compliance with the prescribed timeline.

iv.

(a) The management has represented that, to the best of its knowledge and belief, **(Refer Para 37 of Note no. 41 to consolidated financial statements)** no funds (which are material either individually or in the aggregate) have been advanced or loaned invested (either from borrowed funds or securities premium or any other sources or kind of funds) by the Company to or in any persons or entities, including foreign entities (the intermediaries'), with the understanding, whether recorded in writing or otherwise, 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 (the Ultimate Beneficiaries) or provide any guarantee, security or the like on behalf the Ultimate Beneficiaries;

(b) The management has represented that, to the best of its knowledge and belief, **(Refer Para 37 of Note no. 41 to consolidated financial statements)**, as disclosed in management representations, no funds (which are material either individually or in the aggregate) have been received by the Company from any persons or entities, including foreign entities (the 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 audit procedures performed as considered reasonable and appropriate in the circumstances, nothing has come to our notice that has caused us to believe that the representations under Sub-clauses (a) and (b) above contain any material misstatement.

v. As stated in **Para 28 of Note no. 41** to the Consolidated Financial Statements:

- The final dividend proposed for the previous year, declared and paid by the company during the year is in compliance with section 123 of the Companies Act,2013, as applicable.
- The interim dividend declared and paid by the company during the year and until the date of this report is incompliance with section 123 of the Companies Act, 2013 and
- The Board of director of the company have proposed final dividend for the year which is subject to the approval of the member at the ensuing Annual General Meeting. The amount of the dividend proposed is in accordance with section 123 of the Companies Act, 2013, as applicable.

vi. Proviso to Rule 3(1) of the Companies (Accounts) Rules, 2014 with respect to using accounting software for maintaining its books of account which has certain features e.g. edit log etc. as enumerated in aforesaid proviso is applicable to the Company with effect from April 1, 2023.

Based on our examination which included test checks, 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. Additionally, the audit trail has been preserved by the company as per the statutory requirements for record retention.

vii. With respect to the matters specified in clause (xxi) of paragraph 3 of the Companies (Auditor's Report) Order, 2020 (the "Order"/ "CARO") issued by the Central Government in terms of Section 143(11) of the Act, to be included in the Auditors' Report, we report that according to the information and explanations given to us, In respect of associate entities included in the Consolidated Financial Statements, audited financial statements and reports under the Companies (Auditor's Report) Order, 2020 were not available to us and the consolidation, to that extent, has been carried out based on provisional/unaudited financial information made available by the management.

Accordingly, we are unable to comment whether there were any qualifications or adverse remarks by the respective auditors in the CARO reports of such entities included in the Consolidated Financial Statements.

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(M. No. 090129)**
**UDIN No.: 26090129GLRKLF8359**

**Place : New Delhi**
**Date : 14th May, 2026**



*Clariflocculator through MUIF at Sambhaji Nagar, Mumbai*

# ANNEXURE "A" TO THE INDEPENDENT AUDITOR'S REPORT ON THE AUDIT OF CONSOLIDATED FINANCIAL STATEMENTS

**(Annexure referred to in paragraph 9(f) under 'Report on Other Legal and Regulatory Requirements' section of our report of even date to the members of Housing and Urban Development Corporation Limited on the Consolidated Financial Statements for the year ended 31st March, 2026)**

**Report on the adequacy of Internal Financial Controls over financial reporting of the Company and the operating effectiveness of such controls, under Clause (i) of Sub-section 3 of Section 143 of the Companies Act, 2013 ("the Act")**

In conjunction with our audit of the Consolidated Financial Statements of "Housing and Urban Development Corporation Limited" (hereinafter referred to as "the Holding Company") as of and for the year ended March 31, 2026, we have audited the internal financial controls with reference to Consolidated Financial Statements of the Holding Company and its associate company, which are companies incorporated in India as of that date.

## 01. Management's Responsibility for Internal Financial Controls

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 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.

## 02. Auditor's Responsibility

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

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

Our audit involves performing procedures to obtain audit evidence about the adequacy of the internal financial controls 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 consolidated financial statements, whether due to fraud or error.

We believe that the audit evidence we have obtained and subject to the limitation regarding the unaudited provisional financial statements/ financial information of the associate company furnished to us by the management is sufficient and appropriate to provide a basis for our audit opinion on the Company's internal financial controls system over financial reporting.

## 03. 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 consolidated 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 consolidated 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

(3) provide reasonable assurance regarding prevention or timely detection of unauthorized acquisition, use, or disposition of the company's assets that could have a material effect on the consolidated financial statements.

**04. 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.

**05. 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 of March 31st, 2026, based 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'.

However, in case of its associate company which is incorporated in India, where the financial statements/ financial information are unaudited and certified by the management, we are not in a position to offer our comments on the adequacy and operating effectiveness of internal financial control over financial reporting of the said associate.

**For S A R C & Associates,**
**Chartered Accountants**
**FRN – 006085N**

**Sd/-**
**(Kamal Aggarwal)**
**Partner**
**(M. No. 090129)**
**UDIN No.: 26090129GLRKLF8359**

**Place : New Delhi**
**Date : 14th May, 2026**

## CONSOLIDATED BALANCE SHEET AS AT 31ST MARCH, 2026

(₹ in Crore)

| S. No. | PARTICULARS | NOTE No. | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| I | **ASSETS** | | | |
| 1 | **Financial Assets** | | | |
| (a) | Cash and Cash Equivalents | 6 | 2.08 | 5.55 |
| (b) | Bank Balance other than (a) above | 7 | 224.03 | 58.99 |
| (c) | Derivative Financial Instruments | 8 | 2,154.88 | 1,643.28 |
| (d) | Receivables | | | |
| | - Trade Receivables | 9 | 0.77 | 1.84 |
| | - Other Receivables | | 6.58 | 2.34 |
| (e) | Loans | 10 | 1,60,547.15 | 1,24,340.71 |
| (f) | Investments | 11 | 2,226.66 | 1,317.62 |
| (g) | Investment in Associate | | 0.26 | 0.26 |
| (h) | Other Financial Assets | 12 | 894.63 | 634.96 |
| | **Sub Total (1)** | | **1,66,057.04** | **1,28,005.55** |
| 2 | **Non-Financial Assets** | | | |
| (a) | Current Tax Assets (Net) | 13 | 4.29 | - |
| (b) | Deferred Tax Assets (Net) | 21 | 448.08 | |
| (c) | Investment Property | 14A | 20.20 | 18.81 |
| (d) | Property, Plant and Equipment | 14B | 59.20 | 56.94 |
| (e) | Capital Work-in-Progress | 14C | 22.97 | 14.37 |
| (f) | Intangible Assets under Development | 14D | - | 1.68 |
| (g) | Other Intangible Assets | 14E | 8.26 | 12.13 |
| (h) | Assets classified as held for sale | 14F | 0.41 | |
| (i) | Other Non-Financial Assets | 15 | 217.60 | 386.17 |
| | **Sub Total (2)** | | **781.01** | **490.10** |
| | **TOTAL ASSETS (1+2)** | | **1,66,838.05** | **1,28,495.65** |
| II | **LIABILITIES AND EQUITY** | | | |
| A | **Liabilities** | | | |
| 1 | Financial Liabilities | | | |
| (a) | Derivative Financial Instruments | | 235.01 | - |
| (b) | Payables | | | |
| (i) | Trade Payable | | | |
| | - Total outstanding dues of MSME | | - | - |
| | - Total outstanding dues of creditors other than MSME | 16 | - | - |
| (ii) | Other Payables | | | |
| | - Total outstanding dues of MSME | | 0.86 | 1.02 |
| | - Total outstanding dues of creditors other than MSME | | 9.76 | 19.77 |
| (c) | Debt Securities | 17 | 60,814.71 | 55,907.15 |
| (d) | Borrowings | 18 | 80,862.29 | 51,389.61 |
| (e) | Other Financial Liabilities | 19 | 2,418.34 | 1,320.43 |
| | **Sub Total (A-1)** | | **1,44,340.98** | **1,08,637.98** |
| 2 | **Non-Financial Liabilities** | | | |
| (a) | Current Tax Liabilities (Net) | 13 | - | 12.64 |
| (b) | Provisions | 20 | 397.00 | 364.78 |
| (c) | Deferred Tax Liabilites (Net) | 21 | - | 1,465.93 |
| (d) | Other Non-Financial Liabilities | 22 | 124.61 | 46.27 |
| | **Sub Total (A-2)** | | **521.61** | **1,889.62** |
| | **Sub Total (A)(A-1+A-2)** | | **1,44,862.59** | **1,10,527.60** |
| B | **Equity** | | | |
| (a) | Equity Share Capital | 23 | 2,001.90 | 2,001.90 |
| (b) | Instruments entirely equity in nature | 24 | 1,442.00 | - |
| (c) | Other Equity | 25 | 18,531.56 | 15,966.15 |
| | **Sub Total (B)** | | **21,975.46** | **17,968.05** |
| | **TOTAL LIABILITIES AND EQUITY (A+B)** | | **1,66,838.05** | **1,28,495.65** |
| **Note: Company Overview and Material Accounting Policies Information** | | **1 to 5** | | |
| Note: The Notes referred to above form part of the Financial Statements | | **6 to 41** | | |

**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



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

(₹ in Crore)

| S. No. | PARTICULARS | NOTE No. | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|---|
| I | **INCOME** | | | |
| A | **Revenue from Operations** | | | |
| (a) | Interest Income | **26** | 13,096.25 | 10,200.33 |
| (b) | Dividend Income | **41(8)** | 8.09 | 7.38 |
| (c) | Rental Income | **14A** | 44.94 | 56.29 |
| (d) | Net Gain on Fair Value changes | **27** | - | 45.92 |
| (e) | Sale of Services | **35** | 1.12 | 1.37 |
| | **Total Revenue from Operations (A)** | | **13,150.40** | **10,311.29** |
| B | **Other Income** | **28** | **176.73** | **37.09** |
| | **Total Income I (A+B)** | | **13,327.13** | **10,348.38** |
| II | **EXPENSES** | | | |
| (a) | Finance Cost | **29** | 8,930.69 | 6,747.45 |
| (b) | Fees and Commission Expense | **41(21)** | 3.32 | 2.66 |
| (c) | Net Loss on Fair Value Changes | **27** | 936.63 | - |
| (d) | Impairment on Financial Instruments | **30** | (191.60) | (410.50) |
| (e) | Employee Benefit Expense | **31** | 268.08 | 230.04 |
| (f) | Depreciation, Amortization & Impairment | **14A,B&E** | 12.53 | 10.64 |
| (g) | Corporate Social Responsibilities | **41(35)** | 57.89 | 49.27 |
| (h) | Other Expenses | **32** | 88.15 | 82.16 |
| | **Total Expenses II** | | **10,105.69** | **6,711.72** |
| III | **Profit/ (Loss) Before Tax and before share of Associate (I-II)** | | **3,221.44** | **3,636.66** |
| IV | **Share in Profit/(Loss) of Associate** | | **-** | **-** |
| | **Profit/(Loss) before Tax (III-IV)** | | **3,221.44** | **3,636.66** |
| V | **Tax Expense:** | **39** | | |
| | (i) Current Tax | | 603.00 | 637.00 |
| | (ii) Deferred Tax | | (1,459.07) | 292.90 |
| | (iii) Adjustment of tax of earlier years (Net) | | 43.14 | (2.38) |
| | Total Tax Expenses IV ( i+ii+iii ) | | (812.93) | 927.52 |
| VI | **Profit/ (Loss) for the Period** | | **4,034.37** | **2,709.14** |
| VII | **Other Comprehensive Income** | | | |
| A (i) | Items that will not be reclassified to profit or loss (specify items and amounts) | | | |
| | Re-measurement gains (losses) on defined benefit plans | | (18.70) | (4.23) |
| (ii) | Income tax relating to items that will not be reclassified to profit or loss | | 4.71 | 1.06 |
| | Sub-total (A) | | (13.99) | (3.17) |
| B (i) | Items that will be reclassified to profit and loss (specify items and amounts) | | - | - |
| | - Effective Portion of Gains/(Loss) in Cash Flow Hedge | | (8.96) | (51.32) |
| | - Cost of Hedging Reserve | | (716.97) | (164.67) |
| (ii) | Income tax relating to items that will be reclassified to profit or loss | | | |
| | - Effective Portion of Gains/(Loss) in Cash Flow Hedge | | 2.25 | 12.92 |
| | - Cost of Hedging Reserve | | 180.45 | 41.44 |
| | **Sub-total (B)** | | **(543.23)** | **(161.63)** |
| | **Other Comprehensive Income (A + B)** | | **(557.22)** | **(164.80)** |
| VIII | **Total Comprehensive Income for the period** | | **3,477.15** | **2,544.34** |
| | Earnings per equity share (for continuing operations and discontinuing operations) | | | |
| | Basic (₹) | **41 (31)** | **20.15** | **13.53** |
| | Diluted (₹) | | **20.15** | **13.53** |
| **Note: Company Overview and Material Accounting Policies Information** | | **1 to 5** | | |
| Note: The Notes referred to above form part of the Financial Statements | | **6 to 41** | | |

**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



## CONSOLIDATED CASH FLOW STATEMENT FOR THE YEAR ENDED 31st MARCH, 2026

(₹ in Crore)

| S. No. | Particulars | Period Ended 31st March, 2026 | Period Ended 31st March, 2025 |
|---|---|---|---|
| A | **Operating activities** | | |
| | Profit before tax | 3221.44 | 3636.66 |
| | ***Adjustments to reconcile profit before tax to net cash flows:*** | | |
| (i) | Depreciation & amortisation | 12.53 | 10.64 |
| (ii) | Impairment on financial instruments | (191.60) | (410.50) |
| (iii) | EIR on borrowings | 925.43 | (65.61) |
| (iv) | Loss/ (Gain) on Fair Value Changes (Net) | (18.62) | (8.92) |
| (v) | Provision for employee benefits and CSR | 73.57 | 54.48 |
| (vi) | Provision for Interest under Income Tax Act | (0.26) | 4.38 |
| (vii) | Loss/ (Profit) on sale of Fixed Assets (Net) | (25.42) | (0.52) |
| (viii) | EIR on Advances | (2.35) | 3.89 |
| (ix) | EIR on Investment | (5.38) | (1.55) |
| (x) | Discounting of security deposit and deposit for services | 0.21 | (0.05) |
| (xi) | Discounting of Interest Income on Staff Advances | (0.62) | (1.64) |
| (xii) | Discounitng of Employee cost of Staff advances | 5.63 | 1.64 |
| | **Operating Profit before Working capital changes** | **3994.56** | **3222.90** |
| | **Working capital changes** | | |
| (i) | Loans | (36075.55) | (32605.95) |
| (ii) | Derivatives | (1964.29) | (1553.38) |
| (iii) | Trade Receivables | (1.55) | (2.51) |
| (iv) | Other Financial Assets | (259.67) | (31.24) |
| (v) | Other Non Financial Assets | 130.48 | (8.37) |
| (vi) | Bank Balance other than cash and cash equivalent | (165.03) | 78.39 |
| (vii) | Other Financial Liabilities | 1038.66 | 195.24 |
| (viii) | Other Non Financial Liabilities | 78.34 | 2.04 |
| (ix) | Trade Payable | (10.17) | 6.51 |
| (x) | Provisions | (60.05) | (53.07) |
| | **Sub Total** | **(37288.83)** | **(33972.34)** |
| | Income tax paid (Net of refunds) | (617.95) | (671.16) |
| | **Net cash flows from/(used in) Operating Activities - A** | **(33912.22)** | **(31420.60)** |
| B | **Investing activities** | | |
| (i) | Purchase of fixed and intangible assets | (21.58) | (21.74) |
| (ii) | Proceeds from sale of property and equipment | 27.36 | 0.80 |
| (iii) | Amount received on redemption of Investment | 61.18 | 0.00 |
| (iv) | Investments at fair value through Profit and Loss | (946.22) | (1010.34) |
| (v) | Capital Advances | (5.05) | (10.14) |
| | **Net cash flows from/(used in) Investing Activities - B** | **(884.31)** | **(1041.42)** |
| C | **Financing activities** | | |
| (i) | Deposit received | - | - |
| (ii) | Deposit repaid | - | (0.04) |
| (iii) | Debt securities issued | 10,396.12 | 14,768.50 |
| (iv) | Debt securities repaid | (5487.68) | (1000.00) |
| (v) | Rupee Long Term/ Short Term Borrowings raised | 49,858.40 | 14,622.68 |
| (vi) | Rupee Long Term/ Short Term Borrowings repaid | (12336.28) | (12885.47) |
| (vii) | Foreign Currency Borrowing raised | 7,658.61 | 21,873.49 |
| (viii) | Foreign Currency Borrowing repaid | (15672.58) | (4012.69) |
| (ix) | Raising/Redemption of Subordinated Liabilities | 1,442.00 | - |
| (x) | Dividends paid including DDT | (1062.02) | (1147.57) |
| (xi) | Interest paid on Income Tax | (1.73) | (1.31) |
| (xii) | Issue Expenses on Perpetual Debt Instruments | (1.78) | |
| | **Net cash flows from /(used in) Financing Activities- C** | **34793.06** | **32217.59** |
| D | **Net increase in cash and cash equivalents A+B+C** | **(3.47)** | **(244.43)** |
| | **Cash and cash equivalents at Beginning of year** | **5.55** | **249.98** |
| | Cash and cash equivalents at the end of year | 2.08 | 5.55 |
| **Components of Cash & Cash Equivalents** | | | |
| A | **Cash & Cash Equivalents** | | |
| (i) | Cash & Revenue Stamps in hand | 0.00 | - |
| (ii) | Imprest | 0.00 | - |
| (iii) | Bank Deposits (3 months and less than 3 months) | 0.00 | - |
| (iv) | Balances in Current Account with | | |
| | - Reserve Bank of India | 0.02 | 0.02 |
| | - Scheduled Banks | 2.06 | 5.53 |
| | - Demand Drafts in hand | 0.00 | - |
| (v) | Investment in Treasury Bill (Upto 90 Days) | 0.00 | - |
| | **Total** | 2.08 | 5.55 |
| | **Note:** | | |
| | **Cash Inflow from Interest on Loan & Investment** | 12978.78 | 9805.23 |
| | **Cash Outflow from Interest on Bond & Borrowings** | 7644.55 | 6509.85 |

**Note:** 1. Cash Flows has been prepared using Indirect Method whereby profit for the year is adjusted for the effects of transactions of a non cash nature, any deferrals or accruals of past or future operating cash receipts or payments and items of income or expense associated with investing or financing cash flows. Cash flows are separated into operating, investing and financing activities
2. Please refer Note 33 for Changes in Liabilities arising from Financing Activities.

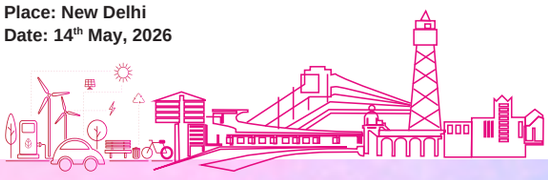
**For and on behalf of the Board of Directors**

| | | | |
|---|---|---|---|
| **Sd/-** | **Sd/-** | **Sd/-** | **Sd/-** |
| **Vikas Goyal** | **Daljeet Singh Khatri** | **M. Nagaraj** | **Sanjay Kulshrestha** |
| **Company Secretary** | **Director Finance & Chief Financial Officer** | **Director Corporate Planning** | **Chairman & Managing Director** |
| **(FCS: 6671)** | **(DIN: 06630234)** | **(DIN: 05184848)** | **(DIN: 06428038)** |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



# STATEMENT OF CHANGES IN EQUITY

## (A) EQUITY SHARE CAPITAL

### (1). FOR THE FINANCIAL YEAR 2025-2026

(₹ in Crore)

| Balance at the beginning of the current reporting period i.e. 01.04.2025 | Changes in Equity Share Capital due to prior period error | 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 i.e. 31.03.2026 |
|---|---|---|---|---|
| 2001.90 | 0.00 | 0.00 | 0.00 | 2001.90 |

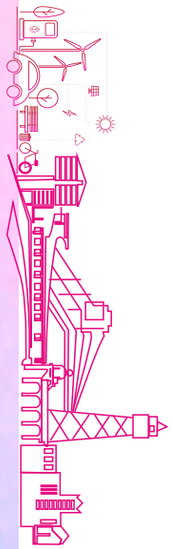
### (2). FOR THE FINANCIAL YEAR 2022-2023

(₹ in Crore)

| Balance at the beginning of the Previous reporting period i.e. 01.04.2024 | Changes in Equity Share Capital due to prior period error | Restated balance at the beginning of the Previous reporting period | Changes in equity share capital during the Previous year | Balance at the end of the Previous reporting period i.e. 31.03.2025 |
|---|---|---|---|---|
| 2001.90 | 0.00 | 0.00 | 0.00 | 2001.90 |

## (B) OTHER EQUITY

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| 1 | **Balance as at 1st April, 2025** | | | | | 1.26 | 2,965.69 | 7,335.19 | 542.00 | 566.26 | 59.96 | 72.07 | 435.89 | 3,407.13 | 729.69 | 2.01 | -150.99 | 15,966.15 |
| | Final Dividend for 2024-25 | | | | | | | | | | | | | | -210.20 | | | **-210.20** |
| | Profit during FY 2025-26 | | | | | | | | | | | | | | 4,034.37 | | | **4,034.37** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | | | | | -13.99 | | | **-13.99** |
| | Other Comprehensive Income/(Expense) | | | | | | | | | | | | | | | -6.71 | **-536.52** | **-543.23** |
| | **Total Comprehensive Income for the year 2025-26** | | | | | | | | | | | | | | 4,020.38 | **-6.71** | **-536.52** | **3,477.15** |
| | Transferred to from Surplus to General Reserve | | | | | | | | | | | | | | - | | | **-** |



(₹ in Crore)

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| | Transferred to from Surplus to Impairment Reserve | | | | | | | | | 122.06 | | | | | -122.06 | | | - |
| | Transferred from Surplus to Debenture Redemption Reserve | | | | | | 229.60 | | | | | | | | -229.60 | | | - |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | | | | | 118.00 | | -118.00 | | | - |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | | | | | -56.43 | | - | | | **-56.43** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | | | | | 525.00 | | | | | | | -525.00 | | | - |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | | | | | 807.00 | | | | | | -807.00 | | | |
| | Transferred to General Reserve (including reversal of DTL on Special Reserve u/s 36(1) (viii) | | | | | | -99.79 | | | | | | | 367.32 | - | | | **267.53** |
| | Issue Expenses on Perpetual Debt Instruments (net of taxes) | | | | | | | | | | | | | | -1.78 | | | **-1.78** |
| | Interim Dividend during FY 2025-26 | | | | | | | | | | | | | | -910.86 | | | **-910.86** |

(₹ in Crore)

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| **2** | **Balance as at 31st March, 2026** | | | | | **1.26** | **3,095.50** | **7,860.19** | **1,349.00** | **688.32** | **59.96** | **72.07** | **497.46** | **3,774.45** | **1,825.57** | **-4.70** | **-687.51** | **18,531.56** |
| **3** | **Balance as at 1st April, 2024** | | | | | **1.26** | **2,726.11** | **6,785.19** | **-** | **463.30** | **59.96** | **72.07** | **338.65** | **3,407.13** | **744.35** | **40.41** | **-27.76** | **14,610.66** |
| | **Final Dividend for 2023-24** | | | | | | | | | | | | | | -530.50 | | | **-530.50** |
| | Profit during FY 2024-25 | | | | | | | | | | | | | | 2,709.14 | | | **2,709.14** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | | | | | -3.17 | | | **-3.17** |
| | Other Comprehensive Income/(Expense) | | | | | | | | | | | | | | | -38.40 | -123.23 | **-161.63** |
| | Total Comprehensive Income for the year 2024-25 | | | | | | | | | | | | | | 2,705.97 | -38.40 | -123.23 | **2,544.34** |
| | Transferred to from Surplus to General Reserve | | | | | | | | | | | | | | - | | | **-** |
| | Transferred to from Surplus to Impairment Reserve | | | | | | | | | 102.96 | | | | | -102.96 | | | **-** |
| | Transferred from Surplus to Debenture Redemption Reserve | | | | | | 239.58 | | | | | | | | -239.58 | | | **-** |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | | | | | 135.00 | | -135.00 | | | **-** |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | | | | | -37.76 | | - | | | **-37.76** |

| S. No. | Particulars | Share Application money pending allotment | Equity component of compound financial instruments | Reserves and Surplus | | | | | | | | | | | Other Comprehensive Income | | Money received against share warrants | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capital Reserve | Securities Premium (Bonds)* | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | | | | |
| | | | | | | Debenture/ Bond Redemption Reserve** | Special Reserve *** | Reserve Fund u/s 45-IC | Impairment Reserve # | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt $ | General Reserve ^^ | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | | |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | | | | | 550.00 | | | | | | | -550.00 | | | - |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | | | | | 542.00 | | | | | | -542.00 | | | - |
| | Transferred to General Reserve | | | | | | - | | | | | | | - | - | | | - |
| | Interim Dividend during FY 2024-25 | | | | | | | | | | | | | | -620.59 | | | **-620.59** |
| **4** | **Balance as at 31st March, 2025** | | | | | **1.26** | **2,965.69** | **7,335.19** | **542.00** | **566.26** | **59.96** | **72.07** | **435.89** | **3,407.13** | **729.69** | **2.01** | **-150.99** | **15,966.15** |

* Securities Premium Account represent the premium received on issue of Tax-Free Bonds through private placement.

** 1) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.

** 2) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.

*** Created u/s 36(1) (viii) of the Income Tax Act,1961 (upto Financial Year 1996-97) amounting to ₹ 181.75 Crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act,1961 from Financial Year 1997-98 onwards amounting to ₹ 7678.44 Crore.

$ The company has utilised Rs. 56.43 Crore (Previous Year:Rs. 37.76 Crore) from Reserve for Bad & Doubtful Debts under Section 36(1)(viia)(c) of the Income Tax Act, 1961 on account of actual write-offs on loan assets and other recoverables.

# Refer Point no.5(c) of Explanatory Note 41.

@ Refer Point no.38 (b) of Explanatory Note 41.

^^ Addition to Profit & Loss Account and General Reserve includes Rs. 1532.85 Crore and 267.53 Crore respectively on account of reversal of Deferred Tax Liability recognised on Special Reserves created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 as explained in Note no. 39B

**For and on behalf of the Board of Directors**

**Sd/-**
**Vikas Goyal**
**Company Secretary**
**(FCS: 6671)**

**Sd/-**
**Daljeet Singh Khatri**
**Director Finance & Chief Financial Officer**
**(DIN: 06630234)**

**Sd/-**
**M. Nagaraj**
**Director Corporate Planning**
**(DIN: 05184848)**

**Sd/-**
**Sanjay Kulshrestha**
**Chairman & Managing Director**
**(DIN: 06428038)**

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**

# Material Accounting Policy Information forming Part of Consolidated Financial Statements

## 1. Company Overview

**Housing and Urban Development Corporation Limited** is a Listed Public Limited Company (A Government of India undertaking) domiciled in India and incorporated on 25th April, 1970 under the provisions of Companies Act, 1956. The Company's registered office is at HUDCO Bhawan, CORE-7A, India Habitat Centre, Lodhi Road, New Delhi - 110003. The Company is a Infrastructure Finance Company ('IFC') registered with the Reserve Bank of India (RBI). The Company is primarily engaged in the business of financing Infrastructure Projects including Housing and Urban development activities in the country.

HUDCO had submitted application to RBI on 29th March, 2022 and resubmitted application on 22nd February 2023 and 7th May 2024 for conversion of Certificate of Registration (CoR) from NBFC- Housing Finance Company (HFC) to NBFC-Infrastructure Finance Company (IFC). RBI vide letter dated 23rd August 2024 granted Certificate of Registration (COR) as NBFC-IFC.

HUDCO was granted Navratna status by Department of Public Enterprises (DPE) on April 18, 2024.

The Financial statements are approved for issuance by the Company's Board of Directors on May 14 2026.

**In case of Associate Company,**

Shristi Urban Infrastructure Development Corporation Ltd. (SUIDCL), the company was incorporated on 20th June 2005 with ownership right in the ratio of 60:40 between Shristi Infrastructure Development Corporation Ltd., (SIDCL) and Housing and Urban Development Corporation Ltd., (HUDCO) respectively. In order to promote, establish, monitor, collaborate, construct, either through public and /or private participation, and to act as special purpose vehicle (SPV) for entering into understanding and Associates with various Central and State Govts, their corporation, technology and domain experts, in and outside India, for development creation, expansion and modernisation of housing, commercial, social and urban development facilities. Further, the shares held by SIDCL got transferred to Shristi Housing Development Ltd. w.e.f. 31.03.2009. Shristi Housing Development Ltd. has been amalgamated with Shristi Urban Infrastructure Development Corporation Ltd. w.e.f. 31.03.2016.

The subsidiary company, Shristi Udaipur Hotels & Resorts Pvt Ltd.,(Now Sarga Udaipur Hotels & Resorts Pvt Ltd.) was incorporated on 2nd February, 2007 as promoted by Shristi Urban Infrastructure Development Ltd., to carry on the business of hotels, motels, resorts, restaurants, shopping complex, commercial complex, multiplex etc., and related activities.

Information on the Associate structure and Information on other related party relationships of the company is provided in Explanatory Note 41(1), 41(35) & 41(36)

## 2. Basis of Preparation

The Consolidated Financial Statements have been prepared based on the Schedule III for Non-Banking Financial Companies as per Notification G.S. R. 1022 (E) issued by the Ministry of Corporates Affairs on 11-10- 2018.

### 2.1 Basis of consolidation

The Consolidated Financial Statements comprise the financial statements of the Company and its Associates as at 31st March 2026. Control is achieved when the company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

### 2.2 Principles of Consolidation

The Consolidated Financial Statements consist of Housing and Urban Development Corporation Limited ("The Company") and its Associate Company. The Consolidated Financial Statements are prepared on the following basis:

Investments in Associates where the Company holds more than 20% of equity are accounted for using equity method as per Indian Accounting Standard (Ind AS) 28 - "Investments in Associates and Joint Ventures".

The Consolidated Financial Statements are prepared using uniform accounting policies and are presented to the extent possible in the same manner as the Company's separate financial statement except where adjustment for the differences are immaterial/ impractical.

### 2.3 Equity Accounting

Investment in associate is an entity over which the investor has significant influence. Interest in associates are accounted for using the equity method of accounting after initially being recognised at cost.

## NOTES : (Contd.)

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of the post-acquisition profits or losses of the investee in Group's profit and loss, and the Group's share of other comprehensive income of the investee in Group's other comprehensive income.

On acquisition of the investment in an associate, any excess of the cost of the investment over the Group's share of the net fair value of the identifiable assets and liabilities of the investee is recognised as goodwill, which is included within the carrying amount of the investment. Any excess of the Group's share of the net fair value of the identifiable assets and liabilities over the cost of the investment, after reassessment, is recognised directly in equity as capital reserve in the period in which the investment is acquired.

In addition, when there has been a change recognised directly in the equity of the associate or joint venture, the Group recognises its share of any changes, when applicable, in the Consolidated Statement of Changes in Equity. Unrealised gains resulting from transactions between the Group and the associate or joint venture are eliminated to the extent of the Group's interest in the associate or joint venture. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment of the asset transferred.

Dividends received or receivable from associates and joint ventures are recognised as a reduction in the carrying amount of the investment.

When the Group's share of losses of an associate exceeds the Group's interest in that associate or joint venture (which includes any long-term interests that, in substance, form part of the Group's net investment in the associate or joint venture), the Group discontinues recognising its share of further losses. Additional losses are recognised only to the extent that the Group has incurred legal or constructive obligations or made payments on behalf of the associate or joint venture. The Group resumes recognising its share of profits only after its share of the profits equals the share of losses not recognised.

The aggregate of the Group's share of profit or loss of an associate and a joint venture is shown on the face of the Consolidated Statement of Profit and Loss.

The financial statements of the associate are prepared for the same reporting period as the Group. When necessary, adjustments are made to bring the accounting policies in line with those of the Group. The carrying amounts of equity accounted investments are tested for impairment in accordance with the accounting policy on impairment of non-financial assets.

Upon loss of significant influence over the associate, the Group measures and recognises any retained investment at its fair value. Any difference between the carrying amount of investment in associate upon loss of significant influence or joint control and the fair value of the retained investment and proceeds from disposal is recognised in Consolidated Statement of Profit and Loss.

If the Group's ownership interest in a joint venture or an associate is reduced, but joint control or significant influence is retained, the Group reclassify to profit or loss the proportion of the gain or loss that had previously been recognised in other comprehensive income relating to that reduction in ownership interest if that gain or loss would be required to be reclassified to profit or loss on the disposal of the assets or liabilities.

### 3. Statement of Compliance and Basis of preparation

All the Indian Accounting Standards issued and notified by the Ministry of Corporate affairs under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) till the Financial Statements are authorised, have been considered in preparing the standalone Ind AS Financial Statements.

The financial statements are approved for issuance by the Company's Board of Directors on May 14, 2026.

### 4. Standard/Amendments issued but not yet effective

No amendments issued during Financial Year 2025-26 are yet effective.

## NOTES : (Contd.)

### 5A. Material Accounting Policy Information

| | |
|---|---|
| **5A.1** | **Statement of Compliance with Ind AS**<br>The Standalone financial statements of the Company have been prepared in accordance with Indian Accounting Standards ("Ind AS") notified under the Companies (Indian Accounting Standards) Rules, 2015 (as amended) and notified under section 133 of the Companies Act, 2013 ("the Act"), other applicable provisions of the Act, and other applicable regulatory norms/guidelines including those issued by RBI. The Standalone Balance Sheet; Statement of Profit and Loss; Statement of Cash Flows; Notes, comprising a summary of material accounting policies and other explanatory information and Statement of Changes in Equity are prepared and presented as per the requirements of Division III of Schedule III to the Companies Act, 2013 applicable for Non-Banking Financial Companies (NBFCs). |
| **5A.2** | **Basis of preparation and presentation**<br>The Standalone Ind AS financial statements have been prepared on an accrual basis as a going concern and under the historical cost convention, except for certain financial assets and liabilities (including derivative instruments) which are measured at fair value as required by relevant Ind AS and explained in relevant accounting policies.<br>These policies have been applied consistently for all the periods presented in the financial statements. |
| **5A.3** | **Functional and Presentation Currency:**<br>The Company's financial statements are presented in Indian Rupees ('INR') which is also the Company's functional currency. |
| **5A.4** | **Investment in associates and joint ventures**<br>The Company records the investments in associates and joint ventures at cost less impairment loss, if any.<br>If there is an indication of impairment in respect of entity's investment in associate or joint venture, the carrying value of the investment is tested for impairment by comparing the recoverable amount with its carrying value and any resulting impairment loss is charged against the carrying value of investment in associate or joint venture.<br>On disposal of Investment in associate, and joint venture, the difference between net disposal proceeds and the carrying amount is recognized in the statement of profit and loss. |
| **5A.5** | **Cash and cash equivalents**<br>Cash and cash equivalent comprise of cash in hand, demand deposits, time deposits with original maturity of less than three months held with bank, highly liquid investments that are readily convertible into known amounts of cash and which are subject to an insignificant risk of changes in value.<br>Statement of Cash Flow has been prepared using Indirect Method. |
| **5A.6** | **Foreign currency**<br>Transactions including income and expenses in foreign currencies are initially recorded by the Company at the rates of exchange prevailing on the date the transaction.<br>At the end of each reporting period, foreign currency denominated monetary assets and liabilities are translated at the functional currency spot rates of exchange (RBI Reference Rate) prevailing at the reporting date.<br>Foreign exchange gains and losses resulting from the settlement of foreign currency transactions and the re-measurement of monetary items denominated in foreign currency at period end exchange rates are recognized in the Statement of Profit or Loss in the period in which they arise. |

## NOTES : (Contd.)

| | |
|---|---|
| **5A.7** | **Revenue recognition**<br>**5A.7.1 Interest income**<br>Interest income is recognized on time proportion basis taking into account the amount outstanding and rate applicable. For financial assets measured at amortized cost, interest income is recorded using the effective interest rate (EIR), i.e. the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial assets and includes any fees or incremental costs that are incrementally directly attributable to the instrument and are an integral part of the EIR in line with Ind AS 109.<br>Fees/ charges on loan assets, other than those considered an adjustment to EIR, are accounted for on accrual basis. Prepayment charges (premium) is accounted for by the Company in the year of receipt. The company has recognized any fees that are incrementally directly attributable to the loans on the basis of straight line basis co-terminus with the term of loan.<br>Interest income in Non-Performing Assets and /or Stage 3 in Financial Assets is recognized only on cash/ receipt basis.<br>**5A.7.2 Dividends**<br>Dividend Income is recognized when the Company's right to receive the payment is established.<br>**5A.7.3 Rental income**<br>Rental income arising from operating leases on investment properties is accounted for on a straight-line basis over the lease terms unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases.<br>**5A.7.4 Other Revenue**<br>Income from services rendered is recognised based on the terms of agreements/arrangements with reference to the stage of completion of contract at the reporting date. The Company recognizes revenue from contracts with customers based on the principle laid down in Ind AS 115 - Revenue from contracts with customers. Revenue from contract with customers is recognized to the extent it is probable that the economic benefits will flow to the Company and the revenue and costs, if applicable, can be measured reliably. Revenue is measured at the transaction price agreed under the Contract. Transaction Price excludes amounts collected on behalf of third parties (e.g., taxes collected on behalf of government) and includes/adjusted for variable consideration like rebates, discounts, only to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur when the uncertainty associated with the variable consideration is subsequently resolved. Fee based income are recognized when they become measurable and when it is probable to expect their ultimate collection.<br>**5A.7.5 Interest income on Investments**<br>Interest income from investments is recognised when it is certain that the economic benefits will flow to the Company and the amount of income can be measured reliably. Interest income is accrued on a time basis, by reference to the principal outstanding and at the effective interest rate applicable. |
| **5A.8** | **Borrowing costs**<br>Borrowing costs consist of interest and other costs that the Company incurred in connection with the borrowing of funds. Borrowing cost also includes exchange differences to the extent regarded as an adjustment to the borrowing costs Borrowing costs that are directly attributable to the acquisition and/ or construction of a qualifying asset, till the time such qualifying asset becomes ready for its intended use, are capitalized. A qualifying asset is one that necessarily takes a substantial period to get ready for its intended use. All other borrowing costs are charged to the Statement of Profit and Loss on an accrual basis as per the effective interest rate method.<br>Where Company has not made any specific borrowings for construction of a qualifying asset, the Company capitalises borrowing costs on account of general borrowings average rate of borrowings for the Company in terms of Ind AS 23 'Borrowing Costs'. |
| **5A.9** | **Investment properties-Ind AS 40**<br>**Recognition**<br>Investment properties includes properties from which the Company is held for earning Rental Income or Capital Appreciation. Investment properties are measured initially at cost, including transaction costs and any cost directly attributable in bringing the asset to the location and condition necessary for it to be ready for its intended use. |

## NOTES : (Contd.)

| | |
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| | **Subsequent Measurement**<br>Subsequent to initial recognition, investment properties are stated at cost less accumulated depreciation and accumulated impairment loss, if any. Depreciation on Investment properties is provided over useful life set in Schedule-II of the Companies Act 2013. All other repair and maintenance costs are recognised in statement of profit and loss as incurred. Right of Use covered in Investment Properties are depreciated as per Straight Line Method.<br>Though investment property is measured using cost model, the fair value of investment property is disclosed in the notes.<br>**De-recognition**<br>Investment properties are derecognized either when they have been disposed off or when they are permanently withdrawn from use and no future economic benefit is expected from their disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in Statement of profit and loss in the period of de–recognition on disposal.<br>Reclassification to/from investment property Transfers are made to (or from) investment property only when there is a change in use. Transfers between investment property and owner-occupied property do not change the carrying amount of the property transferred and they do not change the cost of that property for measurement or disclosure purposes |
| 5A.10 | **Property, Plant and Equipment (PPE) and Intangible assets**<br>**Recognition**<br>PPE are initially recognized at cost. Cost of acquisition consists of purchase price or construction cost which is the amount paid and the fair value of any other consideration issued, if any, to acquire the asset and any cost directly attributable in bringing the asset to the location and condition necessary for it to be ready for its intended use alongwith present value of dismantling cost.<br>Advances paid towards the acquisition of PPE outstanding at each balance sheet date are disclosed separately under other non-financial assets.<br>**Subsequent Measurement**<br>The Company has adopted the cost model of subsequent recognition to measure the Property, Plant and Equipment. Consequently, all Property, Plant and Equipment are carried at its cost less accumulated depreciation and accumulated impairment losses, if any. Subsequent expenditure is recognised as an increase in the carrying amount of the asset when it is probable that future economic benefits deriving from the cost incurred will flow to the enterprise and the cost of the item can be measured.<br>**De-recognition**<br>An item of Property, Plant and Equipment and any significant part initially recognized is de-recognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on de recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in the statement of profit and loss account when the asset is derecognized.<br>**Intangible assets**<br>Intangible assets are initially measured at cost and any cost directly attributable in bringing the asset to the condition necessary for it to be ready for its intended use. An intangible asset is recognized only when its cost can be measured reliably and it is probable that the expected future economic benefits that are attributable to it will flow to the Company.<br>They are subsequently measured at cost less accumulated amortisation and accumulated impairment loss, if any.<br>**Right-of-Use Asset**<br>The right-of-use asset is measured at cost, which is made up of the initial measurement of the lease liability, any initial direct costs incurred, an estimate of any costs to dismantle and remove the asset at the end of the lease, and any lease payments made in advance of the lease commencement date (net of any incentives received). The right-of-use assets are depreciated on a straight-line basis. |

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| **5A.11** | **Depreciation and amortization**<br><br>Depreciation is provided over the useful life of the PPE set as per Schedule-II of Companies Act, 2013 and depreciation rates have been worked out by applying WDV method after retaining 5% of cost as residual value except for the assets mentioned as below:<br><br>a) Computer software is amortized over a period of five years on a straight-line basis<br><br>b) Items costing upto Rs.5000 per item including books, miscellaneous assets/ consumables etc are expensed off in the profit and loss account in the year of purchase.<br><br>Depreciation on additions to/ deductions from PPE during the year is charged on pro-rata basis from/ up to the date on which the asset is available for use/ disposed. |
| **5A.12** | **Capital work-in-Progress**<br><br>Capital work in progress includes assets not ready for the intended use and is carried at cost, comprising direct and related incidental expenses.<br><br>**Intangible assets under development**<br><br>Expenditure incurred which are eligible for capitalization under intangible assets is carried as 'Intangible assets under development' till they are ready for their intended use. |
| **5A.13** | **Leases**<br><br>**(a) Company as a lessee**<br><br>i) The Company assesses at contract inception whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Company recognizes a right-of-use asset and a lease liability at the lease commencement date. The right-of use asset is initially measured at cost, which comprises the initial amount of lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct cost incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.<br><br>ii) The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-to-use asset or the end of the lease term. The estimated useful life of the right-to-use asset is determined on the same basis as those of property, plant and equipment. In addition, the right-to-use asset is periodically reduced by impairment losses, if any, and adjusted for certain re-measurements of the lease liability.<br><br>iii) The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate.<br><br>iv) The lease liability is measured at amortized cost using the effective interest method, it is re-measured when there is a change in future lease payments from a change in an index or rate. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in the profit and loss if the carrying amount of the right-of-use asset has been reduced to zero.<br><br>v) The Company presents Right-of-Use asset under the Head "Investment Property" or "Property Plant and Equipment" based on their utility and lease liabilities in "other financial liabilities" in the Balance Sheet.<br><br>vi) Short term Lease and Leases of low value assets: -The Company has elected not to recognize right-of-use asset and lease liabilities for short term leases that have lease term of 12 months or less and leases of low value assets. Lease Contracts for the Office Building, Flats & Vehicles, which are cancellable by either Lessor or Lessee will be treated as Short Term Lease. The Company recognizes the lease payments associated with these leases as an expense on a systematic basis over the lease term.<br><br>vii) Leasehold Land is depreciated on straight Line basis over the period of lease terms. |

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| | **(b) As a lessor**<br><br>When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease. To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all the risk and rewards incidental to the ownership of the underlying asset. If this is the case, then the lease is a finance lease, if not then it is an operating lease. As part of the assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.<br><br>The Company recognizes lease payments received under operating lease as income on a straight-line basis over the term of relevant lease unless the payments to the lessor are structured to increase in line with expected general inflation to compensate for the lessor's expected inflationary cost increases as part of "Rental Income". |
| **5A.14** | **Financial instruments**<br><br>A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.<br><br>**Initial recognition and measurement**<br><br>The Company recognizes financial assets and financial liabilities when it becomes a party to the contractual provisions of the instrument. All financial assets and financial liabilities are recognised initially at fair value adjusted by transaction costs that are attributable to the acquisition or issue of the financial asset or financial liability except in the case of financial assets or financial liability recorded at fair value through profit or loss where the transaction cost are charged to profit and loss.<br><br>**Subsequent measurement**<br><br>**a) Non-derivative financial instruments**<br><br>**i) Financial assets carried at amortised cost**<br><br>A financial asset is subsequently measured at amortised cost if it is held within a business model whose objective is to hold the asset in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.<br><br>**ii) Financial assets at fair value through other comprehensive income**<br><br>A financial asset is subsequently measured at fair value through other comprehensive income if it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling assets and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. Further, in cases where the Company has made an irrevocable election based on its business model, for its investments which are classified as equity instruments other than which are held for trading and contingent consideration recognized by an acquirer in a business combination to which Ind AS 103 applies are classified as at FVTPL, the subsequent changes in fair value are recognized in other comprehensive income.<br><br>**iii) Financial assets at fair value through profit or loss**<br><br>A financial asset which is not classified in any of the above categories are subsequently fair valued through profit or loss. It includes all derivative financial instruments except for those designated and effective as hedging instruments, for which the hedge accounting requirements are being applied.<br><br>**iv) Equity investments**<br><br>All equity investments in scope of Ind AS 109 are measured at fair value. Equity instruments which are held for trading and contingent consideration recognised by an acquirer in a business combination to which Ind AS103 applies are classified as at FVTPL. For all other equity instruments, the Company may make an irrevocable election to present in other comprehensive income subsequent changes in the fair value. The Company makes such election on an instrument-by-instrument basis. The classification is made on initial recognition and is irrevocable.<br><br>If the Company decides to classify an equity instrument as at FVTOCI, then all fair value changes on the instrument, excluding dividends, are recognized in the OCI. There is no recycling of the amounts from OCI to P&L, even on sale of investment. However, the Company may transfer the cumulative gain or loss within equity. |

Equity instruments included within the FVTPL category are measured at fair value with all changes recognized in the P&L.

**v) Financial liabilities**

Financial liabilities are subsequently carried at amortised cost using the effective interest method except for derivative financial liabilities which are carried at FVTPL with gains or losses recognized in the statement of profit and loss. For trade and other payables maturing within one year from the balance sheet date, the carrying amounts approximate the fair value due to the short maturity of these instruments.

**b) Derivative financial instruments**

The Company holds various derivatives to mitigate the risk of changes in exchange rates on foreign currency exposures as well as interest fluctuations including foreign exchange forward contracts, currency and interest rate swaps etc. The counterparty for these contracts is generally a bank.

**Hedge accounting**

Under hedge accounting, an entity can designate derivative contracts either as cash flow hedge or fair value hedge. The Company designates certain derivative contracts as cash flow hedges.

To qualify for hedge accounting, the hedging relationship must meet all of the following requirements:

- There is an economic relationship between the hedged item and the hedging instrument.
- The effect of credit risk does not dominate the value changes that result from that economic relationship
- The hedge ratio of the hedging relationship is the same as that resulting from the quantities of:
  - the hedged item that the company usually hedges; and
  - the hedging instrument that the company usually uses to hedge that quantity of hedged item
- The hedging relationship consists only of eligible hedging instruments and eligible hedged items
- At the inception of the hedging relationship there is formal designation and documentation of the hedging relationship and the entity's risk management objective and strategy for undertaking the hedge and its hedge effectiveness

Cash flow hedge

The hedging instruments which meets the qualifying criteria for hedge accounting are designated as cash flow hedge. The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognised in Other Comprehensive Income. The change in intrinsic value of hedging instruments is recognised in 'Effective Portion of Cash Flow Hedges'. The amounts recognized in such reserve are reclassified to the Statement of Profit or Loss when the hedged item affects profit or loss. Further, the change in fair value of the time value of a hedging instruments is recognised in 'Cost of Hedging Reserve'. The amounts recognised in such reserve are amortised to the Statement of Profit and Loss on a systematic basis. The gain or loss relating to ineffective portion is recognised immediately in Statement of Profit and Loss.

Fair value hedge

In line with the recognition of change in the fair value of the hedging instruments in the Statement of Profit & Loss, the change in the fair value of the hedged item attributable to the risk hedged is recognised in the Statement of Profit and Loss. Such changes are made to the carrying amount of the hedged item. Amortisation of said changes in carrying amount may begin as soon as an adjustment exists and shall begin no later than when the hedged item ceases to be adjusted for hedging gains and losses. The amortisation is based on a recalculated effective interest rate at the date that amortisation begins. If the hedged item is de-recognised, the unamortised fair value is recognised immediately in Statement of Profit and Loss.

Hedge accounting is discontinued when the hedging instrument expires, or terminated, or exercised, or when it no longer qualifies for hedge accounting.

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| | **Financial assets or financial liabilities, at fair value through profit or loss**<br>This category has derivative financial assets or liabilities which are not designated as hedges. Any derivative that is not designated a hedge is categorized as a financial asset or financial liability, at fair value through profit or loss.<br>Derivatives not designated as hedges are recognized initially at fair value and attributable transaction costs are recognized in net profit in the Statement of Profit and Loss when incurred. Subsequent to initial recognition, these derivatives are measured at fair value through profit or loss and the resulting exchange gains or losses are included in Statement of Profit and Loss. Assets/liabilities in this category are presented as financial assets/ financial liabilities if they are either held for trading or are expected to be realized within 12 months after the balance sheet date.<br>**De-recognition of financial instruments**<br>The Company de-recognises a financial asset when the contractual rights to the cash flows from the financial asset expire or when substantially all the risks and rewards are transferred or it transfers the financial asset and transfer qualifies for de-recognition under Ind AS 109.<br>A financial liability (or a part of a financial liability) is de-recognised from the Company's balance sheet when the obligation specified in the contract is discharged or cancelled or expires. |
| **5A.15** | **Share capital**<br>**Ordinary shares**<br>Ordinary shares are classified as equity. Incremental costs directly attributable to the issuance of new ordinary shares and share options are recognized as a deduction from retained earnings, net of any related income tax effects. |
| **5A.16** | **Fair value measurement**<br>The Company measures financial instruments, such as, derivatives at fair value at each balance sheet date using valuation techniques.<br>Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:<br>In the principal market for the asset or liability, or in the absence of a principal market, in the most advantageous market for the asset or liability<br>The principal or the most advantageous market must be accessible by the Company.<br>The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.<br>A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.<br>The Company uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.<br>All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:<br>Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities<br>Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable<br>Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable<br>For assets and liabilities that are recognised in the financial statements on a recurring basis, the Company determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period. |

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| 5A.17 | **Impairment**<br><br>**a) Financial Assets**<br><br>The Company recognises loss allowance for Expected Credit Loss (ECL) on a financial asset broadly in accordance with the principles laid down in Ind AS 109. The Company compares the risk of a default occurring on the financial asset as at the reporting date with the risk of a default occurring on the financial asset as at the date of initial recognition and based on the reasonable and supportable information, that is available and is indicative of significant increases in credit risk since initial recognition. The risk of default occurring on the financial asset is assessed as at the reporting date and the financial assets are classified into three categories based on the number of days of past due: -<br><br>Stage – 1 - 0-30 days<br><br>Includes loan assets that have not had a significant increase in credit risk since initial recognition or that has low credit risk at the reporting date.<br><br>Stage – 2 - 31-90 days<br><br>Includes loan assets that have had a significant increase in credit risk since initial recognition but that do not have objective evidence of impairment.<br><br>Stage – 3 - Above 90 days.<br><br>Includes loan assets that have objective evidence of impairment at the reporting date.<br><br>The Expected Credit Loss (ECL) is measured at 12-month ECL for Stage 1 loan assets and lifetime ECL for Stage 2 & Stage 3 loan assets. ECL is the product of the Probability of Default, Exposure at Default and Loss Given Default, defined as follows:<br><br>Probability of Default (PD) - The PD represents the likelihood of a borrower defaulting on its financial obligation, either over the next 12 months (12 months PD), or over the remaining lifetime (Lifetime PD) of the obligation.<br><br>Loss Given Default (LGD) – LGD represents the Company's expectation of the extent of loss on a defaulted exposure. LGD varies by type of counterparty, type, and preference of claim and availability of collateral or other credit support.<br><br>Exposure at Default (EAD) – EAD is based on the amount of outstanding exposure as on the assessment date on which ECL is computed.<br><br>The ECL is calculated based on the historical data with due weightage to the likely future events which may affect the cash flows. The Company recognises in statement of profit or loss, as an impairment gain or loss, the amount of Expected Credit Loss (or reversal) that is required to adjust the loss allowance at the reporting date.<br><br>Additional provision is made in order to establish a balance in the provision for loans that the Company's management considers prudent and adequate keeping in view the unforeseen events and happenings such as change in policy of Government and procedural delays in repayments from the agencies, outcome of pending cases under Insolvency and Bankruptcy code etc.<br><br>**Modification Loans**<br><br>The company allows concessions or modification of loan term as a response to the borrowers' financial difficulties rather than taking possession or to other wise enforce collection of security. The company considers a loan for borne when such concession or modification are provided as a result of the borrower present and expected financial difficulties and the company would not have agreed to them if the borrower had been financially healthy. Indicators of financial difficulties include defaults on covenants, or significant concerns raised by the Credit Risk Department. Forbearance may involve extending the payment arrangement and the agreement of new loan condition. Once the term is negotiated, any impairment is measured by taking into account the original and modified parameter. It is the company's policy to monitor forborne loans to help ensure that future payment continues to be likely to occur. De-recognition decisions and classifications |

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| | between Stage 2 and Stage 3 are determined on a case-by-case basis. If these procedures identify a loss in relation to loan, it is disclosed and managed as an impaired Stage 3 or forborne asset until it is collected or written off. However, if the modification results into notional gain on account change in expected future value of cash flows, the same shall not be recognized.<br><br>When the loan has been renegotiated or modified but not derecognized, the company also reassesses whether there has been a significant increase in credit risk.<br><br>b) Non-financial assets<br><br>Intangible assets and property, plant and equipment<br><br>Intangible assets and property, plant and equipment are evaluated for recoverability whenever events or changes in circumstances indicate that their carrying amounts may not be recoverable. For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash flows that are largely independent of those from other assets. In such cases, the recoverable amount is determined for the CGU to which the asset belongs.<br><br>If such assets are considered to be impaired, the impairment to be recognized in the Statement of Profit and Loss is measured by the amount by which the carrying value of the assets exceeds the estimated recoverable amount of the asset. An impairment loss is reversed in the Statement of Profit and Loss if there has been a change in the estimates used to determine the recoverable amount. The carrying amount of the asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortization or depreciation) had no impairment loss been recognized for the asset in prior years. |
| **5A.18** | **Government grants and subsidies**<br><br>Government grants are recognised where there is reasonable assurance that the grant will be received and all attached conditions will be complied with. When the grant relates to an expense item, it is recognised as income on a systematic basis over the periods that the related costs, for which it is intended to compensate, are expensed. When the grant relates to an asset, it is recognised as income in equal amounts over the expected useful life of the related asset.<br><br>When the Company receives grants of non-monetary assets, the asset and the grant are recorded at fair value amounts and released to profit or loss over the expected useful life in a pattern of consumption of the benefit of the underlying asset i.e., by equal annual instalments. When loans or similar assistance are provided by governments or related institutions, with an interest rate below the current applicable market rate, the effect of this favourable interest is regarded as a government grant. The loan or assistance is initially recognised and measured at fair value and the government grant is measured as the difference between the initial carrying value of the loan and the proceeds received. The loan is subsequently measured as per the accounting policy applicable to financial liabilities.<br><br>a) The Company acts as a channelizing agency for disbursement of grants/ subsidies under various schemes of the Government and Government Agencies. The Company receives the amount of such grants/subsidies and disburses them to eligible parties in accordance with the schemes of the relevant grants/subsidies. The undisbursed grants / subsidies as at the year-end are shown as a part of Financial Liabilities. Where grants/ subsidies disbursed exceed, the related amount received, such amount receivable from Government / Government Agencies is shown as a part of other Loans and Advances.<br><br>b) Grants received from other than Govt. agencies or development partners, in respect of certain schemes for economically weaker sections / low-income groups are also dealt with in the manner described at (a) above. Interest earned on loans given under certain specified schemes is shown under “Financial Liabilities” and is utilized as per the terms of the agreement. |
| **5A.19** | **Employee benefits**<br><br>**(a) Short-term employee benefits**<br><br>All short-term employee benefits including salaries & wages, performance related pay, non-monetary benefits such as medical care etc. are valued on undiscounted basis and recognized as an expense in the statement of profit and loss of the period in which the employee renders the related service. |



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| | **(b) Post-employment benefits**<br><br>**Defined Contribution Plans:**<br><br>A defined contribution plan is a plan under which the Company pays fixed contributions periodically into a separate fund. The Company has no legal or constructive obligations to pay any further amount after payment of the fixed contributions. The contributions made by the Company towards defined contribution plans are charged to the Statement of Profit and Loss in the period to which the contributions relate.<br><br>**Defined Benefit Plans:**<br><br>The Company's net obligation in respect of defined benefit plans such as gratuity, other post-employment benefits etc., is calculated separately for each plan by estimating the amount of future benefit that the employees have earned in the current and prior periods, discounting that amount and deducting the fair value of the plan assets, if any.<br><br>The calculation of defined benefit obligation is performed at the end of each reporting period, by a qualified actuary using the Projected Unit Credit method. When the calculation results in a potential asset for the Company, the recognized asset is limited to the present value of the economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.<br><br>The current service cost of the defined benefit plan, recognized in the Statement of Profit and Loss as part of employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments, and settlements. Past service costs are recognized immediately in the Statement of Profit and Loss. The net interest is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of the plan assets. This net interest is included in employee benefit expense in the Statement of Profit and Loss.<br><br>Re-measurements which comprise of actuarial gains and losses, the return on plan assets (excluding amounts included in the net interest on the net defined benefit liability (asset)) and the effect of the asset ceiling (if any, excluding amounts included in the net interest on the net defined benefit liability (asset)), are recognized in Other Comprehensive Income.<br><br>**(c) Other long-term employee benefits:**<br><br>Liability towards other long term employee benefits including leave encashment, long service awards etc., are determined on actuarial valuation by qualified actuary by using Projected Unit Credit method.<br><br>Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to the Statement of Profit and Loss in the period in which such gains or losses are determined.<br><br>**(d) Loan to employees at concessional rate**<br><br>Loans given to employees at concessional rate are initially recognised at fair value and subsequently measured at amortised cost. The difference between the initial fair value of such loans and transaction value is recognised as deferred employee cost upon disbursement of Loan, which is amortised on a straight-line basis over the expected remaining period of the loan. In case of change in expected remaining period of the loan, the unamortised deferred employee cost on the date of change is amortised over the updated expected remaining period of the loan on a prospective basis. |
| **5A.20** | **Taxes – Ind AS 12**<br><br>Tax expense comprises current and deferred tax.<br><br>**Current income tax**<br><br>Current income tax is measured at the amount expected to be paid to the tax authorities in accordance with the Income Tax Act, 1961. Current income tax assets and liabilities are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted, at the reporting date. Current income tax relating to items recognized outside profit or loss is recognized outside profit or loss (either in other comprehensive income or in equity).<br><br>In respect of disputed current tax demands, where the Company is in appeal, provision for tax is made when the matter is finally decided. |

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| | **Deferred tax**<br>Deferred tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date.<br>Deferred tax assets are recognised for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized.<br>The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.<br>Unrecognized deferred tax assets are re-assessed at each reporting date and are recognised to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered.<br>Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.<br>Deferred tax relating to items recognised outside profit or loss is recognised outside profit or loss (either in other comprehensive income or in equity).<br>Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority. |
| **5A.21** | **Dividend**<br>Proposed final dividends and interim dividends payable to the shareholders are recognized as changes in equity in the period in which they are approved by the shareholders' meeting and the Board of Directors respectively. |
| **5A.22** | **Provisions**<br>Provisions are recognised when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. The expense relating to a provision is presented in the statement of profit and loss.<br>Reimbursements expected in respect of expenditure required to settle a provision is recognized only when it is virtually certain that the reimbursement will be received. |
| **5A.23** | **Contingent liabilities and assets**<br>The Company does not recognize a contingent liability but discloses its existence in the financial statements Contingent liability is disclosed in the case of:<br>• A present obligation arising from past events, when it is not probable that an outflow of resources will be required to settle the obligation<br>• A present obligation arising from past events, when no reliable estimate is possible<br>• A possible obligation arising from past events, unless the probability of outflow of resources is remote.<br>• Contingent assets are not recognised. A contingent asset is disclosed, as required by Ind AS 37, where an inflow of economic benefits is probable. |
| **5A.24** | **"Materiality of Events / Information"**<br>"Financial impact of events / information relating to prior years identified in the current year which are not material are accounted for in the current year and are not corrected retrospectively through restatement of comparative amounts. Events or information are considered to be material if they could, individually or collectively, influence the economic decisions of the users of the financial statements and on the basis of governing laws, rules, regulations or recommendations issued by competent authorities."<br>Events after Balance sheet date are evaluated and adjusting /non adjusting events dealt as per IND AS 10 . |

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| **5A.25** | **Earnings per Share**<br>The basic earnings per share is computed by dividing the net profit after tax by the weighted average number of equity shares outstanding during the year.<br>Diluted earnings per share is computed by dividing adjusted net profit after tax by the aggregate of weighted average number of equity shares and dilutive potential equity shares outstanding during the year. The number of equity shares and potentially dilutive equity shares are adjusted for share splits /reverse share splits and bonus shares, as appropriate. |
| **5A.26** | **Asset held for Sale**<br>Assets are classified as Held for Sale if their carrying amount will be recovered principally through a sale transaction rather than through continuing use and the sale is highly probable. A sale is considered as highly probable when such assets have been decided to be sold by the Company; are available for immediate sale in their present condition; are being actively marketed for sale at a price and the sale has been agreed or is expected to be concluded within one year of the date of classification. Such assets are measured at lower of carrying amount or fair value less selling costs. Assets held for sale are presented separately from other assets in the Balance Sheet and are not depreciated or amortised while they are classified as held for sale. (IND AS 105) |

**5B. Significant accounting judgements, estimates and assumptions.**

- The preparation of Standalone financial statements in conformity with Ind AS requires the management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities and the disclosure of contingent liabilities, at the end of the reporting period.

- Management believes that the estimates used in the preparation of financial statement are prudent and reasonable. Future result could differ from these estimates. Any revision to accounting estimate is recognized prospectively in current and future period.

**Judgements**

In the process of applying the company's accounting policies, management has made the following judgements, which have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year.

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| **5B.1** | **Business model assessment**<br>• Classification and measurement of financial assets depends on the results of the SPPI and the business model test. The Company determines the business model at a level that reflects how Companies of financial assets are managed together to achieve a particular business objective. This assessment includes judgement reflecting all relevant evidence including how the performance of the assets is evaluated and their performance measured, the risks that affect the performance of the assets and how these are managed and how the managers of the assets are compensated. The Company monitors financial assets measured at amortised cost or fair value through other comprehensive income that are derecognised prior to their maturity to understand the reason for their disposal and whether the reasons are consistent with the objective of the business for which the asset was held. Monitoring is part of the Company's continuous assessment of whether the business model for which the remaining financial assets are held continues to be appropriate and if it is not appropriate whether there has been a change in business model and so a prospective change to the classification of those assets.<br>**Estimates and Assumptions**<br>• The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year, are described below. The Company based its assumptions and estimates on parameters available when the financial statements were prepared. Existing circumstances and assumptions about future developments, however, may change due to market changes or circumstances arising that are beyond the control of the company. Such changes are reflected in the assumptions when they occur |

| | |
|---|---|
| **5B.2** | **Fair value of financial instruments**<br><br>The fair value of financial instruments is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price) regardless of whether that price is directly observable or estimated using another valuation technique. When the fair values of financial assets and financial liabilities recorded in the balance sheet cannot be derived from active markets, they are determined using a variety of valuation techniques that include the use of valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimation is required in establishing fair values. Judgements and estimates include considerations of liquidity and model inputs related to items such as credit risk (both own and counterparty), correlation and volatility. |
| **5B.3** | **Effective Interest Rate (EIR) method**<br><br>The company's EIR methodology recognises interest income / expense using a rate of return that represents the best estimate of a constant rate of return over the expected behavioral life of loans given / taken and recognises the effect of potentially different interest rates at various stages and other characteristics of the product life cycle (including prepayments and penalty interest and charges).<br><br>This estimation, by nature, requires an element of judgement regarding the expected behaviour and life-cycle of the instruments, as well expected changes to India's base rate and other fee income/expense that are integral parts of the instrument. |
| **5B.4** | **Impairment of Financial Asset**<br><br>The measurement of impairment losses across all categories of financial assets requires judgement, in particular, the estimation of the amount and timing of future cash flows and collateral values when determining impairment losses and the assessment of a significant increase in credit risk. These estimates are driven by a number of factors, changes in which can result in different levels of allowances.<br><br>The company's ECL calculations are outputs of complex models with a number of underlying assumptions regarding the choice of variable inputs and their interdependencies. Elements of the ECL models that are considered accounting judgements and estimates include:<br><br>- The Company's grading model, which assigns PDs to the individual grades<br>- The Company's criteria for assessing if there has been a significant increase in credit risk and so allowances for financial assets should be measured on a LTECL basis and the qualitative assessment<br>- The segmentation of financial assets when their ECL is assessed on a collective basis - Development of ECL models, including the various formulas and the choice of inputs<br>- Determination of associations between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs<br>- Selection of forward-looking macroeconomic scenarios and their probability weightings, to derive the economic inputs into the ECL models<br><br>It has been the Company's policy to regularly review its models in the context of actual loss experience and adjust when necessary. |
| **5B.5** | **Provisions and other contingent liabilities**<br><br>The Company operates in a regulatory and legal environment that, by nature, has a heightened element of litigation risk inherent to its operations. As a result, it is involved in various litigation, arbitration and regulatory investigations and proceedings in the ordinary course of the Company's business.<br><br>Given the subjectivity and uncertainty of determining the probability and amount of losses, the Company takes into account a number of factors including legal advice, the stage of the matter and historical evidence from similar incidents. Significant judgement is required to conclude on these estimates. |
| **5B.6** | **Revenue from contract with Customers**<br><br>The Company's contracts with customers include promises to transfer services to a customer. The Company assesses the services promised in a contract and identifies performance obligation involves judgement to determine the deliverables and the ability of the customer to benefit independently from such deliverables. |

| | |
|---|---|
| | The Company exercises judgement in determining whether the performance obligation is satisfied at a point in time or over a period of time. The Company considers indicators such as how customer benefits as services are rendered or who controls the asset as it is being created or existence of enforceable right to payment for performance to date and alternate use of such product or services, transfer of significant risks and rewards to the customer, etc. |
| **5B.7** | **Leases**<br><br>Ind AS-116 requires lessees to determine the lease term as the non-cancellable period of a lease adjusted with any option to extend or terminate the lease, if the use of such option is reasonably certain. The Company makes an assessment on the expected lease term on a lease-by-lease basis and thereby assesses whether it is reasonably certain that any options to extend or terminate the contract will be exercised. The lease term in future periods is reassessed to ensure that the lease term reflects the current economic circumstances. Company also used judgement in determining the low value assets as given under the Ind AS-116. |
| **5B.8** | **Income Taxes**<br><br>Significant estimates are involved in determining the provision for income taxes, including amount expected to be paid/recovered for uncertain tax positions and in respect of expected future profitability to assess deferred tax asset.<br><br>Further, the Company's Management has no intention to make withdrawal from the Special Reserve created and maintained under section 36(1)(viii) of the Income tax Act, 1961 and thus, the special reserve created and maintained is not capable of being reversed. Hence, the company does not create any deferred tax liability on the said reserve. |




**Construction of " Anganwadi cum Pakalveedu" under CSR at Ernakulam, Kerala**

## NOTE 6: CASH AND CASH EQUIVALENTS

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Bank Deposits (3 months and less than 3 months) | - | - |
| (ii) | Balances in Current account with: | | |
| | - Reserve Bank of India | 0.02 | 0.02 |
| | - Scheduled Banks | 2.06 | 5.53 |
| | **Total** | **2.08** | **5.55** |

## NOTE 7: BANK BALANCES OTHER THAN ABOVE

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Bank Deposits (More than 3 months & upto 12 months) | - | - |
| (ii) | Earmarked Bank Deposits ^ # | 94.91 | 21.25 |
| (iii) | Earmarked Balances in Current Account ^^ | 129.12 | 37.74 |
| | **Total** | **224.03** | **58.99** |

Earmarked Bank Balances and Term Deposits including Interest Accrued thereon have been regrouped in Previous Year 2024-2025
There is no Repatriation restrictions in respect of "Cash & Cash Equivalents" and "Bank Balances (Other than Cash and Cash equivalents)"

**^Components of Bank balances - Earmarked Bank Deposits :**

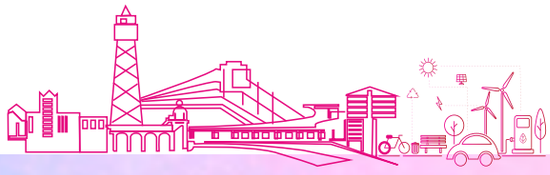
(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Human Settlement Management Institute Study Fund | 5.45 | 5.07 |
| (ii) | Heritage Project - Retail Finance | 2.42 | 2.27 |
| (iii) | SPIL | 0.48 | 0.45 |
| (iv) | BSUP Project | 4.62 | 4.33 |
| (v) | OCRPMO | 0.41 | 0.39 |
| (vi) | Credit Linked Subsidy Scheme | - | 0.64 |
| (vii) | In compliance of Court Order | 75.80 | 2.46 |
| (viii) | Vikat Hotels | 5.19 | 4.86 |
| (ix) | Rajiv Rinn Yojana | 0.54 | 0.78 |
| | **Sub Total - Earmarked Bank Deposits** | **94.91** | **21.25** |

**^^ Components of Bank balances- Earmarked Balances in Current Account :**

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Rajiv Rinn Yojana | 0.10 | 0.06 |
| (ii) | No-Lien account of Andrews Ganj Project | 0.08 | 0.08 |
| (iii) | Heritage Project - Retail Finance | 0.04 | 0.04 |
| (iv) | Interest Subsidy for Housing Urban Poor (ISHUP) | - | 0.01 |
| (v) | Credit Linked Subsidy Scheme | 0.45 | 1.10 |
| (vi) | HUDCO CSR Unspent Fund | 0.43 | 13.30 |



| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (vii) | Interim Dividend Balance | 62.56 | 3.52 |
| (viii) | Unclaimed Dividend | 1.92 | 1.61 |
| (ix) | Unpaid Interest on Bond | 1.65 | - |
| (x) | Unclaimed Principal & Interest-Bonds | 21.57 | 18.00 |
| (xi) | Unclaimed Principal & Interest-PDS | 0.02 | 0.02 |
| (xii) | 54EC Pool Account (not available for use pending allotment) | 40.17 | - |
| (xiii) | PMAY(U) 2.0- Interest Susidy Scheme (ISS) | 0.13 | - |
| | **Sub Total - Earmarked Balances in Current Accounts** | **129.12** | **37.74** |

Note: Short term deposits are made for varying periods upto one year depending on short term liquidity requirements of HUDCO and earn interest at respective short term deposit rates.

# Includes interest accrued but not due.



**Assembly Building, Goa**

# NOTE 8: DERIVATIVE FINANCIAL INSTRUMENTS

(₹ in Crore)

| S. No. | Particulars | As at 31st March, 2026 | | | As at 31st March, 2025 | | |
|---|---|---|---|---|---|---|---|
| | | Notional amounts | Fair value assets | Fair value liabilities | Notional amounts | Fair value assets | Fair value liabilities |
| | | (1) | (2) | (3) | (1) | (2) | (3) |
| | **PART I** | | | | | | |
| **A** | **Currency Derivatives:** | | | | | | |
| I | Swaps & Options | 14,637.39 | 2,154.88 | 235.01 | 22,686.82 | 1,643.28 | - |
| II | Forward Contract | - | - | - | - | - | - |
| | **Total A** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |
| **B** | **Interest rate derivatives:** | | | | | | |
| | - Interest rate Swaps | - | - | - | - | - | - |
| | **Total B** | **-** | **-** | **-** | **-** | **-** | **-** |
| | **Total Part I (A) + (B)** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |
| | | | | | | | |
| | **PART II** | | | | | | |
| | Included in above (Part I) are Derivatives held for Hedging and Risk Management Purposes as follows: | | | | | | |
| **A** | **Fair value hedging:** | - | - | - | - | - | - |
| | **Sub-total A** | **-** | **-** | **-** | **-** | **-** | **-** |
| **B** | **Cash flow hedging:** | | | - | - | - | - |
| | Currency Derivatives | 14,637.39 | 2,154.88 | 235.01 | 22,686.82 | 1,643.28 | - |
| | **Sub-total B** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |
| **C** | **Net Investment hedging:** | - | - | - | - | - | - |
| | **Sub-total C** | **-** | **-** | **-** | **-** | **-** | **-** |
| **D** | **Undesignated derivatives** | - | - | - | - | - | - |
| | **Sub-total D** | **-** | **-** | **-** | **-** | **-** | **-** |
| | **Total Part II (A) + (B) + (C) + (D)** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |
| | **Total derivative financial instruments** | **14,637.39** | **2,154.88** | **235.01** | **22,686.82** | **1,643.28** | **-** |

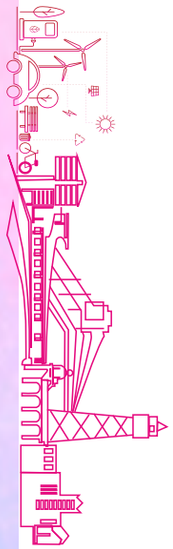
Note:

1 The table above shows fair value of Derivative financial instruments recorded as Assets/Liabilities together with their Notional amounts. The Notional amounts indicate the value of transactions outstanding at the period end and are not indicative of market or credit risk.

2 The fair value of the derivative financial instruments are those as informed by the counter parties (generally Banks).

3 The Company holds Derivative financial instruments such as foreign exchange forward contracts, currency swaps or currency option contracts to mitigate the risk of changes in foreign exchange rates on foreign currency liabilities/forecasted cash flow denominated in foreign currencies. Derivatives are used exclusively for hedging and not as trading or speculative instruments. Such derivative contracts are not designated as hedges and are accounted for at Fair Value through Profit and Loss. The counter party for these contracts is generally a bank.

4 The Company's risk management strategy and how it is applied to manage risk are explained in Note 37 & 38 of Notes to Accounts.



## NOTE 8: (Cont.)

### Offsetting

### Financial assets subject to offsetting, netting arrangements

(₹ in Crore)

| Particulars | Offsetting recognised on the balance sheet | | | Netting potential not recognised on the balance sheet | | | Assets not subject to netting arrangements | Total assets | Maximum exposure to risk |
|---|---|---|---|---|---|---|---|---|---|
| | Gross assets before offset | Offset with gross liabilities* | Net assets recognised on the balance sheet | Financial liabilities | Collaterals received | Assets after consideration of netting potential | Assets recognised on the balance sheet | Recognised in the balance sheet | After consideration of netting potential |
| At 31st March, 2026 | 2,154.88 | - | 2,154.88 | - | - | - | - | 2,154.88 | **2,154.88** |
| At 31st March, 2025 | 1,643.28 | - | 1,643.28 | - | - | - | - | 1,643.28 | **1,643.28** |

* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

### Financial liabilities subject to offsetting, netting arrangements

(₹ in Crore)

| Particulars | Offsetting recognised on the balance sheet | | | Netting potential not recognised on the balance sheet | | | Assets not subject to netting arrangements | Total assets | Maximum exposure to risk |
|---|---|---|---|---|---|---|---|---|---|
| | Gross assets before offset | Offset with gross liabilities* | Net assets recognised on the balance sheet | Financial liabilities | Collaterals received | Assets after consideration of netting potential | Assets recognised on the balance sheet | Recognised in the balance sheet | After consideration of netting potential |
| At 31st March, 2026 | 235.01 | - | 235.01 | - | - | - | - | 235.01 | 235.01 |
| At 31st March, 2025 | - | - | - | - | - | - | - | - | - |

* There is no offsetting done in Balance Sheet, therefore amount shown as NIL.

## NOTE 9: RECEIVABLES

(₹ in Crore)

| S.No. | PARTICULARS | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| I | **TRADE RECEIVABLE** | | | |
| (i) | - Considered good- secured | - | | - |
| (ii) | - Considered good- Unsecured | 0.77 | | 1.84 |
| (iii) | - Unsecured-Credit impaired | 1.99 | | 3.57 |
| (iv) | - Less: Allowance for Credit impaired receivables | 1.99 | | 3.57 |
| | **Sub-total (I)** | | **0.77** | **1.84** |
| II | **OTHER RECEIVABLE** | | | |
| (i) | - Considered good- secured | - | | - |
| (ii) | - Considered good- Unsecured | 6.58 | | 2.34 |
| (iii) | - Unsecured-Credit impaired | 0.55 | | 2.18 |
| (iv) | - Less: Allowance for Credit impaired receivables | 0.55 | | 2.18 |
| | **Sub-total (II)** | | **6.58** | **2.34** |
| | **Total (I+II)** | | **7.35** | **4.18** |

The Company has categorised all receivables at Amortised Cost in accordance with the requirements of Ind AS 109.

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| 1 | - Considered good- Secured | **-** | **-** |
| | - Considered good- Unsecured | 7.35 | 4.18 |
| | - Credit Impaired | 2.54 | 5.75 |
| 2 | **Receivable stated above include debts due by :** | | |
| | Director | Nil | Nil |
| | Other Officers of the Company | Nil | Nil |
| | Firm in which director is a partner | Nil | Nil |
| | Private Company in which director is a member | Nil | Nil |

### RECEIVABLE AGEING SCHEDULE

(₹ in Crore)

| Particulars | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|
| | Less than 6 months | 6 Months - 1 year | 1-2 years | 2-3 years | More than 3 years | |
| **Balance as at 31st March 2025** | | | | | | |
| (i) Undisputed Receivables - considered good | 2.82 | 0.01 | 0.91 | 0.44 | - | 4.18 |
| (ii) Undisputed Receivables - considered doubtful | - | - | - | - | - | - |
| (iii) Undisputed Receivables credit impaired* | - | - | - | - | 5.75 | 5.75 |
| (iv) Disputed Receivables considered good | - | - | - | - | - | - |
| (v) Disputed Receivables considered doubtful | - | - | - | - | - | - |
| (vi) Disputed Receivables credit impaired | - | - | - | - | - | - |

| Particulars | Outstanding for following periods from due date of payment | | | | | Total |
|---|---|---|---|---|---|---|
| | Less than 6 months | 6 Months - 1 year | 1-2 years | 2-3 years | More than 3 years | |
| **Balance as at 31st March 2026** | | | | | | |
| (i) Undisputed Receivables - considered good | 5.90 | 0.94 | 0.06 | 0.45 | - | 7.35 |
| (ii) Undisputed Receivables - considered doubtful | - | - | - | - | - | - |
| (iii) Undisputed Receivables credit impaired* | - | - | - | - | 2.54 | 2.54 |
| (iv) Disputed Receivables considered good | - | - | - | - | - | - |
| (v) Disputed Receivables considered doubtful | - | - | - | - | - | - |
| (vi) Disputed Receivables credit impaired | - | - | - | - | - | - |

* Provision of current year is ₹ 2.54 Crore (Previous year ₹ 5.75 Crore) on account of Receivables- Considered credit impaired has been created. Refer Note No. 41.13 for movement of Loss allowances on Credit impaired Trade receivables




*Basic Infrastructure Works in Various ULBs of Telangana*

# NOTE 10: LOANS

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | | | | | | As at 31st March, 2025 | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value | | | Subtotal | Total | Amortised Cost | At fair value | | | Subtotal | Total |
| | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | |
| | | (1) | (2) | (3) | (4) | 5=(2+3+4) | 6=(1+5) | (1) | (2) | (3) | (4) | 5=(2+3+4) | 6=(1+5) |
| **A** (i) | **Term Loans** | | | | | | | | | | | | |
| (a) | Loans & advances^ | 1,62,137.19 | - | - | - | - | 1,62,137.19 | 1,26,124.02 | - | - | - | - | 1,26,124.02 |
| (ii) | Others | | | | | | | | | | | | |
| (a) | Staff loans * | 31.25 | - | - | - | - | 31.25 | 28.04 | - | - | - | - | 28.04 |
| | **Total (A) Gross** | **1,62,168.44** | **-** | **-** | **-** | **-** | **1,62,168.44** | **1,26,152.06** | **-** | **-** | **-** | **-** | **1,26,152.06** |
| (iii) | Less: Impairment loss allowance # | 1,621.29 | - | - | - | - | 1,621.29 | 1,811.35 | - | - | - | - | 1,811.35 |
| | (Refer S.No. 5(b), 13 & 31 of Note No. 41- Explanatory notes) | | | | | | | | | | | | |
| | **Total (A) Net** | **1,60,547.15** | **-** | **-** | **-** | **-** | **1,60,547.15** | **1,24,340.71** | **-** | **-** | **-** | **-** | **1,24,340.71** |
| **B** (i) | **Secured by tangible assets.** | **21,243.66** | **-** | **-** | **-** | **-** | **21,243.66** | **12,401.44** | **-** | **-** | **-** | **-** | **12,401.44** |
| (ii) | Secured by intangible assets. | - | - | - | - | - | - | - | - | - | - | - | - |
| (iii) | Covered by Bank/Government Guarantees @ | 1,40,916.16 | - | - | - | - | 1,40,916.16 | 1,13,733.22 | - | - | - | - | 1,13,733.22 |
| (iv) | Unsecured | 8.62 | - | - | - | - | 8.62 | 17.40 | - | - | - | - | 17.40 |
| | **Total (B) - Gross** | **1,62,168.44** | **-** | **-** | **-** | **-** | **1,62,168.44** | **1,26,152.06** | **-** | **-** | **-** | **-** | **1,26,152.06** |
| (v) | Less: Impairment Loss Allowance | 1,621.29 | - | - | - | - | 1,621.29 | 1,811.35 | - | - | - | - | 1,811.35 |
| | **Total (B) - Net** | **1,60,547.15** | **-** | **-** | **-** | **-** | **1,60,547.15** | **1,24,340.71** | **-** | **-** | **-** | **-** | **1,24,340.71** |
| **C** (a) | **Loans in India** | | | | | | | | | | | | |
| (i) | Public Sector | 1,60,365.59 | - | - | - | - | 1,60,365.59 | 1,24,204.63 | - | - | - | - | 1,24,204.63 |
| (ii) | Other than Public Sector | 1,802.85 | - | - | - | - | 1,802.85 | 1,947.43 | - | - | - | - | 1,947.43 |
| | **Total ('C)(a) - Gross** | **1,62,168.44** | **-** | **-** | **-** | **-** | **1,62,168.44** | **1,26,152.06** | **-** | **-** | **-** | **-** | **1,26,152.06** |
| (iii) | Less: Impairment Loss Allowance | 1,621.29 | - | - | - | - | 1,621.29 | 1,811.35 | - | - | - | - | 1,811.35 |
| | **Total ('C) (a) - Net** | **1,60,547.15** | **-** | **-** | **-** | **-** | **1,60,547.15** | **1,24,340.71** | **-** | **-** | **-** | **-** | **1,24,340.71** |
| **C** (b) | **Loans outside India** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| | Less: Impairment Loss Allowance | - | - | - | - | - | - | - | - | - | - | - | - |
| | **Total ('C)(b) - Net** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** | **-** |
| | **Total ('C)(a+b) -** | **1,60,547.15** | **-** | **-** | **-** | **-** | **1,60,547.15** | **1,24,340.71** | **-** | **-** | **-** | **-** | **1,24,340.71** |

**Note:** The company has only 'Amortised cost category' to present in this schedule.

* Includes secured by way of mortgage of ₹ 24.91Crore (previous year ₹26.77 Crore)

# Includes provision on undrawn commitment of ₹ 5.89 Crore (previous year ₹ 2.84 Crore)

@ Inclues loan of ₹ 20,000 Crore (Previous Year ₹ 20,000 Crore) extended to BMTPC, raised by issue of "GOI fully serviced Bonds", repayment of which shall be met by Government of India through suitable provision in the Budget of Ministry of Housing and Urban Affairs.

^ Includes interest accrued but not due.

# NOTE 10: (Contd.)

## NOTE: 10(a)(1): LOANS

**Impairment allowance for loans and advances to customers**

The table below shows the credit quality and the maximum exposure to credit risk based on the Company's internal credit rating system and year-end stage classification. The amounts presented are gross of impairment allowances. Details of the Company's internal grading system are explained in Note 10(a)(4)(ii) and policies on whether ECL allowances are calculated on an individual or collective basis are set out in Note 10(a)(4)(vi).

**31st March, 2026**

**(i) Government - Housing**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 414.86 | - | - | **414.86** |
| Low_Risk | 31,439.45 | 10,017.20 | 30.58 | **41,487.23** |
| **Grand Total** | **31,854.31** | **10,017.20** | **30.58** | **41,902.09** |

**(ii) Government - Urban Infrastructure**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 18,733.64 | 129.13 | 124.63 | **18,987.40** |
| Low_Risk | 94,287.75 | 3,776.93 | 3.08 | **98,067.76** |
| **Grand Total** | **1,13,021.39** | **3,906.06** | **127.71** | **1,17,055.16** |

**(iii) Non-Government**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | 2.28 | **2.28** |
| Medium_Risk | 216.22 | - | 1,497.71 | **1,713.93** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **216.22** | **-** | **1,499.99** | **1,716.21** |

**(iv) Retail**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 34.41 | 0.87 | 15.56 | **50.84** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **34.41** | **0.87** | **15.56** | **50.84** |

**31st March, 2025**

**(i) Government - Housing**

**(₹ in Crore)**

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 749.94 | - | 306.95 | **1,056.89** |
| Low_Risk | 40,131.92 | 7,075.54 | 52.54 | **47,260.00** |
| **Grand Total** | **40,881.86** | **7,075.54** | **359.49** | **48,316.89** |

## NOTE 10: (Contd.)

**(ii) Government - Urban Infrastructure**

(₹ in Crore)

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 9,035.90 | 202.93 | 124.63 | **9,363.46** |
| Low_Risk | 60,662.60 | 4,574.02 | 3.08 | **65,239.70** |
| **Grand Total** | **69,698.50** | **4,776.95** | **127.71** | **74,603.16** |

**(iii) Non-Government**

(₹ in Crore)

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | 8.59 | **8.59** |
| Medium_Risk | 255.52 | - | 1,576.63 | **1,832.15** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **255.52** | **-** | **1,585.22** | **1,840.74** |

**(iv) Retail**

(₹ in Crore)

| Risk Categorization | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| High_Risk | - | - | - | **-** |
| Medium_Risk | 49.08 | - | 18.23 | **67.31** |
| Low_Risk | - | - | - | **-** |
| **Grand Total** | **49.08** | **-** | **18.23** | **67.31** |

**NOTE: 10 (a)(2)**

**(i) Government - Housing**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Housing lending is, as follows:

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **39,495.62** | **3,281.91** | **396.47** | **43,174.00** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 6,988.20 | - | - | **6,988.20** |
| Assets derecognised or repaid (excluding write offs) | 1,540.10 | 268.23 | 36.98 | **1,845.31** |
| Transfers from Stage 1 | (7,075.54) | 7,075.54 | | **-** |
| Transfers from Stage 2 | 3,013.68 | (3,013.68) | | **-** |
| Transfers from Stage 3 | | | | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2025** | **40,881.86** | **7,075.54** | **359.49** | **48,316.89** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 1,774.85 | 3,650.00 | - | **5,424.85** |

## NOTE 10: (Contd.)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Assets derecognised or repaid (excluding write offs) | 10,800.66 | 708.34 | 330.65 | **11,839.65** |
| Transfers from Stage 1 | (1.74) | | 1.74 | **-** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2026** | **31,854.31** | **10,017.20** | **30.58** | **41,902.09** |

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **5.57** | **6.59** | **137.56** | **149.72** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 1.10 | - | - | **1.10** |
| Assets derecognised or repaid(excluding write offs) | 0.22 | 0.53 | 16.14 | **16.89** |
| Transfers from Stage 1 | (0.99) | 4.65 | - | **3.66** |
| Transfers from Stage 2 | 0.38 | (6.01) | - | **(5.63)** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | (0.92) | (0.05) | 16.36 | **15.39** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **ECL allowance as at 31st March, 2025** | **4.92** | **4.65** | **137.78** | **147.35** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 0.56 | 3.99 | - | **4.55** |
| Assets derecognised or repaid(excluding write offs) | 1.62 | 1.30 | 108.95 | **111.87** |
| Transfers from Stage 1 | - | - | 0.35 | **0.35** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **ECL allowance as at 31st March, 2026** | **3.86** | **7.34** | **29.18** | **40.38** |

## NOTE 10: (Contd.)

**(ii) Government - Urban Infrastructure**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Government - Urban lending is, as follows:

**(₹ in Crore)**

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **46,100.85** | **795.74** | **129.55** | **47,026.14** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 33,191.57 | - | - | **33,191.57** |
| Assets derecognised or repaid(excluding write offs) | 5,522.15 | 90.56 | 1.84 | **5,614.55** |
| Transfers from Stage 1 | (4,780.05) | 4,780.05 | - | **-** |
| Transfers from Stage 2 | 708.28 | (708.28) | - | **-** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2025** | **69,698.50** | **4,776.95** | **127.71** | **74,603.16** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 45,769.36 | - | - | **45,769.36** |
| Assets derecognised or repaid(excluding write offs) | 2,452.31 | 865.05 | - | **3,317.36** |
| Transfers from Stage 1 | - | - | - | **-** |
| Transfers from Stage 2 | 5.84 | (5.84) | - | **-** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2026** | **1,13,021.39** | **3,906.06** | **127.71** | **1,17,055.16** |

**(₹ in Crore)**

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **9.96** | **2.08** | **58.50** | **70.54** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 5.06 | - | - | **5.06** |
| Assets derecognised or repaid(excluding write offs) | 1.19 | 0.22 | 1.84 | **3.25** |
| Transfers from Stage 1 | (1.03) | 1.84 | | **0.81** |
| Transfers from Stage 2 | 0.09 | (1.80) | - | **(1.71)** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | (2.77) | - | (11.60) | **(14.37)** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |



## NOTE 10: (Contd.)

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 31st March, 2025** | **10.12** | **1.90** | **45.06** | **57.08** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | 8.25 | - | - | **8.25** |
| Assets derecognised or repaid(excluding write offs) | 0.92 | 0.55 | 1.31 | **2.78** |
| Transfers from Stage 1 | - | - | - | **-** |
| Transfers from Stage 2 | - | (0.01) | - | **(0.01)** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **ECL allowance as at 31st March, 2026** | **17.45** | **1.34** | **43.75** | **62.54** |

**(iii) Non - Government**

An analysis of changes in the gross carrying amount and the corresponding ECL allowances in relation to Non - Government lending is, as follows:

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **264.83** | **-** | **1,967.76** | **2,232.59** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | - | - | - | **-** |
| Assets derecognised or repaid(excluding write offs) | 34.20 | | 357.65 | **391.85** |
| Transfers from Stage 1 | - | - | - | **-** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | 24.89 | | -24.89 | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | **-** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2025** | **255.52** | **-** | **1,585.22** | **1,840.74** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | - | - | - | **-** |
| Assets derecognised or repaid(excluding write offs) | 36.99 | | 31.10 | **68.09** |
| Transfers from Stage 1 | - | - | - | **-** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | - | - | - | **-** |
| Amounts written off | 2.31 | - | 54.13 | **56.44** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2026** | **216.22** | **-** | **1,499.99** | **1,716.21** |

## NOTE 10: (Contd.)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **12.65** | **-** | **1,967.76** | **1,980.41** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | - | - | - | **-** |
| Assets derecognised or repaid(excluding write offs) | 1.60 | | 357.65 | **359.25** |
| Transfers from Stage 1 | - | - | - | **-** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | 0.30 | | -24.89 | **-24.59** |
| Changes to contractual cash flows due to modifications not resulting in derecognition | -8.15 | - | - | **-8.15** |
| Amounts written off | - | - | - | **-** |
| Foreign exchange adjustments | - | - | - | **-** |
| **ECL allowance as at 31st March, 2025** | **3.20** | **-** | **1,585.22** | **1,588.42** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | - | - | - | **-** |
| Assets derecognised or repaid(excluding write offs) | 0.25 | - | 31.10 | **31.35** |
| Transfers from Stage 1 | - | - | - | **-** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | - | - | - | **-** |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to change in estimate according to new ECL Policy | - | - | - | **-** |
| Amounts written off | 0.30 | - | 54.13 | **54.43** |
| Foreign exchange adjustments | - | - | - | **-** |
| **Gross carrying amount as at 31st March, 2026** | **2.65** | **-** | **1,499.99** | **1,502.64** |

**(iv) Retail**

**(₹ in Crore)**

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **Gross carrying amount as at 1st April, 2024** | **201.86** | **0.86** | **19.22** | **221.94** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | - | - | - | **-** |
| Assets derecognised or repaid(excluding write offs) | 153.76 | 0.03 | 0.84 | **154.63** |
| Transfers from Stage 1 | -1.02 | - | 1.02 | **-** |
| Transfers from Stage 2 | 0.40 | -0.83 | 0.43 | **-** |
| Transfers from Stage 3 | 1.60 | - | -1.60 | **-** |
| **Gross carrying amount as at 31st March, 2025** | **49.08** | **0.00** | **18.23** | **67.31** |
| High grade | - | - | - | **-** |
| New assets originated or purchased | - | - | - | **-** |
| Assets derecognised or repaid(excluding write offs) | 14.74 | - | 1.73 | **16.47** |
| Transfers from Stage 1 | -0.90 | 0.83 | 0.07 | **-** |
| Transfers from Stage 2 | - | - | - | **-** |
| Transfers from Stage 3 | 0.97 | 0.04 | -1.01 | **-** |
| **Gross carrying amount as at 31st March, 2026** | **34.41** | **0.87** | **15.56** | **50.84** |



## NOTE 10: (Contd.)

(₹ in Crore)

| Particulars | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| **ECL allowance as at 1st April, 2024** | **0.15** | **0.03** | **19.22** | **19.40** |
| High Grade | - | - | - | - |
| New Assets originated or purchased | - | - | - | - |
| Assests derecognised or repaid (excluding write offs) | 0.03 | - | 0.84 | 0.87 |
| Transfer from Stage 1 | - | - | 1.02 | 1.02 |
| Transfer from Stage 2 | - | -0.03 | 0.43 | 0.40 |
| Transfer from Stage 3 | - | - | -1.60 | -1.60 |
| Changes to contractual cash flows due to modifications not resulting in derecognition | - | - | - | - |
| Amount written off | - | - | - | - |
| Foreign exchange adjustment | - | | | - |
| **ECL allowance as at 31st March, 2025** | **0.12** | **0.00** | **18.23** | **18.35** |
| High Grade | - | - | - | - |
| New Assets originated or purchased | - | - | - | - |
| Assests derecognised or repaid (excluding write offs) | 0.04 | | 1.73 | 1.77 |
| Transfer from Stage 1 | -0.01 | 0.02 | 0.07 | 0.08 |
| Transfer from Stage 2 | - | - | - | - |
| Transfer from Stage 3 | - | - | -1.01 | -1.01 |
| Changes to contractual cash flows due to modifications not resulting in derecognition/Change due to chage in estimate according to new ECL Policy | - | - | - | - |
| Amount written off | - | - | - | - |
| Foreign exchange adjustment | - | - | - | - |
| **Gross carrying amount as at 31st March, 2026** | **0.07** | **0.02** | **15.56** | **15.65** |

**NOTE: 10(a)(3) Impairment assessment**

The references below show where the Company's impairment assessment and measurement approach is set out in these notes. It should be read in conjunction with the Summary of significant accounting policies.

- The Company's definition and assessment of default and cure.
- How the Company defines, calculates and monitors the probability of default, exposure at default and loss given default.
- When the Company considers there has been a significant increase in credit risk of an exposure. - The Company's policy of segmenting financial assets where ECL is assessed on a collective basis.
- The details of the ECL calculations for Stage 1, Stage 2 and Stage 3 assets.

**NOTE: 10(a)(4)(i) Definition of default**

The Company considers a financial instrument as defaulted and considered it as Stage 3 (credit-impaired) for ECL calculations in all cases, when the borrower becomes 90 days past due on its contractual payments.

**NOTE: 10(a)(4)(ii) Probability of default**

The estimation of Probability of Default (PD) shall be carried out in accordance with the following principles:

a. Through-the-Cycle PD (TTC-PD): TTC-PD shall be calculated using an incremental Non-Performing Asset (NPA) approach. In cases where there is limited default history for a specific portfolio, a credit rating-based default study shall be utilized to derive the TTC-PD.

b. Point-in-Time PD (PiT-PD): Through-the-Cycle Probability of Default (TTC-PD) shall be converted into Point-in-Time Probability of Default (PiT-PD) using a forward-looking model. This model shall incorporate portfolio-specific

macroeconomic variables to ensure that the estimate reflects current and anticipated economic conditions relevant to the portfolio.

c. Stage-II Loans – Lifetime PD: For loans classified under Stage-II, Lifetime Probability of Default shall be estimated using survival analysis techniques over the remaining contractual tenure of the loans.

d. Stage-III Loans: Loans classified under Stage-III shall be assigned a Probability of Default of 100%.

**NOTE: 10(a)(4)(iii) Exposure at default**

The exposure at default (EAD) represents the gross carrying amount of the financial instruments subject to the impairment calculation, addressing both the borrower's ability to increase its exposure while approaching default and potential early repayments too.

**NOTE: 10(a)(4)(iv) Loss given default**

The Company segments its lending products into smaller, homogeneous portfolios to facilitate accurate estimation of credit risk parameters. For all portfolios except Government Loans Backed by Government Guarantee, the Loss Given Default (LGD) is estimated based on historical recovery experience, taking into account actual recoveries observed over time. In the case of Government Loans Backed by Government Guarantee, a bucket-level LGD approach is adopted. These buckets are defined using state-level fiscal deficit data, which serves as a proxy for the fiscal strength of each state and the corresponding credit risk associated with the guarantees provided.

**NOTE: 10(a)(4)(v) Significant increase in credit risk**

The Company continuously monitors all assets subject to ECLs. In order to determine whether an instrument or a portfolio of instruments is subject to 12 months ECL or lifetime ECL, the Company assesses whether there has been a significant increase in credit risk since initial recognition. The Company considers an exposure to have significantly increased in credit risk when contractual payments are more than 30 days past due. When estimating ECLs on a collective basis for a group of similar assets, the Company applies the same principles for assessing whether there has been a significant increase in credit risk since initial recognition.

Other SICR criteria:

a) If any particular agency has delayed payments by more than 30 days

- for two instances in the past 6 months or

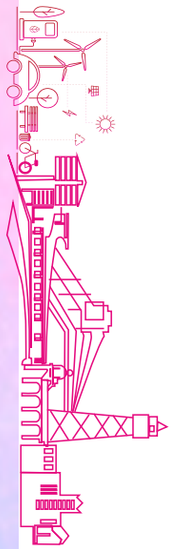
- Any of the payments in the past two billing cycle

then, the agency would be classified as Stage II for a minimum period of 6 months or two billing cycle which is higher. If the performance is satisfactory for the given period, then the agency would be moved back to Stage I.

**NOTE: 10(a)(4)(vi) Grouping financial assets measured on a collective basis**

The Company calculates ECLs on collective basis for all Stage I and II Loans and on an individual basis for Stage III Loans.





# NOTE 11: INVESTMENTS

(₹ in Crore)

| S. No. | PARTICULARS | As at 31st March, 2026 | | | | | | | As at 31st March, 2025 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value | | | Subtotal | Others | Total | Amortised Cost | At fair value | | | Subtotal | Others | Total |
| | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | |
| | | (1) | (2) | (3) | (4) | 5=(2+3+4) | (6) | 7=(1+5+6) | (1) | (2) | (3) | (4) | 5=(2+3+4) | (6) | 7=(1+5+6) |
| A | | | | | | | | | | | | | | | |
| 1 | **Government Securities ** + (Refer Note 11.1.A)** | 1,207.37 | - | - | - | - | | 1,207.37 | 429.75 | - | - | - | - | | **429.75** |
| 2 | **Debt Securities + (Refer Note 11.1.B)** | 719.01 | - | - | - | - | | 719.01 | 606.20 | - | - | - | | | **606.20** |
| 3 | **Equity Instruments (Refer Note 11.1.C)** | - | - | 300.76 | - | 300.76 | | 300.76 | - | - | 282.14 | - | 282.14 | | **282.14** |
| 4 | **Associates (Refer Note 11.1.D)** | - | - | - | - | | 2.64 | 2.64 | - | - | - | - | | 2.64 | **2.64** |
| | **Total Gross (A)** | **1,926.38** | **-** | **300.76** | **-** | **300.76** | **2.64** | **2,229.78** | **1,035.95** | **-** | **282.14** | **-** | **282.14** | **2.64** | **1,320.73** |
| | | | | | | | | | | | | | | | |
| B (i) | Investments outside India | - | - | - | - | - | - | - | - | - | - | - | - | - | **-** |
| (ii) | Investments in India | 1,926.38 | - | 300.76 | - | 300.76 | 2.64 | 2,229.78 | 1,035.95 | - | 282.14 | - | 282.14 | 2.64 | **1,320.73** |
| | **Total Gross (B)** | **1,926.38** | **-** | **300.76** | **-** | **300.76** | **2.64** | **2,229.78** | **1,035.95** | **-** | **282.14** | **-** | **282.14** | **2.64** | **1,320.73** |
| | | | | | | | | | | | | | | | |
| | **Total (A) to tally with (B)** | **1,926.38** | **-** | **300.76** | **-** | **300.76** | **2.64** | **2,229.78** | **1,035.95** | **-** | **282.14** | **-** | **282.14** | **2.64** | **1,320.73** |
| | | | | | | | | | | | | | | | |
| C | Less: Allowance for Impairment loss | - | - | - | - | - | - | - | - | - | - | - | - | - | **-** |
| (i) | Equity Instruments | - | - | 0.47 | - | 0.47 | - | 0.47 | - | - | 0.47 | - | 0.47 | - | **0.47** |
| (ii) | Associate | - | - | - | - | - | 2.64 | 2.64 | - | - | - | - | - | 2.64 | **2.64** |
| D | **Total Net D = (A) -(C)** | **1,926.38** | **-** | **300.29** | **-** | **300.29** | **-** | **2,226.66** | **1,035.95** | **-** | **281.67** | **-** | **281.67** | **-** | **1,317.62** |

## 11.A Investment in Associate (Shristi Urban Infrastructure Development Ltd)

(₹ in Crore)

| S. No. | PARTICULARS | As at 31st March, 2026 | | | | | | | As at 31st March, 2025 | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value | | | Subtotal | Others | Total | Amortised Cost | At fair value | | | Subtotal | Others | Total |
| | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | | | Through other comprehensive income | Through profit or loss | Designated at fair value through profit or loss | | | |
| | | (1) | (2) | (3) | (4) | 5=(2+3+4) | (6) | 7=(1+5+6) | (1) | (2) | (3) | (4) | 5=(2+3+4) | (6) | 7=(1+5+6) |
| A | Investment in Associate(Shristi Urban Infrastructure Development Ltd) | - | - | - | - | - | 2.00 | 2.00 | - | - | - | - | - | 2.00 | **2.00** |
| | **Total Gross (A)** | - | - | - | - | - | **2.00** | **2.00** | - | - | - | - | - | **2.00** | **2.00** |
| B | **Less: Accumulated Loss** | - | - | - | - | - | 1.74 | 1.74 | - | - | - | - | - | 1.74 | **1.74** |
| | **Total Gross (A)** | - | - | - | - | - | **1.74** | **1.74** | - | - | - | - | - | **1.74** | **1.74** |
| C | **Total Net C = (A) -(B)** | - | - | - | - | - | 0.26 | 0.26 | - | - | - | - | - | 0.26 | **0.26** |

# NOTE 11: (Contd.)

## 11.1 Details of Investments

(₹ in Crore)

| Sl No. | Particulars | Measured At | As At 31-03-2026 | | | As At 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Face Value | Number | Amount | Face Value | Number | Amount |
| **A** | **Government Securities $ +** | | | | | | | |
| **a** | **State Development Loan** | | | | | | | |
| 1 | 7.67% Uttar Pradesh State Development Loan | Amortised Cost | 100.00 | 25,00,000 | 26.07 | 100.00 | 25,00,000 | 26.21 |
| 2 | 7.86% Rajasthan State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.34 | 100.00 | 10,00,000 | 10.41 |
| 3 | 7.49% Meghalaya State Development Loan | Amortised Cost | 100.00 | 40,00,000 | 41.12 | 100.00 | 40,00,000 | 41.28 |
| 4 | 7.53% West Bengal State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.17 | 100.00 | 5,00,000 | 5.19 |
| 5 | 7.67% Uttar Pradesh State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.14 | 100.00 | 5,00,000 | 5.20 |
| 6 | 7.32% Goa State Development Loan | Amortised Cost | 100.00 | 15,00,000 | 15.17 | 100.00 | 15,00,000 | 15.22 |
| 7 | 7.42% Punjab State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.05 | 100.00 | 5,00,000 | 5.06 |
| 8 | 7.71% Mizoram State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.22 | 100.00 | 10,00,000 | 10.38 |
| 9 | 8.18% Haryana State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.26 | 100.00 | 10,00,000 | 10.37 |
| 10 | 7.18% Tamil Nadu State Development Loan | Amortised Cost | 100.00 | 2,20,00,000 | 223.42 | 100.00 | 2,20,00,000 | 223.80 |
| 11 | 7.05% Gujrat State Development Loan | Amortised Cost | 100.00 | 5,00,000 | 5.15 | 100.00 | 5,00,000 | 5.15 |
| 12 | 8.17% Kerala State Development Loan | Amortised Cost | 100.00 | 10,00,000 | 10.70 | 100.00 | 10,00,000 | 10.79 |
| 13 | 7.37% Maharashtra State Development Loan | Amortised Cost | 100.00 | 1,00,00,000 | 101.01 | | | |
| 14 | 7.38% Rajasthan State Development Loan | Amortised Cost | 100.00 | 1,05,00,000 | 106.07 | | | |
| 15 | 7.35% Haryana State Development Loan | Amortised Cost | 100.00 | 55,00,000 | 55.55 | | | |
| 16 | 6.24% Maharashtra State Development Loan | Amortised Cost | 100.00 | 1,40,00,000 | 141.42 | | | |
| 17 | 7.48% Punjab State Development Loan | Amortised Cost | 100.00 | 3,00,00,000 | 306.80 | | | |
| 18 | 6.84% Punjab State Development Loan | Amortised Cost | 100.00 | 50,00,000 | 49.13 | | | |
| 19 | 7.24% Bihar State Development Loan | Amortised Cost | 100.00 | 75,00,000 | 75.68 | | | |
| 20 | 6.85% West Bengal State Development Loan | Amortised Cost | | | - | 100.00 | 25,00,000 | 25.49 |
| 21 | 6.62% Jharkhand State Development Loan | Amortised Cost | | | - | 100.00 | 25,00,000 | 25.30 |
| 22 | 8.21% Uttar Pradesh State Development Loan | Amortised Cost | | | - | 100.00 | 5,00,000 | 5.06 |
| **b** | **Treasury Bill** | | | | **-** | | | |
| 1 | 364 Day Treasury Bill ** | Amortised Cost | 4,00,00,000.00 | 1 | 3.90 | | | |
| 2 | 364 Day Treasury Bill ** | Amortised Cost | | | | 5,00,00,000.00 | 1 | 4.84 |
| | **Total (A)** | | | | **1,207.37** | | | **429.75** |
| **B** | **Debt Securities** | | | | | | | |
| 1 | 8.95% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series A $ + | Amortised Cost | 1,00,000.00 | 1,500 | 15.05 | 1,00,000.00 | 1,500 | 15.05 |

## NOTE 11: (Contd.)

(₹ in Crore)

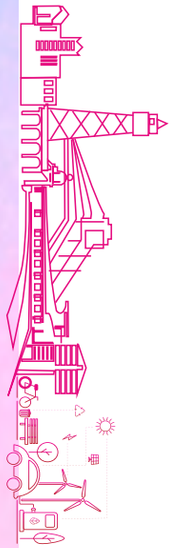
| Sl No. | Particulars | Measured At | As At 31-03-2026 | | | As At 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Face Value | Number | Amount | Face Value | Number | Amount |
| 2 | 8.95% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series B $ + | Amortised Cost | 1,00,000.00 | 5,000 | 50.20 | 1,00,000.00 | 5,000 | 50.23 |
| 3 | 8.95% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series C $ + | Amortised Cost | 1,00,000.00 | 6,000 | 60.28 | 1,00,000.00 | 6,000 | 60.31 |
| 4 | 9.42% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series IV-D $ + | Amortised Cost | 1,00,000.00 | 1,800 | 18.01 | 1,00,000.00 | 1,800 | 18.01 |
| 5 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series B $ + | Amortised Cost | 1,00,000.00 | 600 | 6.14 | 1,00,000.00 | 600 | 6.15 |
| 6 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series D $ + | Amortised Cost | 1,00,000.00 | 1,000 | 10.25 | 1,00,000.00 | 1,000 | 10.25 |
| 7 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series E $ + | Amortised Cost | 1,00,000.00 | 2,500 | 25.59 | 1,00,000.00 | 2,500 | 25.60 |
| 8 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-A $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 9 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-B $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 10 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-C $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 11 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-D $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 12 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-E $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 13 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-F $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 14 | 9.49% Non Convertible Debentures (NCDs) of Kerala Infrastructure Investment Fund Board Series V-G $ + | Amortised Cost | 1,00,000.00 | 357 | 3.58 | | | |
| 15 | 9.35% Non Convertible Debentures (NCDs) of Telangana State Industrial Infrastructure Corporation Limited Series I-C $ + | Amortised Cost | 1,00,000.00 | 17,000 | 172.68 | 1,00,000.00 | 17,000 | 173.31 |
| 16 | 9.35% Non Convertible Debentures (NCDs) of Telangana State Industrial Infrastructure Corporation Limited Series I-E $ + | Amortised Cost | 1,00,000.00 | 15,100 | 154.73 | 1,00,000.00 | 15,100 | 155.23 |
| 17 | 9.35% Non Convertible Debentures (NCDs) of Telangana State Industrial Infrastructure Corporation Limited Series I-D $ + | Amortised Cost | 1,00,000.00 | 9,000 | 91.76 | 1,00,000.00 | 9,000 | 92.06 |
| 18 | 9.35% Non Convertible Debentures (NCDs) of Telangana State Industrial Infrastructure Corporation Limited Series I-B $ + | Amortised Cost | 1,00,000.00 | 8,800 | 89.26 | | | |
| 19 | Optionally Convertible Debentures Series A @0.01% of RKM Powergen Pvt. Ltd. # | FVTPL | 100.00 | 7,45,46,004 | - | 100.00 | 7,45,46,004 | - |
| 20 | Optionally Convertible Debentures Series Ai @0.01% of RKM Powergen Pvt. Ltd. # | FVTPL | 100.00 | 22,28,385 | - | 100.00 | 22,28,385 | - |
| | **Total (B)** | | | | **719.01** | | | **606.20** |

## NOTE 11: (Contd.)

(₹ in Crore)

| Sl No. | Particulars | Measured At | As At 31-03-2026 | | | As At 31-03-2025 | | |
|---|---|---|---|---|---|---|---|---|
| | | | Face Value | Number | Amount | Face Value | Number | Amount |
| C | **Equity Instruments** | | | | | | | |
| 1 | Sri KPR Industries Limited | FVTPL | 10.00 | 1,00,000 | 0.19 | 10.00 | 1,00,000 | 0.22 |
| 2 | TN Urban Finance Infrastructure Dev. Corporation. Ltd. | FVTPL | 100.00 | 20,000 | 1.91 | 100.00 | 20,000 | 2.00 |
| 3 | Cent Bank Home Finance Ltd. | FVTPL | 10.00 | 17,00,000 | 29.35 | 10.00 | 17,00,000 | 18.36 |
| 4 | Intra Consolid (India) Limited @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 5 | Nagarjuna Ceramics Ltd. *** @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 6 | Marnite Polycast Ltd. @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 7 | Periwal Bricks Ltd. @ | FVTPL | 10.00 | 1,00,000 | 0.10 | 10.00 | 1,00,000 | 0.10 |
| 8 | Trans Fibre Pipes (I) Ltd. @ | FVTPL | 10.00 | 71,900 | 0.07 | 10.00 | 71,900 | 0.07 |
| 9 | Cochin International Airport Ltd. | FVTPL | 10.00 | 1,61,78,376 | 167.30 | 10.00 | 1,61,78,376 | 136.71 |
| 10 | National Industrial Corridor Development Corporation Limited | FVTPL | 10.00 | 1,99,00,000 | 101.54 | 10.00 | 1,99,00,000 | 124.38 |
| 11 | R.K.M Powergen Private Limited # | FVTPL | 10.00 | 3,86,75,278 | - | 10.00 | 3,86,75,278 | - |
| | **Total (C)** | | | | **300.76** | | | **282.14** |
| D | **Associates ^^** | | | | | | | |
| 1 | Equity shares of Indbank Housing Limited @ | Others | 10.00 | 25,00,000 | 2.50 | 10.00 | 25,00,000 | 2.50 |
| 2 | Equity shares of Pragati Social Infrastructure Development Ltd.@ | Others | 10.00 | 1,30,000 | 0.13 | 10.00 | 1,30,000 | 0.13 |
| 3 | Equity shares of Shristi Urban Infrastructure Development Ltd. | Others | 10.00 | 20,00,000 | 2.00 | 10.00 | 20,00,000 | 2.00 |
| 4 | Equity shares of Signa Infrastructure India Ltd.@ | Others | 10.00 | 13,000 | 0.01 | 10.00 | 13,000 | 0.01 |
| | **Total (D)** | | | | **4.64** | | | **4.64** |
| | **Grand Total (A+B+C+D)** | | | | **2,231.78** | | | **1,322.73** |

$ Includes interest accrued but not due.
@ The fair value of these investments are ₹1. The investments and impairment thereon have been shown at Gross Value.
# These investment have been booked at ₹1 as per the MDRA executed between the consortium of lenders
*** Share Certificates sent for correction but not received back. HUDCO has filled complaint against the company with Registrar of Companies, Andhra Pradesh on 02.07.1998.
** Included Treasury Bills Rs.3.79 Crore (Previous Year ₹ 4.70 Crore) maintained as per the requirement of RBI's Master Direction-Non Banking Finance Companies Acceptance of Public Deposits (Reserve Bank) Directions 2016 / Section 29 B of National Housing Bank Act, 1987.
+Includes High Quality Liquid Assets (HQLAs) of ₹1,892.99 Crore (Previous year ₹1,022.24 Crore) maintained as per RBI Directions.
^^ Refer Note No. 41.34 (a) with regard to proportion of ownership interest and Principal place of business/ Country of incorporation.



## NOTE 12: OTHER FINANCIAL ASSETS

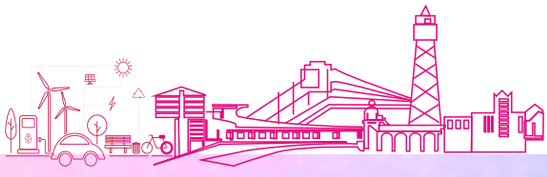
(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| **A** | **Advances** | | |
| (i) | Deposit for Services | 0.37 | 0.39 |
| | **Sub-total (A)** | **0.37** | **0.39** |
| **B** | **RECOVERABLES** | | |
| (i) | Recoverable from Andrewsganj Project (AGP) | 685.72 | 626.64 |
| (ii) | Advances for works | - | 0.08 |
| (iii) | Amount recoverable for Income Tax Department | 208.54 | 7.85 |
| | **Sub-total (B)** | **894.26** | **634.57** |
| | **Total (A+B)** | **894.63** | **634.96** |

## NOTE 13: CURRENT TAX ASSETS/(LIABILITIES)

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| (i) | Provision for Income Tax* | 603.01 | 639.00 |
| (ii) | Less: Advance Income Tax (including TDS) | 607.30 | 626.36 |
| | **Current Tax Assets/(Liabilities)** | **4.29** | **(12.64)** |
| | *Includes Provision of Interest payable under Income Tax Act 1961. | 0.01 | 2.00 |

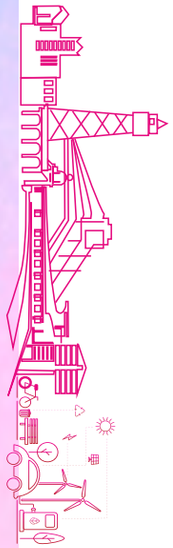


# NOTE 14A: INVESTMENT PROPERTY

(₹ in Crore)

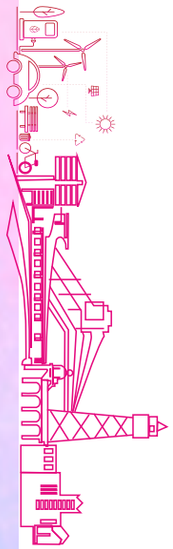
| S. No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| **A** | **TANGIBLE** | | | | | | | | | | | | | | | | | | | | |
| (i) | Building (Freehold) | 7.89 | - | 0.03 | - | 7.92 | - | - | 1.17 | 6.75 | 5.64 | 0.11 | 0.02 | - | 5.77 | 0.10 | - | 0.98 | 4.89 | 1.86 | 2.15 |
| (ii) | Flat (Freehold) | 3.84 | - | - | - | 3.84 | - | - | - | 3.84 | 2.98 | 0.04 | - | - | 3.02 | 0.04 | - | - | 3.06 | 0.78 | 0.82 |
| | **Total A** | **11.73** | **-** | **0.03** | **-** | **11.76** | **-** | **-** | **1.17** | **10.59** | **8.62** | **0.15** | **0.02** | **-** | **8.79** | **0.14** | **-** | **0.98** | **7.95** | **2.64** | **2.97** |
| **B** | **Right of Use ^^** | | | | | | | | | | | | | | | | | | | | |
| (i) | Building | 38.36 | - | 0.43 | - | 38.79 | | - | 0.43 | 38.36 | 22.09 | 0.79 | 0.35 | - | 23.23 | 0.43 | 0.20 | 2.75 | 21.11 | 17.25 | 15.56 |
| (ii) | Flat | 0.81 | - | 0.26 | - | 1.07 | | 0.06 | 0.08 | 1.05 | 0.60 | 0.01 | 0.18 | - | 0.79 | 0.01 | 0.03 | 0.09 | 0.74 | 0.31 | 0.28 |
| | **Total B** | **39.17** | **-** | **0.69** | **-** | **39.86** | **-** | **0.06** | **0.51** | **39.41** | **22.69** | **0.80** | **0.53** | **-** | **24.02** | **0.44** | **0.23** | **2.84** | **21.85** | **17.56** | **15.84** |
| | **Total** | **50.90** | **-** | **0.72** | **-** | **51.62** | **-** | **0.06** | **1.68** | **50.00** | **31.31** | **0.95** | **0.55** | **-** | **32.81** | **0.58** | **0.23** | **3.82** | **29.80** | **20.20** | **18.81** |

The Company's investment properties consist of building and flats situated in India. The management has determined that the investment properties consist of office and residences based on the nature, characteristics and risk of each property.
As at 31st March 2026, the fair values of the properties are ₹2049.29 Crore (Previous year ₹ 970 Crore). These valuations are based on valuations performed by the independent valuer. The rental Income from Investment property during 2025-26 is ₹ 49.94 Crore (Previous year ₹ 56.29 Crore).
The Company has no restrictions on the realisability of its investment properties except in case of Right of Use properties and no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.
Fair value hierarchy disclosures for investment properties have been provided in Note 36.3 of Notes to accounts.
^^ Refer Note No. 40



| S. No. | Investment properties | As at 31st March, 2026 | | | As at 31st March 2025 | | |
|---|---|---|---|---|---|---|---|
| | | Valuation technique | Range (weighted average) | Fair Value (₹ in Crore) | Valuation technique | Range (weighted average) | Fair Value (₹ in Crore) |
| 1 | Jaipur (Jyoti Nagar, Lal Kothi) | Market Approach | | 9.86 | Income Approach | 9.00% | 9.32 |
| 2 | Chennai (CMDA Tower) | Income Approach | 8.00% | 49.97 | Income Approach | 8.00% | 49.17 |
| 3 | Bhopal (Parayavas Bhavan) | Market Approach | | 16.58 | Market Approach | | 16.43 |
| 4 | Mumbai (Shreyas Chambers) | Income Approach | 5.00% | 24.40 | Income Approach | 5.00% | 23.03 |
| 5 | Bhubaneshwar (Deendayal Bhawan) | Market Approach | | 1.80 | Cost Approach | | 1.62 |
| 6 | Jammu (HUDCO Bhawan, Rail Head Complex) | Income Approach | 7.00% | 16.93 | Income Approach | 9.00% | 13.60 |
| 7 | Ahmedabad (HUDCO Bhawan, Navrangpura) | Cost & Market Approach | | 147.35 | Cost Approach | | 143.86 |
| 8 | Ahmedabad (Trupti Appartments) | Market Approach | | 1.72 | Market Approach | | 1.73 |
| 9 | Mumbai (Oshiwara Flats) | Market Approach | | 7.50 | Income Approach | 2.50% | 5.49 |
| 10 | Bhikaji Cama Place, Delhi | Market Approach | | 1,751.62 | Income Approach | 6.00% | 685.87 |
| 11 | Thiruvananthapuram (RCC Building) (transferred to PPE) | | | | Market Approach | | 0.48 |
| 12 | Jaipur (Nehru Place) | Market Approach | | 1.09 | Cost Approach | | 1.60 t |
| 13 | Jaipur (3 Flats) | Market Approach | | 3.70 | Market Approach | | 3.05 |
| 14 | Bengaluru (Two House) | Market Approach | | 14.97 | Cost Approach | | 14.65 |
| 15 | Bhubaneshwar (Residential Flats) | Market Approach | | 1.23 | Cost Approach | | 0.98 |
| 16 | Bhopal (Flats) | Market Approach | | 0.57 | | | |
| | **Total** | | | **2,049.29** | **Total** | | **970.88** |

The above Fair value is determined by an independent valuer, who holds a recognised and relevant professional qualification and has recent experience in the relevant location and category of the investment property being valued.



# NOTE 14B: PROPERTY, PLANT AND EQUIPMENT

(₹ in Crore)

| S. No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| **A** | **TANGIBLE** | | | | | | | | | | | | | | | | | | | | |
| (i) | Land (Freehold) | 5.93 | - | - | - | 5.93 | 1.10 | - | - | 7.03 | - | | - | - | - | | - | - | - | 7.04 | 5.92 |
| (ii) | Building (Freehold) | 6.71 | - | - | 0.04 | 6.67 | - | 1.17 | - | 7.84 | 4.44 | 0.11 | - | 0.03 | 4.51 | 0.11 | 0.98 | - | 5.63 | 2.21 | 2.16 |
| (iii) | Flat (Freehold) | 8.87 | - | - | - | 8.87 | 0.20 | 0.09 | 3.95 | 5.21 | 6.50 | 0.12 | - | - | 6.62 | 0.06 | 0.07 | 2.72 | 4.02 | 1.19 | 2.25 |
| (iv) | Air Conditioner & Cooler | 2.49 | 0.79 | - | 0.37 | 2.91 | 0.93 | - | 0.14 | 3.70 | 2.07 | 0.16 | - | 0.34 | 1.89 | 0.42 | 0.01 | 0.09 | 2.23 | 1.47 | 1.02 |
| (v) | Office Equipments | 36.73 | 4.57 | - | 2.33 | 38.97 | 5.47 | - | 2.47 | 41.97 | 29.08 | 3.58 | 0.04 | 2.13 | 30.57 | 4.58 | 0.08 | 2.18 | 33.04 | 8.93 | 8.40 |
| (vi) | Furniture & Fixtures | 6.43 | 2.17 | - | 0.19 | 8.41 | 1.62 | - | 0.30 | 9.73 | 5.59 | 0.35 | - | 0.17 | 5.77 | 0.91 | 0.02 | 0.21 | 6.47 | 3.26 | 2.64 |
| (vii) | Vehicle | 2.10 | - | - | 0.05 | 2.05 | - | 0.07 | 0.34 | 1.78 | 1.63 | 0.14 | - | 0.04 | 1.73 | 0.09 | 0.07 | 0.33 | 1.55 | 0.23 | 0.32 |
| (viii) | Library Books | 1.07 | 0.01 | - | - | 1.08 | - | - | - | 1.08 | 1.06 | 0.01 | - | - | 1.07 | - | - | - | 1.07 | 0.01 | 0.01 |
| (ix) | Miscellaneous Assets | 3.96 | - | - | 0.01 | 3.95 | - | - | 0.02 | 3.93 | 3.96 | - | - | 0.01 | 3.95 | - | - | 0.02 | 3.92 | | - |
| | **Total A** | **74.29** | **7.54** | **-** | **2.99** | **78.84** | **9.32** | **1.33** | **7.22** | **82.27** | **54.33** | **4.47** | **0.04** | **2.72** | **56.11** | **6.17** | **1.23** | **5.55** | **57.93** | **24.34** | **22.72** |
| **B** | **Right of Use^^** | | | | | | | | | | | | | | | | | | | | |
| (i) | Land #* | 9.54 | - | - | - | 9.54 | - | | 0.10 | 9.44 | 2.86 | 0.10 | - | - | 2.97 | 0.10 | - | 0.06 | 3.03 | 6.41 | 6.58 |
| (ii) | Building # | 66.59 | - | - | 0.43 | 66.16 | 11.47 | 0.42 | 0.10 | 77.95 | 39.10 | 1.43 | - | 0.34 | 40.19 | 7.72 | 7.02 | 4.01 | 50.92 | 27.03 | 25.97 |
| (iii) | Flat # | 5.43 | - | - | 0.33 | 5.10 | - | | 1.30 | 3.80 | 3.58 | 0.08 | - | 0.23 | 3.43 | 0.07 | - | 1.13 | 2.37 | 1.43 | 1.67 |
| | **Total B** | **81.56** | **-** | **-** | **0.76** | **80.80** | **11.47** | **0.42** | **1.50** | **91.19** | **45.54** | **1.61** | **-** | **0.57** | **46.59** | **7.89** | **7.02** | **5.20** | **56.32** | **34.87** | **34.22** |
| | **Total (A+B)** | **155.85** | **7.54** | **-** | **3.75** | **159.64** | **20.79** | **1.75** | **8.72** | **173.46** | **99.87** | **6.08** | **0.04** | **3.29** | **102.70** | **14.06** | **8.25** | **10.75** | **114.25** | **59.21** | **56.94** |
| | | | | | | | | | | | | | | | | | | | | | |
| **C** | **Less : Grants** | | | | | | | | | | | | | | | | | | | | |
| (i) | Building | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (ii) | Air Conditioner | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (iii) | Office Equipment | 0.07 | - | - | 0.01 | 0.06 | - | - | 0.03 | 0.04 | 0.07 | - | - | 0.01 | 0.06 | - | - | 0.03 | 0.03 | 0.01 | - |
| (iv) | Furniture & Fixture | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (v) | Vehicle | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (vi) | Library Books | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| (vii) | Miscellaneous Assets | 0.01 | - | - | - | 0.01 | - | - | - | 0.01 | 0.01 | - | - | - | 0.01 | - | - | - | 0.01 | - | - |
| | **Total C** | **0.08** | **-** | **-** | **0.01** | **0.07** | **-** | **-** | **0.03** | **0.05** | **0.08** | **-** | **-** | **0.01** | **0.07** | **-** | **-** | **0.03** | **0.04** | **0.01** | **-** |
| | **Total (A+B-C)** | **155.77** | **7.54** | **-** | **3.74** | **159.57** | **20.79** | **1.75** | **8.69** | **173.41** | **99.79** | **6.08** | **0.04** | **3.28** | **102.63** | **14.06** | **8.25** | **10.72** | **114.21** | **59.20** | **56.94** |

* Includes land of ₹ 0.37 Crore on perpetual lease (Previous year ₹ 0.37 Crore) hence no depreciation has been provided.
# The lease (sub-lease)/ conveyance deeds in respect of certain properties (Land, Building and Flat) are yet to be executed placed as Annexure A
There has been no revaluation of PPE and Intangible assets during the year.
In the opinion of management, there are no events or changes in circumstances that indicate the impairment of PPE and Other Intangible Assets in terms of Ind AS 36 'Impairment of Assets'. Accordingly, no provision for impairment has been made.
^^ Refer Note No. 40

## Details of Plots/Building/ Flats of HUDCO Owned Properties for which lease deeds have not been executed

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| **Patna** | Residential flat- Flat No. N-1302, Udaigiri Apartment, Budh Marg, Patna | 195 | Right of Use | 14,57,500 | Not Executed | "HUDCO has purchased the Flat No N-1302 at Udaigiri Bhawan from Bihar State Housing Cooperative Federation Ltd. on resale which was one of the allottees of Vaishali Co-operative Housing Society Ltd. The allotment was transferred by Vaishali Co-operative Society vide letter dated 06.08.1997. Land for Vaishali Co-operative Housing Society Ltd. was purchased on lease hold basis. The Registration of lease deed for the land by the Society is pending. Due to non registration of lease deed, the Society is not in a position to execute individual lease deed with the allottees/ members. Execution of the lease deed can only be done after the management committee is elected for the Vaishali Co-operative Housing Society Limited by the District Cooperative Officer, Udaygiri Maintenance Committee. " |

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| **Bhubaneshwar** | Flat No. A-503, Block-1 (Hira), Toshali Apartment Satyanagar, Bhubaneshwar | 123.65 | Right of Use | 8,27,976 | Not Executed | "With regard to 4 flats & 4 parking lots, the file was in process in the Odisha State Housing Board. However, State Govt notification regarding retrospective applicability of RERA Act is under litigation (W.P.C No. 3328/25) in the Hon'ble High Court Odisha. Last date of High Court hearing was 01.07.2025. As per Latest status, no update is shown on High Court Website." |
| **Bhubaneshwar** | Flat No. B-304,B-305 & B-306 Block-IV (Rupa), Toshali Apartment Satyanagar, Bhubaneshwar | 223.8 | Right of Use | 17,25,900 | Not Executed | Sale deed of HUDCO office at 5th Floor, Thalamuthu Natarajan Building, Egmore, Chennai is yet to be issued by CMDA. CRO is constantly pursuing with CMDA. |
| **Bhubaneshwar** | Garage No.(4 Nos.) 76,77,78 & 79, Block-IV (Rupa), Toshali Apartment, Satyanagar, Bhubaneshwar | Part of flats | Right of Use | 5,57,920 | Not Executed | CMDA is pursuing with Revenue, Disaster Management & Land Administration Department, Government of Tamil Nadu for transfer of ownership in the name of CMDA and only upon receipt of the same by CMDA, process for execution of sale deed in the name of HUDCO can be taken up. |
| **Bhubaneshwar** | Garage No.(1 No.), 15, HIRA Block No. 1, Toshali Apartment, Satya Nagar, Janpath, Bhubaneshwar | 15.05 | Right of Use | 1,06,700 | Not Executed | |

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| **Chennai** | Regional Office:<br>5th floor, CMDA Tower-I, Gandhi Irwin Road, Egmore, Chennai-600 008 | 2388 | Freehold | 1,91,24,731 | Not Executed | |
| **Chandigarh** | Flats:<br>Flat No. 1501(GF) HIG(U), Sector 43-B, Chandigarh | 92 | Right of Use | 2,46,184 | Not Executed | Documents have been submitted to Chandigarh Housing Board and lease deed is under process. |
| **Mumbai** | Staff Qtr, Flat No. 32, Bldg. No. 24 Anand Sagar, CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 60.3 | Right of Use | 5,69,449 | Not Executed | Letter of Allotment by MHADA and Share Certificate issued by Co-op.<br><br>Housing Society for the flats available with HUDCO-MRO except for flat no.24/32 at Anand Sagar CHS Ltd. Lease agreements for Flats allotted to HUDCO by MHADA are not available with RO.<br><br>Letter dated 22/07/2025 has been forwarded to MHADA requesting for lease agreements of flats allotted by MHADA. The same is being followed up. |
| **Mumbai** | Staff Qtr, Flat No. 32, Bldg. No. 18,Samundra Darshan CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 50.64 | Right of Use | 4,25,788 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 33, Bldg. No. 18,Samundra Darshan CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 50.64 | Right of Use | 3,88,740 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 51, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 | Right of Use | 5,64,842 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 52, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 | Right of Use | 5,64,842 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 61, Bldg. No. 5, Hira CHS Ltd., Bandra Reclamation, Bandra (West), Mumbai-400 050 | 44.64 | Right of Use | 5,64,842 | Not Executed | |

| Name of Regional Office | Address of Property | AREA (Sq. Mt.) | Nature of Ownership | Cost of the purchase of property including applicable Stamp Duty & Reg. charges (Amount in Rs.) | Status of Lease Deed/ status of construction of plot | Remarks/ Reason for non execution |
|---|---|---|---|---|---|---|
| **Mumbai** | Staff Qtr, Flat No. 104, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56,MHADA, Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 | Right of Use | 21,10,483 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 204, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd.,Plot H-56, MHADA,Oshiwara, Andheri (West), Mumbai-400 053 | 86.05 | Right of Use | 21,56,363 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 501, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd.,Plot H-56, MHADA,Oshiwara, Andhari (West), Mumbai-400 053 | 86.05 | Right of Use | 22,94,004 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 604, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd., Plot H-56,MHADA,Oshiwara, Andhar, (West), Mumbai-400 053 | 86.05 | Right of Use | 23,39,884 | Not Executed | |
| **Mumbai** | Staff Qtr, Flat No. 704, Bldg. No. 21, Oshiwara Gulmohar CHS Ltd.,Plot H-56, MHADA,Oshiwara, Andhari (West), Mumbai-400 053 | 86.05 | Right of Use | 23,85,764 | Not Executed | |
| **Delhi** | HUDCO Bhawan, IHC, Lodhi Road, New Delhi | 8600 | Right of Use | 28,84,67,754 | Not Executed | India Habitat Centre yet to execute sub lease deeds with all allottees including HUDCO. |
| **Delhi** | Hudco House, Lodhi Road, New Delhi | 619.94 | Right of Use | 58,38,202 | Not Executed | BHEL is the prime allottee who has yet to execute Lease Deed with L&DO |
| **Delhi** | C-24, C-25, C-26 (6 Flats), Jangpura Extn. New Delhi (C-24 GF-1378.87 sft FF-1407.34 sft (each)) | 776.54 | Right of Use | 2,53,97,247 | Not Executed | HPL is prime allottee of land and is yet to sign lease deed with L&DO. Therefore sale deed of flats are pending with L&DO/HPL for Jangpura flats |

# NOTE 14C: CAPITAL WORK-IN-PROGRESS

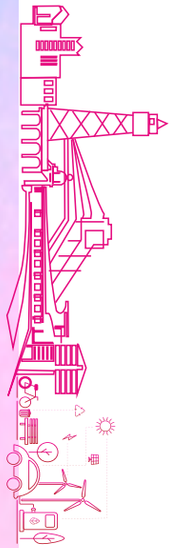
(₹ in Crore)

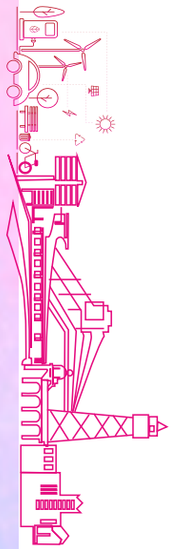
| S. No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| 1 | Capital Work in progress | 13.61 | 1.24 | - | 0.48 | 14.37 | 17.53 | - | 8.93 | 22.97 | - | - | - | - | - | - | - | - | | 22.97 | 14.37 |
| | **Total** | **13.61** | **1.24** | **-** | **0.48** | **14.37** | **17.53** | **-** | **8.93** | **22.97** | **-** | **-** | **-** | **-** | **-** | - | - | - | - | **22.97** | **14.37** |

## (A) CAPITAL WORK IN PROGRESS AGEING SCHEDULE

(₹ in Crore)

| S. No. | PROJECT NAME | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL |
| | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | **Calcutta Salt Lake Building** | - | - | - | - | - | - | - | - | 2.82 | 2.82 |
| 2 | Plot at Panchkula,Chandigarh | - | - | - | - | - | 0.50 | - | - | 0.01 | 0.51 |
| 3 | Noida Plot | 4.58 | - | - | 5.99 | 10.57 | 0.50 | - | - | 10.08 | 10.58 |
| 4 | HUDCO House, Lodhi Road | 4.61 | - | - | - | 4.61 | - | - | - | - | - |
| 5 | Jammu Building | 0.30 | - | - | - | 0.30 | - | - | - | - | - |
| 6 | Vaishali Plot | 7.15 | - | - | 0.22 | 7.37 | 0.24 | - | 0.22 | - | 0.46 |
| 7 | **Asian Games Village** | **0.12** | **-** | **-** | | 0.12 | **-** | **-** | - | - | - |
| | **Total** | **16.76** | **-** | **-** | **6.21** | **22.97** | **1.24** | **-** | **0.22** | **12.91** | **14.37** |





## (B) CAPITAL WORK IN PROGRESS, WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN

(₹ in Crore)

| S.No. | PROJECT NAME* | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | TO BE COMPLETED IN | | | | TOTAL | TO BE COMPLETED IN | | | | TOTAL |
| | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | |
| 1 | Calcutta Salt Lake Building | - | - | - | - | - | - | - | - | 2.82 | 2.82 |
| 2 | Plot at Panchkula,Chandigarh | - | - | - | - | - | 0.50 | - | - | 0.01 | 0.51 |
| 3 | Noida Plot | 4.58 | - | - | 5.99 | 10.57 | 0.50 | - | - | 10.08 | 10.58 |
| 4 | HUDCO House, Lodhi Road | 4.61 | | | | 4.61 | | | | | |
| 5 | Jammu Building | 0.30 | | | | 0.30 | - | - | - | - | - |
| 6 | Vaishali Plot | 7.15 | | | 0.22 | 7.37 | 0.24 | - | 0.22 | - | 0.46 |
| 7 | Asian Games Village | 0.12 | - | | | 0.12 | - | - | | | - |
| | **Total** | **16.76** | **-** | **-** | **6.21** | **22.97** | **1.24** | **-** | **0.22** | **12.91** | **14.37** |

*The above mentioned projects have exceeded the estimated timeline as per the original plan.

## NOTE 14D: INTANGIBLE ASSETS UNDER DEVELOPMENT

(₹ in Crore)

| S.No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| | ERP Project | 1.36 | 3.28 | - | 2.96 | 1.68 | 0.10 | - | 1.78 | - | - | - | - | - | - | - | - | - | - | - | 1.68 |
| | Total | 1.36 | 3.28 | - | 2.96 | 1.68 | 0.10 | - | 1.78 | - | - | - | - | - | - | - | - | - | - | - | 1.68 |

### (A) INTANGIBLE ASSETS UNDER DEVELOPMENT AGEING SCHEDULE

(₹ in Crore)

| S. No. | PROJECT NAME | As at 31st March, 2026 | | | | | As at 31st March, 2025 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL | AMOUNT IN CWIP FOR A PERIOD OF | | | | TOTAL |
| | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | |
| | **PROJECT IN PROGRESS** | | | | | | | | | | |
| 1 | ERP Project | - | - | - | - | - | 0.65 | 0.53 | - | 0.50 | 1.68 |
| | **Total** | **-** | **-** | **-** | **-** | **-** | **0.65** | **0.53** | **-** | **0.50** | **1.68** |

### (B) INTANGIBLE ASSETS UNDER DEVELOPMENT WHOSE COMPLETION IS OVERDUE OR HAS EXCEEDED ITS COST COMPARED TO ITS ORIGINAL PLAN

(₹ in Crore)

| S.No. | PROJECT NAME* | As at 31st March, 2023 | | | | | As at 31st March, 2024 | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | TO BE COMPLETED IN | | | | TOTAL | TO BE COMPLETED IN | | | | TOTAL |
| | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | | Less then 1 year | 1-2 years | 2-3 years | More than 3 years | |
| | PROJECT IN PROGRESS | | | | | | | | | | |
| **1** | **ERP Project** | **-** | **-** | **-** | **-** | **-** | **1.68** | **-** | **-** | **-** | **1.68** |
| | **Total** | **-** | **-** | **-** | **-** | **-** | **1.68** | **-** | **-** | **-** | **1.68** |

*The above mentioned project has exceeded the estimated timeline as per the original plan.

## NOTE 14E: OTHER INTANGIBLE ASSETS

(₹ in Crore)

| S. No. | ITEMS | GROSS BLOCK | | | | | | | | | DEPRECIATION / AMORTISATION | | | | | | | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2026 | NET BLOCK | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | At cost or fair value at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2025 | Addition during the year | Adjustments | | At cost or fair value at the end of the year as at 31st March, 2026 | Accumulated Depreciation and impairment as at the beginning of the year as at 1st April, 2024 | Addition during the year | Adjustments | | Accumulated Depreciation and impairment as at the end of the period as at 31st March, 2025 | Addition during the year | Adjustments | | | Net carrying amount as at the end of the year as at 31st March, 2026 | Net carrying amount as at the end of the year as at 31st March, 2025 |
| | | | | Addition | Deduction | | | Addition | Deduction | | | | Addition | Deduction | | | Addition | Deduction | | | |
| | INTANGIBLE | | | | | | | | | | | | | | | | | | | | |
| (ii) | Software (including ERP Project) | **15.48** | 2.96 | - | - | **18.44** | 0.15 | - | 0.07 | **18.52** | 2.77 | 3.54 | - | - | 6.31 | 3.52 | 0.47 | 0.04 | **10.26** | **8.26** | 12.13 |
| | **Total** | **15.48** | **2.96** | **-** | **-** | **18.44** | **0.15** | **-** | **0.07** | **18.52** | **2.77** | **3.54** | **-** | **-** | **6.31** | **3.52** | **0.47** | **0.04** | **10.26** | **8.26** | **12.13** |

## NOTE 14F: ASSETS CLASSIFIED AS HELD FOR SALE

(₹ in Crore)

| S.No. | PARTICULARS | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|
| **(i)** | **Assets classified as held for Sale- Buidlings/Flats** | **0.41** | **-** |
| | **Total** | **0.41** | **-** |

The asset held for sale as on March 31, 2026 is under the various stages of E Auction/Tendering, process of which is expected to be concluded in coming financial year. There is no significant change in the plan of management and Assets are still held for sale.
With a view to monetise its idle assets, during the year company has disposed assets through e auction process/Tendering, Classified as Property Plant and Equipment with carrying value of Rs. 1.58 Crore, Such sale has resulted in gain of Rs.25.42 Crore during the current year
In the opinion of management, there are no events or changes in circumstances that indicate the impairment of Assets Held for Sale in terms of Ind AS 36 'Impairment of Assets'. Accordingly, no provision for impairment has been made.

## NOTE 15: OTHER NON FINANCIAL ASSETS

(₹ in Crore)

| S.No. | PARTICULARS | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| A | **Advances** | | | |
| (a) | Advance against Capital purchases | | 15.51 | 10.46 |
| (b) | Advance against CSR Expenditure | | 2.78 | 8.64 |
| (c) | Prepaid Expenses | | 18.71 | 30.50 |
| (d) | Unamortized Deposit for Services | | - | 0.02 |
| B | **Other loans and advances** | | | |
| (a) | Advances to Employees | | 8.89 | 14.15 |
| (b) | Gratuity (Funded) | | - | 4.28 |
| (c) | Income Tax payment under litigation* | | 150.99 | 301.71 |
| (d) | Service Tax/GST payment under litigation | 3.29 | | 3.28 |
| | Less : Provision on Service tax | - | | - |
| | | | 3.29 | 3.28 |
| (e) | Advance recoverable from others | 20.91 | | 17.06 |
| | Less : Provision | 3.48 | | 3.93 |
| | | | **17.43** | **13.13** |
| | **Total** | | **217.60** | **386.17** |

In line of Decision of Honourable Supreme Court in the Curative Petition 243/2025 with respect to Revenue De-recognition of Rs. 32.19 Crore dismissed on 23.04.2026 has been booked under head "Adjustment of tax of earlier years" in Statement of Profit and Loss Account

## NOTE 16: PAYABLES

(₹ in Crore)

| S.No. | PARTICULARS | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | **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 | - | - |
| | **Sub-total (A)** | **-** | **-** |
| B | **Other Payables** | | |
| (i) | Total outstanding dues of Micro Enterprises and Small Enterprises | 0.86 | 1.02 |
| (ii) | Total outstanding dues of Creditors other than Micro Enterprises and Small Enterprises * | 9.76 | 19.77 |
| | **Sub-total (B)** | **10.62** | **20.79** |
| | **Total (A + B)** | **10.62** | **20.79** |

* Includes provision for stamp duty for the properties for which lease deed yet to be executed (Reference in foot note to Note 14B) and provision towards lease rental payable on account of Kolkata Property, not yet decided

### PAYABLE AGEING SCHEDULE

(₹ in Crore)

| S. No. | Particulars | Outstanding for following periods from due date of payment | | | | Total |
|---|---|---|---|---|---|---|
| | | Less than 1 year | 1-2 years | 2-3 years | More than 3 years | |
| **Balance as at 31st March 2025** | | | | | | |
| (i) | MSME | 1.02 | - | - | - | 1.02 |
| (ii) | Others | 15.51 | 0.32 | 0.12 | 3.82 | 19.77 |
| (iii) | Disputed dues - MSME | - | - | - | - | - |
| (iv) | Disputed dues - Others | - | - | - | - | - |
| **Balance as at 31st March 2026** | | | | | | |
| (i) | MSME | 0.86 | - | - | - | 0.86 |
| (ii) | Others | 5.44 | 0.67 | 0.14 | 3.51 | 9.76 |
| (iii) | Disputed dues - MSME | - | - | - | - | - |
| (iv) | Disputed dues - Others | - | - | - | - | - |

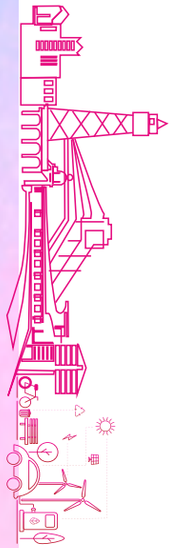


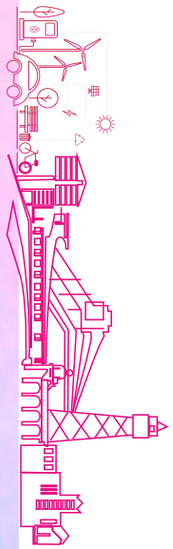
## NOTE 17 : DEBT SECURITIES

(₹ in Crore)

| S. No. | PARTICULARS | As at 31st March, 2026 | | | | As at 31st March, 2025 | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value through Profit or Loss | Designated at fair value through profit or loss | Total | Amortised Cost | At fair value through Profit or Loss | Designated at fair value through profit or loss | Total |
| | | (1) | (2) | (3) | (4) | (1) | (2) | (3) | (4) |
| **(A)** | **BONDS** | | | | | | | | |
| (a) | **Secured** | | | | | | | | |
| (i) | Tax free bonds [Refer Note 17.1(a)(i)] | 10,664.58 | - | - | 10,664.58 | 12,346.83 | - | - | 12,346.83 |
| (ii) | 54EC Capital Gain Tax Exemption Bonds [Refer Note 17.1(a)(ii)] | 80.20 | - | - | 80.20 | - | - | - | - |
| (iii) | Bonds Application Money Pending Allotment [Refer Note 17.1(a)(iii)] | 40.08 | - | - | 40.08 | - | - | - | - |
| | **Sub-total A (a){i+ii+iii}** | **10,784.86** | **-** | **-** | **10,784.86** | **12,346.83** | **-** | **-** | **12,346.83** |
| (b) | **Unsecured** | | | | | | | | |
| (i) | HUDCO Bonds - Non Cumulative redeemable at par [Refer Note 17.1(b)(i)] | 30,029.85 | - | - | 30,029.85 | 23,560.32 | - | - | 23,560.32 |
| (ii) | GOI Bonds [Refer Note 17.1(b)(ii)] | 20,000.00 | - | - | 20,000.00 | 20,000.00 | - | - | 20,000.00 |
| | **Sub-total A (b) {(i) + (ii)}** | **50,029.85** | **-** | **-** | **50,029.85** | **43,560.32** | **-** | **-** | **43,560.32** |
| | **Total A((a) + (b))** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |
| (B) | Debt securities in India | 60,814.71 | - | - | 60,814.71 | 55,907.15 | - | - | 55,907.15 |
| | Debt securities outside India | - | - | - | - | - | - | - | - |
| | **Total B** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |
| | **Total (B) to tally with (A)** | **60,814.71** | **-** | **-** | **60,814.71** | **55,907.15** | **-** | **-** | **55,907.15** |

**Note: The company has only "Amortized cost category" to present this schedule.**





## NOTE 17: (Contd.)

### 17.1 Details of Debt Securities

(₹ in Crore)

| S. No. | PARTICULARS | | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|---|
| | **BONDS** | | | | |
| (a) | **SECURED** | | | | |
| (i) | **TAX FREE BONDS** | **Date of Allotment** | **Date of Redemption** | | |
| | 7.19% Tax free bonds 2015 (A) ** | 31-07-2015 | 31-07-2025 | - | 151.00 |
| | 7.07% Tax free bonds 2015 (B) ** | 01-10-2015 | 01-10-2025 | - | 1,029.00 |
| | 7.00% Tax free bonds 2015 (C) ** | 09-10-2015 | 09-10-2025 | - | 108.50 |
| | 7.02% Tax free bonds 2015 (Tranche - I) Series - 1A *** | 08-02-2016 | 08-02-2026 | - | 117.21 |
| | 7.27% Tax free bonds 2015 (Tranche - I) Series - 1B *** | 08-02-2016 | 08-02-2026 | - | 128.45 |
| | 7.04% Tax free bonds 2015 (Tranche - II) Series - 1A *** | 15-03-2016 | 15-03-2026 | - | 48.16 |
| | 7.29% Tax free bonds 2015 (Tranche - II) Series - 1B *** | 15-03-2016 | 15-03-2026 | - | 105.35 |
| | 7.75% Tax free bonds 2011 (A - II) * | 21-10-2011 | 21-10-2026 | 10.81 | 10.81 |
| | 7.83% Tax free bonds 2011 (B - II) * | 11-11-2011 | 11-11-2026 | 66.51 | 66.51 |
| | 8.16% Tax free bonds 2011 (C - II) * | 22-12-2011 | 22-12-2026 | 47.67 | 47.67 |
| | 8.20% Tax free bonds 2011 (Tranche - I) Series - 2 * | 05-03-2012 | 05-03-2027 | 2,518.30 | 2,518.30 |
| | 7.51% Tax free bonds 2012 (Tranche - I) Series - 2 * | 16-02-2013 | 16-02-2028 | 1,274.24 | 1,274.24 |
| | 7.19% Tax free bonds 2012 (Tranche - II) Series - 2 * | 28-03-2013 | 28-03-2028 | 109.39 | 109.39 |
| | 8.56% Tax free bonds 2013 Series - 1 * | 02-09-2013 | 02-09-2028 | 190.80 | 190.80 |
| | 8.51% Tax free bonds 2013 (Tranche - I) Series - 2A * | 25-10-2013 | 25-10-2028 | 799.27 | 799.27 |
| | 8.76% Tax free bonds 2013 (Tranche - I) Series - 2B * | 25-10-2013 | 25-10-2028 | 815.00 | 815.00 |
| | 8.58% Tax free bonds 2013 (Tranche - II) Series - 2A * | 13-01-2014 | 13-01-2029 | 127.39 | 127.39 |
| | 8.83% Tax free bonds 2013 (Tranche - II) Series - 2B * | 13-01-2014 | 13-01-2029 | 123.75 | 123.75 |
| | 8.73% Tax free bonds 2013 (Tranche - III) Series - 2A * | 24-03-2014 | 24-03-2029 | 28.47 | 28.47 |
| | 8.98% Tax free bonds 2013 (Tranche - III) Series - 2B * | 24-03-2014 | 24-03-2029 | 128.42 | 128.42 |
| | 7.39% Tax free bonds 2015 (Tranche - I) Series - 2A *** | 08-02-2016 | 08-02-2031 | 909.69 | 909.69 |
| | 7.64% Tax free bonds 2015 (Tranche - I) Series - 2B *** | 08-02-2016 | 08-02-2031 | 556.15 | 556.15 |
| | 7.39% Tax free bonds 2015 (D) *** | 22-02-2016 | 22-02-2031 | 211.50 | 211.50 |
| | 7.39% Tax free bonds 2015 (Tranche - II) Series - 2A *** | 15-03-2016 | 15-03-2031 | 1,024.94 | 1,024.94 |

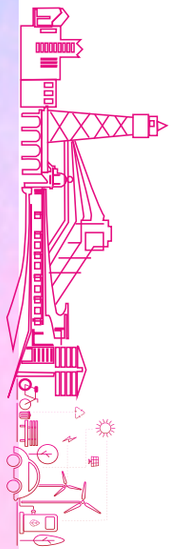
## NOTE 17: (Contd.)

| S. No. | PARTICULARS | | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|---|
| | 7.69% Tax free bonds 2015 (Tranche - II) Series - 2B *** | 15-03-2016 | 15-03-2031 | 610.05 | 610.05 |
| | 8.49% Tax free bonds 2013 (Tranche - I) Series - 3A * | 25-10-2013 | 25-10-2033 | 35.51 | 35.51 |
| | 8.74% Tax free bonds 2013 (Tranche - I) Series - 3B * | 25-10-2013 | 25-10-2033 | 88.85 | 88.85 |
| | 8.76% Tax free bonds 2013 (Tranche - II) Series - 3A * | 13-01-2014 | 13-01-2034 | 286.54 | 286.54 |
| | 9.01% Tax free bonds 2013 (Tranche - II) Series - 3B * | 13-01-2014 | 13-01-2034 | 671.16 | 671.16 |
| | 8.71% Tax free bonds 2013 (Tranche - III) Series - 3A * | 24-03-2014 | 24-03-2034 | 8.76 | 8.76 |
| | 8.96% Tax free bonds 2013 (Tranche - III) Series - 3B * | 24-03-2014 | 24-03-2034 | 41.54 | 41.54 |
| | **Sub-Total A (a) (i)** | | | **10,684.71** | **12,372.38** |
| | Unamortised fees, charges & Other Expenses | | | (20.13) | (25.55) |
| | **Total A (a) (i)** | | | **10,664.58** | **12,346.83** |

*The bonds are secured by a floating first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. However, the company reserves the right to create first pari-passu charge on the present and future receivable for its present and future financial requirements.

**The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of amount mobilised under the issue. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained.

***The bonds are secured by a first pari-passu charge on the present & future receivables of the company to the extent of the amount mobilised under the issue and interest thereon. The Company reserves the right to sell or otherwise deal with the receivables, both present and future, including without limitation to create a first/second charge on pari-passu basis thereon for its present and future financial requirements, without requiring the consent of, or intimation to, the Bondholders or the Debenture Trustee in this connection, provided that a minimum security cover of 1 (one) time is maintained.



## NOTE 17: (Contd.)

**ii. 54 EC captial Gain Tax Exemption Bonds**

(₹ in Crore)

| Description | Date of Allotment | Date of Redemption | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| 5.25% HUDCO 54EC Bonds Series-1 | 31-05-2025 | 31-05-2030 | 0.15 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 30-06-2025 | 30-06-2030 | 2.07 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-07-2025 | 31-07-2030 | 7.00 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-08-2025 | 31-08-2030 | 9.23 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 30-09-2025 | 30-09-2030 | 12.00 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-10-2025 | 31-10-2030 | 7.99 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 30-11-2025 | 30-11-2030 | 7.88 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-12-2025 | 31-12-2030 | 10.07 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 31-01-2026 | 31-01-2031 | 5.47 | - |
| 5.25% HUDCO 54EC Bonds Series-1 | 28-02-2026 | 28-02-2031 | 19.19 | - |
| **Sub-Total A (a) (ii)** | | | **81.04** | **-** |
| Unamortised fees, charges & Other Expenses | | | (0.84) | - |
| **Total A (a) (ii)** | | | **80.20** | **-** |

During the year, Central Board of Direct Taxes, Department of Revenue, Ministry of Finance vide Notification No. S.O. 1644(E) dated 7th April, 2025, has permitted Housing and Urban Development Corporation Limited (HUDCO) to issue Capital Gain Tax Exemption bonds under Section 54EC of the Income-tax Act, 1961 w.e.f. 1st April, 2025 to raise funds from the markets by way of private placement route through 54EC Capital Gain Bonds in the nature of non-convertible non-transferable secured bonds redeemable after five years having benefits of the section 54EC of the Income Tax Act, 1961.The Company launched its maiden issue of 54EC Capital Gain Bonds in May 2025 and mobilized a sum of Rs.121.12 Crore during the year 2025-26 including Bonds Application Money

The Bond Series I of 54EC Capital Gain Tax Exemption Bonds are secured by First pari passu charge over the present and future receivables of the Company (excluding receivables on which specific charge has already been created) in favour of Beacon Trusteeship Limited.

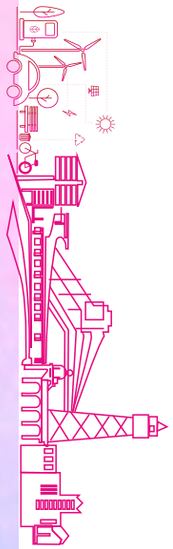
**(iii) Bond Application Money Pending Allotment**

| Description | Deemed Date of Allotment | Deemed Date of Redemption | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| 5.25% HUDCO 54EC Bonds Series-1 | 31-03-2026 | 31-03-2031 | 40.08 | - |
| **Total A (a) (iii)** | | | 40.08 | - |
| **Total A (a) {(i) + (ii)+(iii)}** | | | **10784.86** | **12.346.83** |

(₹ in Crore)

| (b) | UNSECURED BONDS | | | | |
|---|---|---|---|---|---|
| (i) | HUDCO Bonds- Non Cumulative redeemable at par | | | | |
| | | Date of Allotment | Date of Redemption | As at 31st March, 2026 | As at 31st March, 2025 |
| | 5.35% Taxable (E) 2020 | 04-08-2020 | 11-04-2025 | - | 800.00 |
| | 5.62% Taxable (B) 2021 | 25-03-2022 | 25-05-2025 | - | 1,500.00 |
| | 7.54% Taxable (A) 2022 | 11-11-2022 | 11-02-2026 | - | 1,500.00 |
| | 7.68% Taxable (C) 2022 | 16-02-2023 | 16-05-2026 | 2,000.00 | 2,000.00 |
| | 7.48% Taxable (A) 2023 | 20-04-2023 | 20-08-2026 | 1,500.00 | 1,500.00 |
| | 6.52% Taxable ('C) 2025 | 06-06-2025 | 06-06-2028 | 750.00 | - |
| | 6.64% Taxable (D) 2025 | 17-07-2025 | 17-07-2028 | 3,000.00 | - |
| | 7.48% Taxable (A) 2024 | 17-05-2024 | 17-05-2029 | 1,936.00 | 1,936.00 |
| | 7.28% Taxable (B) 2024 | 18-07-2024 | 18-07-2029 | 1,850.00 | 1,850.00 |
| | 6.90% Taxable (B) 2025 | 06-05-2025 | 06-05-2030 | 2,190.00 | - |
| | 6.75% Taxable (D) 2020 | 29-05-2020 | 29-05-2030 | 1,040.00 | 1,040.00 |
| | 6.90% Taxable (A) 2025 | 23-04-2025 | 23-04-2032 | 2,430.00 | - |
| | 6.98% Taxable (E) 2025 | 12-12-2025 | 12-12-2032 | 1,905.00 | - |
| | 7.52% Taxable (B) 2022 | 19-12-2022 | 15-04-2033 | 470.00 | 470.00 |
| | 7.15% Taxable (C) 2024 | 25-09-2024 | 25-09-2034 | 2,000.00 | 2,000.00 |
| | 7.12% Taxable (D) 2024 | 26-12-2024 | 26-12-2034 | 1,230.00 | 1,230.00 |
| | 7.29% Taxable (E) 2024 | 12-02-2025 | 12-02-2035 | 2,910.00 | 2,910.00 |
| | 7.37% Taxable (F) 2024 | 12-03-2025 | 12-03-2035 | 2,842.50 | 2,842.50 |
| | 7.19% Taxable (G) 2024 | 27-03-2025 | 27-03-2035 | 2,000.00 | 2,000.00 |
| | **Sub-Total A (b) (i)** | | | **30,053.50** | **23,578.50** |
| | Unamortised fees, charges & Other Expenses | | | (23.65) | (18.18) |
| | **Total A (b) (i)** | | | **30,029.85** | **23,560.32** |
| (ii) | **PMAY (U) GOI Fully Serviced Bonds #** | **Date of Allotment** | **Date of Redemption** | **As at 31st March, 2026** | **As at 31st March, 2025** |
| | 8.60% Taxable (I) 2018 @ | 12-11-2018 | 12-11-2028 | 3,000.00 | 3,000.00 |
| | 8.52% Taxable (II) 2018 @ | 28-11-2018 | 28-11-2028 | 2,050.00 | 2,050.00 |
| | 8.38% Taxable (III) 2018 @ | 30-01-2019 | 30-01-2029 | 2,066.90 | 2,066.90 |
| | 8.58% Taxable (IV) 2018 @ | 14-02-2019 | 14-02-2029 | 2,563.10 | 2,563.10 |
| | 8.41% Taxable (V) 2018 @ | 15-03-2019 | 15-03-2029 | 5,320.00 | 5,320.00 |
| | 8.37% Taxable (VI) 2018 @ | 25-03-2019 | 25-03-2029 | 5,000.00 | 5,000.00 |
| | **Sub-Total A (b) (ii)** | | | **20,000.00** | **20,000.00** |
| | Unamortised fees, charges & Other Expenses | | | - | - |
| | **Total A (b) (ii)** | | | **20,000.00** | **20,000.00** |
| | **Total A (b) { (i) + (ii) }** | | | **20,000.00** | **20,000.00** |

@ Interest payable on semi-annual basis.
# Repayment of Principal & Interest payment in respect of Loans of ₹ 20,000 Crore extended to BMTPC, raised by issue of "Government of India fully serviced Bonds" shall be met by Government of India by making suitable provisions in the budget of Ministry of Housing and Urban Affairs.



# NOTE 18: BORROWINGS (OTHER THAN DEBT SECURITIES)

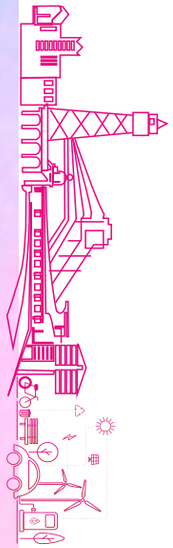
(₹ in Crore)

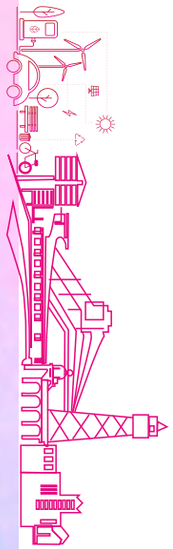
| S. No. | PARTICULARS | As at 31st March, 2026 | | | | As at 31st March, 2025 | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | Amortised Cost | At fair value through Profit or Loss | Designated at fair value through profit or loss | Total | Amortised Cost | At fair value through Profit or Loss | Designated at fair value through profit or loss | Total |
| | | (1) | (2) | (3) | (4) | (1) | (2) | (3) | (4) |
| **A** | **Term loans** | | | | | | | | |
| I | Secured | | | | | | | | |
| (a) | **From Banks/Financial Institutions (Refer Note 18.1 & 18.7)** | - | - | - | - | - | - | - | - |
| (i) | National Housing Bank | 83.41 | - | - | 83.41 | 292.33 | - | - | 292.33 |
| | **Total Secured Loan A-I** | **83.41** | **-** | **-** | **83.41** | **292.33** | **-** | **-** | **292.33** |
| **II** | **Unsecured** | | | | | | | | |
| (a) | **From Banks/Financial Institutions (Refer Note 18.1, 18.2 and 18.3)** | | | | | | | | |
| (i) | Mid-Term/ Long Term loan(s) | 58,137.76 | | | 58,137.76 | 23,854.78 | | | 23,854.78 |
| (ii) | Short-Term Loans | 2,503.72 | - | | 2,503.72 | 4,555.68 | - | - | 4,555.68 |
| (iii) | FCNR (B) Loans | 1,893.10 | | | 1,893.10 | 15,661.40 | | | 15,661.40 |
| (b) | From Other Parties | - | | | - | - | | | - |
| (i) | **Loans from Financial Institutions :** | - | | | - | - | | | - |
| | India Infrastructure Finance Company Ltd. (Refer Note 18.1, 18.2) | 5,500.00 | - | - | 5,500.00 | - | - | - | - |
| (ii) | **Foreign Currency Borrowings (Refer Note 18.1, 18.4, 18.5 and 18.6)** | 12,744.30 | | | 12,744.30 | 7,025.42 | | | 7,025.42 |
| | **Total Unsecured Loans A- II** | **80,778.88** | | | **80,778.88** | **51,097.28** | | | **51,097.28** |
| | **Total ( A )** | **80,862.29** | **-** | **-** | **80,862.29** | **51,389.61** | **-** | **-** | **51,389.61** |
| | | | | | | | | | |
| B | Borrowings in India | 68,117.99 | - | - | 68,117.99 | 44,364.19 | - | - | 44,364.19 |
| | Borrowings outside India | 12,744.30 | - | - | 12,744.30 | 7,025.42 | - | - | 7,025.42 |
| | **Total (B)** | **80,862.29** | **-** | **-** | **80,862.29** | **51,389.61** | **-** | **-** | **51,389.61** |
| | **Total ( B ) to tally with (A)** | **80,862.29** | **-** | **-** | **80,862.29** | **51,389.61** | **-** | **-** | **51,389.61** |

Note: The company has only amortised cost category to present this schedule.

### 18.1 Sub-Details of Borrowings

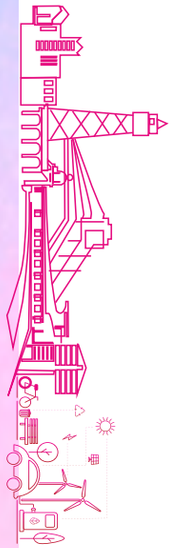
| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| | **Term Loans** | | | | | |
| **I** | **Secured** | | | | | |
| **(a)** | **From Banks/ Financial Institutions** | | | | | |
| (i) | **National Housing Bank** | | | | | |
| | TL-I | 76.60 | 76.60 | 179.20 | 179.20 | Repayable in quarterely instalments starting from 01.07.2017 and ending on 01.01.2027 |
| | TL-III | 6.81 | 6.81 | 58.13 | 58.13 | Repayable in quarterely instalments starting from 01.01.2018 and ending on 01.07.2027 |
| | TL-IV | - | - | 55.00 | 55.00 | Repayable in quarterely instalments starting from 01.10.2019 and ending on 01.04.2026 |
| | **Sub-Total I (a)** | **83.41** | **83.41** | **292.33** | **292.33** | |
| | **Total Secured Loans (I)(a)** | **83.41** | **83.41** | **292.33** | **292.33** | |
| **II** | **Unsecured** | | | | | |
| **(a)** | **From Banks/ Financial Institutions** | | | | | |
| **(i)** | **Mid-Term/ Long Term loan(s)** | | | | | |
| 1 | Punjab National Bank-II | - | - | 333.33 | 333.33 | Repayable in three equal instalments falling due on 18.06.2024 & 18.04.2025 |
| 2 | Punjab National Bank-III | - | - | 666.65 | 666.65 | Repayable in two equal instalments falling due on 16.09.2024 & 16.08.2025 |
| 3 | Punjab National Bank-IV | - | - | 999.99 | 999.99 | Repayable in two instalments falling due on 27.09.2024 & 27.02.2026 |
| 4 | Punjab National Bank-V | 499.99 | 499.99 | 500.00 | 500.00 | Bullet repayment at the end of tenor i.e., on 12.08.2026 |
| 5 | Punjab National Bank-VI | 171.00 | 171.00 | 171.00 | 171.00 | Bullet repayment at the end of tenor i.e., on 14.08.2026 |
| 6 | Punjab National Bank-VII | 699.99 | 699.99 | 700.00 | 700.00 | Bullet repayment at the end of tenor i.e., on 12.12.2026 |
| 7 | Punjab National Bank-VIII | 165.00 | 165.00 | 165.00 | 165.00 | Bullet repayment at the end of tenor i.e., on 27.02.2027 |
| 8 | Punjab National Bank-IX | 400.00 | 400.00 | 400.00 | 400.00 | Bullet repayment at the end of tenor i.e., on 29.03.2027 |
| 9 | Punjab National Bank-X | 64.00 | 64.00 | 64.00 | 64.00 | Bullet repayment at the end of tenor i.e., on 02.04.2027 |
| 10 | Punjab National Bank-XI | 268.49 | 268.49 | 1,099.99 | 1,099.99 | Bullet repayment at the end of tenor i.e., on 14.04.2027 |
| 11 | Punjab National Bank-XII | 740.99 | 740.99 | 1,241.99 | 1,241.99 | Bullet repayment at the end of tenor i.e., on 16.04.2027 |
| 12 | Punjab National Bank-XIII | 657.99 | 657.99 | 658.00 | 658.00 | Bullet repayment at the end of tenor i.e., on 01.05.2026 |
| 13 | Punjab National Bank-XIV | 1,099.99 | 1,099.99 | 1,100.00 | 1,100.00 | Bullet repayment at the end of tenor i.e., on 19.05.2027 |
| 14 | Punjab National Bank-XV | 300.00 | 300.00 | 300.00 | 300.00 | Bullet repayment at the end of tenor i.e., on 21.05.2027 |
| 15 | Punjab National Bank-XVI | 410.00 | 410.00 | 410.00 | 410.00 | Bullet repayment at the end of tenor i.e., on 29.06.2027 |
| 16 | Punjab National Bank-XVII | 190.00 | 190.00 | 190.00 | 190.00 | Bullet repayment at the end of tenor i.e., on 30.06.2027 |

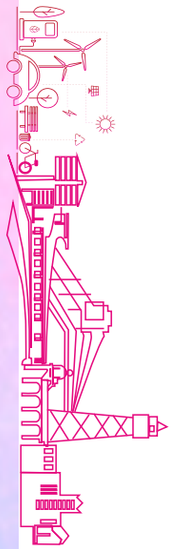




| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 17 | Punjab National Bank-XVIII | 499.00 | 499.00 | 499.00 | 499.00 | Bullet repayment at the end of tenor i.e., on 01.07.2027 |
| 18 | Punjab National Bank-XIX | 1,309.99 | 1,309.99 | 1,310.00 | 1,310.00 | Bullet repayment at the end of tenor i.e., on 14.01.2028 |
| 19 | Punjab National Bank-XX | 691.00 | 691.00 | - | - | Bullet repayment at the end of tenor i.e., on 09.12.2028 |
| 20 | Punjab National Bank-XXI | 308.00 | 308.00 | - | - | Bullet repayment at the end of tenor i.e., on 29.08.2028 |
| 21 | Punjab National Bank-XXII | 950.00 | 950.00 | - | - | Bullet repayment at the end of tenor i.e., on 29.08.2028 |
| 22 | Punjab National Bank-XXIII | 1,000.00 | 1,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.09.2028 |
| 23 | Punjab National Bank-XXIV | 1,500.00 | 1,500.00 | - | - | Bullet repayment at the end of tenor i.e., on 04.10.2028 |
| 24 | Punjab National Bank-XXV | 1,004.00 | 1,004.00 | - | - | Bullet repayment at the end of tenor i.e., on 06.10.2028 |
| 25 | Punjab National Bank-XXVI | 238.00 | 238.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.11.2028 |
| 26 | Punjab National Bank-XXVII | 730.00 | 730.00 | - | - | Bullet repayment at the end of tenor i.e., on 24.02.2031 |
| 27 | Punjab National Bank-XXVIII | 1,250.00 | 1,250.00 | - | - | Bullet repayment at the end of tenor i.e., on 26.02.2031 |
| 28 | Union Bank of India-I | 1,999.98 | 1,999.98 | 1,999.99 | 1,999.99 | Bullet repayment at the end of tenor i.e., on 24.10.2026 |
| 29 | Union Bank of India-II | 240.00 | 240.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.06.2028 |
| 30 | Union Bank of India-III | 680.00 | 680.00 | - | - | Bullet repayment at the end of tenor i.e., on 01.07.2028 |
| 31 | Union Bank of India-IV | 1,080.00 | 1,080.00 | - | - | Bullet repayment at the end of tenor i.e., on 01 07 2028 |
| 32 | Union Bank of India-V | 1,800.00 | 1,800.00 | - | - | Bullet repayment at the end of tenor i.e., on 27 12 2028 |
| 33 | Union Bank of India-VI | 165.00 | 165.00 | - | - | Bullet repayment at the end of tenor i.e., on 28 12 2028 |
| 34 | Union Bank of India-VII | 1,611.00 | 1,611.00 | - | - | Bullet repayment at the end of tenor i.e., on 11 01 2029 |
| 35 | Union Bank of India-VIII | 909.00 | 909.00 | - | - | Bullet repayment at the end of tenor i.e., on 12 01 2029 |
| 36 | Union Bank of India-IX | 500.00 | 500.00 | - | - | Bullet repayment at the end of tenor i.e., on 20 01 2029 |
| 37 | Union Bank of India-X | 15.00 | 15.00 | - | - | Bullet repayment at the end of tenor i.e., on 25 01 2029 |
| 38 | Canara Bank-I | 1,000.00 | 1,000.00 | - | - | Repayment at the end of tenor i.e., on 11 02 2027 |
| 39 | Canara Bank-II | 444.66 | 444.66 | - | - | Repayment at the end of tenor i.e., on 11 02 2027 |
| 40 | Canara Bank-III | 555.33 | 555.33 | - | - | Repayment at the end of tenor i.e., on 11 02 2027 |
| 41 | Canara Bank-IV | 3,000.00 | 3,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 11 11 2027 |
| 42 | Canara Bank-V | 526.00 | 526.00 | - | - | Bullet repayment at the end of tenor i.e., on 29 12 2028 |
| 43 | Canara Bank-VI | 474.00 | 474.00 | - | - | Bullet repayment at the end of tenor i.e., on 30 12 2028 |
| 44 | Karnataka Bank-II | - | - | 499.97 | 499.97 | Bullet repayment at the end of tenor i.e., on 29.01.2026 |
| 45 | Karnataka Bank-III | 499.99 | 499.99 | 500.00 | 500.00 | Bullet repayment at the end of tenor i.e., on 24.12.2026 |
| 46 | Indian Overseas Bank-I | - | - | 999.67 | 999.67 | Bullet repayment at the end of tenor i.e., on 26.11.2025 |
| 47 | Indian Overseas Bank-II | 999.66 | 999.66 | 999.67 | 999.67 | Bullet repayment at the end of tenor i.e., on 12.06.2026 |
| 48 | South Indian Bank-I | - | - | 199.96 | 199.96 | Bullet repayment at the end of tenor i.e., on 27.11.2025 |
| 49 | South Indian Bank-II | 199.95 | 199.95 | 199.96 | 199.96 | Bullet repayment at the end of tenor i.e., on 15.05.2026 |

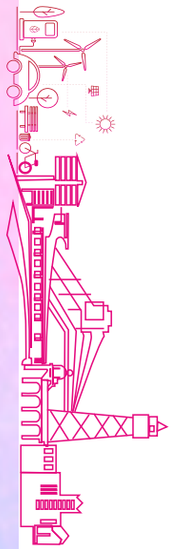
| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 50 | South Indian Bank-III | 199.95 | 199.95 | 199.96 | 199.96 | Bullet repayment at the end of tenor i.e., on 18.07.2026 |
| 51 | South Indian Bank-IV | 400.00 | 400.00 | - | - | Bullet repayment at the end of tenor i.e., on 09 02 2029 |
| 52 | Bank of India-I | - | - | 499.92 | 499.92 | Bullet repayment at the end of tenor i.e., on 26.12.2025 |
| 53 | Bank of India-II | - | - | 499.92 | 499.92 | Bullet repayment at the end of tenor i.e., on 27.03.2026 |
| 54 | Bank of India-III | 691.89 | 691.89 | 691.90 | 691.90 | Bullet repayment at the end of tenor i.e., on 12.07.2026 |
| 55 | Bank of India-IV | 8.00 | 8.00 | 8.00 | 8.00 | Bullet repayment at the end of tenor i.e., on 28.07.2026 |
| 56 | Bank of India-V | 205.98 | 205.98 | 205.98 | 205.98 | Bullet repayment at the end of tenor i.e., on03.12.2026 |
| 57 | Bank of India-VI | 22.00 | 22.00 | 22.00 | 22.00 | Bullet repayment at the end of tenor i.e., on 19.12.2026 |
| 58 | Central Bank of India-I | - | - | 999.96 | 999.96 | Bullet repayment at the end of tenor i.e., on 27.05.2025 |
| 59 | State Bank of India-I | 838.00 | 838.00 | 838.00 | 838.00 | Bullet repayment at the end of tenor i.e., on 11.08.2026 |
| 60 | State Bank of India-II | 857.85 | 857.85 | - | - | Bullet repayment at the end of tenor i.e., on 14.10.2027 |
| 61 | State Bank of India-III | 608.24 | 608.24 | - | - | Bullet repayment at the end of tenor i.e., on 14.10.2027 |
| 62 | State Bank of India-IV | 147.00 | 147.00 | 147.00 | 147.00 | Bullet repayment at the end of tenor i.e., on 15.10.2027 |
| 63 | State Bank of India-V | 1,681.14 | 1,681.14 | - | - | Bullet repayment at the end of tenor i.e., on 15.10.2027 |
| 64 | State Bank of India-VI | 70.00 | 70.00 | 70.00 | 70.00 | Bullet repayment at the end of tenor i.e., on 29.03.2028 |
| 65 | State Bank of India-VII | 1,749.00 | 1,749.00 | 1,749.00 | 1,749.00 | Bullet repayment at the end of tenor i.e., on 31.03.2028 |
| 66 | State Bank of India-VIII | 856.00 | 856.00 | - | - | Bullet repayment at the end of tenor i.e., on 10.07.2028 |
| 67 | State Bank of India-IX | 3,500.00 | 3,500.00 | - | - | Bullet repayment at the end of tenor i.e., on 27.08.2028 |
| 68 | State Bank of India-X | 850.00 | 850.00 | - | - | Bullet repayment at the end of tenor i.e., on 27.08.2028 |
| 69 | State Bank of India-XI | 450.00 | 450.00 | - | - | Bullet repayment at the end of tenor i.e., on 27.08.2028 |
| 70 | State Bank of India-XII | 1,530.71 | 1,530.71 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 71 | State Bank of India-XIII | 2,000.00 | 2,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 72 | State Bank of India-XIV | 1,356.00 | 1,356.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 73 | State Bank of India-XV | 320.00 | 320.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 74 | State Bank of India-XVI | 527.00 | 527.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 75 | State Bank of India -XVII | 997.00 | 997.00 | - | - | Bullet repayment at the end of tenor i.e., on 25.09.2028 |
| 76 | HDFC Bank-I | 333.00 | 333.00 | 599.40 | 599.40 | 10% on 16.09.2024, 40% on 16.09.2025 and balance 50% on 16.09.2026 |
| 77 | HDFC Bank-II | 221.50 | 221.50 | 398.70 | 398.70 | 10% on 16.10.2024, 40% on 16.10.2025 and balance 50% on 16.10.2026 |
| 78 | HDFC Bank-III | 120.50 | 120.50 | 216.90 | 216.90 | 10% on 25.10.2024, 40% on 25.10.2025 and balance 50% on 26.10.2026 |
| 79 | ICICI Bank-I | 400.00 | 400.00 | 400.00 | 400.00 | Bullet repayment at the end of tenor i.e., on 29.03.2027 |
| 80 | ICICI Bank-II | 100.00 | 100.00 | 100.00 | 100.00 | Bullet repayment at the end of tenor i.e., on 29.04.2027 |





| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 81 | ICICI Bank -III | 750.00 | 750.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.03.2029 |
| 82 | Bank of Baroda-I | 536.00 | 536.00 | - | - | Bullet repayment at the end of tenor i.e., on 23.12.2028 |
| 83 | Bank of Baroda-II | 257.00 | 257.00 | - | - | Bullet repayment at the end of tenor i.e., on 24.12.2028 |
| 84 | Bank of Baroda-III | 585.00 | 585.00 | - | - | Bullet repayment at the end of tenor i.e., on 26.12.2028 |
| 85 | Bank of Baroda-IV | 1,122.00 | 1,122.00 | - | - | Bullet repayment at the end of tenor i.e., on 29.12.2028 |
| 86 | Bank of Baroda-V | 2,000.00 | 2,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 31.12.2028 |
| | **Sub- Total II (a) (i)** | **58,137.76** | **58,137.76** | **23,854.78** | **23,854.78** | |
| **(ii)** | **Short Term loans** | | | | | |
| 1 | Punjab National Bank | - | - | 1,299.00 | 1,299.00 | |
| 2 | Union Bank of India | - | - | 540.60 | 540.60 | |
| 3 | Bank of India | - | - | 72.00 | 72.00 | |
| 4 | State Bank of India | - | - | 59.58 | 59.58 | |
| 5 | Central Bank of India | - | - | 2,584.50 | 2,584.50 | |
| 6 | Punjab National Bank | 1,079.72 | 1,079.72 | - | - | Repayable on or before 23.06.2026 |
| 7 | Union Bank of India | 827.00 | 827.00 | - | - | Repayable on or before 09.06.2026 |
| 8 | Bank of India | 300.00 | 300.00 | - | - | Repayable on or before 09.06.2026 |
| 9 | State Bank of India | 97.00 | 97.00 | - | - | Repayable on or before 09.06.2026 |
| 10 | Bank of Baroda | 200.00 | 200.00 | - | - | Repayable on or before 08.06.2026 |
| | **Sub- Total II (a) (ii)** | **2,503.72** | **2,503.72** | **4,555.68** | **4,555.68** | |
| **(iii)** | **FCNR (B) Loans from Banks** | **-** | **-** | **-** | **-** | |
| 1 | FCNR from ICICI Bank (USD 100 million) -(availed on 12.02.2026) | 905.77 | 946.55 | - | - | Repayable on 11.02.2028 |
| 2 | FCNR from ICICI Bank (USD 100 million) -(availed on 18.03.2026) | 923.97 | 946.55 | - | - | Repayable on 16.03.2028 |
| 3 | FCNR from ICICI Bank (USD 100 million) (availed on 28.06.2024) | - | - | 1,668.20 | 1,711.63 | Repayable on 27.06.2025 |
| 4 | FCNR from ICICI Bank (USD 100 million) (availed on 22.07.2024) | - | - | 836.40 | 855.81 | Repayable on 21.07.2025 |
| 5 | FCNR from DBS (USD 50 million) (availed on 30.09.2024) | - | - | 418.40 | 427.91 | Repayable on 26.09.2025 |
| 6 | FCNR from SBI (USD 200 million) (availed on 15.10.2024) | - | - | 1,681.15 | 1,711.63 | Repayable on 14.10.2025 |
| 7 | FCNR from Canara Bank (USD 200 million) (availed on 30.10.2024) | - | - | 1,681.40 | 1,711.63 | Repayable on 29.10.2025 |

| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| 8 | FCNR from Canara Bank (USD 150 million) (availed on 22.11.2024) | - | - | 1,266.75 | 1,283.72 | Repayable on 22.11.2025 |
| 9 | FCNR from SBI (USD 180 million) (availed on 19.12.2024) | - | - | 1,530.72 | 1,540.47 | Repayable on 16.12.2025 |
| 10 | FCNR from ICICI Bank (USD 75 million) (availed on 23.12.2024) | - | - | 637.95 | 641.86 | Repayable on 16.12.2025 |
| 11 | FCNR from ICICI Bank (USD 100 million) - (availed on 7.1.2025) | - | - | 857.90 | 855.81 | Repayable on 07.01.2026 |
| 12 | FCNR from SBI (USD 100 million) - (availed on 6.1.2025) | - | - | 857.85 | 855.81 | Repayable on 05.01.2025 |
| 13 | FCNR from ICICI Bank (USD 100 million) - (availed on 14.2.2025) | - | - | 867.50 | 855.81 | Repayable on 12.02.2026 |
| 14 | FCNR from SBI (USD 70 million) - (availed on 18.02.2025) | - | - | 608.23 | 599.07 | Repayable on 17.02.2026 |
| 15 | FCNR from AXIS Bank (USD 80 million) - (availed on 27.02.2025) | - | - | 697.23 | 684.65 | Repayable on 26.02.2026 |
| 16 | FCNR from DBS (USD 125 million) - (availed on 11.03.2025) | - | - | 1,088.31 | 1,069.77 | Repayable on 11.03.2026 |
| 17 | FCNR from ICICI Bank (USD 100 million) - (availed on 21.03.2025) | - | - | 865.35 | 855.81 | Repayable on 18.03.2026 |
| | **Sub- Total II (a) (iii)** | **1,829.74** | **1,893.10** | **15,563.34** | **15,661.40** | |
| (b) | **From Other Parties** | - | - | - | - | |
| (i) | Loan from Financial Institutions | | | | | |
| | India Infrastructure Finance Company Ltd. (availed on 30.09.2025) | 1,000.00 | 1,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.09.2028 |
| | India Infrastructure Finance Company Ltd. (availed on 17.11.2025) | 3,000.00 | 3,000.00 | - | - | Bullet repayment at the end of tenor i.e., on 17.11.2028 |
| | India Infrastructure Finance Company Ltd. (availed on 30.03.2026) | 1,500.00 | 1,500.00 | - | - | Bullet repayment at the end of tenor i.e., on 30.03.2028 |
| | **Sub- Total II (b) (i)** | **5,500.00** | **5,500.00** | | | |
| (ii) | Foreign Currency Borrowings: | - | - | - | - | |
| 1 | Loan from US Capital Market (Guaranteed by USAID & Counter Guaranteed by Canara Bank) | - | - | - | - | |
| | -USAID-I | 7.63 | 7.56 | 9.81 | 9.71 | Repayable in 40 equal consecutive semiannual installments commencing on 23.03.2010 and ending on 23.09.2029 |



| S.No. | Particulars | As at 31.03.2026 | | As at 31.03.2025 | | Redemption/ Repayment Details |
|---|---|---|---|---|---|---|
| | | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | Amount Outstanding (₹ in Crore) | Amortised Cost (₹ in Crore) | |
| | *(Currently outstanding - US $ 1.75 mn, Previous Year - US $ 2.25 mn)* | - | - | - | - | |
| | *-USAID-II* | 42.59 | 42.29 | 47.07 | 46.65 | Repayable in 40 equal consecutive semi-annual instalments commencing on 15.03.2011 and ending on 15.09.2030 |
| | *(Currently outstanding - US $ 4.50 mn, Previous Year - US $ 5.50mn)* | - | - | - | - | |
| 2 | **External Commercial Borrowing** | - | - | - | - | |
| | SMBC (JPY 15 billion) availed on (22.03.2024) | 888.75 | 882.55 | 851.25 | 843.34 | Bullet on Maturity at the end of 5 years i.e., on 22.03.2029 |
| | SMBC (JPY 15 billion) availed on (14.06.2024) | 888.75 | 882.64 | 851.25 | 843.46 | Bullet on Maturity at the end of 5 years i.e., on 14.06.2029 |
| | SMBC, MUFG & MIZUHO (JPY 24 billion) availed on (23.08.2024) | 1,422.00 | 1,411.76 | 1,362.00 | 1,349.07 | Bullet on Maturity at the end of 5 years i.e., on 23.08.2029 |
| | SMBC, MUFG & MIZUHO (JPY 40 billion) availed on (05.09.2024) | 2,370.00 | 2,352.31 | 2,270.00 | 2,247.75 | Bullet on Maturity at the end of 5 years i.e., on 05 09 2029 |
| | SMBC, MUFG & MIZUHO (JPY 30 billion) availed on(27.03.2025) | 1,777.50 | 1,763.25 | 1,702.50 | 1,685.45 | Bullet on Maturity at the end of 5 years i.e., on 27 03 2030 |
| | SMBC, MUFG & MIZUHO (JPY 50 billion) availed on(15.04.2025) | 2,962.50 | 2,938.03 | - | - | Bullet on Maturity at the end of 5 years i.e., on 15 04 2030 |
| | SMBC & DBS (JPY 42 billion) availed on (12.02.2026) | 2,488.50 | 2,463.91 | - | - | Bullet on Maturity at the end of 5 years i.e., on 12.02.2031 |
| | **Sub- Total II (b) (ii)** | **12,848.22** | **12,744.30** | **7,093.88** | **7,025.42** | |
| | **Total Unsecured Loans (II) (a+b)** | **80,819.44** | **80,778.88** | **51,067.68** | **51,097.27** | |
| | **Total Term Loans (I+II)** | **80,902.86** | **80,862.29** | **51,360.01** | **51,389.61** | |

**18.2** Borrowings at 18.1 (II)(a)(i) and 18.1 (II)(b)(i) above were raised at floating interest rates linked to external benchmarks viz. Repo Rate, G-Sec and T-Bill, ranging between 5.64 % to 7.25% p.a.

**18.3** Floating Rate Foreign Currency Borrowings in above Note No. 18.1(II)(a)(iii) and 18.1(II)(b)(ii) carries an interest rate spread ranging from 18 bps to 185 bps over interest rate linked to external benchmark including SOFR/TONA (Secured Overnight Financing Rate/Tokyo Overnight Average Rate). The company has undertaken currency swaps and option contracts to hedge the foreign currency risk.

**18.4** None of the borrowings have been guaranteed by Directors.

**18.5** There has been no default in repayment of borrowings and interest during periods presented above.

**18.6** The amounts raised during the year have been utilised for the stated objects in the offer document/Information memorandum/facility agreement.

**18.7** Loan from National Housing Bank as mentioned at Note 18.1 (I) (a) (i) is fully secured by Bank guarantee and negative lien on all properties, assets, receivables etc. of HUDCO both present and future, except those on which the first pari passu charge is created in favour of the trustees to the secured tax free bonds of ₹ 17388.47 Crore mobilised during the years from 2011 to 2016 and for Rs.121.12 Crore mobilized through 54EC Capital Gain Tax Exemption Bonds during 2025-26.

## NOTE 19: OTHER FINANCIAL LIABILITIES

(₹ in Crore)

| S.No. | Particulars | | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|---|
| **A** | **Interest accrued but not due** | | | |
| (i) | Secured loans | | 192.84 | 244.03 |
| (ii) | Unsecured loans | | 1,360.91 | 947.99 |
| | **Sub-total (A)** | | **1,553.75** | **1,192.02** |
| **B** | **Others** | | | |
| (i) | Security and other deposits | | 11.29 | 11.75 |
| (ii) | Security, Earnest money and other deposits | | 4.70 | 3.77 |
| (iii) | Unclaimed liability # | | | |
| (a) | -Dividend | 1.92 | | 1.61 |
| (b) | -Bonds | 9.09 | | 8.16 |
| (c) | -Public Deposits | 0.01 | | 0.01 |
| (d) | -Interest accrued and due on Bonds | 12.48 | | 9.84 |
| (e) | -Interest accrued and due on Public Deposits | 0.01 | 23.51 | 0.01 |
| (iv) | KfW R & D account | | 36.50 | 36.60 |
| (v) | Advance received towards variation margin | | 672.35 | - |
| (vi) | Grant / Subsidy received from different Ministries/ Agencies | | 9.51 | 9.19 |
| (vii) | Amt payable to Ministry - BCP | | 1.95 | 1.38 |
| (viii) | Amount Payable to Staff | | 33.51 | 35.73 |
| (ix) | Other Expenses on Borrowings Payable | | 0.41 | 0.02 |
| (x) | Interim Dividend Payable | | 62.56 | 3.52 |
| (xi) | Unpaid Interest Exp. on Bonds | | 1.65 | - |
| (xii) | Others Liabilities * | | 6.65 | 6.82 |
| | **Sub-total (B)** | | **864.59** | **128.41** |
| | **Total (A + B)** | | **2,418.34** | **1,320.43** |

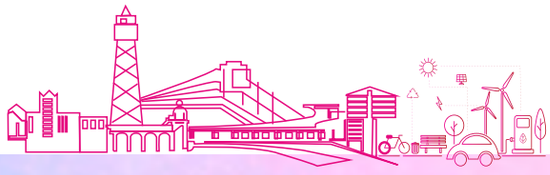
* Includes ₹ 0.03 Crore (Previous year ₹ 0.03 Crore) on account of Andrews Ganj Project

# Liability towards Investor Education and Protection Fund (IEPF) under Section 125 of the Companies Act, 2013 will be determined on the respective due dates. Dividend on equity and Principal & Interest on Debt Securities aggregating to Rs.23.51 Crore (Previous Year – Rs.19.63 Crore) were due and unclaimed as on 31.03.2026. During the year 2025-2026, an amount of Rs.1.05 Crore (Previous year – Rs.0.79 Crores) has been transferred to IEPF after completion of Statutory period of Seven years (Refer Sr.No.16 of Note 41 – Explanatory Notes).

## NOTE 20: PROVISION

(₹ in Crore)

| S.No. | Particulars | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| **A** | **Provision for employee benefits** | | |
| (i) | Leave encashment | 58.10 | 61.09 |
| (ii) | Post retirement medical benefit | 287.89 | 262.54 |
| (iii) | Welfare expenses | 1.51 | 1.59 |
| (iv) | Gratuity (Funded) | 10.56 | - |
| (v) | Provident Fund (Funded) | 4.69 | 4.06 |
| (vi) | Provision for Economic Rehabilitation Scheme | 0.91 | |
| | **Sub-total (A)** | **363.66** | **329.28** |
| **B** | **Others** | | |
| (i) | Provision for CSR | 33.34 | 35.50 |
| | **Sub-total (B)** | **33.34** | **35.50** |
| | **Total (A+B)** | **397.00** | **364.78** |



## NOTE 21: DEFERRED TAX ASSETS / LIABILITY

(₹ in Crore)

| S.No. | Particulars | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | Deferred Tax Liabilities | 245.53 | 2,031.33 |
| B | Deferred Tax Assets | 693.61 | 565.40 |
| | **Net Deferred Tax (Assets)/Liabilities (A - B)** | **(448.08)** | **1,465.93** |

*Refer Note 39 of Notes to Accountst

## NOTE 22 : OTHER NON-FINANCIAL LIABILITIES

(₹ in Crore)

| S.No. | Particulars | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| A | Amount received in advance | 5.81 | 1.16 |
| B | Other Liabilities | 114.01 | 40.59 |
| C | Revenue received in advance | 2.83 | 2.93 |
| D | Unamortised Deferred Security Deposit | 0.50 | 1.59 |
| E | Lease Liability | 1.47 | - |
| | **Total** | **124.61** | **46.27** |

## NOTE 23: EQUITY SHARE CAPITAL

(₹ in Crore)

| S.No. | Particulars | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| **A** | **Authorised** | | |
| | 2,500,000,000 equity shares of ₹ 10/- each (previous year 2,500,000,000 equity shares of ₹ 10/- each) | 2,500.00 | 2,500.00 |
| **B** | **Issued, Subscribed and Paid up** | | |
| | 2,001,900,000 equity shares of ₹ 10/- each fully paid-up in cash (previous year 2,001,900,000 equity shares of ₹ 10/- each fully paid-up in cash) | 2,001.90 | 2,001.90 |
| | | **2,001.90** | **2,001.90** |

### Note 23 (a) Reconciliation of the number of outstanding equity shares :

The reconciliation of the number of shares outstanding and the amount of the share capital as at the beginning and at the end of the year.

| S. No. | Particulars | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number of Shares | (₹ in Crore) | Number of Shares | (₹ in Crore) |
| (a) | Shares at the beginning of the year | 2,00,19,00,000 | 2,001.90 | 2,00,19,00,000 | 2,001.90 |
| (b) | Add: Shares issued during the year | - | - | - | - |
| (c) | Shares at the end of the year (c) = (a+b) | 2,00,19,00,000 | 2,001.90 | 2,00,19,00,000 | 2,001.90 |

### Note 23 (b) Rights attached to Equity Shares :

The shareholders of the Company are entitled to receive dividend as and when declared by the company and enjoy proportionate voting rights in case any resolution is put to vote. Further, the shareholders have all such rights, as may be available to the shareholders of a listed company, under the Companies Act, 2013 and rules made thereunder, SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 and Memorandum of Association and Articles of Association of the Company.



## NOTE 23 : (Contd.)

### Note 23 (c) Shares in the company held by each shareholder holding more than 5 percent shares:

| S. No. | Name of Shareholder | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number of Shares held | % of Holding | Number of Shares held | % of Holding |
| 1 | **The President of India through :** | | | | |
| | (a) Ministry of Housing and Urban Affairs | 1,08,64,25,000 | 54.27 | 1,08,64,25,000 | 54.27 |
| | (b) Ministry of Rural Development | 41,50,00,000 | 20.73 | 41,50,00,000 | 20.73 |
| | **Sub Total 1 (a+b)** | **1,50,14,25,000.00** | **75.00** | **1,50,14,25,000.00** | **75.00** |
| 2 | **Others** | | | | |
| | (a) Life Insurance Corporation of India | 14,79,06,808 | 7.39 | 14,16,56,287 | 7.08 |
| | (b) Others | 35,25,68,192 | 17.61 | 35,88,18,713 | 17.92 |
| | **Sub Total 2 (a+b)** | **50,04,75,000** | **25.00** | **50,04,75,000** | **25.00** |
| | **Total (1+2)** | **2,00,19,00,000.00** | **100.00** | **2,00,19,00,000.00** | **100.00** |

### Note 23 (d) Shares in the company held by Promoters:

| S. No. | Name of Shareholder | As at 31st March, 2026 | | % Change during the year |
|---|---|---|---|---|
| | | Number of shares held | % of Holding | |
| 1 | **The President of India through :** | | | |
| | (a) Ministry of Housing and Urban Affairs | 1,08,64,25,000 | 54.27 | - |
| | (b) Ministry of Rural Development | 41,50,00,000 | 20.73 | - |
| | **Total 1 (a+b)** | **1,50,14,25,000.00** | **75.00** | **-** |

| S. No. | Name of Shareholder | As at 31st March, 2025 | | % Change during the year |
|---|---|---|---|---|
| | | Number of shares held | % of Holding | |
| 1 | **The President of India through :** | | | |
| | (a) Ministry of Housing and Urban Affairs | 1,08,64,25,000 | 54.27 | - |
| | (b) Ministry of Rural Development | 41,50,00,000 | 20.73 | - |
| | **Total 1 (a+b)** | **1,50,14,25,000.00** | **75.00** | **-** |

**Note 23 (e) During the current year and preceding five years, no bonus shares were issued by the Company**

**Note 23 (f)** The Company has neither issued any equity shares pursuant to contracts without payment being received in cash nor has there been any buy-back of shares in the current year and five years immediately preceding the balance sheet date. Also, there were no shares reserved for issue under options and contracts/commitments for the sale of shares or disinvestment.

### Note 23 (g) Details of equity shares held by the Holding Company, including the subsidiaries and associates

| S.No. | Name of Company | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | No. of shares held | % of Holding | No. of shares held | % of Holding |
| | Nil | - | - | - | - |

**Note 23 (h)** Terms of any securities convertible into equity shares issued along with the earliest date of conversion in descending order starting from the farthest such date: Nil

**Note 24 (i)** calls unpaid (showing aggregate value of calls unpaid by Directors and officers): Nil

**Note 24 (j)** forfeited shares (amount originally paid up): Nil

**Note 24 (k)** Refer Note 34 for Capital Management

## NOTE 24: INSTRUMENTS ENTIRELY EQUITY IN NATURE

(₹ in Crore)

| S. No. | Particulars | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number | (₹ in Crore) | Number of Shares | (₹ in Crore) |
| | Fully paid-up Perpetual Debt Instruments entirely equity in nature of Rs. 1 Crore each | 1442 | 1,442.00 | - | - |
| | **Total** | 1442 | 1,442.00 | - | - |

### Note 24 (a) Reconciliation of the number of perpetual securities outstanding at the beginning and at the end of the year:

| S. No. | Particulars | For the year ended 31st March, 2026 | | For the year ended 31st March, 2026 | |
|---|---|---|---|---|---|
| | | Number | (₹ in Crore) | Number of Shares | (₹ in Crore) |
| (a) | Balance at the beginning of the year | - | - | - | - |
| (b) | Increase/ (Decrease) during the year | 1,442 | 1,442.00 | - | - |
| (c) | Balance at the end of the year | 1,442 | 1,442.00 | - | - |

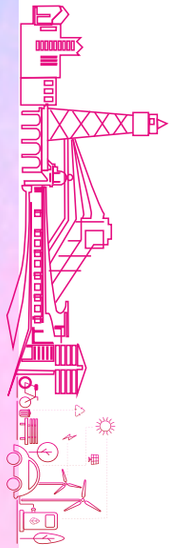
### Note 24 (b) Instrument holders holding more than 5% of Perpetual Debt Instruments entirely equity in nature as at Balance Sheet date:

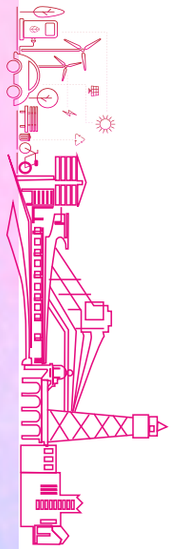
| S. No. | Name of Shareholder | As at 31st March, 2026 | | As at 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Number of Shares held | % of Holding | Number of Shares held | % of Holding |
| 1 | Punjab National Bank | 210 | 14.56 | - | - |
| 2 | Indusind General Insurance Company limited | 100 | 6.93 | - | - |
| 3 | Shree Cement Limited | 100 | 6.93 | - | - |
| 4 | DDA General Provident Fund Trust | 75 | 5.20 | - | - |
| 5 | Aditya Birla Capital Limited | 73 | 5.06 | - | - |
| | **Total** | **558** | **38.68** | **-** | **-** |
| **Note 24 (c)** | During the year, Company has issued Perpetual Debt Instruments of face value of ₹ 1 Crore each, with no maturity and callable only at the option of the Company after 10 years. The claims of the holders of the securities shall be (a) Superior to the claims of the holders of the equity shares issued by the company; and (b) Subordinated to the claims of all other creditors of the Issuer. The instruments carry a step-up provision if not called after 10 years. The Bonds shall be subjected to a lock-in clause pursuant to which the Issuer may defer payment of coupon where (i) the Capital to Risk Assets Ratio ("CRAR") of the Issuer is below the minimum regulatory requirement prescribed by the Reserve Bank of India ("RBI"); or (ii) the impact of such payment results in CRAR of the Issuer falling below or remaining below the minimum regulatory requirement prescribed by RBI. Further, in the event that payment of coupon may result in or increase the net loss of the Issuer, such payment shall only be subject to prior approval of RBI and shall be made only upon receipt of such approval, provided that the CRAR remains above the prescribed regulatory requirement after such payment. Coupon shall not be cumulative, in cases where non-payment arises on account of loss. The invocation of the lock-in clause by the Issuer shall not be construed as a default committed by the Issuer and shall not result in the occurrence of an Event of Default. As these securities are perpetual in nature and the Company does not have any redemption obligation and discretion on payment of coupon, these have been classified as equity. | | | | |

# NOTE 25: SCHEDULE OF CHANGE IN EQUITY : OTHER EQUITY

(₹ in Crore)

| S.No. | Particulars | Reserves and Surplus | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | Other Comprehensive Income | | Total |
| | | Securities Premium (Bonds) * | Debenture/ Bond Redemption Reserve ** | Special Reserve *** | Special Reserve *** u/s 29C | Impairment Reserve# | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt | General Reserve | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | |
| 1 | **Balance as at 31st March, 2024** | **1.26** | **2,726.11** | **6,785.19** | **-** | **463.30** | **59.96** | **72.07** | **338.65** | **3,407.13** | **744.35** | **40.41** | **-27.76** | **14,610.66** |
| | Final Dividend for 2023-24 | | | | | | | | | | -530.50 | | | **-530.50** |
| | Profit during FY 2024-25 | | | | | | | | | | 2,709.14 | | | **2,709.14** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | -3.17 | | | **-3.17** |
| | Other Comprehensive Income/ (Expense) | | | | | | | | | | | -38.40 | **-123.23** | **-161.63** |
| | Total Comprehensive Income for the year 2024-25 | | | | | | | | | | 2,705.97 | -38.40 | **-123.23** | **2,544.34** |
| | Transferred to/ from Surplus to General Reserve | | | | | | | | | | | | | **-** |
| | Transferred to/from Surplus to Impairment Reserve | | | | | 102.96 | | | | | -102.96 | | | **-** |
| | Transferred from Surplus to Debenture Redemption Reserve | | 239.58 | | | | | | | | -239.58 | | | **-** |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | 135.00 | | -135.00 | | | **-** |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | -37.76 | | - | | | **-37.76** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | 550.00 | | | | | | | -550.00 | | | **-** |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | 542.00 | | | | | | -542.00 | | | |
| | **Transferred to General Reserve** | | **-** | | | | | | | **-** | **-** | | | **-** |
| | Interim Dividend during FY 2024-25 | | | | | | | | | | -620.59 | | | **-620.59** |
| 2 | **Balance as at 31st March, 2025** | **1.26** | **2,965.69** | **7,335.19** | **542.00** | **566.26** | **59.96** | **72.07** | **435.89** | **3,407.13** | **729.69** | **2.01** | **-150.99** | **15,966.15** |
| | Final Dividend for 2024-25 | | | | | | | | | | -210.20 | | | **-210.20** |
| | Profit during FY 2025-26 | | | | | | | | | | 4,034.37 | | | **4,034.37** |
| | Re-measurement gains (losses) on defined benefit plans | | | | | | | | | | -13.99 | | | **-13.99** |





## NOTE 25: (Contd.)

| S.No. | Particulars | Reserves and Surplus | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Statutory Reserves | | | | Other Reserves | | | Retained Earning | | Other Comprehensive Income | | Total |
| | | Securities Premium (Bonds) * | Debenture/ Bond Redemption Reserve ** | Special Reserve *** | Special Reserve *** u/s 29C | Impairment Reserve# | Capital (KfW) Reserve | Welfare Reserve | Reserve for Bad & Doubtful Debt | General Reserve | Surplus | Effective Portion of Gains/ (Loss) in Cash Flow Hedge | Cost of Hedging Reserve | |
| | Other Comprehensive Income/ (Expense) | | | | | | | | | | | -6.71 | **-536.52** | **-543.23** |
| | Total Comprehensive Income for the year 2025-26 | | | | | | | | | | 4,020.38 | -6.71 | **-536.52** | **3,477.15** |
| | Transferred to/ from Surplus to General Reserve | | | | | | | | | | | | | - |
| | Transferred to/from Surplus to Impairment Reserve | | | | | 122.06 | | | | | -122.06 | | | |
| | Transferred from Surplus to Debenture Redemption Reserve | | 229.60 | | | | | | | | -229.60 | | | - |
| | Transferred from Surplus to Reserve for Bad & Doubtful Debt u/s 36(1)(viia) under Income Tax Act 1961 | | | | | | | | 118.00 | | -118.00 | | | - |
| | Use of Reserve for Bad & Doubtful Debts against Principal Waiver | | | | | | | | -56.43 | | - | | | **-56.43** |
| | Transferred from Surplus to Special Reserve u/s 36 (1) (viii) under Income Tax Act 1961 | | | 525.00 | | | | | | | -525.00 | | | - |
| | Transferred from Surplus to Reserve Fund u/s 45-IC under RBI Act 1934 | | | | 807.00 | | | | | | -807.00 | | | - |
| | Transferred to General Reserve (including reversal of DTL on Special Reserve u/s 36(1)(viii) | | -99.79 | | | | | | | 367.32 | - | | | 267.53 |
| | Issue Expenses on Perpetual Debt Instruments (net of taxes) | | | | | | | | | | -1.78 | | | -1.78 |
| | Interim Dividend during FY 2025-26 | | | | | | | | | | -910.86 | | | -910.86 |
| **3** | **Balance as at 31st March, 2026** | **1.26** | **3,095.50** | **7,860.19** | **1,349.00** | **688.32** | **59.96** | **72.07** | **497.46** | **3,774.45** | **1,825.57** | **-4.70** | **-687.51** | **18,531.56** |

* Securities Premium Account represent the premium received on issue of Tax-Free Bonds through private placement.
** 1) Prior to the issuance of circular No. 04/2013 dated 11.02.2013, issued by the Ministry of Corporate Affairs (MCA), the company had to create a Debenture / Bond Redemption Reserve (DRR / BRR) equivalent to 50% of the value of bonds issued (based on repayment tenure of respective bonds) through public issue, before the commencement of redemption of respective bonds as per the then prevalent SEBI Debt Regulations and Section 117 C of the Companies Act, 1956. The creation of DRR / BRR was revised to 25% after issuance of the above circular.
** 2) The company, accordingly, has created proportionate Debenture / Bond Redemption Reserve on Bonds issued upto the financial year 2012-13, equivalent to 50% on yearly basis, before commencement of redemption of respective bonds; and equivalent to 25% on bonds issued during the financial year 2013-14 and 2015-16.
*** Created u/s 36(1) (viii) of the Income Tax Act,1961 and u/s 29C of NHB Act, 1987 (upto Financial Year 1996-97) amounting to ₹ 181.75 Crore and Created and Maintained u/s 36(1) (viii) of the Income Tax Act,1961 and 29C of NHB Act, 1987 from Financial Year 1997-98 onwards) amounting to ₹ 6603.44 Crore.
# Refer Point no.6(c) of Explanatory Note 40.

## NOTE 26: INTEREST INCOME

(₹ in Crore)

| S. No. | Particulars | Year Ended 31st March, 2026 | | | Year Ended 31st March, 2025 | | |
|---|---|---|---|---|---|---|---|
| | | On Financial Assets measured at fair value through OCI | On financial assets measured at Amortised cost | Interest Income on securities classified as sets at fair value through Profit & Loss | On Financial Assets measured at fair value through OCI | On financial assets measured at Amortised cost | Interest Income on securities classified as sets at fair value through Profit & Loss |
| (i) | Interest on Loans * | - | 12,974.10 | - | - | 10,149.34 | - |
| | Less: Interest waived off | - | 4.22 | - | - | 0.13 | - |
| | **Net Interest on Loan - Sub Total (i)** | **-** | **12,969.88** | **-** | **-** | **10,149.21** | **-** |
| (ii) | Interest Income from Investments | - | 103.23 | - | - | 49.93 | - |
| (iii) | Interest on Deposits with Banks | | | | | | |
| | - Scheduled Bank - Indian Branches | - | 23.14 | - | - | 1.19 | - |
| (iv) | Others - PPE Finance Lease Liability | - | - | - | - | - | - |
| | **Total (i+ii+iii+iv)** | **-** | **13,096.25** | **-** | **-** | **10,200.33** | **-** |

Note: Includes interest income on loan of ₹ 20,000 Crore extended to BMTPC,raised by issue of "GOI fully service bonds" as Central Assistance to State/UTs/CNAs for implementation of PMAY (U).

## NOTE 27: NET GAIN/ (LOSS) ON FAIR VALUE CHANGE

(₹ in Crore)

| S.No. | Particulars | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|
| **A** | **Net gain/ (loss) on financial instruments at fair value through profit or loss** | | |
| (i) | On trading portfolio | - | - |
| (ii) | On financial instruments designated at fair value through profit or loss | - | - |
| | - Investments | 18.62 | 45.92 |
| | - Derivatives | (955.25) | - |
| | **Total A** | **(936.63)** | **45.92** |
| **B** | **Total Net gain/(loss) on fair value changes** | | |
| (i) | Fair Value changes: | | |
| | **-Realised** | **(955.25)** | **37.00** |
| | - Investments | - | 37.00 |
| | - Derivatives | (955.25) | - |
| | **-Unrealised** | **18.62** | **8.92** |
| | - Investments | 18.62 | 8.92 |
| | - Derivatives | - | - |
| | **Total Net gain/(loss) on fair value changes(B) to tally with (A)** | **(936.63)** | **45.92** |

Note: Fair value changes in this schedule are other than those arising on account of interest income/expenses.

## NOTE 28: OTHER INCOME

(₹ in Crore)

| S.No. | Particulars | Year Ended 31st March, 2026 | Year Ended 31st March, 2025 |
|---|---|---|---|
| (i) | Profit on sale of Property, Plant and Equipment (PPE) (Net) | 25.42 | 0.52 |
| (ii) | Profit on sale of Investments (Net) | 0.99 | 0.63 |
| (iii) | Interest on Staff Advances | 1.72 | 2.63 |
| (iv) | Interest on Income tax Refund | 113.70 | - |
| (v) | Interest on Construction Project | 26.57 | 29.46 |
| (vi) | Overhead Charges on Construction Project | 0.41 | 0.06 |
| (vii) | Management Development Programme | 0.56 | 0.56 |
| (viii) | Miscellaneous Income | 7.09 | 3.03 |
| (ix) | Excess Provision of Interest on short Income tax written back | 0.27 | 0.20 |
| | **Total** | **176.73** | **37.09** |

## NOTE 29: FINANCE COSTS

(₹ in Crore)

| S. No. | Particulars | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | On financial liabilities measured at fair value through Profit & Loss | On financial liabilities measured at Amortised cost | On financial liabilities measured at fair value through Profit & Loss | On financial liabilities measured at Amortised cost |
| **(i)** | **Interest on Debt Securities** | | | | |
| | a.) Secured | - | 938.68 | - | 984.60 |
| | b.) Unsecured | - | 3,764.62 | - | 2,707.88 |
| **(ii)** | **Interest on borrowings (other than Debt Securities)** | | | | |
| | a.) Secured | - | 11.01 | - | 22.69 |
| | b.) Unsecured | | | | |
| | '-Indian | - | 3,668.63 | - | 2,885.97 |
| | '-Foreign | - | 545.14 | - | 142.91 |
| (iii) | Interest on Income Tax | - | 0.01 | | 2.00 |
| (iv) | Net Loss in Foreign Currency Translation and Transaction | - | 4.53 | - | 1.45 |
| (v) | Interest on Variation Margin | - | 3.63 | | |
| (vi) | Interest on Security Deposit & Deposit for Services | - | 0.21 | - | -0.05 |
| (vii) | Finance Cost on Lease Liability | - | 0.38 | - | - |
| | | **-** | **8,936.84** | **-** | **6,747.45** |
| (viii) | Less: Borrowing Cost Charged on CWIP # | | 6.15 | | |
| | | **-** | **8,930.69** | **-** | **6,747.45** |

Till the previous year, the construction of the qualifying asset was considered to be funded entirely through the Company's own resources, and accordingly, no borrowing costs were capitalised. During the current year, the Company revisited its approach regarding the utilisation of funds for construction of qualifying assets.

# The resultant effect has been reflected in the financial statements. The impact so determined was assessed to be not material to the financial statements and has therefore been recognised in the Statement of Profit and Loss for the current period. Further, while the Company has not raised any specific borrowings for the construction of a qualifying asset, it has capitalised borrowing costs amounting to ₹6.15 Crores (Previous Year: Nil) on account of general borrowings, applying an average borrowing rate of 7.25% (Previous Year: 7.25%), in accordance with Ind AS 23 Borrowing Costs.



## NOTE 30: IMPAIRMENT ON FINANCIAL INSTRUMENTS

(₹ in Crore)

| S. No. | Particulars | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | On financial Instruments measured at fair value through OCI | On financial instruments measured at Amortised cost | On financial Instruments measured at fair value through OCI | On financial instruments measured at Amortised cost |
| (i) | Loans | - | (189.98) | - | (411.36) |
| (ii) | Other Assets | - | (1.62) | - | 0.86 |
| | **Total** | **-** | **(191.60)** | **-** | **(410.50)** |

## NOTE 31: EMPLOYEE BENEFITS EXPENSES

(₹ in Crore)

| S. No. | Particulars | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Directors* | Total | Directors * | Total |
| (i) | Salaries and wages | 1.65 | 200.51 | 2.10 | 171.02 |
| (ii) | Gratuity | 0.03 | 14.09 | - | 1.63 |
| (iii) | Contribution to provident and other funds | 0.14 | 11.78 | 0.12 | 10.35 |
| (iv) | Staff welfare expenses^^ | 0.10 | 8.16 | 0.24 | 15.06 |
| (v) | Insurance | - | 1.86 | - | 0.37 |
| (vi) | Group saving linked Insurance premium | - | 0.03 | - | 0.02 |
| (vii) | Staff Development/Training | - | 0.97 | 0.01 | 0.13 |
| (viii) | Administrative Charges - HUDCO Provident/Pension Fund | - | 0.61 | - | 0.54 |
| (ix) | HUDCO Pension Fund | 0.08 | 6.40 | 0.08 | 7.34 |
| (x) | Contribution to Benevolent Fund | 0.01 | 0.06 | - | 0.03 |
| (xi) | Post Retirement Benefit Scheme | - | 23.36 | - | 23.33 |
| (xii) | Sitting Fees | 0.25 | 0.25 | 0.22 | 0.22 |
| | **Total** | **2.26** | **268.08** | **2.77** | **230.04** |

* Includes Payment for directors and included in "TOTAL".
^^ Includes expenses including Provision for Economic Rehabilitation Scheme
Note: The expenditure of salaries & wages is inclusive of expenditure on EL/HPL paid or payable.

## NOTE 32: OTHER EXPENSES

(₹ in Crore)

| S.No. | Particulars | Year Ended 31st March, 2026 | | Year Ended 31st March, 2025 | |
|---|---|---|---|---|---|
| | | Directors | Total | Directors | Total |
| A | **ADMINISTRATIVE** | | | | |
| (i) | Office Rent | - | 1.89 | - | 1.81 |
| (ii) | Repairs & Maintenance to Building | - | 18.11 | - | 12.87 |
| (iii) | Repairs & Maintenance to Other Assets | - | 7.81 | - | 5.97 |
| (iv) | Repairs & Maintenance to Vehicle | - | 0.20 | - | 0.21 |
| (v) | Insurance | - | 0.27 | - | 0.23 |
| (vi) | Rates & Taxes | - | 3.86 | - | 4.08 |
| (vii) | Travelling | 0.71 | 4.94 | 0.47 | 5.09 |
| (viii) | Legal & Professional Fee | - | 7.70 | - | 5.83 |
| (ix) | Auditors Remuneration : | | | | |
| (a) | Audit Fees | | | | |
| | - Current Year | - | 0.28 | - | 0.27 |
| | - Previous Year (Arrears) | - | - | - | - |
| (b) | Tax Audit Fees | | | | |
| | - Current Year | - | 0.13 | - | 0.12 |
| | - Previous Year (Arrears) | - | - | - | - |
| (c) | Other Services | - | 0.17 | - | 0.16 |
| (x) | Electricity | - | 2.17 | - | 1.84 |
| (xi) | Printing, Stationery & Photocopying | - | 0.57 | - | 0.74 |
| (xii) | Postage, Telegram, Telephone & Telex | 0.06 | 2.76 | 0.03 | 2.22 |
| (xiii) | Advertisement, Publicity & Sponsorship | - | 1.88 | - | 2.63 |
| (xiv) | Exhibition & Conference (Net) | - | 2.06 | - | 3.56 |
| (xv) | Subscription & Membership | - | 0.12 | 0.19 | 0.27 |
| (xvi) | Miscellaneous | 0.19 | 32.40 | 0.14 | 33.60 |
| | **Total A** | **0.96** | **87.33** | **0.83** | **81.50** |
| **B** | **OTHER EXPENSES** | | | | |
| (i) | Grant in Aid/ R & D expenditure | - | 0.10 | - | 0.25 |
| (ii) | Expenses on Consultancy | - | 0.30 | - | 0.01 |
| (iii) | Expenses on Management Development Programme | - | 0.42 | - | 0.33 |
| (iv) | Research and Development Plan | - | - | - | 0.07 |
| | **Total B** | **-** | **0.82** | **-** | **0.66** |
| | **Total (A+B)** | **0.96** | **88.15** | **0.83** | **82.16** |

## NOTE 33: Changes in Liabilities arising from Financing Activities

(₹ in Crore)

| Particulars | 1st April, 2025 | Cashflows | Changes in Fair Values | Exchange difference | Other | 31st March, 2026 |
|---|---|---|---|---|---|---|
| Debt securities | 55,907.15 | 4,908.44 | - | - | (0.88) | 60,814.71 |
| Borrowings other than debt Securities | 51,389.61 | 29,097.96 | 405.65 | 4.53 | (35.46) | 80,862.29 |
| Deposits | - | - | - | - | - | - |
| **Total Liabilities from financing activities** | **1,07,296.76** | **34,006.40** | **405.65** | **4.53** | **(36.34)** | **141677.00** |

| Particulars | 1st April, 2024 | Cashflows | Changes in Fair Values | Exchange difference | Other | 31st March, 2025 |
|---|---|---|---|---|---|---|
| Debt securities | 42,146.27 | 13,768.50 | - | - | (7.82) | 55,907.15 |
| Borrowings other than debt Securities | 31,849.59 | 19,478.5 | 129.84 | 1.45 | (69.77) | 51,389.61 |
| Deposits | 0.04 | (0.04) | - | - | - | - |
| **Total Liabilities from financing activities** | **73,995.90** | **32,247.0** | **129.84** | **1.45** | **(77.59)** | **1,07,296.76** |

## NOTE 34: Capital Management

For the purpose of the Company's capital management, capital includes issued equity capital, share premium and all other equity reserves attributable to the equity holders of the Company. The primary objectives of the Company's capital management are safety and security of share capital and maximize the shareholders' wealth.

The Company maintains an actively managed capital base to cover risks inherent in the business and is meeting the capital adequacy requirements of the regulator viz., RBI. The adequacy of the Company's capital is monitored using, among other measures, the regulations issued by RBI.

Company has complied in full with all its externally imposed capital requirements over the reporting period.

**Capital to Risk-weighted Assets Ratio**

RBI vide letter dated August 23, 2024 granted Certificate of Registration (CoR) as NBFC-IFC to HUDCO. Accordingly, Company being a NBFC-IFC now, is complying with the Capital Adequacy requirements as prescribed by the Master Directions – Reserve Bank of India (Non-Banking Financial Companies – Prudential Norms on Capital Adequacy) Directions, 2025 dated November 28, 2025 and updated from time to time.

Being an NBFC-IFC, HUDCO is required to maintain Capital Adequacy Ratio or Capital to Risk Weighted Assets Ratio (CRAR) of 15% (with a minimum Tier I Capital of 10%), computed by dividing company's Tier-I and Tier-II capital by Risk Weighted Assets.

(₹ in Crore)

| Particulars | Numerator* | | Denominator* | | Ratio (%) | |
|---|---|---|---|---|---|---|
| | 31.03.2026 | 31.03.2025 | 31.03.2026 | 31.03.2025 | 31.03.2026 | 31.03.2025 |
| Capital to Risk weighted Assets (CRAR) | 21,123.56 | 16851.91 | 52,899.87 | 36164.66 | 39.93% | 46.60% |
| CRAR-Tier I Capital | 21,090.84 | 16833.48 | 52,899.87 | 36164.66 | 39.87% | 46.55% |
| CRAR-Tier II Capital | 32.72 | 18.43 | 52,899.87 | 36164.66 | 0.06% | 0.05% |

** Numerator being Tier-I & Tier-II capital that majorly consists of Equities and Denominator being Risk Weighted Assets that majorly represents the weighted sum of company's credit exposure(s) such as Loans and Investments, calculated in line with circular(s) issued by RBI in this regard, from time to time.*



The Capital to Risk-Weighted Assets Ratio (CRAR) as at March 31, 2026, witnessed a decline primarily on account of growth in business assets, leading to a corresponding increase in risk-weighted assets. This increase was driven by higher credit exposures, along with a rise in other assets and off-balance sheet exposures, primarily comprising pending disbursement commitments and contingent liabilities.

**(₹ in Crore)**

| Particulars | Current Year | Previous Year |
|---|---|---|
| (i) CRAR (%) | 39.93% | 46.60% |
| (ii) CRAR – Tier 1 capital (%) | 39.87% | 46.55% |
| (iii) CRAR – Tier 2 capital (%) | 0.06% | 0.05% |
| (iv) Amount of subordinated debt raised as Tier- 2 capital | NIL | NIL |
| (v) Amount raised by issue of Perpetual Debt Instruments | 1442.00 | NIL |

**Dividend Distribution Policy**

BOD monitors the dividend pay-out to the shareholders of the Company. Dividend distribution policy of the Company focuses on various factors including but not limited to the present & future capital requirements, profits earned during the financial year, Capital to Risk-weighted Assets Ratio (CRAR), cost of raising funds from alternate sources, cash flow position and applicable taxes if any and net worth of the Company, subject to the applicable circulars/ guidelines issued by RBI, DIPAM etc. as applicable from time to time.

As per the extant guidelines issued by DIPAM, Government of India, Company is required to pay a minimum annual dividend of 30% of PAT or 5% of the net-worth, whichever is higher. Though the Company endeavours to declare the dividend as per these guidelines, the Company may propose lower dividend after analysis of various financial parameters, cash flow position and funds required for future growth.

**Other Policies**

The Company has also adopted various policies for the management of the Company which inter-alia include Comprehensive Risk Management Policy, Whistle Blower Policy, Code of Conduct for Regulating, Monitoring & Reporting of Trading by Designated Persons & their Immediate Relatives and for Fair Disclosure, Policy for prevention of Fraud, The Code of Business Conduct and Ethics for Board Members and Senior Management, Fair Practices Code, Internal Guidelines on Corporate Governance, Policy on 'fit & proper' criteria of Directors etc.

## NOTE 35: Revenue from the Contractors with customers (Ind AS – 115)

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Fees and Commission Income | 0.00 | 0.00 |
| **Sale of Services-**Consultancy, Trusteeship and Consortium | 1.12 | 1.37 |
| **Total revenue from contracts with customers** | **1.12** | **1.37** |
| **Timing of revenue recognition** | | |
| Services transferred at a point in time | 0.00 | 0.00 |
| Services transferred over time | 1.12 | 1.37 |

*The company does not have any contract asset or contract liabilities as on 31st March 2026 and 31st March 2025 . Contract receivable are as per Note no. 9.*

## NOTE 36: Fair Value Measurement

### 36.1. Valuation principles

Fair Value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e., an exit price), regardless of whether that price is directly observable or estimated using a valuation technique.

In order to show how fair values have been derived, Financial Instruments are classified based on a hierarchy of valuation techniques.

### 36.2. Valuation governance

The Company's Fair Value methodology and the governance over its models include a number of controls and other procedures to ensure enough safeguards and maintain its quality and adequacy. All new product initiatives (including their valuation methodologies) are as per the approved policy of the Company. The ongoing measurement on fair value estimates is reviewed by the appropriate functional department of the Risk management and related finance functions.

### 36.3. Assets and liabilities by fair value hierarchy

The following table shows an analysis of financial instruments recorded at fair value by the level of the fair value hierarchy:

(₹ in Crore)

| Particulars | 31st March, 2026 | | | | 31st March, 2025 | | | |
|---|---|---|---|---|---|---|---|---|
| | Level 1 | Level 2 | Level 3 | Total | Level 1 | Level 2 | Level 3 | Total |
| **Assets measured at Fair Value** | | | | | | | | |
| Derivative Financial Instruments | - | - | - | - | - | - | - | - |
| - Interest Rate Swaps | - | - | - | - | - | - | - | - |
| - Currency Swaps & Options | - | 2154.88 | - | 2154.88 | - | 1643.28 | - | 1643.28 |
| - Forward Contract | - | - | - | - | - | - | - | - |
| **Total Derivative Financial Instruments** | - | 2154.88 | - | 2154.88 | - | 1643.28 | - | 1643.28 |
| **Financial Assets at Fair Value through Profit or Loss** | | | | | | | | |
| - Mutual Fund | - | - | - | - | - | - | - | - |
| - Equities | - | 0.19 | 300.10 | 300.29 | - | 0.22 | 281.45 | 281.67 |
| **Total Financial Assets at FVTPL** | **-** | **0.19** | **300.10** | **300.29** | **-** | **0.22** | **281.45** | **281.67** |
| **Total Assets measured at Fair Value** | **-** | **2155.07** | **300.10** | **2455.17** | **-** | **1643.50** | **281.45** | **1924.95** |
| **Liabilities measured at Fair Value** | | | | | | | | |
| Derivative Financial Instruments | - | - | - | - | - | - | - | - |
| - Currency Swaps | **-** | **235.01** | **-** | **235.01** | **-** | **-** | **-** | **-** |
| - Interest Rate Swaps | - | - | - | - | - | - | - | - |
| **Total Derivative Financial Instruments** | **-** | **235.01** | **-** | **235.01** | **-** | **-** | **-** | **-** |
| **Total Financial Liabilities measured at Fair Value** | **-** | **235.01** | **-** | **235.01** | **-** | **-** | **-** | **-** |

**Assets for which fair value are disclosed**

| Particulars | 31st March,2026 | | | | 31st March,2025 | | | |
|---|---|---|---|---|---|---|---|---|
| | Level 1 | Level 2 | Level 3 | Total | Level 1 | Level 2 | Level 3 | Total |
| Investment Property including ROU (Refer Note 14A) | - | 2049.29 | - | 2049.29 | - | 970.88 | - | 970.88 |

## 36.4. Valuation techniques

**Equity Instruments**

Equity Instruments, which are not actively traded on public stock exchanges but the active prices on a regular basis are available, such instruments are classified as Level 2. Other equity instruments are fair valued based on the average of the Discounted Cash Flow (DCF) method and Net Assets Value (NAV) (as provided by independent valuer). It is classified as Level 3.

**Interest Rate Swaps, Currency Swaps and Forward Rate Contracts**

The most frequently applied Valuation techniques include Forward Pricing and Swap Models and Forward Contract using Present Value calculations by estimating future cash flows and discounting them with the appropriate yield curves incorporating funding costs relevant for the position. These contracts are classified under Level 2.

**Investment Property**

The Company obtains independent valuations for its investment properties annually. The fair values of investment property are determined by an independent registered valuer and the valuation technique adopted are Income approach, Market Approach and Composite Approach. All resulting fair value estimates for investment property are included in Level 2 (refer 14A).

## 36.5. Transfer between level 1 and level 2

There have been no transfers between Level 1 and Level 2 for the year ended 31st March, 2025 and 31st March,2026.

## 36.6. Movements in Level 3 Financial Instruments measured at Fair Value

The following tables show a reconciliation of the opening and closing amounts of Level 3 financial assets and liabilities which are recorded at fair value. The Company requires significant unobservable inputs to calculate their fair value.

**(₹ in Crore)**

| Particulars | At 1st April, 2025 | Purchase | Sales | Issuance | Net interest income, net trading income and other income | At 31st March, 2026 | Unrealised gains and losses related to balances held at the end of the period |
|---|---|---|---|---|---|---|---|
| **Financial assets designated at fair value through profit or loss (FVTPL)** Equities | 281.67 | - | - | - | - | 300.29 | 18.62 |
| **Total financial assets designated at FVTPL** | **281.67** | - | - | - | - | 300.29 | **18.62** |
| **Total financial assets measured at fair value** | **281.67** | **-** | **-** | **-** | **-** | **300.29** | **18.62** |

**(₹ in Crore)**

| Particulars | At 1st April, 2025 | Purchase | Sales | Issuance | Net interest income, net trading income and other income | At 31st March, 2026 | Unrealised gains and losses related to balances held at the end of the period |
|---|---|---|---|---|---|---|---|
| **Financial Assets designated at Fair Value through Profit or Loss (FVTPL)** Equities | 272.75 | - | - | - | - | 281.67 | 8.92 |

| Particulars | At 1st April, 2025 | Purchase | Sales | Issuance | Net interest income, net trading income and other income | At 31st March, 2026 | Unrealised gains and losses related to balances held at the end of the period |
|---|---|---|---|---|---|---|---|
| **Total financial assets designated at FVTPL** | 272.75 | - | - | - | - | 281.67 | 8.92 |
| **Total financial assets measured at fair value** | **272.75** | **-** | **-** | **-** | **-** | **281.67** | **8.92** |

### 36.7. Key assumptions and range of inputs

**(a) Net Asset Value (NAV) Method:**

The Net Asset Value Method represents the value with reference to historical cost of assets owned by the company and the attached liabilities on the valuation date.

**(b) Discounted Projected Cash Flow:**

Discounted Projected Cash Flow valuation technique is used to calculate Impact on fair value of level 3 financial instruments measured at fair value using the following unobservable input such as Discount Rate, Recovery rates, Interest Rate and Revenue from operations to ascertain the change.

**(c)** To arrive at fair value of unquoted investments average of Net Asset Value (NAV) and Discounted Projected Cash flow as on 31st March, 2026 is taken.

The range of values indicates the highest and lowest level input used in the valuation technique and, as such, only reflects the characteristics of the instruments as opposed to the level of uncertainty to their valuation.

All changes in the fair market value would be reflected in the Statement of profit and loss based on the classification FVTPL.

The table summarises the valuation techniques together with the significant unobservable inputs used to calculate the fair value of the Company's Level 3 assets and liabilities.

**March, 2026**

| Valuation technique | Significant unobservable inputs | Range of inputs | Impact on Fair value due to change in assumptions |
|---|---|---|---|
| DCF | Long Term Growth Rate for cash flows for subsequent years | 0%-10% | 1% increase (decrease) in growth rate would result in an increase (decrease) in fair value by: Rs. 25.76 Crores. |
| | WACC | 16%-19% | 1% increase (decrease) in WACC would result in an decrease (increase) in fair value by: Rs. 25.76 Crores. |
| | Discount for Lack of Marketability | 3%-7% | 1% increase (decrease) in discount would result in an decrease (increase) in fair value by: Rs. 3.31 Crores. |
| | Discount for Lack of Control | 3%-7% | 1% increase (decrease) in discount would result in an decrease (increase) in fair value by: Rs. 3.31 Crores. |
| | Contingency | 1% - 3% | 1% increase (decrease) in discount would result in an decrease (increase) in fair value by: Rs. 3.31 Crores. |

**March, 2025**

| Valuation technique | Significant unobservable inputs | Range of inputs | Impact on Fair value due to change in assumptions |
|---|---|---|---|
| DCF | Long term growth rate for cash flows for subsequent years | 0%-10% | 1% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 4.27 Crores. |
| | WACC | 17%-19% | 1% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 22.73 Crores. |



| Valuation technique | Significant unobservable inputs | Range of inputs | Impact on Fair value due to change in assumptions |
|---|---|---|---|
| | Discount for Lack of Marketability | 18%-22% | 2% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 9.38 Crores. |
| | Discount for Lack of Control | 8% - 22% | 2% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 9.38 Crores. |
| | Contingency | 3% - 8% | 2% increase (decrease) in perpetual growth rate would result in an increase (decrease) in fair value by INR 9.38 Crores. |

## 36.8. Quantitative analysis of Significant Unobservable inputs

**Interest rate volatility**

Interest Rate volatility measures the expected future variability of a market price. It is generally quoted as a percentage; a higher number represents a more volatile instrument, for which larger swings in price (or interest rate) are expected. Volatility is a key input used to estimate the future prices for the underlying instrument (equity share). Interest rate volatility varies from time to time and therefore, it is not viable to make reliable and meaningful general statements about volatility levels.

**Discount Rates**

Discount rates are used for calculating the present value of future cash flows. In discounted cash flow models, discount rates are used as the direct reflection of the expected rate of return of the investments made by the company in the due course of the business. Hence, these rates reflect the net present value of an asset. They generally reflect the premium an investor expects to achieve over the benchmark interest rate to compensate for the higher risk driven by the uncertainty of the cash flows caused by the credit quality of the asset. They can be implied from market prices and are usually unobservable for illiquid or complex instruments.

**Recovery Rates**

Recovery rates reflect the estimated loss that the company will suffer given expected defaults (Non-performing Assets). The recovery rate is given as a percentage and reflects the opposite of loss severity (i.e., 100% recovery reflects 0% loss severity). In line with the operation of the Company, probability of non-performing assets to loss assets plays an important role to ascertain the recovery rates. Higher loss severity levels / lower recovery rates indicate lower expected cash flows upon the default of the instruments. Recovery rates for complex, less liquid instruments are usually unobservable and are estimated based on historical data.

**Revenue from operations**

Revenue is the value of all sales of goods and services recognized by a company in a period. Revenue (also referred to as Sales, Turnover, or Income) forms the beginning of a company's Income Statement and often considered the "Top Line" of a business. Growth in revenue from operation directly impacts the profitability of the company, as operation expenses are deducted from a company's revenue to arrive at its profit.

## 36.9. Sensitivity of fair value measurements to changes in unobservable market data

Sensitivity of fair value measurements to changes in unobservable market data cannot be ascertained due to potential off-sets from economic or accounting hedge relationships in place.

## 36.10. Carrying amount and Fair value of financial instruments

The following table indicates the carrying amounts and fair values of the Company's financial instruments, by class, that are not carried at fair value in the financial statements. This table does not include the fair values of non–financial assets and non–financial liabilities.

Trade Receivable, Other Receivables and Trade Payables and Other Payables are carried at Carrying amount which equals fair values, these are not carried at fair value in the financial statements.

**(₹ in Crore)**

| Particulars | 31st March, 2026 | | 31st March, 2025 | |
|---|---|---|---|---|
| | Carrying amount | Fair Value | Carrying amount | Fair Value |
| **Financial assets:** | | | | |
| Cash and cash equivalent | 2.08 | 2.08 | 5.55 | 5.55 |
| Bank balances other than cash and cash equivalent | 224.03 | 224.03 | 58.99 | 58.99 |

(₹ in Crore)

| Particulars | 31st March, 2026 | | 31st March, 2025 | |
|---|---|---|---|---|
| | Carrying amount | Fair Value | Carrying amount | Fair Value |
| Trade Receivables | 0.77 | 0.77 | 1.84 | 1.84 |
| Other Receivable | 6.58 | 6.58 | 2.34 | 2.34 |
| Loans and advances to customers | 160547.15 | 160547.15 | 124340.71 | 124340.71 |
| Financial investments – at amortised cost | 1926.38 | 1926.38 | 1035.95 | 1035.95 |
| Other financials assets | 894.63 | 894.63 | 634.96 | 634.96 |
| **Total financial assets** | **163601.62** | **163601.62** | **126080.34** | **126080.34** |
| **Financial liabilities** | | | | |
| Trade payables | 0.00 | 0.00 | 0.00 | 0.00 |
| Other Payable | 10.62 | 10.62 | 20.79 | 20.79 |
| Debt securities | 60694.43 | 61183.08 | 55907.15 | 56900.48 |
| Borrowing other than debt securities | 80862.29 | 80,862.29 | 51389.61 | 51389.61 |
| Deposits | 0.00 | 0.00 | 0.00 | 0.00 |
| Other financial liability | 2418.34 | 2418.34 | 1320.43 | 1320.43 |
| **Total financial liabilities** | **143985.68** | **144474.33** | **108637.97** | **109631.31** |

### 36.11 Valuation Methodology of Financial Instruments not measured at Fair Value

Below are the methodologies and assumptions used to determine fair values for the above financial instruments which are not recorded and measured at fair value in the Company's financial statements. These fair values were calculated for disclosure purposes only. The below methodologies and assumptions relate only to the instruments in the above tables and, as such, may differ from the techniques and assumptions explained in Note 36.4.

**Short-term financial assets and liabilities**

For financial assets and financial liabilities, that have a short-term maturity (less than twelve months), the carrying amounts, which are net of impairment, are a reasonable approximation of their fair value. Such instruments include: Trade receivables and trade payables without a specific maturity.

**Loans and advances to customers**

The carrying amount of fixed interest rate bearing loans and floating interest rate bearing loans are taken as fair values.

**Financial asset at amortised cost**

The fair values of financial assets at amortised cost are the carrying amount of the financial asset.

**Debt Securities**

Fair value of traded bonds is market price of the bonds as on the balance sheet date or close to balance sheet date. In case of Commercial Paper which is Current Liability i.e., short term maturity (less than or equal to twelve months), the face value of outstanding commercial paper is considered as fair value.

**Borrowing other than debt securities**

The carrying amount of fixed interest rate bearing borrowings and floating interest rate bearing borrowings are taken as fair values, since these are reasonable approximation of their fair value.

## 37. Risk Management

### 37.1. Introduction and risk management structure

HUDCO being an Infrastructure Finance Company is exposed to various kinds of risks such as credit risk, operational risk, liquidity risk, market risk, foreign currency risk etc. The Company is fully committed to manage these risks in an effective and proactive manner, for which the Company has in place a Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals aligned with its business objectives covering risk arising from both internal and external environments.



The Board of Directors has overall responsibility for the establishment and oversight of the Company's risk management framework. With a view to minimize the impact of various risks, the Company has in place a Board Level Committee i.e. 'Risk Management Committee' (RMC) which reviews various suggestions/recommendations/reports and action taken by the sub-committees namely:

• Credit & Operational Risk Management Sub-Committee (CORMSC); and

• Assets & Liabilities Committee (ALCO)

The Credit & Operational Risk Management Sub-Committee (CORMSC) oversees and ensures that the institution's credit policies are complied with and the laid down procedures are being consistently applied. The CORMSC also oversees and ensures the implementation of operational risk management framework to explicitly identify, assess, and manage various sources of operational risk including Technology risk, Employee risk, Customer risk, Capital Assets risk and External risk.

Assets and Liabilities Committee (ALCO) reviews the liquidity and market risks and ensures management of mismatches through liquidity gap analysis, interest rate sensitivity analysis. ALCO ensures that the ALM risks, if any, are managed within the permissible limits.

### 37.2. Credit risk

To effectively manage credit risk in the business at different levels including at appraisal, disbursement and post- disbursement, the Company has in place a strong and effective credit appraisal mechanism containing comprehensive appraisal techniques/ guidelines, and Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals to identify and mitigate stress in the credit portfolio. The Company has also undertaken review of risk rating models and policy to ensure alignment with evolving market dynamics and best industry practices.

**31st March, 2026**

**LTV wise bifurcation:**

**For Retail portfolio:**

**(₹ in Crore)**

| LTV bucket | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| 0%-40% | 1.47 | 0.00 | 0.68 | 2.15 |
| 41%-60% | 2.01 | 0.00 | 2.30 | 4.31 |
| 61%-80% | 28.43 | 0.79 | 7.95 | 37.17 |
| More than 80%- Individual and bulk loan | 2.50 | 0.07 | 4.63 | 7.21 |
| More than 80%- bulk loan | 0.00 | 0 | 0.00 | 0.00 |
| **Total** | **34.41** | **0.87** | **15.56** | **50.84** |

**Customer profile**

**(₹ in Crore)**

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 31854.31 | 10017.20 | 30.58 | 41902.09 |
| Government - Urban Infrastructure | 113021.38 | 3906.07 | 127.71 | 117055.16 |
| Non-Government | 216.22 | 0.00 | 1499.99 | 1716.21 |
| Retail | 34.41 | 0.87 | 15.56 | 50.84 |
| **Total** | **145126.32** | **13924.14** | **1673.84** | **160724.30** |

**Loan Commitments:**
**Customer profile:**

**(₹ in Crore)**

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 5865.82 | 3500.00 | 0.00 | 9365.82 |
| Government - Urban Infrastructure | 85169.46 | 0.00 | 0.00 | 85169.46 |
| Non-Government | 0.00 | 0.00 | 0.00 | 0.00 |

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Retail | 0.00 | 0.00 | 0.00 | 0.00 |
| **Total** | **91035.28** | **3500.00** | **0.00** | **94535.28** |

**31st March, 2025**

**LTV wise bifurcation:**
**For Retail portfolio:**

**(₹ in Crore)**

| LTV bucket | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| 0%-40% | 2.09 | - | 0.68 | 2.77 |
| 41%-60% | 3.46 | - | 2.69 | 6.15 |
| 61%-80% | 39.8 | - | 9.66 | 49.45 |
| More than 80%- Individual and bulk loan | 3.73 | - | 5.2 | 8.94 |
| More than 80%- bulk loan | - | - | - | - |
| **Total** | **49.08** | **-** | **18.23** | **67.31** |

**Customer Profile**

**(₹ in Crore)**

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 40881.86 | 7075.54 | 359.49 | 48316.89 |
| Government - Urban Infrastructure | 69698.50 | 4776.95 | 127.71 | 74603.16 |
| Non-Government | 255.52 | - | 1585.22 | 1840.74 |
| Retail | 49.08 | 0.00 | 18.23 | 67.31 |
| **Total** | **110884.96** | **11852.49** | **2090.65** | **124828.10** |

**Loan Commitments:**

**(₹ in Crore)**

| Customer profile | Stage 1 | Stage 2 | Stage 3 | Total |
|---|---|---|---|---|
| Government- Housing | 5397.66 | 2150 | 0 | 7547.66 |
| Government - Urban Infrastructure | 36406.99 | 0 | 0 | 36406.99 |
| Non-Government | 0 | 0 | 0 | 0 |
| Retail | 0 | 0 | 0 | 0 |
| **Total** | **41804.65** | **2150** | **0** | **43954.65** |

### 37.2.1. Derivative financial instruments

Credit risk arising from derivative financial instruments is, at any time, limited to those with positive fair values, as recorded on the balance sheet.

With gross–settled derivatives, the Company is also exposed to a settlement risk, being the risk that the company honours its obligation, but the counterparty fails to deliver the counter value

### 37.2.2. Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk was ₹ 1,60,547.15 Crore and ₹ 1,24,340.71 Crore as of 31st March, 2026 and 31st March, 2025 respectively, being the total of the carrying amount of balances with loans.

### 37.2.3. Analysis of risk concentration

HUDCO takes into consideration NHB/RBI norms for risk categorisation and the norms adopted for extending loan under HUDCO Niwas. Higher LTV is permissible for lower loan amounts while LTV reduces with the higher loan amounts. [Refer Note:10(a)(1)]



During the year, the Company undertook a strategic review of its Retail Finance vertical (HUDCO Niwas) and observed its negligible contribution to the overall loan portfolio (0.05% as at 31st March 2025 and 0.03% as at 31st March 2026), along with a negligible contribution to income compared to the associated overheads; further, revival would require substantial investment in a highly competitive environment and is constrained by limited presence in Tier II and Tier III cities. Accordingly, in line with the Company's transition to an NBFC–IFC and its strategic focus on infrastructure and bulk housing finance, it has been decided to discontinue the Retail Finance vertical, while the existing portfolio will continue to be serviced in the normal course until it is divested or fully wound down.

### 37.3. Liquidity Risk

To manage the liquidity risk, Company has in place an effective Asset Liability Management System. The liquidity risk is being monitored with the help of liquidity gap analysis. Further, the funds are mobilized at competitive rates through various strategies viz. bonds, public deposits, term loans etc.

The Company maintains a pool of liquid assets which represents the primary source of liquidity in stress scenarios. Its composition is subject to limits designed to reduce concentration risks which are monitored on an on-going basis.

**Analysis of Financial Assets and Liabilities by remaining contractual maturities.**

**(₹ in Crore)**

| Particulars | On demand to 6 months | 6M TO 1Yr | 1Yr TO 3Yr | 3Yr TO 5Yr | 5Yr & Above | Total |
|---|---|---|---|---|---|---|
| **As at 31st March, 2026** | | | | | | |
| **Financial assets** | | | | | | |
| Cash and cash equivalent and other bank balances | 218.01 | 8.10 | - | - | - | **226.11** |
| Net settled derivative assets | - | - | - | - | 2,154.88 | **2,154.88** |
| Financial assets at fair value through profit and loss | - | - | - | - | 300.29 | **300.29** |
| Loans | 9,798.10 | 8,805.14 | 60,236.64 | 31,761.83 | 49,945.45 | **1,60,547.15** |
| Financial investments at amortised cost | 430.76 | - | 494.21 | 680.60 | 322.80 | **1,928.37** |
| Other financial assets | - | 208.54 | - | - | 686.09 | **894.63** |
| Trade receivables | 3.67 | 3.67 | - | - | - | **7.35** |
| Total undiscounted financial assets | **10,450.54** | **9,025.45** | **60,730.85** | **32,442.43** | **53,409.51** | **1,66,058.79** |
| **Financial liabilities** | | | | | | |
| Net settled derivative liabilities | - | - | - | - | 235.01 | **235.01** |
| Deposits | - | - | - | - | - | **-** |
| Debt securities | 3,500.00 | 2,643.29 | 27,346.73 | 10,449.44 | 16,875.25 | **60,814.71** |
| Borrowings (other than debt securities) | 5,219.75 | 8,295.44 | 53,546.50 | 11,820.62 | 1,979.99 | **80,862.29** |
| Other payable | 5.47 | 5.15 | - | - | - | **10.62** |
| Other financial liabilities | 1,892.38 | 476.22 | 47.79 | - | 1.95 | **2,418.34** |
| **Total undiscounted financial liabilities** | **10,617.60** | **11,420.10** | **80,941.02** | **22,270.06** | **19,092.19** | **1,44,340.97** |
| Net undiscounted financial assets/(liabilities) | (167.06) | (2,394.65) | (20,210.17) | (10,172.37) | 34,317.32 | **21,717.82** |
| **As at 31st March, 2025** | | | | | | |
| **Financial assets** | | | | | | |

| Particulars | On demand to 6 months | 6M TO 1Yr | 1Yr TO 3Yr | 3Yr TO 5Yr | 5Yr & Above | Total |
|---|---|---|---|---|---|---|
| Cash and cash equivalent and other bank balances | 63.31 | 1.23 | - | - | - | **64.54** |
| Net settled derivative assets | 268.30 | 77.23 | - | 1297.75 | - | **1643.28** |
| Financial assets at fair value through profit and loss | - | - | - | - | 283.67 | **283.67** |
| Loans | 6821.81 | 6235.64 | 28152.86 | 43211.49 | 39918.91 | **124340.71** |
| Financial investments at amortised cost | 8.87 | 9.90 | 362.49 | 299.95 | 354.74 | **1035.95** |
| Other financial assets | - | **7.85** | - | - | **627.11** | **634.96** |
| **Trade receivables** | 2.09 | 2.09 | - | - | - | **4.18** |
| Total undiscounted financial assets | 7164.38 | 6333.93 | 28515.35 | 44809.19 | 41184.43 | **128007.29** |
| **Financial liabilities** | | | | | | |
| Net settled derivative liabilities | - | - | - | - | - | - |
| Deposits | - | - | - | - | - | - |
| Debt securities | 2451.00 | 3036.68 | 7526.93 | 25999.10 | 16893.44 | **55907.15** |
| Borrowings (other than debt securities) | 9822.67 | 16681.97 | 17902.71 | 6982.26 | - | **51389.61** |
| Trade payable | 10.91 | 9.89 | - | - | - | **20.79** |
| Other financial liabilities | 635.50 | 635.19 | 48.35 | - | 1.38 | **1320.42** |
| **Total undiscounted financial liabilities** | **12920.08** | **20363.72** | **25477.99** | **32981.36** | **16894.82** | **108637.97** |
| **Net undiscounted financial assets/(liabilities)** | **(5755.70)** | **(14029.78)** | **3037.36** | **11827.84** | **24289.61** | **19369.32** |

## 37.4. Market Risk

In order to mitigate the risks arising from fluctuations in interest rates and foreign currency exchange rates, Company periodically reviews and determines its lending rates based on its cost of funds and the market scenario. Further, the interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

### 37.4.1. Total market risk exposure

(₹ in Crore)

| Particulars | 31st March, 2026 | 31st March, 2025 | Primary Risk Sensitivity |
|---|---|---|---|
| | Carrying amount | | |
| **Assets** | | | |
| Cash and cash equivalent and other bank balances | 226.11 | 64.54 | |
| **Derivative Financial Instruments** | **2154.88** | **1643.28** | **Interest rate/ FX** |
| Financial assets at FVTPL | 300.29 | 281.67 | Equity Price |
| Loans | 160,547.15 | 124340.71 | Interest Rate |
| Trade Receivables | 0.77 | 1.84 | |
| Investment in Associates and Joint Ventures | 2.00 | 2.00 | |
| Other Financial Assets | 894.63 | 634.96 | |

| Particulars | 31st March, 2026 | 31st March, 2025 | Primary Risk Sensitivity |
|---|---|---|---|
| | Carrying amount | | |
| Financial Investments- Amortised cost | 1926.38 | 1035.95 | |
| **Total** | **166052.21** | **128004.95** | |
| **Liabilities** | | | |
| Borrowings (other than debt securities) | 80862.29 | 51389.61 | Interest rate/FX |
| Derivative Financial Instruments | 235.01 | - | Interest rate/FX |
| Deposits | - | - | |
| Debt Securities | 60814.71 | 55907.15 | Interest rate |
| Trade Payables | - | - | |
| Other Financial Liabilities | 2418.34 | 1320.43 | |
| **Total** | **144330.36** | **108617.19** | |

**37.4.2. Interest rate risk**

The interest rate risk is being monitored with the help of interest rate sensitivity analysis under the Asset Liability Management System.

The following table demonstrates the sensitivity to a reasonably possible change in interest rates (all other variables being constant) of the Company's statement of profit and loss and equity.

The sensitivity of the statement of profit and loss is the effect of the assumed changes in interest rates on the profit or loss for a year, based on the floating rate non–trading financial assets and financial liabilities held at 31st March, 2026 and 31st March, 2025.

| Particulars | Increase/ (Decrease) in basis points | Sensitivity of Profit & Loss | Sensitivity of Equity | Increase/ (Decrease) in basis points | Sensitivity of Profit & Loss | Sensitivity of Equity |
|---|---|---|---|---|---|---|
| | 2025-26 | 2025-26 | 2025-26 | 2024-25 | 2024-25 | 2024-25 |
| Loans & Advances | 100/ (100) | 70.67/(70.67) | - | 100/ (100) | 73.48/ (73.48) | - |
| Borrowings | 100/ (100) | (767.71)/767.71 | - | 100/ (100) | (469.55)/ 469.55 | - |
| Debt Securities | 100/(100) | 0.00/(0.00) | - | 100/(100) | 0.00/ (0.00) | - |

**37.4.3. Currency Risk**

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument, denominated in currency other than functional currency, will fluctuate because of changes in foreign exchange rates.

**(i) Foreign currency risk monitoring and management**

Foreign Currency risk arises from future commercial transactions and recognised assets and liabilities denominated in a currency that is not the company's functional currency i.e. INR. The company has overseas foreign currency borrowings and is exposed to foreign exchange risk primarily with respect to the USD, CHF and JPY. In order to mitigate the risks associated with foreign currency fluctuations, Company has a Foreign Currency Risk Management policy. It uses a combination of currency swaps and options to hedge its exposure to foreign currency risk. These derivative transactions are done for hedging purpose and not for trading or speculative purpose. The policy lays down the appropriate systems and controls to identify, measure and monitors, the currency risk for reporting to the Management.

**(ii) Foreign currency exposure**

The Company is exposed to foreign currency risk mainly on its borrowings denominated in foreign currency. The carrying amount of the Company's foreign currency denominated borrowings is as follows:

| Description | As at 31.03.2026 | | As at 31.03.2025 | |
|---|---|---|---|---|
| | (FCY in Million) | (₹ in Crore) | (FCY in Million) | (₹ in Crore) |
| USD Loans | | | | |
| - Hedged | 201.75 | 1900.64 | 1832.25 | 15,671.11 |
| - Unhedged | 4.50 | 42.29 | 5.50 | 46.65 |
| JPY Loans | | | | |
| - Hedged | 216000 | 12694.46 | 124000 | 6,969.06 |
| - Unhedged | - | - | - | - |

**(iii) Foreign Currency Sensitivity Analysis:**

The following table presents the impact on total equity [Gain/(Loss)] for 1% change in foreign currency exchange rate against INR on unhedged portfolio of outstanding foreign currency borrowings:

| Currency | Change in currency rate in % | Effect on profit before tax | Effect on equity | Change in currency rate in % | Effect on profit before tax | Effect on equity |
|---|---|---|---|---|---|---|
| | 2025-26 | 2025-26 | 2025-26 | 2024-25 | 2024-25 | 2024-25 |
| | | (₹ in Crore) | (₹ in Crore) | | (₹ in Crore) | (₹ in Crore) |
| USD | 1 | 0.42/(0.42) | - | 1 | 0.47/(0.47) | - |
| JPY | 1 | - | - | 1 | - | - |

### 37.4.4. Price risk in the investment in equity

Price Risk in the investment in equity is the risk that the fair value of investment in equity decreases as a result of changes in the level of equity indices and individual stocks. At increase in the value of the Company's investment in Equities at 31st March, 2026 would have increased Equity by ₹ 30.03Crore. An equivalent decrease would have resulted in an equivalent but opposite impact and would cause a potential impairment, which would reduce profit before tax by approximately by ₹ 30.03 Crore.

### 37.4.5. Operational Risk

Operational Risk Management Framework covers managing each and every source of Operational Risk as a distinct risk to the Company's safety and soundness. In order to mitigate the Operational Risk(s) of the organization, both internal as well as external, including Technology Risk, Cyber Security Risk, Employee Risk, Capital Asset Risk, Compliance Risks, Fraud Risk ,Legal Risk, etc. the Company has established a strong reporting and monitoring mechanism.To manage the operational risks effectively, the Company has implemented a Comprehensive Risk Management Policy and Risk Register cum Early Warning Signals, through which all operational risks are measured and categorised as high, moderate or low and necessary steps are taken to manage these risks.

## NOTE 38: HEDGE ACCOUNTING

1. Hedge effectiveness is determined at the inception of the hedge relationship, and through periodic prospective effectiveness assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

   The Company has used hypothetical derivative method for effectiveness assessment. Under this method, the hedged risk is modelled as a derivative called the hypothetical derivative which has the same terms as the hedged item. The hypothetical derivative approach compares the change in fair value of the hedging instrument with the change in the fair value of the hypothetical derivative. Prospective hedge effectiveness testing has been performed using the sensitivity analysis approach. Under this approach, the impact of a uniform +/- 5% shock on the forward curve has been performed to assess the effectiveness of the hedge.

   The currency swap and option contracts are denominated in the same currency as the highly probable future foreign currency principal and interest payments, therefore the hedge ratio is 1:1.

**2.** The effects of hedging instruments designated as Cash-Flow hedge on the Standalone Balance Sheet:

| Pariculars | Notional Amount [2] (₹ in Crore) | Carrying Amount [1] | | Date of Maturity | Weighted Avg. Strike price |
|---|---|---|---|---|---|
| | | Assets (₹ in Crore) | Liabilities (₹ in Crore) | | |
| **As at March 31, 2026** | | | | | |
| **Currency Derivatives** | | | | | |
| • Swaps and options | | | | | |
| • INR USD | 1,977.78 | 299.37 | (148.09) | Feb 2028 - Mar 2028 | USD/INR - 91.4870 USD/CHF- 0.8597 |
| • INR JPY | 13,476.48 | 1855.51 | (86.92) | Mar 2029 - Feb 2031 | USD/INR -85.5961 USD/JPY-149.5423 |
| **Total** | **15,454.26** | **2154.88** | **(235.01)** | | |
| **As at March 31, 2025** | | | | | |
| **Currency Derivatives** | | | | | |
| • Swaps and options | | | | | |
| • INR USD | 16,256.29 | 589.68 | (244.15) | June 2025 - Mar 2026 | USD/INR -84.6472 USD/CHF-0.8834 |
| • INR JPY | 7,459.29 | 1297.75 | | March 2029 - March 2030 | USD/INR -84.2143 USD/JPY-149.1233 |
| **Total** | **23715.58** | **1887.43** | **(244.15)** | | |

[1] forms part of the line item 'Derivative Financial Instruments' in the Standalone Balance Sheet.

[2] Includes principal and interest hedged using currency swap and option contracts.

**3.** Profile of timing of nominal amount of hedging instrument designated as Cash-flow hedge*

**(₹ in Crore)**

| Particulars | On demand to 6 months | 6M to 1Y | 1Y to 3Y | 3Y to 5Y | 5Y & Above | Total |
|---|---|---|---|---|---|---|
| **31-Mar-26** | | | | | | |
| Currency Derivatives* | 105.42 | 105.42 | 4071.31 | 11172.12 | - | 15454.26 |
| **Total** | **105.42** | **105.42** | **4071.31** | **11172.12** | **-** | **15454.26** |
| **31-Mar-25** | | | | | | |
| Currency Derivatives* | 5166.28 | 11,167.33 | 231.96 | 7150.01 | - | 23715.58 |
| **Total** | **5166.28** | **11167.3** | **231.96** | **7150.01** | **-** | **23715.58** |

*includes principal and interest hedged using currency swap and option contracts.

**4.** The effects of hedging instruments designated as Cash-flow hedge on the Standalone Statement of Profit and Loss:

| Particulars | Change in value of hedging instrument recognised in other comprehensive income | Hedge ineffectiveness recognised in Statement of P&L | Amount reclassified from OCI to P&L | Line item in P&L affected on Reclassification from OCI to P&L |
|---|---|---|---|---|
| **31-Mar-26** | **₹ in Crore** | | **₹ in Crore** | |
| Currency Derivatives | **(2151.04)** | - | 961.78 | Finance costs |
| | | | (491.91) | Net Loss on Fair value changes-Forex Restatement |
| | | | 955.25 | Net Loss on Fair value changes - Loss on settlement of Derivatives |

| Particulars | Change in value of hedging instrument recognised in other comprehensive income | Hedge ineffectiveness recognised in Statement of P&L | Amount reclassified from OCI to P&L | Line item in P&L affected on Reclassification from OCI to P&L |
|---|---|---|---|---|
| **31-Mar-25** | **₹ in Crore** | | **₹ in Crore** | |
| Currency Derivatives | **(534.12)** | - | 436.18 | Finance costs |
| | | | (118.06) | Net Loss on Fair value changes -Forex Restatement |
| | | | - | Loss on settlement of Derivatives |

**5. Reconciliation of Effective Portion of Cash Flow Hedges and Cost of Hedging Reserve**

**(₹ in Crore)**

| Sr. No. | Particulars | FY 2025-26 | FY 2024-25 |
|---|---|---|---|
| **A.** | **Effective Portion of Cash flow Hedges** | | |
| **(a)** | **Opening balance of Reserves (net of tax)** | **2.01** | **40.41** |
| (b) | Changes in intrinsic value of Swaps and option contracts | (472.29) | 66.73 |
| (c) | Amount reclassified from OCI to P&L | 463.33 | (118.06) |
| **(d)** | **Net amount recognised in OCI during the year (b + c)** | **(8.96)** | **(51.32)** |
| (e) | Deferred Tax on (e) above | 2.25 | 12.92 |
| **(f)** | **Net amount recognised in OCI during the year (net of tax) (d + e)** | **(6.70)** | **(38.40)** |
| | **Closing balance of Reserves (net of Tax) (a + f)** | **(4.69)** | **2.01** |
| **B.** | **Cost of Hedging Reserve** | | |
| **(a)** | **Opening balance of Reserves (net of tax)** | **(150.99)** | **(27.76)** |
| (b) | Changes in deferred time value of Swaps/ option contracts | (1678.75) | (600.85) |
| (c) | Amortisation of time value | 961.78 | 436.18 |
| **(d)** | **Net amount recognised in OCI during the year (b + c)** | **(716.97)** | **(164.67)** |
| (e) | Deferred Tax on (d) above | 180.45 | 41.44 |
| **(f)** | **Net amount recognised in OCI during the year (Net of Tax) (d + e)** | **(536.52)** | **(123.23)** |
| (g) | **Closing balance of Reserves (net of Tax) (a + f)** | **(687.51)** | **(150.99)** |

## NOTE 39 A): Tax Expenses

**1.** The major components of income tax expense for the period ended 31st March 2026 and 2025

**(₹ in Crore)**

| Profit or loss section | Period ended 31st March, 2026 | Period ended 31st March, 2025 |
|---|---|---|
| **Current income tax:** | | |
| Current income tax charge | 603.00 | 637.00 |
| Adjustments in respect of current income tax of previous year | 43.14 | -2.38 |
| **Deferred tax:** | | |

| Profit or loss section | Period ended 31st March, 2026 | Period ended 31st March, 2025 |
|---|---|---|
| Relating to origination and reversal of temporary differences | (1,459.07) | 292.90 |
| **Income tax expense reported in the statement of profit or loss** | **(812.94)** | **927.52** |

**2. Reconciliation of tax expense and the accounting profit multiplied by India's domestic tax rate for March, 2026**

**(₹ in Crore)**

| Particulars | Period ended 31st March, 2026 | Period ended 31st March, 2025 |
|---|---|---|
| **Accounting profit before tax** | **3,221.45** | **3636.65** |
| Tax at statutory Income Tax rate of 25.168% | 810.77 | 915.27 |
| Adjustment in respect of Current Income Tax of Prior Years | 43.14 | (2.38) |
| **Income not subject to Tax (Less)** | | |
| Rental Income (30% : Standard Deduction) | 3.39 | 4.25 |
| **Deductions** | | |
| Difference in Depreciation | (0.49) | 0.98 |
| Profit on sale of Fixed Assets | 6.40 | 0.13 |
| Profit on sale of Investment | 0.25 | 0.16 |
| Special Reserve u/s 36(1)(viii) | 130.98 | 136.39 |
| Prov for Bad & Doubtful Debt u/s 36(1)(viia) | 29.49 | 32.88 |
| Reversal of Excess Prov for Interest on Short Income Tax | 0.07 | 0.05 |
| Deduction u/s 80M of Chapter VI of the Income Tax Act 1961 | 2.04 | - |
| Issue Expenses on Perpetual Debt Instruments [ICDS] | 0.45 | - |
| Lease Rental Paid on ROU Assets [ICDS] | 0.14 | - |
| **Expenses disallowed in Income Tax Act 1961 (Add)** | | |
| Foreign Payment | - | (0.17) |
| Capital Expenditure (Capex) | 0.26 | 0.95 |
| ECL and Principal Waiver | (47.81) | (103.51) |
| Provision on staff loans | (0.02) | 0.00 |
| Employee Benefit | 9.73 | 4.10 |
| Provision on Advances | (0.11) | (0.04) |
| Provision on Debtors | (0.81) | (1.72) |
| Diallowance as per sec 43B | 0.72 | 4.41 |
| Contribution to Benevolent Fund | 0.01 | 0.01 |
| Perquisite Tax paid by HUDCO | 0.03 | 0.03 |
| HUDCO Recreational Club Exp | 0.02 | 0.02 |
| Interest u/s 234 | - | 0.50 |
| Corporate Social Responsibility | 14.57 | 12.40 |
| Additional Prov for Income Tax | 0.42 | 0.27 |
| IndAS Adjustment to P& L A/C | (17.72) | (20.81) |
| Capital Gain Tax | 5.65 | 0.13 |
| **Sub Total** | **646.13** | **634.62** |
| **Deferred Tax Liability** | **(1459.07)** | **292.90** |
| **Total Tax expenses** | **(812.94)** | **927.52** |
| **Effective Income tax Rate (in %)** | **(25.24)** | **25.50** |

**3. Deferred Tax**

**The following table shows deferred tax recorded in the balance sheet and changes recorded in the Income tax expense:**

**(₹ in Crore)**

| Particulars | Opening Balance as on 01.04.2025 | | Profit & Loss Account | General Reserve | Closing Balance as on 31.03.2026 | |
|---|---|---|---|---|---|---|
| | DTL | DTA | | | DTL | DTA |
| Derivative Financial Instruments | 0.00 | 17.81 | 17.81 | - | - | - |
| Investments | 41.88 | 0.00 | (8.70) | - | 33.18 | - |
| Property, Plant and Equipment and Investment Property | 1.53 | 0.00 | 2.76 | - | 4.29 | - |
| Debt Securities | 4.30 | 0.00 | 7.65 | - | 11.95 | - |
| Deposits | 0.00 | 0.00 | - | - | - | - |
| Other Financial Liabilities | 0.46 | 0.00 | (0.33) | - | 0.13 | - |
| Other Non- Financial Liabilities | 0.00 | 0.40 | (0.10) | - | - | 0.50 |
| Other Equity | 1,979.43 | 0.00 | (1,517.36) | (267.52) | 194.55 | - |
| Loans | 0.00 | 462.88 | 49.34 | - | - | 413.54 |
| Receivable | 0.00 | 1.45 | 0.81 | - | - | 0.64 |
| Other Financial Assets | 0.00 | 0.00 | - | - | - | - |
| Other Non-Financial Assets | 3.60 | 0.00 | (2.26) | - | 1.34 | - |
| Borrowings | 0.13 | 0.00 | (0.04) | - | 0.09 | - |
| Provisions | - | 82.87 | (8.65) | - | - | 91.52 |
| OCI | - | - | - | - | - | 187.41 |
| **Total** | **2031.33** | **565.40** | **(1,459.07)** | **(267.52)** | **245.53** | **693.61** |

**B) <u>Disclosure with respect to DTL on Special reserve</u>**

HUDCO has been making Special Reserve as per Section 36(1)(viii) of Income Tax Act, 1961 and availing tax benefits of the same. HUDCO was treating the deduction of special reserve from taxable income as a timing difference and was creating DTL on the same in accordance with applicable Accounting Standards and Ind AS.

The Company during the Financial Year 2004-05 had started recognising DTL on Special Reserve created and maintained under Section 36(1)(viii) of the Income Tax Act, 1961 due to first time adoption of Accounting Standard 22. Hence, additional deferred tax liability on Special Reserve created and maintained upto 31.03.2004 of Rs. 315.21 Crore was recognised (Rs. 267.52 Crore recognised out of general reserve & Rs. 47.69 Crore out of profit of the year), which was duly disclosed in Annual Report of F.Y. 2004-05.

The Company has now passed the Board Resolutions that it has no intention to make withdrawal from the Special Reserve created and maintained under section 36(1)(viii) of the Income Tax Act 1961. Therefore, no future taxable consequences are expected to be arise from recovery or settlement of any asset or liability. Hence, the special reserve created and maintained has become permanent difference in nature as per Ind AS 12 issued by the ICAI. Henceforth, the Company is not recognising any deferred tax liability on the said Special Reserve.

Now, considering the opinion obtained and also the practice followed by the other similarly placed institutions of not recognising Deferred Tax Liability (DTL) on account of special reserve created and maintained under Section 36(1)(viii) of Income Tax Act, 1961, the management is of the view that there is no requirement of DTL as per Ind AS 12. Accordingly, the company has not recognised deferred tax liability (DTL) of Rs. 132.13 Crore during the financial year 2025-26 on account of special reserve of Rs. 525 Crore created and maintained under Section 36(1)(viii) of Income Tax Act, 1961, during the financial year 2025-26 and has also derecognised the DTL of Rs. 1800.38 Crore which was recognised upto 31.03.2025.

Prior to financial year 2025-2026, an amount of ₹7,153.44 Crores was transferred to the Special Reserve and same was created and maintained under section 36(1)(viii) of the Income Tax Act,1961, resulting in recognition of DTL of ₹1800.38

Crore (i.e. @ 25.168 % of Special Reserve of ₹7,153.44) upto 31.03.2025 and the same has been derecognised from its originating source i.e., Rs. 1532.86 Crore through Profit and Loss Statement and ₹267.52 Crore through General Reserve. This will result in increase of ₹1532.86 Crores in Profit After Tax (PAT), ₹267.52 Crore increase in general reserve & reduction of DTL by ₹1800.38 Crore. Similarly, during the financial year 2025-26 special reserve of Rs. 525 Crore was created on which DTL of Rs. 132.13 Crore was not required to be recognised during the financial year 2025-26.

Had the Company followed the same accounting treatment as in the earlier years the position would have been as follows: -

**(₹ in Crore)**

| Particulars | Profit After Tax | General Reserve | Deferred Tax Liability |
|---|---|---|---|
| Current Year Figures Reported | 4034.39 | 3774.89 | 245.53 |
| Reversal of DTL of previous years | (1532.86) | (267.52) | 1800.38 |
| DTL not recognised on Special Reserve of Rs. 525 Crore in current financial year | (132.13) | - | 132.13 |
| Figures if same accounting treatment was followed i.e., recognition of DTL on Special Reserve. | **2369.40** | **3507.37** | **2178.04** |

## 40: Ind AS-116 Leases

**A. Company as a Lessee**

The Company has Leasehold Properties allotted to it by Central/State Govt Agencies for term period of 30-999 years and Perpetual leases. In case of Perpetual lease, the treatment is same as freehold and no lease asset is created.

Further the Company has Lease Contracts for the Office Building, Flats & Vehicles which are cancellable by either lessor or lessee., since there is no estimation by the Company to continue or discontinue the same, Hence Right of Use asset and corresponding lease liability has not been created.

Besides Company used hindsight in determining the Lease Term, where the Contract contained options to extend or terminate the lease and therefore its leases are covered under the Short-Term Leases as per the guidance under the Ind AS-116.

The company has revisited its accounting treatment relating to Right-of-Use (ROU) Assets and corresponding lease liabilities under Indian Accounting Standards Ind AS 116 and, based on the calculations carried out from April 1, 2019, the resultant effect has been considered in the financial statements of the current year. The impact so determined was assessed to be not material to the financial statements and, accordingly, the same has been recognized in the Statement of Profit and Loss of the current period.

Lease payments relating to short-term leases recognised in the Statement of Profit and Loss amounted to ₹1.69 Crore during the financial year 2025–26 (Previous Year: ₹1.81 Crore). Right of Use Assets is depreciated on Straight Line Basis (SLM) over period of Lease or useful life of assets in terms of Company Act 2013, whichever is less.

The movement of Right of Use Assets and Depreciation charged during the year is as per Note No. 14 of the financial statement.

Total Cash outflow of leases during the financial is ₹0.56 Crores (Previous Year ₹0.56 Crore).

The Rental income recognised from sub leasing of Right of Use assets is ₹37.78 Crores in the current financial year (Previous Year- ₹49.17 Crores).

**The table below shows the movement of lease liabilities during the year:**

**(₹ in Crore)**

| Particulars | As at 31-03-2026 | As at 31-03-2025 |
|---|---|---|
| Opening Balance | - | - |
| Additions during the year | 1.65 | - |
| Finance cost accrued during the year | 0.38 | - |
| Payments made during the year | 0.56 | - |
| Closing Balance | 1.47 | - |

**The table below provides details regarding the contractual maturities of lease liabilities on an undiscounted basis:**

**(₹ in Crore)**

| Particulars | As at 31-03-2026 | As at 31-03-2025 |
|---|---|---|
| Upto 1 year | 0.56 | - |
| Over 1 year and upto 5 year | 2.24 | - |
| More than 5 Years | 6.16 | - |

**B. Company as a Lessor:**

The Company has given its certain assets on the leases, which are classified as Investment property, Details of the same are given under the "Note No-14A Investment Property". *Lease rental is recognized on a systematic basis over the life of the lease*.

Lease Rental recognized as Income during the year 2025-26 is ₹ 44.95 Crore and in the Previous Year 2024-25 is ₹ 56.29 Crore.

**(₹ in Crore)**

| Particulars | Lease Rental recognised | Direct Expense Recognised |
|---|---|---|
| 2025-26 | 44.94 | 2.30 |
| 2024-25 | 56.29 | 0.00 |

Bifurcation of Direct operating expenses between the investment property that generated rental income and the investment property which did not generate any rental income has not been done.

## NOTE 41: EXPLANATORY NOTES TO ACCOUNTS

**1)** The Consolidated financial statements for the Financial Year ended 31st March, 2026 have been drawn up on the basis of Ind-AS that are applicable to the Company based on MCA Notification G. S. R. 111 (E) and G. S. R. 365 (E) dated 16th February, 2015 and 30th March, 2016 respectively as amended from time to time. Any guidance/ clarifications issued by RBI or other regulators are adopted/ implemented as and when they are issued/ applicable. The results have been prepared based on the Division III of Schedule III for Non-Banking Financial Companies as per Notification G.S.R. 1022 (E) issued by the Ministry of Corporate Affairs on 11th October, 2018 and as amended from time to time.

Additional information for Consolidated Financial Statements Schedules-III of the Companies Act, 2013:

**i)** Associate Company which has been consolidated in the Consolidated Financial Statement

**(₹ in Crore)**

| Name of the Entity | Net Assets i.e., Total Assets minus Total liabilities | | Share in Profit or Loss | | Share in OCI | | Share in Total comprehensive income | |
|---|---|---|---|---|---|---|---|---|
| **Indian** | **As a % of Consolidated Net Assets** | **Amount** | **As a % of Consolidated Profit/ Loss (%)** | **Amount** | **As a % of Consolidated OCI (%)** | **Amount** | **As % of total comprehensive income** | **Amount** |
| HUDCO | 99.99% | 21975.20 | 100.00 % | 3221.44 | 100% | (557.22) | 100.00% | 3477.15 |
| Investment as per Equity method in Associate i.e. Shristi Urban Infrastructure Development Ltd. (SUIDL) | 0.01% | 0.26 | (0.00%) | (0.00) | 0% | 0.00 | (0.00) % | (0.00) |
| **Total** | **100 %** | **21975.46** | **100 %** | **3221.44** | **100%** | **(557.22)** | **100%** | **3477.15** |

ii) The following have not been consolidated in the consolidated financial; statements of reasons given as under: -

**a)** **Pragati Social Infrastructure Development Ltd. (PSIDL)-**HUDCO Board has approved the exit from the Associate Company - Pragati Social Infrastructure & Development Ltd. (PSIDL) with Pragati 47). HUDCO has filed a Petition u/s 397 & 398 of the Companies Act 1956 before National Company Law Tribunal (NCLT) for oppression and mismanagement of operations, against Pragati Social Infrastructure & Development Limited (PSIDL)which is pending for final hearing. HUDCO also filed a Company Application seeking direction upon PSIDL to provide Financial Information like Audited reports, a/c etc. which is pending adjudication. Thus no financial information is available for the purpose of consolidation.

**b)** **Signa Infrastructure India Ltd –** HUDCO Board has approved the exit from the Associate Company (Signa Infrastructure India Ltd.-SIIL) and has provided for full diminution in the value of investment. In pursuance of the Board's approval, the valuer was appointed by the Associate Company i.e., SIIL and indicated the value of the shares (₹10 each) at ₹ 76.22 per share. HUDCO has made an offer to the Associate Partner to purchase HUDCO shares in SIIL for which no response has been received so far. HUDCO has requested parent Co.-Marg Limited for submission of concrete proposal for exit of HUDCO. In absence of non- submission of timely financial information, HUDCO is not able to consolidate accounts. Reply is awaited from Marg Limited.

**c)** **Ind Bank Housing Ltd.-** The Company had invested ₹ 2.50 Crore in the shares of the Indbank Housing Ltd. (IBHL) more than 30 years back. IBHL has highly negative Net Worth and RBI vide letter dated 10th October 2023 stated that Certificate of Registration granted by NHB to IBHL has been cancelled vide order dated 21st September 2023. Thus Ind Bank is no longer a NBFC and HUDCO has made full provision against its investment and valued it at diminished value of ₹1 only as on 31st March, 2026.

## NOTE 41 : (Contd.)

**2) Contingent Liabilities & other commitments not provided for and counter guarantees issued by the Company:**

**(a) Contingent Liabilities:**

**(₹ in Crore)**

| S.No. | Particulars | 2025-26 | 2024-25 |
|---|---|---|---|
| i. | Disputed Income Tax demand/refund adjusted against which the company has gone in appeal in various forums is Rs. 152.98 Crore (previous year Rs. 307.91 Crore).<br>It includes a cumulative amount of Rs. 150.99 Crore (previous year 301.70) up to 31st March 2026 paid by the company under protest and through adjustments by the Income Tax Department against the refund issued.<br>These include probable refund amount to be computed by Income Tax Department against orders pending with assessing officer.(This does not include unquantified demand pertaining to interest/penalties which may be levied after finalization of appeals) | 152.98 | 307.91 |
| ii. | TDS demands as per TRACES Portal | 0.04 | 0.04 |
| iii. | Income Tax department has levied penalty against which appeal has been filed. (Bonds) | 0.005 | 0.005 |
| iv. | Disputed service tax demands against which Company has gone in appeal. The Company has paid a cumulative amount upto 31st March, 2026 of ₹0.24 Crore (previous year ₹0.24 Crore) under protest. (This does not include un-quantified demands pertaining to interest/penalties which may be levied after the finalisation of appeals). | 3.72 | 3.72 |
| v. | Disputed GST demands. The Company has paid a cumulative amount upto 31st March, 2026 of ₹ 3.05 Crore (previous year ₹ 3.05 Crore) | 56.36 | 56.43 |
| vi. | Levy of Fine by Stock Exchanges (NSE & BSE) due to Non-Compliance with Corporate Governance requirements: NSE: ₹1,40,88,020/-, BSE: ₹1,40,72,680/- for the period 30th September 2019 to 31st December 2025 | 2.82 | 2.15 |
| vii. | Claims in respect of legal cases filed against the company for labour and other matters, amount whereof is not ascertainable | - | - |

**In case of Associate Company**

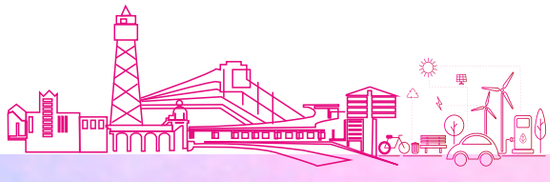
**(₹ in Crore)**

| S. No. | Particulars | As at 31st March, 2026 | As at 31st March, 2025 |
|---|---|---|---|
| I | Contingent Liabilities | 0.28 | 0.28 |

**Claim against the Company not acknowledged as debt**

In case of M/s Crux Consultants Pvt. Ltd. vs. M/s Shristi Urban Infrastructure Development Ltd. and Anr. ADJ-01 (South East), Saket Courts, New Delhi has awarded the decree to recover the contractual amount i.e. ₹ 0.28 Crore along-with pendent lite interest @ 12% per annum and future interest @ 6%. The Hon'ble Delhi High Court passed order on 18th January, 2019 which says "Subject to appellant depositing the 2/3rd of the decretal amount payable as on the date of the impugned judgement and decree in this court within a period of six weeks 18th January, 2019, there shall be stay of operation of the impugned judgement and decree.

Shristi Udaipur Hotels & Resorts Pvt Ltd., (Now Sarga Udaipur Hotels & Resorts Pvt Ltd.) had stopped paying rentals to sub-lessor due to litigation between sub-lessor and Forest Deptt, HUDCO has treated the non-payment of rental to sub-lessor as event of default and recalled the loan. The company has challenged such recall by a writ petition filed before Hon'ble High Court of Rajasthan at Jaipur and same is sub-judice. In view of this, fair market value of sub-leased land is not determined.



## NOTE 41 : (Contd.)

**(b) Capital commitments not provided for**

**(₹ in Crore)**

| | Particular | 2025-26 | 2024-25 |
|---|---|---|---|
| i. | Contract remaining to be executed on capital account towards property ,plant & equipment* | Nil | 257.25 |

***The HUDCO has estimated capital expenditure on various account of Rs. 655.26 Crore. However no formal contract among HUDCO and executing agency till 31.03.3026 has been entered into.**

**In case of Associate Company**

Estimated amount of Capital Commitments remaining to be executed (Net of advances) is NIL (Previous Year ₹ NIL Crore).

**3) (A) - Andrews Ganj Project**

i. HUDCO had initiated execution of Andrews Ganj Project (AGP) on behalf of the then Ministry of Urban Development, (MoUD) in the year 1989-90.

ii. As per minutes of the meeting held on 7th September, 1995, it has been agreed to pay interest @ 17% p.a. (simple) on the expenditure incurred on AGP along with 1.5% of project cost as administrative charges.

iii. As per Perpetual Lease Deed dated 04th July, 1997, the Company is liable to make available "Net Resources" from the development and disposal of properties of the AGP to then MoUD and accordingly the Company was crediting interest on Net Resources generated on the project upto 03rd November, 2004. Subsequently, a separate "No Lien AGP Account" has been opened under the name of "HUDCO AGP Account", in which the surplus lying to the credit of the then MoUD was credited and interest accrued/ earned on "No Lien AGP Account" was also credited to that account.

iv. HUDCO contends that as per minutes of the meeting held on 07th September, 1995 and in terms of Perpetual Lease Deed dated 04th July, 1997, the status of the Company is "Agent of MoUD". The contention of HUDCO is that it is working as an agent and as such total ownership rights and responsibilities of AGP are of MoHUA-GOI (erstwhile MoUD) and there is no financial liability of HUDCO in respect of AGP. This has been upheld by learned Shri GE Vahanvati, the then Solicitor General of India, vide his opinion dated 12th April, 2005. This opinion was re-confirmed by learned Shri GE Vahanvati as Attorney General of India vide his opinion dated 19th August, 2009. The opinion was also duly endorsed by the then Law Secretary and Law Minister of Government of India.

v. Keeping this position in view and in accordance with HUDCO's Board decision in 459th meeting dated 24th August, 2009, HUDCO has been making payments / settling claims on Ministry's behalf and accounting them in "No Lien AGP Account" being separately maintained by HUDCO. As on 31st March, 2026, this account has a deficit in the form of debit balance of ₹ 685.64 Crore, recoverable from MoHUA (erstwhile MoUD). This represents amount paid by HUDCO on behalf of the Ministry for the capital and revenue expenditures on AGP project over and above the recoveries and the accumulated interest amounting to ₹ 376.85 Crore charged @ 10.75% p.a (simple) till 31st March 2025 and @8.75% p.a from 01st April 2025. (simple), on excess of expenditure over recoveries. The MoHUA (erstwhile MoUD) in a meeting held on 27th April, 2015 have also asserted that HUDCO shall continue to implement and manage the AGP in terms of Perpetual Lease Deed and all the pending issues shall be looked into for resolution by the Ministry. The MoHUA (erstwhile MoUD) in the said meeting has also decided that HUDCO as a Lessee will bear all the liabilities including the liabilities generated out of compliance of various court orders in cases related to the project. The company vide its letter dated 30th September, 2015, conveyed its reservation to accept the decision for bearing the liabilities of Andrews Ganj project as HUDCO is acting as an agent of MoHUA, Government of India, for AGP, in terms of perpetual lease deed conditions and other agreed terms.

vi. The Ministry has been informed specifically of the above facts and figures on various occasions through correspondence as also in the meetings. A communication was received from Dy. L&DO vide letter dated 22nd March, 2016 wherein Dy. L&DO had conveyed that HUDCO may continue to implement Andrews Ganj project and manage "No Lien AGP Account" in line with the terms and conditions as stipulated in the Perpetual Lease Deed dated 04th July, 1997. The Ministry again informed in specific vide Dy L&DO letter dated 31st May, 2018 that HUDCO as a lessee is permitted to incur/book maintenance and legal expenditure in respect to Andrews Ganj Project from "No Lien AGP Account". Like earlier years, in-line with the minutes of meeting dated 07th September, 1995, the perpetual lease deed dated 04th July, 1997, income of ₹ 26.57 Crore on account of interest accrued on AGP Project has been credited to Statement of Profit and Loss for the period year ended 31st March, 2026.

## NOTE 41 : (Contd.)

vii. As decided by HUDCO Board in its 596th meeting held on 14th June, 2018, Ministry of Housing and Urban Affairs has been requested vide letter dated 09th July, 2018 to consider taking over the Andrews Ganj project with assets and liabilities and pay the amount incurred / to be incurred by HUDCO, towards implementing the project. It has also been conveyed that "till the project is taken over by Ministry", HUDCO shall be continuing implementing the project as per existing arrangements and continue booking maintenance and legal expenses,interest @ 10.75% p.a. till 31st March 2025 and @ 8.75 % p.a from 01st April 2025, and administrative charges @1.5% in "No Lien AGP Account".

viii. The company, in its aforesaid capacity as an agent of MoHUA (erstwhile MoUD), relating to AGP, is in possession of real estate properties (9 guest houses blocks and hotel site) which command much higher realizable market value sufficient to recover aforesaid amount of ₹ 685.64 Crore, as on 31st March, 2026.

ix. MoHUA was requested vide letter dated 13th January, 2021 to make arrangement towards reimbursement of the amount recoverable endorsement for settling the same from the project proceeds as and when the same are realized, which is also in line with the Lease agreement and well settled and agreed.

In reply to the same, Ministry vide letter dated 10th March, 2021 had requested for certain additional information including the breakup details of principal amount and interest amount as contained in the "No Lien AGP Account" to process HUDCO's request.

Ministry vide letter dated 28th June, 2021 had stated that the "HUDCO's proposal is under examination in consultation with IFD, MoHUA. Till the proposal of HUDCO vide their letter dated 13th January, 2021 is approved, the existing arrangement may be continued as conveyed vide this office letter dated 22nd March, 2016 and 31st May, 2018".

In the review meeting held by JS (L&E), MoHUA on 19th March 2025 it was desired to lower the applicable Rate of Interest charged by HUDCO on outstanding balance of 'No lien AGP account'. Pursuant thereto, HUDCO vide letter dated 28th March 2025 to Ministry has suggested 8.75% rate of interest with prospective effect from 1st April 2025; the confirmation on the same by the Ministry is awaited.

HUDCO vide letter dated 13th March 2025 informed the Ministry about the Judgement and order dated 13th February 2025 of the Hon'ble Supreme Court, which has been noted by the Ministry vide its letter dated 24th April 2025.

Hence, in view of the facts and circumstances stated above, the Company does not expect any liability on this account and any expenditure related thereof. In case of any liability by virtue of any court order or otherwise, the same shall be in the account of 'No lien AGP Account', based on the facts and documents and the legal opinions obtained by HUDCO.

**B) Litigation status**

**(i) Tomorrowland Technologies Exports Ltd**

The Company had allotted a hotel site including car parking space to M/s Tomorrowland Technologies Exports Ltd. i.e., TTEL (formerly known as M/s. M S Shoes East Limited). Due to default in payment of instalments by TTEL, the Company cancelled the allotment of hotel site including car parking space and forfeited the amount paid by TTEL in terms of the allotment letter.

TTEL started litigation regarding hotel site and filed suit for declaration in lower courts that cancellation of allotment letter by HUDCO, be declared as null & void. The Sr. Civil Judge passed final order dated 03rd July, 2010 against HUDCO. HUDCO filed first appeal against the Order dated 03.07.2010 of Sr. Civil Judge before the Additional District Judge (ADJ) Delhi. The ADJ vide Order dated 18th July, 2014 dismissed the first appeal of HUDCO and passed the judgment in favour of TTEL. HUDCO filed Regular Second Appeal (RSA) before the Hon'ble High Court of Delhi which vide its judgement dated 03rd June, 2016 allowed the second appeal of HUDCO and upheld the cancellation of allotment by HUDCO w.r.t. Hotel Site & car Parking slots. TTEL challenged the High Court Order dated 03.06.2016 by filing SLP (C) No.: 34338 / 2016 before the Hon'ble Supreme Court of India. The Hon'ble Supreme Court vide its judgment and order dated 13.02.2025 has decided the said SLP and has directed for refund of the forfeited amount of Rs.28,11,31,939/- to TTEL within three months from the date of the order, failing which, TTEL shall be entitled to interest @ 6% per annum till the date of payment. This said amount has been paid on 01st May 2025

The allotment of 9 blocks of guest houses, restaurants, kitchens, and shops, which were allotted to TTEL, was cancelled due to default in payment of instalment by TTEL and amount of first instalment paid by TTEL was forfeited as per terms of allotment letter. TTEL filed civil suit challenging the cancellation of allotment, for permanent injunction and

## NOTE 41 : (Contd.)

possession, against HUDCO & Union of India. The Hon'ble High Court, vide Order dated 10th August, 2016, directed that HUDCO & Union of India should consider the proposal given by TTEL for refund of entire amount deposited by way of 1st instalment by it with HUDCO along with interest at such rate which may be deemed appropriate by Court.

In view of Hon'ble High Court of Delhi order dated 10th August, 2016, the Board in its 568th meeting held on 23rd August, 2016 resolved to approve the proposal to refund first instalment forfeited by HUDCO excluding earnest money & the interest for delayed payment paid thereof by TTEL for guest house blocks after adjusting the commercial losses caused to HUDCO and other expenses incurred by HUDCO since 1997-98 from the date of completion of project and subject to necessary approval / NOC of MoUD, Govt. of India.

The Hon'ble High Court passed a decree dated 13th January, 2017 for refund of the first instalment excluding the earnest money to TTEL along-with interest @ 6% p.a., w.e.f. 30th January, 1995 till date of payment and directed HUDCO to refund the interest paid by TTEL (₹0.99 Crore) on the delayed period of payment of 1st instalment (from 30th November, 1994 till 30th January, 1995). If the entire amount is not paid on or before 31st December, 2017, the rate of interest would then stand enhanced to 11% p.a. However, the decree was made in-executable till 30th June, 2017. Both HUDCO and TTEL challenged the said decree dated 13.01.2017.

TTEL filed Review Petition in the month of May, 2017, before Hon'ble High Court of Delhi for review of the Decree dated 13th January, 2017, praying inter-alia for refund of EMD, grant of interest @ 16.48% p.a. on quarterly rests. Subsequently, Review Petition filed by TTEL was disposed off by the High Court on 12th December, 2017. Thereafter, TTEL has filed Special Leave Petition (SLP No 10752/53 of 2018) in Hon'ble Supreme Court against the Decree dated 13th January, 2017 and Hon'ble High Court Order dated 12th December, 2017. The same have been disposed off by the Hon'ble Supreme Court of India vide its Order dated 10.12.2024 and referred them to Delhi High Court where they are listed as Regular First Appeal No. 1/2025 & 2/2025 of TTEL. The said two RFAs of TTEL are listed with the RFA No. 79/2018 of HUDCO. **The matters were lastly listed on 20.03.2026 and after hearing the submissions, the Hon'ble Court has reserved the Judgement / Orders**.

The Company also filed application for recalling the Hon'ble High Court Order dated 13th January, 2017, in view of the Review Petition filed by TTEL and directions of Govt. of India. The matter was listed on 28th August, 2018, after hearing all parties, Hon'ble High Court dismissed the "Recall Application" of HUDCO. HUDCO filed SLP in Supreme Court challenging the High Court Order dated 28th August, 2018 and 13th January, 2017. Vide Order dated 18th September, 2018, the Hon'ble Supreme Court dismissed the SLP as withdrawn, with liberty to HUDCO to file all legal objections regarding the executability of the decree in the executing Court.

Further, TTEL also filed first Execution Petition in Delhi High Court and later on, the same was also withdrawn by TTEL on 23rd December, 2017. Thereafter, TTEL has filed Revised Execution Petition, making Govt. of India also a party and claiming rate of interest @ 11% p.a. as per the decree dated 13th January, 2017.The matter was listed on 3rd May, 2018, wherein the Hon'ble High Court first directed for attachment of HUDCO Property i.e. HUDCO Bhawan, IHC, Lodhi Road, New Delhi. However, after hearing the submission of HUDCO, vide the same order, Hon'ble High Court kept the attachment order of HUDCO Property in abeyance till the next date and also directed that HUDCO will not sell the property at Andrews Ganj, Delhi.

Further, the learned Justice V.N. Khare, former Chief Justice of India, has opined that, "HUDCO's consent to perform the terms of the Order dated 13th January, 2017 was conditional on UOI's support and in the event any liability is indeed ascribed to HUDCO, the same should then be recoverable from the UOI".

In view of the Supreme Court's Order dated 18th September, 2018, HUDCO filed objection in the Execution Petition, pending in Delhi High Court. The matter was listed on 29th October, 2018. After hearing the submission of HUDCO's Counsel, the Hon'ble Court dismissed the objections. HUDCO filed two appeals in Delhi High Court as under:

1. Regular first Appeal (RFA 79/2018) against the final order/ decree 13th January, 2017 and order dated 28th August, 2018 (Dismissal of Recall application by High Court). The said Regular First Appeal of HUDCO **was lastly listed on 20.03.2026. After hearing the submissions, the Hon'ble Court has reserved the Judgement / Orders**.
2. Execution First Appeal (EFA No 19/2018) against the order dated 29th October, 2018, wherein objections of HUDCO in execution petition were dismissed. The matter was listed on 27th November, 2018. After hearing the matter, the Hon'ble Court stayed the execution proceeding pending in Delhi High Court till the next date. The matter was listed again on the application of the M/s TTEL for vacation of stay on 08th July, 2020 before Division Bench, Delhi High Court, after hearing the matter, the Hon'ble Court directed that Execution First Appeal (EFA) 19/2018) shall be adjourned sine die and will be listed after the final disposal of the Regular First appeal (RFA

## NOTE 41 : (Contd.)

79/2018). The parties are at liberty to move the application for revival of EFA after final disposal of RFA 79/2018. Till the further order, the stay on the Execution proceedings shall be continued. **All the matters were listed on 20.03.2026 and after hearing the submissions, the Hon'ble Court has reserved the Judgement / Orders.**

TTEL filed SLP in Supreme Court, against the High Court Order dated 27th November, 2018, wherein High Court stayed the execution proceedings. However, the same has been withdrawn by TTEL on 14th January, 2019.

**(ii) M/s. Ansal Properties and Industries Ltd. (APIL)**

The arbitrator had passed an award in favour of M/s. Ansal Properties and Industries Ltd. (APIL) amounting to ₹8.84 Crore along with interest @ 18% p.a. on 28th July, 2005 in respect of the property leased to APIL at AGP. The Arbitrator had also allowed the counter claim of HUDCO amounting to approximately ₹0.85 Crore along with interest @ 18% p.a. on account of maintenance charges w.e.f. 1st January, 2001 upto 31st July, 2005. HUDCO challenged the award before the Hon'ble High Court of Delhi and, as per the directions of the court, deposited a sum of ₹7.99 Crore in the court out of "No Lien AGP Account".

APIL invoked arbitration for refund of ground rent paid by it from November, 1995 to October, 1999 and the arbitrator pronounced the award on 21st July, 2006 holding therein that APIL is not liable to pay the ground rent up to October, 1999 i.e. till the shopping arcade was constructed and became operational in October, 1999. The amount of ₹3.93 Crore deposited earlier by APIL has been directed to be adjusted towards the future ground rent payment dues w.e.f. November,1999 along-with Interest @ 7% p.a. for delayed payment. HUDCO filed petition challenging the award before the Hon'ble High Court of Delhi. The Hon'ble High Court on 10th May, 2012 set aside the arbitration award dated 21st July, 2006. APIL filed an appeal against the above-mentioned order before Division Bench of Hon'ble High Court, Delhi. Division Bench vide its order dated 24th January, 2013, allowed APIL appeal and upheld the Arbitrators award. HUDCO filed SLP on 10th May, 2013 before Hon'ble Supreme Court against this order which is currently pending.

On the last day of hearing, i.e., 5th January,2023, APIL's counsel informed the court that vide Order dated 16th November 2022, APIL was declared insolvent by NCLT and therefore, now the APIL is under Moratorium. Hence as per the law, all the proceedings pending against APIL are automatically stayed by virtue of law. Further, HUDCO filed its total claims due against APIL before the Resolution Professional appointed for the above purpose. The claim of HUDCO was not considered as the matter was related to specific property only.

Application of the IL&FS under Section 7 of the IBC, 2016 was admitted by the NCLT, New Delhi against Ansal Properties & Infrastructure Ltd. (APIL) on 25.02.2025 and Sh. Navneet Kumar Gupta appointed as the IRP. As moratorium also imposed, all the proceedings pending against APIL were under moratorium. IRP issued a public notice on 28.02.2025 for filing of claim by the claimants of APIL on or before 11.03.2025. Accordingly, HUDCO had filed claim of Rs. 401.54 Crore (till 25th Feb 2025) on APIL in the stipulated timeline. **Now NCLAT vide order dated 07.01.2026 in the appeal filed by the suspended Director of APIL has clarified that proceedings under IBC (CIRP proceedings) are restricted to the certain identified projects of APIL and the Shopping Arcade site, Andrews Ganj Project is not part of the identified project of APIL . Hence all the pending cases / proceedings against APIL with respect to the Shopping Arcade site, Andrews Ganj Project shall continue before the respective Courts / Tribunals in accordance with Law**.

**4)** HUDCO had allotted 6435 sq. mtr. of built-up space in 1993 at HUDCO Vishala, Bhikaji Cama Place, New Delhi to EPFO on Long Term Sub-lease basis. The sub-lease in favour of EPFO is yet to be executed and ₹0.35 Crore is recoverable from EPFO.

**5)** (a) The Company has a procedure for seeking confirmation of outstanding balances at each quarter end from all the borrowers of project loans except cases under litigation. In case of receipt of balance confirmation from the agency for any Quarter of the year, the same is treated as confirmed during the year. The summary of the balance confirmations received from the borrowers is as under:

## NOTE 41 : (Contd.)

(₹ in Crore)

| Particulars | As at 31.03.2026 | | As at 31.03.2025 | |
|---|---|---|---|---|
| | % | Amount | % | Amount |
| Gross Loan Book (Project Loans) | 100.00 | 1,60,673.46 | | 124,760.80 |
| Net Loan Book (After excluding NPA/Litigation Cases) | 98.97 | 1,59,015.18 | | 122,663.49 |
| Loan Assets for which Balance Confirmation have been received from Borrowers | 99.45 | 1,58,142.77 | 99.95 | 122,607.69 |
| Loan Assets for which Balance Confirmation are yet to be received from Borrowers | 0.55 | 872.41 | 0.05 | 55.80 |
| Loans secured by Tangible Assets | 0.00 | 0.00 | 0.00 | 0.00 |
| Loans covered by Government Guarantee/Loans to Government for which no confirmation received | 100 | 872.41 | 100.00 | 55.80 |
| Unsecured Loans | | | 0.00 | 0.00 |

Confirmation of balances covering approximately 99.45% received up to 24th April 2026 (Previous Year: 99.95% received upto 1st May 2025) in value of the total project loan outstanding (excluding Litigation cases) have been received from the borrowers.

**In case of Associate Company**

Balances of certain debtors and creditors are in the process of confirmation/ reconciliation.

(b) The Company has impairment provision on Project & RF loans including staff loans (as per ECL approach) of ₹ 1621.29 Crore as on 31st March 2026 and ₹ 1811.35 Crore as on 31st March 2025 as per Ind-AS requirement.

(c) As per RBI notification no. RBI/DOR/2025-26/356 Circular DOR.STR.REC.No.275/21.04.048/2025-26 dated 28th November, 2025 (updated as on 13th Februray 2026) on implementation of Indian Accounting Standards, NBFCs are required to create an Impairment Reserve for any shortfall in impairment allowances under Ind-AS 109 and IRACP norms (including provision on standard assets). The impairment allowance under Ind-AS 109 made by the company is lower than the total provision required under IRACP as at 31st March, 2026 and accordingly, an additional impairment reserve of ₹122.06 Crore has been created during the year.

(₹ in Crore)

| Asset Classification as per RBI Norms | Asset classification as per Ind AS 109 | Gross Carrying Amount as per Ind AS * | Loss Allowances (Provisions) as required under Ind AS 109 | Net Carrying Amount | Provisions required as per IRACP norms | Difference between Ind AS 109 provisions and IRACP norms |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5)=(3)-(4) | (6) | (7) = (4)-(6) |
| **Performing Assets** | | | | | | |
| Standard | Stage 1 | 145,126.32 | 19.17 | 145,107.15 | 638.41 | |
| | Stage 2 | 13,924.14 | 7.66 | 13,916.48 | | |
| Subtotal | | 159,050.46 | 26.83 | 159,023.63 | 638.41 | -611.58 |
| **Non-Performing Assets (NPA)** | | | | | | |
| Substandard | Stage 3 | 2.35 | 0.95 | 1.40 | 0.23 | 0.72 |
| Doubtful - up to 1 year | Stage 3 | 0.61 | 0.61 | 0.00 | 0.12 | 0.49 |
| 1 to 3 years | Stage 3 | 0.16 | 0.16 | 0.00 | 0.05 | 0.11 |
| More than 3 years | Stage 3 | 1,647.10 | 1,563.15 | 83.95 | 1,647.10 | -83.95 |
| Subtotal for doubtful | | 1,647.87 | 1,563.92 | 83.95 | 1,647.27 | -83.36 |
| Loss | Stage 3 | 23.62 | 23.62 | - | 23.62 | - |

## NOTE 41 : (Contd.)

| Asset Classification as per RBI Norms | Asset classification as per Ind AS 109 | Gross Carrying Amount as per Ind AS * | Loss Allowances (Provisions) as required under Ind AS 109 | Net Carrying Amount | Provisions required as per IRACP norms | Difference between Ind AS 109 provisions and IRACP norms |
|---|---|---|---|---|---|---|
| (1) | (2) | (3) | (4) | (5)=(3)-(4) | (6) | (7) = (4)-(6) |
| Subtotal for NPA | | 1,673.84 | 1,588.49 | 85.35 | 1,671.12 | (82.64) |
| Other items such as guarantees, loan commitments, etc. which are in the scope of Ind AS 109 but not covered under current Income Recognition, Asset Classification and Provisioning (IRACP) norms | Stage 1 | | 5.89 | | | 5.89 |
| | Stage 2 | | | | | |
| | Stage 3 | | | | | |
| Subtotal | | - | 5.89 | - | - | 5.89 |
| | | | | | | |
| **Total** | **Stage 1** | 145,126.32 | 25.06 | 145,101.26 | 638.41 | |
| | **Stage 2** | 13,924.14 | 7.66 | 13,916.48 | | |
| | **Stage 3** | 1,673.84 | 1,588.49 | 85.35 | 1,671.12 | |
| | **Total** | **160,724.30** | **1,621.21** | **159,103.09** | **2,309.53** | **(688.32)** |

* Does not include Interest Accrued, Ind AS Adjustment etc.

**6)** The receipts from the agencies in the loan accounts is appropriated as per loan agreement in the following order:

a. Other dues/ expenses recoverable

b. Penal interest

c. Normal interest

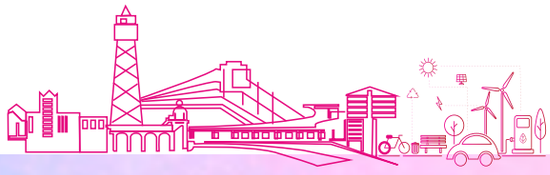
d. Principal

The appropriation stated above is apportioned vertically amongst the above components of the loan overdue, in order stated above at borrower level. In the event of excess payment, the same is adjusted towards principal.,

HUDCO has Board approved Technical Write off Policy.

**7)** In terms of the settlement under Insolvency and Bankruptcy Code (IBC) proceedings/ One time settlement (OTS)/ Restructuring, technical write off policy etc. the company has written off loans (including technical write off) amounting to Rs. 56.43 Crores (Previous Year Rs. 35.17 Crores). The details of write-offs are as below:

During the Current FY 2025-26, nine NPA accounts with Principal Outstanding of Rs. 13.26 Crore were Technically Written-Off as per the extant Policy for accounting purposes without prejudice to ongoing legal proceedings for recovery of dues of HUDCO, in-line with the RBI guidelines. Further, one NPA account namely, Jnansarovara Educational Trust with Principal Outstanding of Rs. 2.74 Crore was settled in terms of Order of High Court with Principal waiver of Rs. 1.57 Crore. In addition to the above, one NPA account namely Visa Steel Limited with Principal Outstanding of Rs. 61.76 Crore was settled through assignment of debt to ARC in-line with other Consortium lenders which involved Principal waiver of Rs. 39.29 Crore. Further, settlement was implemented in terms of earlier approved resolution plan as per



## NOTE 41 : (Contd.)

NCLT order in case of Pipavav Defense and Offshore Engineering Co. Ltd resulting in Principal Waiver of Rs. 2.31 Crores.

During the Previous FY 2024-25, the company has implemented settlement plan in case of Coastal Energen Private Limited with principal outstanding Rs. 243.92 Crore, as per NCLT order. As per the order the account was settled by payment of Rs. 208.75 Crore, and balance principal amount of Rs. 35.17 Crores have been written off.

**8) HUDCO had earned dividend income of ₹ 8.09 Crore (Previous Year: ₹ 7.38 Crore) as tabled below:**

**(₹ in Crore)**

| Particular | F.Y.2025-26 | F.Y. 2024-25 |
|---|---|---|
| Cochin International Airport Limited (CIAL) | 8.09 | 7.28 |
| Tamil Nadu Urban Finance and Infrastructure Development Corporation Limited (TUFIDCO) | - | 0.10 |
| **Total** | **8.09** | **7.38** |

**9)** The Company has elected to continue with the carrying value of all its property, plant and equipment and intangible assets and use that carrying value as the deemed cost of the property, plant and equipment and intangible assets.

**10)** The Company had made Long Term Investments at a total cost of ₹ 1978.65 Crore (Previous Year: ₹ 1,090.14 Crore) which represents Debt instruments, Government securities, Trade Investment in Equity Shares, Investments in Associates. As per the applicable Ind AS, Investments as on 31st March, 2026 are being shown at fair value through profit or loss of ₹ 2228.66 Crore (Previous Year: ₹ 1319.62 Crore).

**11)** Loans granted by the company directly to individuals under HUDCO Niwas Scheme are secured fully/partly by:

(i) Equitable Mortgage of the property and /or

(ii) Undertaking to create security through execution of Tripartite Agreement between the Company, borrower, and the Developing Authority / Developer;

In addition to (i) and (ii) above, the assignment of Life Insurance Policies, pledge of National Saving Certificates, Fixed Deposits, etc. are also obtained.

**12) DISCLOSURE PURSUANT TO INDIAN ACCOUNTING STANDARD (IND AS) 19 – EMPLOYEE BENEFITS:**

All short-term employee benefits include wages & salaries, incentives, performance related pay, non-monetary benefits such as medical care, etc are valued on undiscounted basis and recognized as an expense in the statement of profit and loss of the period in which the employee renders the related service.

Apart from the short-term employee benefits, post-employment benefit plans are classified & accounted as under:

**(i) Defined Contribution Plan**

A defined contribution plan is a plan under which the company only pays fixed contributions in respect of the employees into a separate fund and does not have any legal or constructive obligations to pay any further amount, after its payment of the fixed contribution.

The Defined Contribution Pension Scheme for its employees which is managed by a duly constituted trust. The Trust in turn manages the scheme through National Pension System (NPS) and partly through LIC. The Company periodically contributes a defined percentage of salary to the trust and recognizes the same as an expense in the statement of profit and loss account.

During the year, the Company has contributed ₹ 6.40 Crore (Previous Year: ₹ 7.34 Crore) to HUDCO Employees Defined Contribution Superannuation Pension and charged to Statement of Profit and Loss.

**(ii) Defined Benefit Plans**

The net obligation in respect of defined benefit plans such as provident fund, gratuity, other post-employment benefits etc., are calculated separately for each plan, by estimating the amount of future benefits that the employees have earned in the current and prior periods, discounting that amount and deducting the fair value of the underlaying plan asset, if any.

The defined benefit obligation is calculated using the Projected Unit Credit method (except in case of PF) at the end of each reporting period, by a qualified member of the Institute of Actuaries of India. When the calculation results in a potential asset for the Corporation, the asset is recognized limited to the present value of the economic benefits available in the form of any future refunds from the plan or reductions in future contributions to the plan.

## NOTE 41 : (Contd.)

The current service cost of the defined benefit plan, recognized in the Statement of Profit and Loss as part of employee benefit expense, reflects the increase in the defined benefit obligation resulting from employee service in the current year, benefit changes, curtailments, and settlements. Past service costs are recognized immediately in the Statement of Profit and Loss. The net interest is calculated by applying the discount rate to the net balance of the defined benefit obligation and the fair value of plan assets. This net interest is included in employee benefit expense in the Statement of Profit and Loss.

Re-measurements which comprise of actuarial gains and losses, the return on plan assets (excluding amounts included in the net interest on the net defined benefit liability (asset)) and the effect of the asset ceiling (if any, excluding amounts included in the net interest on the net defined benefit liability (asset)), are recognized in Other Comprehensive Income.

**(a) Provident Fund**

The Corporation has established a Trust specifically for managing the Fund in accordance with the provisions of the Employee Provident Funds and Miscellaneous Provisions Act, 1952. The monthly contribution of Corporation's share (a fixed percentage of the eligible employees' salary) is remitted to the Trust on monthly basis and charged to Statement of Profit and Loss. A part of the Corporation's contribution is directly remitted to EPFO in respect of employees, who are members of the Employees' Pension Scheme 1995.

Further, the Corporation has an obligation to fund any shortfall in the revenues of the Trust, to match the interest rate declared by the Government under EPF scheme. Similarly, any loss suffered by the Trust, on account of bad investment, is also required to be borne by the Corporation. All these additional obligations by the Corporation, on account of shortfall in yield or loss of investment/assets, are to be charged to Statement of Profit and Loss.

**(b) Gratuity**

The Company has a defined benefit gratuity plan for its employees. Every employee is entitled to gratuity as per the provisions of the payment of Gratuity Act, 1972. The scheme is managed by a separate trust. The trust has also taken up a group insurance plan from LIC to cover the future service gratuity in the unfortunate of death while in service and the premium paid by the Trust is funded by the Company.

**(c) Post-Retirement Medical Benefit Scheme (PRMBS)**

The Company provides for the defined benefit plans for Post-Retirement Medical Scheme. Under the scheme eligible ex-employees and eligible dependent family members are provided medical facilities. Presently, the scheme is unfunded and liability is being recognised on the basis of actuarial valuation, using projected unit credit method.

**(d) Family Economic Rehabilitation Scheme (ERS)**

During the current financial year, The Company introduced a Family Economic Rehabilitation Scheme (ERS), to provide financial indemnity to families in the event of an employee's death or permanent disability during their tenure. The scheme is unfunded and associated liability is periodically assessed via actuarial valuation.

Provision for Family Economic Rehabilitation Scheme amounting to ₹ 0.91 Crores (previous year ₹ Nil) for the year have been made on the basis of actuarial valuation at the year end and debited to the statement of profit and loss

**(iii) Other Long Term Benefit Plans:**

Liability towards other long term employee benefits like encashment of accumulated leave and long service awards etc., are determined on the basis of actuarial valuation by qualified actuary by using Projected Unit Credit method.

Actuarial gains and losses arising from past experience and changes in actuarial assumptions are charged to Consolidated Statement of Profit and Loss in the period in which such gains or losses are determined.

**(a) Earned Leave Benefits (EL)**

Employees are entitled for 30 days of Earned Leave per year, which can be availed or encashed by the concerned employees. Any un-availed balance of EL is carried forward & can be accumulated maximum up to 300 days at any point of time. At the time of superannuation, an employee is entitled to encash the entire accumulated balance not exceeding 300 days.

**(b) Half Pay Leave benefit (HPL)**

Employees are entitled for 20 days of Half-Pay leave for every completed year of service. There is no provision for encashment of HPL while in service. However, encashment is permissible at the time of superannuation, only

## NOTE 41 : (Contd.)

to the extent of shortfall in his/her EL Balance, subject to total encashment of HPL together with EL not exceeding 300 days.

**(c) Long service Award (LSA)**

As per approved policy of the Company, on completion of specified period of service with the company and at the time of retirement, employees are rewarded monetarily based on the duration of service completed. The scheme above is unfunded and liability for the same is recognised on the basis of actuarial valuation.

Provision for long service award amounting to ₹1.29 Crores (previous year ₹1.37 Crores) for the year have been made on the basis of actuarial valuation at the year end and (credited)/debited to the statement of profit and loss.

**(d) Retirement Gift**

At the time of superannuation of employees, company provides retirement gift to employee as per policy framed for this purpose. The scheme above is unfunded and liability for the same is recognised on the basis of actuarial valuation.

Provision for retirement gift amounting to ₹0.21 Crores (previous year ₹0.22 Crores) for the year have been made in the basis of actuarial valuation at the year end and (credited)/debited to the statement of profit and loss.

**(iv) The summarized position of various defined benefit schemes recognized in the Statement of Profit & Loss, Balance Sheet Other Comprehensive Income (OCI) and other disclosures are as under:**

**A. Reconciliation of Opening and Closing Balances of defined benefit obligation**

**(₹ in Crore)**

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Present Value of obligation at the beginning of the period | 73.04 | 74.23 | 460.36 | 436.36 | 49.90 | 46.22 | 11.19 | 11.71 | 262.54 | 260.28 |
| Transfer in/(out) obligation | 0.32 | | 3.32 | 0.02 | 0.49 | | 0.34 | | - | |
| Current service cost | 1.33 | 1.80 | 10.93 | 10.59 | 3.27 | 4.28 | 0.58 | 0.79 | 5.33 | 6.30 |
| Contribution by Employees | | | 23.81 | 25.26 | | | | | - | |
| Interest Cost | 4.52 | 5.27 | 30.21 | 30.92 | 3.10 | 3.05 | 0.70 | 0.79 | 18.03 | 18.06 |
| Past Service Cost | 12.92 | - | - | - | - | - | - | - | - | - |
| Actuarial loss (gain) arising from | | | | | | | | | - | |
| a. Due to Change in financial assumptions | -0.52 | 1.62 | -0.14 | 0.10 | -0.35 | 1.23 | -0.08 | 0.28 | 11.38 | 3.31 |
| b. Due to change in demographic assumption | - | - | - | - | - | - | - | - | - | - |
| c. Due to experience adjustments | 1.65 | 0.02 | 7.05 | 10.80 | 1.88 | 1.56 | -0.38 | -1.15 | 6.04 | -13.56 |

## NOTE 41 : (Contd.)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Liabilities extinguished on settlements (Non Refundable loans) | - | - | -13.83 | -16.10 | - | - | - | - | - | - |
| Benefits Paid | -11.77 | -9.90 | -47.00 | -37.59 | -10.66 | -6.44 | -1.89 | -1.23 | -15.43 | -11.85 |
| Present value of Benefit Obligation at the end of the period | 81.50 | 73.04 | 474.70 | 460.36 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |

**B. Reconciliation of Opening and Closing Balances of the Fair value of Plan assets**

**(₹ in Crore)**

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024 -25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Fair value of Plan Assets at the beginning of the period | 77.33 | 75.43 | 456.29 | 450.34 | N.A | N.A | N.A | N.A | N.A | N.A |
| Transfer in/ (out) plan assets | 0.32 | | 3.32 | 0.02 | N.A | N.A | N.A | N.A | N.A | N.A |
| Interest Income | 4.85 | 5.36 | 29.94 | 31.91 | N.A | N.A | N.A | N.A | N.A | N.A |
| Return on Plan Assets excluding amount included in Net Interest Expense | 0.21 | 6.19 | 6.55 | -8.13 | N.A | N.A | N.A | N.A | N.A | N.A |
| Contributions by Employer | - | 0.25 | 10.93 | 10.59 | N.A | N.A | N.A | N.A | N.A | N.A |
| Contributions by Employees | - | - | 23.81 | 25.26 | N.A | N.A | N.A | N.A | N.A | N.A |
| Benefits Paid | (11.77) | (9.90) | (47.00) | (37.59) | N.A | N.A | N.A | N.A | N.A | N.A |
| Non Refundable Loans Disbursed | - | - | (13.83) | (16.10) | N.A | N.A | N.A | N.A | N.A | N.A |

## NOTE 41 : (Contd.)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024 -25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Fair value of Plan Assets at the end of the period | 70.94 | 77.33 | 470.01 | 456.29 | N.A | N.A | N.A | N.A | N.A | N.A |

### C. Reconciliation of fair value of plan assets and Present value of defined benefit obligation

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024 -25 |
| Present value of Benefit Obligation at the end of the period | 81.50 | 73.04 | 474.70 | 460.36 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |
| Fair value of Plan Assets at the end of the period | 70.94 | 77.33 | 470.01 | 456.29 | - | - | - | - | - | - |
| Liability / (Assets) recognised in Balance Sheet | 10.56 | (4.28) | 4.69 | 4.06 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |

### D. Amount Recognized in Statement of Profit and Loss

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Current Service Cost | 1.33 | 1.80 | 10.93 | 10.59 | 3.27 | 4.28 | 0.58 | 0.79 | 5.33 | 6.30 |
| Past Service Cost | 12.92 | - | - | - | - | - | - | - | - | - |
| Net interest cost | (0.33) | (0.09) | 0.27 | (0.99) | 3.10 | 3.05 | 0.70 | 0.79 | 18.03 | 18.06 |
| Actuarial (Gain) / Loss | - | - | - | - | 1.52 | 2.80 | (0.46) | (0.87) | - | - |

## NOTE 41 : (Contd.)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Recognised in the Statement of Profit & Loss | 13.92 | 1.71 | 11.20 | 9.59 | 7.89 | 10.13 | 0.82 | 0.71 | 23.36 | 24.36 |

**E. Other Comprehensive Income for the period**

(₹ in Crore)

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Components of actuarial gain/losses on obligations: | | | | | | | | | | |
| a. Due to Change in financial assumptions | -0.52 | 1.62 | -0.14 | 0.10 | - | - | - | - | 11.38 | 3.31 |
| b. Due to change in demographic assumption | - | - | - | - | - | - | - | - | - | - |
| c. Due to experience adjustments | 1.65 | 0.02 | 7.05 | 10.80 | - | - | - | - | 6.04 | -13.56 |
| Return on plan assets excluding amounts included in interest income | -0.21 | -6.19 | -6.55 | 8.13 | - | - | - | - | - | - |
| Amounts recognized in Other Comprehensive (Income) / Expense | 0.92 | -4.55 | 0.36 | 19.03 | - | - | - | - | 17.42 | -10.25 |

## NOTE 41 : (Contd.)

### F. Principal actuarial assumption at the Balance Sheet Date

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025 -26 | 2024 -25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024 -25 |
| Discount Rate (p.a.) (%) | 6.75 | 6.60 | 7.25 | 6.65 | 6.75 | 6.60 | 6.75 | 6.60 | 7.85 | 7.00 |
| Guaranteed Rate of Return (p.a.) (%) | - | - | 8.25 | 8.25 | - | - | - | - | - | - |
| Salary increase rate (p.a.) (%) | 6.50 | 6.50 | - | - | 6.50 | 6.50 | 6.50 | 6.50 | 5.00 | 5.00 |
| Withdrawal Rates | Age 25 & Below :3 % p.a. | Age 25 & Below :3 % p.a. | 3% at younger ages reducing to 1% at older ages | 3% at older ages reducing to 1% at older ages | Age 25 & Below : 3 % p.a. | Age 25 & Below : 3 % p.a. | Age 25 & Below : 3 % p.a. | Age 25 & Below : 3 % p.a. | Age 25 & Below :3 % p.a. | Age 25 & Below :3 % p.a. |
| | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | | | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. | 25 to 35 : 3 % p.a. |
| | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | | | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. | 35 to 45 : 2 % p.a. |
| | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | | | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. | 45 to 55 : 1 % p.a. |
| | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | | | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. | 55 & above : 1 % p.a. |
| Leave availment rate | - | - | - | - | 1% p.a | 1% p.a | 1% p.a | 1% p.a | - | - |
| Leave encashment in service | - | - | - | - | 0% p.a | 0% p.a | 0% p.a | 0% p.a | - | - |

### G. Sensitivity to key assumptions

| Sensitivity Analysis | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Present value of obligation at the end | 81.50 | 73.04 | 474.70 | 460.36 | 47.63 | 49.90 | 10.47 | 11.19 | 287.89 | 262.54 |
| **Impact of the change in Discount Rate** | | | | | | | | | | |
| Impact due to Increase of 0.50% | 79.82 | 71.42 | 474.59 | 460.25 | 46.50 | 48.67 | 10.20 | 10.91 | 272.01 | 246.62 |

## NOTE 41 : (Contd.)

| Sensitivity Analysis | Gratuity (Funded) | | Provident Fund (Funded) | | Leave Encashment EL (Unfunded) | | Leave Encashment HPL (Unfunded) | | PRMB (Unfunded) | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Impact due to Decrease of 0.50% | 83.26 | 74.73 | 474.82 | 460.47 | 48.83 | 51.19 | 10.75 | 11.48 | 305.29 | 280.10 |
| **Impact of the change in future Salary increase** | | | | | | | | | | |
| Impact due to Increase of 0.50% | 81.85 | 73.25 | - | - | 48.83 | 51.19 | 10.75 | 11.48 | - | - |
| Impact due to Decrease of 0.50% | 81.10 | 72.88 | - | - | 46.49 | 48.66 | 10.20 | 10.91 | - | - |
| **Impact of the change in Withdrawal rate sensitivity** | | | | | | | | | | |
| Impact due to Increase of W.R*110% | 81.63 | 73.18 | - | - | 47.66 | 49.92 | 10.47 | 11.19 | - | - |
| Impact due to Decrease of W.R*90% | 81.29 | 72.87 | - | - | 47.61 | 49.88 | 10.47 | 11.19 | - | - |
| **Impact of the change in Expected rate of return** | | | | | | | | | | |
| Impact due to Increase of 0.50% | - | - | 471.28 | 460.14 | - | - | - | - | - | - |
| Impact due to Decrease of 0.50% | - | - | 480.05 | 463.07 | - | - | - | - | - | - |
| **Impact of the change in Guaranteed rate** | | | | | | | | | | |
| Impact due to Increase of 0.50% | - | - | 480.05 | 465.78 | - | - | - | - | - | - |
| Impact due to Decrease of 0.50% | - | - | 471.28 | 457.43 | - | - | - | - | - | - |
| **Impact of the change in Medical Growth Rate increase** | | | | | | | | | | |
| Impact due to Increase of 0.50% | - | - | - | - | - | - | - | - | 306.31 | 280.36 |
| Impact due to Decrease of 0.50% | - | - | - | - | - | - | - | - | 270.99 | 246.26 |

## NOTE 41 : (Contd.)

**In case of Associate Company**

As per Indian Accounting Standard - 19 "Employee Benefits", the disclosures of Employee Benefits are as follows:

(a) Defined Benefit Plans/Long Term Compensated Absences:

Description of Plan

The gratuity plan is governed by the Payment of Gratuity Act, 1972. Under the said Act, an employee who has completed five years of service is entitled to specific benefit. The Gratuity plan provides a lumpsum payment to employees at retirement, death, incapacitation, or termination of employment. The level of benefits provided depends on the member's length of service and salary at retirement age etc.

*Gratuity Benefits and Leave Encashment Benefits are unfunded in nature. The liabilities are determined on accrual basis and not on the basis of actuarial principles since the same is not considered material.

(b) The Gratuity and Provident Fund expenses have been recognised under "Contribution to provident fund and other funds" and leave encashment under "Salaries & Wages"

**H. The Effect of the Plan on the Entity's Future Cash Flows**

**(a) The Description on funding arrangements and funding policy**

| Particulars | Gratuity | Provident Fund | Leave Encashment | | PRMB |
|---|---|---|---|---|---|
| | | | EL | HPL | |
| | (Funded) | (Funded) | (Unfunded) | | |
| Funding arrangements and Funding Policy | The company has Purchased an Insurance policy to settle the Gratuity Payment to their employees.Company may do the contribution every years based on the funding valuation carryout by insurance company based on the latest data provided by Company. | The Company has a separate trust to manage Provident Fund Scheme. The Company pays fixed contribution of Provident Fund at a predetermined rate to the trust every month, which invests the funds in permitted securities, as per the investment pattern applicable to exempted trusts, as notified by EPFO from time to time.<br>Further, the Company has an obligation to fund the shortfall in the revenues of the trust, to enable the trust to match the interest payout, as notified by the EPFO every year. The Company also has an obligation to make up for the loss of investments / assets of the trust, if any." | The Entity do not have any funding arrangement. They settle the Leave Encashment on Pay-N-Go basis. | | The Company do not have any funding arrangement. They settle the Benefit payment on Pay-N-Go basis. |

**(b) Expected Contribution during the next annual reporting period**

| Particulars | Gratuity | | Provident Fund | | Leave Encashment | | | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | (Funded) | | (Funded) | | EL | | HPL | | | |
| | | | | | (Unfunded) | | | | | |
| | 2025-26 | 2024 -25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| Expected contribution | 1.91 | 1.33 | 11.72 | 11.29 | - | - | - | - | - | - |

## NOTE 41 : (Contd.)

**(c) The Maturity Profile of Defined Benefit Obligation**

| Particulars | Gratuity (Funded) | | Provident Fund (Funded) | | Leave Encashment EL (Unfunded) | | Leave Encashment HPL (Unfunded) | | PRMB | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 | 2025-26 | 2024-25 |
| The Weighted Average Duration (Years) as at valuation date | 4.22 years | 4.62 years | 5.28 years | 5.62 years | 4.8 years | 5.02 years | 5.32 years | 5.53 years | 22.08 years | 22.7 years |
| Expected cash flows over the next (valued on undiscounted basis) | | | | | | | | | | |
| Year 1 Cashflow | 16.23 | 11.05 | 35.74 | 39.25 | 7.12 | 6.04 | 1.77 | 1.62 | 13.11 | 9.90 |
| Year 2 Cashflow | 14.87 | 11.89 | 63.80 | 42.07 | 8.22 | 7.53 | 1.72 | 1.51 | 14.70 | 10.98 |
| Year 3 Cashflow | 13.00 | 12.75 | 70.56 | 51.96 | 7.71 | 8.49 | 1.46 | 1.81 | 16.46 | 12.35 |
| Year 4 Cashflow | 9.98 | 11.06 | 73.79 | 55.65 | 5.96 | 7.68 | 1.19 | 1.48 | 18.12 | 13.91 |
| Year 5 Cashflow | 10.15 | 7.97 | 59.11 | 53.58 | 5.95 | 5.18 | 1.35 | 1.27 | 19.56 | 15.38 |
| Year 6 to Year 10 Cashflow | 32.30 | 31.97 | 295.38 | 305.87 | 20.95 | 23.87 | 4.29 | 5.18 | 118.83 | 95.36 |

**I. Risk exposure**

The Company is exposed to a number of risks in relation to its defined benefit plans, which predominantly arise from uncertainties associated with the valuation of plan obligations and the performance of plan assets. The principal risks are as follows:

| | |
|---|---|
| Actuarial Risk | It is the risk that benefits will cost more than expected, which may arise due to one of the following reasons:<br>Adverse Salary Growth Experience: Salary hikes that are higher than the assumed salary escalation will result into an increase in Obligation at a rate that is higher than expected.<br>Variability in mortality rates: If actual mortality rates are higher than assumed mortality rate assumption then the defined Benefits will be paid earlier than expected. Since there is no condition of vesting on the death benefit, the acceleration of cashflow will lead to an actuarial loss or gain depending on the relative values of the assumed salary growth and discount rate.<br>Variability in withdrawal rates: If actual withdrawal rates are higher than assumed withdrawal rate assumption then the defined Benefits will be paid earlier than expected. The impact of this will depend on whether the benefits are vested as at the resignation date. |
| Investment Risk | For funded plans that rely on insurers for managing the assets, the value of assets certified by the insurer may not be the fair value of instruments backing the liability. In such cases, the present value of the assets is independent of the future discount rate. This can result in wide fluctuations in the net liability or the funded status if there are significant changes in the discount rate during the inter valuation period. |
| Market Risk | Market risk is a collective term for risks that are related to the changes and fluctuations of the financial markets. One actuarial assumption that has a material effect is the discount rate. The discount rate reflects the time value of money. An increase in discount rate leads to decrease in Defined Benefit Obligation of the plan benefits & vice versa. This assumption depends on the yields on the corporate/ government bonds and hence the valuation of liability is exposed to fluctuations in the yields as at the valuation date. |
| Liquidity Risk | Employees with higher salaries and longer durations, accumulate significant level of benefits. In case, a number of such employees resign/retire from the company there can be strain on the cashflows. |
| Legislative Risk | Legislative risk is the risk of increase in the plan liabilities or reduction in the plan assets due to change in the legislation/ regulation. The government may amend the relevant Act/Rules/Regulations, thus requiring the companies to pay higher benefits to the employees. This will directly affect the present value of the Defined Benefit Obligation and the same will have to be recognized immediately in the year when any such amendment is effective. |

*Note: The management has relied on the overall actuarial valuation conducted by the actuary.*



## NOTE 41 : (Contd.)

### 13) Details of Provisions

(₹ in Crore)

| S. No. | Particulars | Opening Balance | Additions During the year | Paid/ Adjusted during the year | Closing Balance |
|---|---|---|---|---|---|
| **A** | **Provision for employees' benefit** | | | | |
| (i) | Leave encashment | 61.09 | 2.21 | 5.20 | 58.10 |
| | Previous Year | 57.93 | 7.68 | 4.52 | 61.09 |
| (ii) | Post-retirement medical benefit | 262.54 | 50.89 | 25.54 | 287.89 |
| | Previous Year | 260.29 | 15.33 | 13.08 | 262.54 |
| (iii) | Welfare expenses | 1.59 | 0.00 | 0.09 | 1.51 |
| | Previous Year | 1.62 | 0.00 | 0.04 | 1.59 |
| (iv) | Gratuity | (4.28) | 15.39 | 0.55 | 10.56 |
| | Previous Year | (1.20) | 3.30 | 6.38 | (4.28) |
| (v) | Provident Fund | 4.06 | 4.34 | 3.72 | 4.69 |
| | Previous Year | (13.98) | 18.04 | - | 4.06 |
| (vi) | Economic Rehabilitation Scheme | - | 0.91 | - | 0.91 |
| **B** | **Others** | | | | |
| (i) | Provision for Income Tax | 639.00 | 603.00 | 639.00 | 603.00 |
| | Previous Year | 512.00 | 639.00 | 512.00 | 639.00 |
| **C** | **Provisions on Loans (ECL -Net)** | | | | |
| (i) | Provision on loans (ECL) | 1811.20 | 13.22 | 203.21 | 1621.21 |
| | Previous Year | 2222.55 | 29.31 | 440.66 | 1811.20 |
| **D** | **Provision on Corporate Social Responsibility (CSR)** | | | | |
| (i) | Provision on CSR | 35.50 | 57.90 | 60.06 | 33.34 |
| | Previous Year | 39.30 | 49.34 | 53.14 | 35.50 |
| **E** | **Provisions on Investment/ Advances/ Debtors/ Staff Advances/against disputed service tax paid** | | | | |
| (i) | Provisions on Investment | 3.11 | - | - | 3.11 |
| | Previous Year | 3.11 | - | - | 3.11 |
| (ii) | Provision on staff advances | 0.15 | 0.09 | 0.16 | 0.08 |
| | Previous Year | 0.15 | - | - | 0.15 |
| (iii) | Provision on Advances | 6.11 | 0.36 | 2.43 | 4.04 |
| | Previous Year | 6.25 | 0.01 | 0.15 | 6.11 |
| (iv) | Provision on Doubtful Debts | 3.57 | 0.01 | 1.59 | 1.99 |
| | Previous Year | 10.39 | 0.35 | 7.17 | 3.57 |
| (v) | Provision against disputed service tax paid | 0.00 | - | - | 0.00 |
| | Previous Year | 2.49 | - | 2.49 | 0.00 |

## NOTE 41 : (Contd.)

**14)** **A.** RBI vide letter No.S510/Reg. New/09.10.001/2024-25 dated 23rd August, 2024 and CoR vide Registration No.N-14.03626 dated 23rd August, 2024, had granted registration to HUDCO as a Non-Banking Financial Company – Infrastructure Finance Company (NBFC-IFC). RBI has further advised HUDCO to comply with certain conditions by March 31, 2026.The company has undertaken sincere and continuous efforts to comply with all the conditions attached to the CoR. However, the following two conditions could not be fully achieved within the stipulated timeline:-

"The company to divest from the four non-operative group companies."

"The company shall ensure that it meets Principal Business Criteria as an NBFC-IFC."

In this regard, the process of divestment is currently underway in adherence to the due process prescribed by DIPAM and other regulatory norms. Further, the company took forward the process of aligning its asset profile to meet the prescribed Principal Business Criteria, i.e., achieving the required threshold of infrastructure loans. Accordingly, the company vide letter dated May 4, 2026, has requested Reserve Bank of India to grant extension of time up to March 31, 2027, along with a roadmap outlining the strategy and approach to achieve the conditions by March 31, 2027.

**B.** RBI has issued Master Direction - Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025, HUDCO falls under the category of Middle Layer NBFC. Further, as per Reserve Bank of India (Non-Banking Financial Companies - Concentration Risk Management) Directions, 2025, the NBFC-IFC shall not have exposure (credit/investment taken together) exceeding 30% of its Tier 1 capital to a single party and 50% of its Tier 1 capital to a single group of parties. As per Reserve Bank of India (Non-Banking Financial Companies - Concentration Risk Management) Directions, 2025, the exposure norms not apply to:

1) Investments of an NBFC in shares of its subsidiaries companies in the same group, to the extent they have been reduced from Owned Funds for the calculation of NOF; and

2) The book value of debentures, bonds, outstanding loans and advances (including hire-purchase and lease finance) made to, and deposits with-

   a. subsidiaries of the NBFC; and

   b. companies in the same group,

   to the extent they have been reduced from Owned Funds for the calculation of NOF.

3) The exposures listed below shall also be exempt from exposure norms:

   a. Exposure to the Government of India and State Governments which are eligible for zero per cent risk weight under capital regulations applicable to an NBFC.

      Note: To the extent of State Government guarantee used for offsetting exposures by NBFC-ML, the exposure shall shift to the State Government with applicable risk weight of 20 per cent. No cap has been fixed for shifting of exposure on the State Government.

   b. Exposure where the principal and interest are fully guaranteed by the Government of India.

      Currently, HUDCO is computing exposure and complying with credit concentration norms as per RBI Circular No. RBI/DOR/2025-26/351, DOR.CRE.REC.270/07-03-008/2025-26 dated November 28, 2025, on Concentration Risk Management.

**15)** **Details of registration number obtained from financial sector regulators:**

| S. No. | Particulars | Registration Number |
|---|---|---|
| a. | Reserve Bank of India (RBI) | N-14.03626 |
| b. | Legal Entity Identifier (LEI) | 335800KSC46MN2VPTI91 |
| c. | Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) | F0062 |
| d. | Corporate Identification Number (CIN) | L74899DL1970GOI005276 |

**16)** The Company in terms of SEBI (Listing Obligations and Disclosure Requirements) (Fifth Amendments) Regulations 2021 dated 07/09/2021, is presently transferring principal and/or interest, or both (if any) which remains unclaimed for 7 years from the date of payment to Investor Education and Protection Fund (IEPF) constituted in terms of Section 125 of the Companies Act, 2013. The bondholders, whose unclaimed principal and/or interest has been transferred to IEPF,

## NOTE 41 : (Contd.)

may claim the same by making an online application in the prescribed "Form No. IEPF-5" available on the IEPF website (www.iepf.gov.in) and sending a physical copy of the same, duly signed by all the bondholders to the Company, along with requisite documents enumerated in "Form No. IEPF-5". No claims shall lie against the Company in respect of the amounts, so transferred to the IEPF Authority.

Dividend on equity shares and Principal & interest on Debentures/Bonds/PDS aggregating to ₹23.52 Crore (Previous Year ₹ 19.63 Crore) were due and unclaimed as on 31st March, 2026. During the year 2025-26, an amount of 1.05 Crore (previous year ₹ 0.79 Crore) has been transferred to IEPF after completion of statutory period of seven years.

**17)** The Company is in the continuous process of obtaining confirmation from its suppliers regarding their status under the "Micro, Small and Medium Enterprises Development Act, 2006". The company has outstanding due Rs. 0.86 Crore of MSME as on 31.03.2026 (previous year Rs.1.02 Crore).

**(₹ in Crore)**

| Particulars | March 31, 2026 | March 31, 2025 |
|---|---|---|
| The principal amount remaining unpaid to any supplier | 0.86 | 1.02 |
| The interest due thereon (above principal amount) remaining unpaid to any supplier | - | - |
| The amount of interest paid by the buyer in terms of Section 16, along with the amount of payment made to the supplier beyond the appointed day for the year ended | - | - |
| The amount of interest due and payable for the period of delay in making payment (which have been paid but beyond the appointed day during the year) but without adding the interest specified under this Act; | - | - |
| The amount of interest accrued and remaining unpaid at the end of the year | - | - |
| The amount of further interest remaining due and payable even in the succeeding years, until such date when the interest dues as above are actually paid to the small enterprise, for the purpose of disallowance as a deductible expenditure under Section 23 of MSME Act, 2006. | - | - |

**18)** The Company is engaged in the business of providing loans/finance for Housing/ Infrastructure projects and all other activities of the Company revolve around the main business within India. Accordingly, the company does not have separate reportable segments in terms of Indian Accounting Standard (Ind AS-108) on "Operating Segments".

**In case of Associate Company**

In line with Ind AS 108-Operating Segments, taking into account the organizational structure, product type and as well as the differing risks and returns criteria, there is no distinguishable geographical or business components on the basis of which segments can be identified.

**19)** (i) The company has tested Impairment on fixed assets in detail as per Ind-As 36 and as a result of assessment/testing, there is no Impairment of fixed assets during the Financial Year 2025-26.

(ii) Vide gazette notification no. 26/2019 dated 20th March, 2019, the Company was notified for the purposes of Section 194A(3)(iii)(f) of the Income Tax Act, 1961 for non-deduction of Tax at source.

**20)** HUDCO had discontinued accepting / renewing Public Deposit under the Public Deposit Scheme w.e.f. 1st July, 2019, no fresh deposits were accepted/renewed by HUDCO thereafter. No Deposits were matured/paid to depositors in the Financial Year 2025-26 as the outstanding amount under HUDCO Public Deposit Scheme was NIL as on 31st March, 2026 (Previous year NIL) except Unclaimed amount under HUDCO Public Deposit Scheme.

**21)** The company, while raising resources, is incurring expenses of recurring nature such as debenture trusteeship fees, listing fees to stock exchanges, custodian charges to depositories, R&T Charges etc., which are not amortized over

## NOTE 41 : (Contd.)

life of resource raised. The aforesaid expenses are charged to Statement of Profit and Loss under the Head "Fees and Commission Expense".

**22)** An amount of Rs.3.85 Crore has been received during current FY 2025-2026 (previous year-Rs.1.78 Crore) from Company's maintained PF Trust as against the amount of Rs.31.10 Crore recouped by the Company in FY 2022-2023 to the Trust.

**23)** Disclosure regarding Large Corporate (LCs) under the "Revised Framework for 'Large Corporates' (LCs)"

| Particulars | FY 2024 | FY 2025 | FY 2026 |
|---|---|---|---|
| | Amount in ₹ Crores | Amount in ₹ Crores | Amount in ₹ Crores |
| Outstanding Qualified Borrowings at the start of FY (With Original Maturity of more than one year and excluding ECB) | 61,101.06 | 62,493.41 | 80,097.98 |
| Outstanding Qualified Borrowings at the end of the FY (With Original Maturity of more than one year and excluding ECB) | 62,493.41 | 80,097.98 | 126,428.98 |
| Highest Credit Rating of the Company relating to the unsupported bank borrowings or plain vanilla bonds, which have no structuring/ support built in | "AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings | "AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings | "AAA" (with Stable Outlook) by India Ratings, ICRA and CARE Ratings |
| Incremental Borrowings done during the year (With Original Maturity of more than one year and excluding ECB) | 10,502.50 | 24,835.50 | 49,184.69 |
| Borrowings by way of issuance of debt securities during the year | 1,500.00 | 14,768.50 | 10,396.12 |
| Reasons for short fall, if any, in mandatory borrowings through debt securities | See note below* | NA | NA |

* SEBI (Issue and listing of Non convertible securities) Regulations, mandates Large Corporates to raise minimum 25% of their incremental borrowings (with original maturity of over 1 year) in a financial year through issue of debt securities. However, the sources / modes of borrowings are finalised based on cost effectiveness of each chosen source and prevailing market conditions. As Corporate Bond yields continued to remain elevated during the financial year, alternative sources / modes of borrowings were chosen to meet operational requirements. This approach ensured diversification of overall resource base and cost optimisation amidst evolving market conditions.

**24)** **A.** During the year ended 31st March 2026, the Company has raised funds through issue of listed non-convertible debt security on private placement basis. The issue proceeds of non-convertible debt securities issued during the period, have been fully utilized for the purpose(s)/ objects stated in the offer documents/ Information memorandum and there has been no deviation / variation in the use of proceeds of non-convertible debt securities from the objects stated in the offer documents/ Information memorandum. Further, there has been no default in repayment of debt securities, borrowings and other liabilities and the Company has met all its debt servicing obligations, both towards principal and interest, during the period in a timely manner.

**B.** During the year, Central Board of Direct Taxes, Department of Revenue, Ministry of Finance vide Notification No. S.O. 1644(E) dated 7th April, 2025, has permitted Housing and Urban Development Corporation Limited (HUDCO) to issue Capital Gain Tax Exemption bonds under Section 54EC of the Income-tax Act, 1961 w.e.f. 1st April, 2025 to raise funds from the markets by way of private placement route through 54EC Capital Gain Bonds in the nature of non-convertible non-transferable secured bonds redeemable after five years having benefits of the section 54EC of the Income Tax Act, 1961.The Company launched its maiden issue of 54EC Capital Gain Bonds in May 2025 and mobilized a sum of Rs.121.12 Crore during the year 2025-26.

**C.** During the year, the Company issued Perpetual Debt Instruments of face value of ₹1 Crore each aggregating to ₹1,442 Crore. The instruments are perpetual in nature with no contractual maturity and are callable at the option of the Company after completion of 10 years from the date of allotment, subject to approval of the Reserve Bank of India. Coupon payments on these instruments are subject to regulatory conditions and may be deferred under specified circumstances. Non-payment of coupon does not constitute an event of default. Based on the contractual terms and the requirements of Ind AS 32, the instruments have been classified as instrument entirely in nature equity.

## NOTE 41 : (Contd.)

During the year, Company has issued Perpetual Debt Instruments of face value of ₹1 Crore each, with no maturity and callable only at the option of the Company after 10 years. The claims of the holders of the securities shall be (a) Superior to the claims of the holders of the equity shares issued by the company; and (b) Subordinated to the claims of all other creditors of the Issuer. The instruments carry a step-up provision if not called after 10 years. The Bonds shall be subjected to a lock-in clause pursuant to which the Issuer may defer payment of coupon where (i) the Capital to Risk Assets Ratio ("CRAR") of the Issuer is below the minimum regulatory requirement prescribed by the Reserve Bank of India ("RBI"); or (ii) the impact of such payment results in CRAR of the Issuer falling below or remaining below the minimum regulatory requirement prescribed by RBI. Further, in the event that payment of coupon may result in or increase the net loss of the Issuer, such payment shall only be subject to prior approval of RBI and shall be made only upon receipt of such approval, provided that the CRAR remains above the prescribed regulatory requirement after such payment. Coupon shall not be cumulative, in cases where non-payment arises on account of loss. The invocation of the lock-in clause by the Issuer shall not be construed as a default committed by the Issuer and shall not result in the occurrence of an Event of Default. As these securities are perpetual in nature and the Company does not have any redemption obligation and discretion on payment of coupon, these have been classified as equity.

Details of the Perpetual Debt Instruments issued are as follows:

| Particulars | Coupon Rate | Number of Bonds | Date of allotment | Year ended 31-03-2026 | Year ended 31-03-2025 |
|---|---|---|---|---|---|
| Series 2025-26 | 7.87% | 1442 | 13-02-2026 | Rs.1442 cr | 0.00 |

**25)** The Company makes full provision on doubtful debtors/ receivables which are outstanding for more than three years.

**26)** The Company has taken various office premises on cancellable operating lease basis with an option to cancel the lease. The aggregate lease rentals payable is charged as "Office Rent under Note No. 32- Other Expenses" of the Statement of Profit & Loss. Further, there is no financial lease as Company's leasing arrangement does not transfer substantially all risks & rewards incidental to the ownership of an asset.

**27)** During the year under review, a provision for bad and doubtful debts under section 36(1)(viia), of Income Tax Act 1961 equivalent to 5% of the taxable income (after allowing deduction u/s 36(1)(viii)), totaling to ₹ 118.00 Crore has been created.

**28)** **(a)** The company has declared an interim dividend-I of ₹230.22 Crore @ ₹1.15 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 06th August 2025. The same has been paid to shareholders within prescribed timelines.

**(b)** The company has declared an interim dividend-II of ₹200.19 Crore @ ₹1.00 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 10th November 2025. The same has been paid to shareholders within prescribed timelines.

**(c)** The company has declared an interim dividend-III of ₹230.22 Crore @ ₹1.15 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 29th January 2026. The same has been paid to shareholders within prescribed timelines.

**(d)** The company has declared an interim dividend-IV of ₹250.24 Crore @ ₹1.25 per Share of ₹10/- each, to its shareholders, during the FY 2025-26 after approval of Board of Directors in its meeting held on 23rd March 2026. The same has been paid to shareholders within prescribed timelines.

**(e)** The Board of Directors at its meeting held on 14th May, 2026 has recommended a Final Dividend of ₹1.50 per share of ₹10/- each, which is subject to approval of shareholders at the ensuing Annual General Meeting.

**29)** **Details of Expenditure / Earnings in foreign currency:**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| **Expenditure** | | |
| a) Travelling | 0.55 | 0.44 |
| b) Interest/Other expenses on Foreign Loan * | 159.07 | 109.01 |
| c) Others | 0.59 | 0.24 |

## NOTE 41 : (Contd.)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| **Total Expenditure** | **160.21** | **109.69** |
| **Earnings** | | |
| Interest on overseas deposit | 0.00 | 0.00 |

**Value of expenditure and earnings made during the year out/in of the Country.*

**30) Earnings Per Share**

Earnings per share is calculated by dividing the profit attributable to the equity shareholders by the weighted average number of equity shares outstanding during the year as under:

For the purpose of computation of Earnings per Share, profit attributable to equity shareholders has been computed after deducting distribution on perpetual securities, whether declared or not, in accordance with Ind AS 33.

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Net Profit for the period attributable to equity shareholders (₹ in Crore) (a) | 4034.37 | 2709.14 |
| Weighted Average number of Equity Shares (b) | 2001900000 | 2001900000 |
| Basic / Diluted Earnings Per Share of ₹ 10/- each (₹) (a/b) | 20.15 | 13.53 |

**31)** As per the Ind AS- 109, the impairment of the loan asset is being arrived by working out on Expected Credit Loss (ECL). Our Project loans portfolio is segregated into Government and Non-Government segment. In case of government loans, it is further segregated into Housing and UIF segment and non-government loans are segregated sector wise i.e. Building Material Industries, Core, Emerging, Energy, Roads and Transportation Value Added Real Estate and Social Housing. Further, all the loans are divided into three categories: -

Stage – 1 - 0-30 days

Stage – 2 - 31-90 days

Stage – 3 - Above 90 days.

**Summary of ECL as on 31st March, 2026**

**(₹ in Crore)**

| Portfolio | Stage 1 | Stage 2 | Stage 3 | Grand Total |
|---|---|---|---|---|
| Government | | | | |
| Govt-Housing | 3.46 | 6.13 | 29.19 | 38.78 |
| Govt-Urban Infra | 12.89 | 1.26 | 43.75 | 57.90 |
| **Govt Total** | **16.35** | **7.39** | **72.94** | **96.68** |
| Non Government | | | | |
| Building Material Industries | - | - | 8.36 | 8.36 |
| Core Infrastructure | - | - | 2.82 | 2.82 |
| Emerging Sector | - | - | 349.88 | 349.88 |
| Power and Transport | 2.59 | - | 745.47 | 748.06 |
| Social Housing | - | - | 10.16 | 10.16 |
| Value Added Real Estate & Other Housing | - | - | 383.30 | 383.30 |
| **Non Govt Total** | **2.59** | **-** | **1,499.99** | **1,502.58** |
| ECL on Loan Commitments | 4.85 | 1.03 | - | 5.89 |
| ECL on Interest Accrued | 0.16 | 0.25 | - | 0.41 |
| ECL on HUDCO Niwas Loan | 0.07 | 0.02 | 15.56 | 15.65 |
| **Total ECL** | **24.02** | **8.69** | **1,588.49** | **1,621.21** |

## NOTE 41 : (Contd.)

**32) Exit from Associate Companies:**

Reserve Bank of India while issuing the certification of Registration No. 14.03626 dated 24th August 2024 for registration of Hudco as NBFC-IFC from existing NBFC-HFC advised, inter alia, that HUDCO shall divest from the four non-operative group companies viz, Shristi Infrastructure Development Limited(SUIDL), Signa Infrastructure India Limited(SIIL), Pragati Social Infrastructure Development Ltd. (PSIDL) and Ind Bank Housing Limited(IBHL) by 31.03.2026. In line with the directive action for the divestment from the all four companies was immediately initiated.

Hudco being a listed Navratna CPSE, requisite approvals were obtained from the Board of directors in December 2024 for selling the stake in the four companies, by duly following the due process as specified in DIPAM OM dated 14th September,2022. As per the circular, the sale of stakes in the Joint venture is to be recommended by the parent CPSE to its administrative Ministry, which then forwards the proposal to the DIPAM for consideration of In-Principal approval by the Alternative Mechanism(AM). The proposal of Hudco was forwarded to administrative ministry on 16th July,2025. A cabinet note was forwarded by the administrative Ministry to the DIPAM on 16th September, 2025. Thereafter, a round of clarifications were provided to the DIPAM who vide OM F.NO 12/11/2025-DIPAM-V dated 11th February, 2026 granted the In principal approval of the Alternative Mechanism for sale of stake/exit by HUDCO.

A committee was constituted to carry out the due-diligence to arrive at the offer price to be offered to the JV partners. The committee examined the valuation reports etc and submitted the report recommending issuing the Offer for proposal to all the existing shareholders or their nominees in the JV company for purchase of HUDCO's shares in writing with a 30/60 days' time to respond from the date of receipt of the proposal. The associate wise status current status is as follows:

**1. Shristi Urban infrastructure Development Limited (SUIDL):**

The company had decided to exit from Shristi Urban Infrastructure Development Ltd.-SUIDL with Shristi infrastructure Development Corporation Ltd. In this regard, the underlying assets i.e., SARGA Udaipur Hotels and Resorts Pvt. Ltd. (Being subsidiary of Shristi Urban Infrastructure Development Ltd.-SUIDL) has voluntarily approached NCLT for Insolvency Proceedings. Upon failure of the CIRP the Resolution professional has filled liquidation application with NCLT.

SUIDL being a non-operative company with negative net-worth, the value of each equity share was valued at Rs. (4.66) by the IBBI valuer. The offer for sale at the investment value of Rs. 3 Crore (1.5 times of the Hudco's investment, in line with JV clause) was issued with a 30 days' notice period on 26th Feb 2026. The notice period has expired, however the company did not respond to HUDCO's offer.

**2. Signa infrastructure India Limited (SIIL):**

The company has decided to exit Signa Infrastructure India Ltd. With Marg Construction Ltd. In pursuance of the Board's approval, the valuer was appointed by the Associate Company i.e., SIIL and indicated the value of the shares (Rs.10 each) at Rs.76.22 per share. HUDCO has made an offer to the Associate Partner to purchase HUDCO shares in SIIL. The company has not responded to HUDCO offer. The board of HUDCO was updated of the latest status and HUDCO Board in its meeting held on 19th December, 2019 decided that steps be taken for termination of joint venture agreement with M/s. Marg construction Ltd. (Promoter of Signa Infrastructure India Ltd) & withdrawal of HUDCO Nominee Director, in pursuance of Board Decision, HUDCO Nominee Director had submitted his resignation to the Company.

SIIL being a non-operative company with negative net-worth, the value of each equity share was valued at Rs. (12.64) by the IBBI valuer. The offer for sale at the investment value of Rs. 1.30 Lacs was issued with a 30 days' notice period on 26th Feb 2026. The notice period has expired, however the company did not respond to HUDCO's offer.

**3. Pragati Social infrastructure Development Ltd (PSIDL)**

HUDCO has decided to exit from Pragati Social Infrastructure & Development Ltd.-PSIDL. PSIDL is not providing any financial information for the purpose of valuation of shares because of court injunction. HUDCO has filed a Petition u/s 397 & 398 of the Companies Act 1956 before National Company Law Tribunal (NCLT) for oppression and mismanagement of operations, against Pragati Social Infrastructure & Development Limited (PSIDL). Pragati is a non-operative company has not filed its annual regulatory filings since 2009. In the absence of books of accounts for a very long time it is not possible to estimate the releasable value, if any.

As per the JV agreement RoFR was applicable for a period of 7 years. Since the RoFR clause has expired, due process for the disposal of the shares needs to be considered.

## NOTE 41 : (Contd.)

**4. Ind Bank Housing Limited (IBHL): value of investment**

The company had decided to exit from Ind Bank Housing Limited. The Company had invested Rs.2.50 Crore in the shares of the Ind bank Housing Ltd. (IBHL) more than 30 years back. There is no shareholder agreement of JV agreement. Considering the fact that IBHL has highly negative Net Worth and meagre volume of trading (500 to 7000 shares ) in the share of the company, even though market price of the share as on 31st March, 2026 is Rs. 40 per share .HUDCO continues to reflect the investment of Rs.2.50 Crore in IBHL at diminished value of Rs.1 only as on 31st March, 2026. Besides RBI vide letter dated 10th October 2023 has informed that CoR granted by NHB to IBHL has been cancelled vide order dated 21st September 2023 hence no longer an HFC.

The offer for sale was issued with a 30 days' notice period, however the company has stated that Indian Bank is not able to consider HUDCO's offer due to regulatory constraints.

HUDCO will continue to initiate the further course of action involving public auction etc. while adhering to the due process. The time being taken in the process is on account of the regulatory requirements to be adhered to by HUDCO and non-co-operation on the part of the aforesaid companies.

In the light of above it is earnestly requested that while Hudco continues with its process, as the outcome of the process is not in the control of Hudco extension the timeline for completion of the stake sale/ delinking from the condition of NBFC-IFC may be considered. Regulatory compliances and requirements specially like physical form of shares, non-functional business, non-responsive JV partners are some of the hindrances for a successful stake sale.

**33) Related parties Disclosure:**

**(a) Associates including Joint Venture**

(1) Shristi Urban Infrastructure Development Ltd.

(2) Pragati Social Infrastructure & Development Ltd.

(3) Signa Infrastructure India Ltd.

(4) Indbank Housing Ltd.

**(b) Key Management Personnel during the year 2025-26**

| Sl. No. | Director(s) | Status |
|---|---|---|
| 1. | Shri Sanjay Kulshrestha | Chairman & Managing Director (w.e.f. 16.10.2023) (A/N) |
| 2. | Shri M. Nagaraj | Director Corporate Planning (DCP) (w.e.f. 01.02.2019) |
| 3. | Shri Daljeet Singh Khatri | Director Finance (DF) & Chief Financial Officer (DF w.e.f. 14.08.2024 & Chief Financial Officer w.e.f. 25.09.2024) |
| 4. | Shri Vikas Goyal | Company Secretary (w.e.f. 26.02.2024) |
| 5. | Shri LVS Sudhakar Babu | Key Managerial Personnel (From 22.01.2025 to 06.11.2025) |

**(c) Transactions with Associates including Joint Venture:**

**Investment in Associates including Joint Venture**

**(₹ in Crore)**

| Proportion of ownership | 25% | 40% | 26% | | Total |
|---|---|---|---|---|---|
| Nature of Transactions | Ind bank Housing Ltd. | Shristi Urban Infrastructure Development Ltd. | Pragati Social Infrastructure & Development Ltd. | Signa Infrastructure India Ltd. | |
| Investments | | | | | |

## NOTE 41 : (Contd.)

| Proportion of ownership | 25% | 40% | 26% | | Total |
|---|---|---|---|---|---|
| Nature of Transactions | Ind bank Housing Ltd. | Shristi Urban Infrastructure Development Ltd. | Pragati Social Infrastructure & Development Ltd. | Signa Infrastructure India Ltd. | |
| Balance as at 01.04.2025 | 2.50 | 2.00 | 0.13 | 0.01 | 4.64 |
| Additions during the year | - | - | - | - | - |
| Deductions during the year | - | - | - | - | - |
| **Balance as at 31.03.2026** | **2.50** | **2.00** | **0.13** | **0.01** | **4.64** |

**(d) Transactions with Key Management Personnel:**

The statement of loans / advances given to Key Managerial Personnel for the year ended 31st March, 2026 is given below:

**a.** Shri Sanjay Kulshrestha, Chairman and Managing Director, joined HUDCO on 16th October, 2023. However, He has not taken any advance during the year. An amount of Rs 1,04,603/- is outstanding towards Welfare Advance including interest of Rs. 10,167/- as on 31st March, 2026.Maximum outstanding during the financial year was Rs.2,49,385.

**b.** Shri M. Nagaraj, joined as Director-Corporate Planning HUDCO on 1st February, 2019. However, He has not taken any advance during the year. There is no outstanding towards advances as on 31st March, 2026.

**c.** Shri Daljeet Singh Khatri, joined as Director - Finance HUDCO on 14th August, 2024 and taken charge of Chief Financial Officer on 25.09. 2024. However, He has not taken any advance during the year. There is no outstanding towards advances as on 31st March, 2026.

**d.** Shri LVS Sudhakar Babu, Executive Director - Finance was KMP w.e.f. 22.01.2025 to 06.11.2025. However, he has taken Welfare advance of. Rs.5,00,000/- during the year. An amount of Rs 3,86,848/- is outstanding towards Welfare Advance including interest of Rs. 11,847/- as on 31st March, 2026 and HBA Interest outstanding of Rs. 3,50,773/- as on 31st March, 2026. Maximum outstanding during the financial year was Rs.9,18,220.

**e.** Shri Vikas Goyal, joined HUDCO on 16th February,2024 and taken charge as Company Secretary from 26th February,2024. However, He has not taken any advance during the year. There is no outstanding towards advances as on 31st March, 2026.

| Type of Borrower | Amount of loan and advance in the nature of loan outstanding ( Amount in Crore) | Percentage to the total loans and the advances in nature of loans |
|---|---|---|
| Directors | 0.01 | 0.00 |
| Promoters | 0.00 | 0.00 |
| KMPs | 0.07 | 0.00 |
| Other Related Party | - | - |
| **TOTAL** | **0.08** | **0.00** |

**(e) Remuneration of Key Management Personnel:**

The remuneration of key management personnel and close member of Key Management Personnel of the Company are set out below in aggregate for each of the categories specified in Ind AS 24 Related party disclosures.

## NOTE 41 : (Contd.)

(₹ in Crore)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Short term employees' benefits | 2.36 | 2.34 |
| Post-employment benefits# | 0.41 | 1.05 |
| Other long-term benefits | 0.90 | 0.75 |
| Terminal benefits | 0.00 | 0.00 |
| Share based payment | 0.00 | 0.00 |
| **TOTAL** | **3.67** | **4.14** |

# Does not include gratuity and compensated absences as these are provided in the books of accounts on the basis of actuarial valuation for the company as a whole and hence individual amount cannot be determined.

**(f)** As per DPE letter dated 21st January, 2013, the Chairman and Managing Director and Whole Time Directors are entitled to use staff car for private use upto 1,000 km. per month against payment of ₹2,000/- per month.

**(g) Sitting Fee to Independent Directors for the Financial Year 2025-26:**

| Director | Board Meeting (₹) | Committee Meeting (₹) | Total (₹) |
|---|---|---|---|
| **Smt. Sabitha Bojan** | 3,30,000 | 6,75,000 | 10,05,000 |
| **Shri Kantilal Chaturbhai Patel** | 3,30,000 | 6,75,000 | 10,05,000 |
| **Dr. Ravindra Kumar Ray** | 3,00,000 | 3,75,000 | 6,75,000 |
| | **Total** | | **26,85,000** |

**(h) Transactions with Promoters for the Financial Year 2025-26:**

| Particular | % of holding | Promoter Contribution (₹ in crore) | Dividend paid during the year |
|---|---|---|---|
| **Ministry of Housing & Urban Affairs** | 54.27 | 1,086.43 | 608.40 |
| **Ministry of Rural Development** | 20.73 | 415.00 | 232.40 |
| **Total** | **75.00** | **1,501.43** | **840.80** |

**In case of Associate Company:**

**a) Name of the related parties and description of relationship:**

**1. Holding Company of Reporting Enterprise**

Shristi Infrastructure Development Corporation Ltd. (SIDCL)

**2. Fellow subsidiaries**

Sarga Hotel Private Ltd

(Formerly Shristi Hotel Private Limited)

Sarga Udaipur Hotel & Resorts Pvt Ltd.,

(Formerly Shristi Udaipur Hotels & Resorts Pvt. Ltd.)

Finetune Engineering Services Private Limited

Vipani Hotels & Resorts Private Limited

Border Transport Infrastructure Dev. Limited

East Kolkata Infrastructure Development Pvt. Ltd.

Vindhayachal Attivo Food Park Ltd.

Haldia Water services Pvt. Ltd.

## NOTE 41 : (Contd.)

**b) Transactions with Related parties:**

(₹ in Crore)

| Nature of transaction | Holding Company | |
|---|---|---|
| **Name of the related party** | **2025-26** | **2024-25** |
| **Borrowings** | | |
| **Shristi Infrastructure Development Corporation Limited** | | |
| taken during the year | 0.00 | 0.00 |
| Interest on Loan | 0.00 | 0.00 |
| **Nature of transaction /** | | |
| **Name of the related party** | | |
| **Balance Outstanding:** | **31st March, 2026** | **31st March, 2025** |
| Shristi Infrastructure Development Corporation Limited | | |
| **Borrowings** | 22.06 | 22.06 |
| Interest payable | 0.00 | 3.96 |
| **Nature of transaction /** | | |
| **Name of the related party** | **Subsidiary** | **Subsidiary** |
| **Balance Outstanding:** | **31st March, 2026** | **31st March, 2025** |
| Sarga Udaipur Hotels & resorts Pvt. Ltd. | | |
| **Investment in equity** | 3.00 | 3.00 |
| Reimbursement of Expenses | 0.00 | 0.06 |

- The transactions with related party have been entered at an amount which is not materially different from those on normal commercial terms.
- The amounts outstanding are unsecured and will be settled in cash.
- No guarantees have been given or received.
- No expense has been recognised in current year and previous year for bad or doubtful debts in respect of the amounts owed by related parties.

**c) Share in Net Assets and Income**

Information in respect of Investments in Indbank Housing Limited has not been incorporated as HUDCO has provided for full diminution in the value of investment.

**34) Information in relation to the interest of the company in Associates including joint venture**

**a) Details of Associates Including joint venture**

| Name of the Company | Contribution towards equity (₹ in Crore) | Principal Place of business /Country of Incorporation | Proportion of ownership |
|---|---|---|---|
| Shristi Urban Infrastructure Development Ltd. | 2.00 | India | 40% |
| Pragati Social Infrastructure & Development Ltd. | 0.13 | India | 26% |
| Signa Infrastructure India Ltd. | 0.01 | India | 26% |
| Indbank Housing Ltd. | 2.50 | India | 25% |
| **Total** | **4.64** | | |

## NOTE 41 : (Contd.)

**b) The following table summarizes key information relevant to associate Shristi Urban Infrastructure Development Ltd.**

**(₹ in Crore)**

| Particulars | 31st March, 2026*$ (Provisional) | 31st March, 2025 (Provisional) |
|---|---|---|
| Cash and cash equivalents | 0.67 | 0.72 |
| Trade receivables | 5.12 | 5.12 |
| Property, plant and equipment | 0.01 | 0.01 |
| Investment | - | - |
| Capital work-in-progress | 33.91 | 33.86 |
| Other financial assets | 0.56 | 0.56 |
| Other current assets | 0.52 | 0.25 |
| Other non-current assets | 1.28 | 1.28 |
| Current tax assets | 0.15 | 0.15 |
| Provisions | (0.03) | (0.03) |
| Borrowings | (22.06) | (22.06) |
| Trade payable | (0.65) | (0.37) |
| Other liabilities | (16.87) | (16.87) |
| **Net Assets** | -2.61 | -2.62 |
| **Profit after tax** | (0.00) | (0.00) |

*Information in respect of Investments in Associate viz., Pragati Social Infrastructure & Development Ltd, Signa Infrastructure India Ltd and Indbank Housing Limited have not been incorporated as HUDCO has decided to exit from the Associate and has provided for full diminution in the value of investment.

$ Information Includes consolidation on the basis of last available audited financials for March 2024 of SARGA Udaipur hotels & resorts Ltd., associate company of Shristi Urban Infrastructure Development Ltd., as the company is under liquidation.

**35) Corporate Social Responsibility**

The Company has formulated a CSR Policy in line with the guidelines issued by the Department of Public Enterprises (DPE) via Office Memorandum No. CSR-15/0008/2014-Dir (CSR) dated August 1, 2016, and the relevant provisions of the Companies Act, 2013. The policy was approved by HUDCO's Board based on the recommendations of the Committee of the Board. It was further amended in April 2025 and shall continue to be revised as and when required by the Board.

In accordance with the Companies Act, 2013, the Company approved a CSR budget allocation for FY2025-26 equivalent to 2% of the average profit before tax of the three immediately preceding financial years, amounting to ₹57.89 Crore.

| S. No. | Particulars | 2025-26 (₹ in Crore) | 2024-25 (₹ in Crore) |
|---|---|---|---|
| 1. | Gross amount required to be spent (including surplus) | 57.90 | 49.34 |
| 2. | Amount spent during the year: | 60.06# | - |
| | i) Construction/Acquisition of any asset | 38.66 | - |
| | ii) Other than (i) above | 21.40 | 52.72 |

(#) Includes expenditure on projects from FY 2024-25 and ongoing projects from FY 2023-24 and 2022-23 along with administrative overheads.

Pursuant to the Companies (CSR Policy) Amendment Rules, 2021, issued by the Ministry of Corporate Affairs on January 22, 2021, any unspent amount related to ongoing CSR projects must be transferred to an "Unspent CSR Account" within 30 days from the end of the financial year. This amount must be utilized within three financial years,

## NOTE 41 : (Contd.)

failing which it shall be transferred to a fund specified in Schedule VII under Section 135 of the Companies Act, 2013, within 30 days from the end of the third year.

The CSR amount required to be spent has been booked under the Profit & Loss account during the year. Details of CSR activities carried out in the Current Financial Year 2025-2026 are tabulated below:

**(₹ In Crores)**

| S. No. | Particular | 31.03.2026 |
|---|---|---|
| **1** | **CSR Projects sanctioned during the Financial Year (including Rs.2.89 Crore as Admin Cost)** | **75.06** |
| a | CSR Budget required to be utilized by the company during the Financial Year based on 2% of the Average Standalone Net Profit of Last 3 Years | 57.89 |
| b | Surplus arises refunded by Implementing Agency | 0.01 |
| **2** | Total Amount to be spent (a+b) | 57.90 |
| **3** | Amount utilized during the Financial Year 2025-26 on CSR activities from Sanctioned Budget | |
| i) | Towards CSR Projects | 22.26 |
| ii) | Towards transfer to Funds specified under Schedule VII of Companies Act 2013 | NIL |
| iii) | Towards CSR Administrative Overheads | 2.89 |
| | Total (3i+3ii+3iii) | 25.15 |
| **4** | Current year shortfall / unutilized (2-3) | 32.75 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 2.61 |
| ii) | Amount to be transfer to Unspent CSR Bank Account on or before 30th April | 30.14 |
| **5** | **Opening balance of Unspent CSR Budget of the Previous Years** | |
| a | 2022-2023 | 10.41 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 1.93 |
| ii) | Amount available in the Unspent CSR Bank Account 2022-2023 | 8.48 |
| b | 2023-2024 | 2.31 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 1.36 |
| ii) | Amount available in the Unspent CSR Bank Account 2023-2024 | 0.95 |
| c | 2024-2025 | 22.79 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 5.36 |
| ii) | Amount available in the Unspent CSR Bank Account 2024-2025 | 17.43 |
| | Total (5a+5b+5c) | 35.51 |
| **6** | Amount utilized during financial year 2025-2026 out of the Unspent CSR Budget of Previous Years | |
| i) | Towards Projects | |
| | 2022-2023 | 5.25 |
| | 2023-2024 | 2.21 |
| | 2024-2025 | 22.72 |
| ii) | Towards transfer to Funds specified under Schedule VII of Companies Act 2013 | |
| | 2022-2023 | *4.72 |
| | 2023-2024 | NIL |
| | 2024-2025 | NIL |
| | Total (6i+6ii) | 34.91 |

## NOTE 41 : (Contd.)

| S. No. | Particular | 31.03.2026 |
|---|---|---|
| **7** | Closing balance of Unspent CSR Budget of the Previous Years | |
| a | 2022-2023 | 0.43 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | NIL |
| ii) | Amount available in the Unspent CSR Bank Account 2022-2023 | 0.43 |
| b | 2023-2024 | 0.10 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 0.10 |
| ii) | Amount available in the Unspent CSR Bank Account 2023-2024 | NIL |
| c | 2024-2025 | 0.07 |
| i) | Advance remitted to Implementing Agency, pending Utilisation Certificate | 0.07 |
| ii) | Amount available in the Unspent CSR Bank Account 2024-2025 | NIL |
| | Total (7a+7b+7c) | 0.60 |
| **8** | Total Unspent CSR Amount as on 31.03.2026 (including previous 3 Years) (4+7) | 33.35 |
| **9** | Total CSR Amount utilized during the Financial Year 2025-2026 (including previous 3 Years) (3+6) | 60.06 |

** Rs. 4,72,40,426/- remitted to Swachh Bharat Kosh in March 2026, being unspent and unallocated funds.*

**36) Research & Development (R&D)**

The Company had formulated a Research & Development (R&D) policy in line with the guidelines issued by the Department of Public Enterprises vide Office Memorandum No. 3(9)/ 2010-DPE (MoU) dated 20.09.2011. However, vide Office Memorandum No. M-05/0012/2014-DPE(MoU) dated 17th July, 2019, DPE informed that the guidelines prescribed vide above Office Memorandum dated 20.09.2011 have become redundant and stood withdrawn. The Board of Directors of HUDCO in its meeting held on 19.02.2020 noted the above development and has also approved to continue with HUDCO's own R&D policy formulated in 2012. The Board of Directors also approved to discontinue with earmarking 0.5% of PAT until the accumulated non-lapsable R&D funds are fully utilized. However, during the FY 2025-26, no amount was spent on R&D activities. Accordingly, an amount of ₹ 9.13 Crore was available as on 31st March 2026 (Previous Year: ₹ 9.13 Crore) with HUDCO as non-lapsable R&D funds. Further, during the current year, HUDCO Board of Directors have approved a proposal of Technical Assistance scheme for Project Formulation, Capacity Building and Research & Development activities for the Government Agencies and ULBs etc. with an initial corpus of Rs. 5.00 Crore from the unspent balance and the Board has also approved Revised Guidelines for setting up HUDCO Chairs at various institutions in the country.

**37)** The Company has not advanced or lent or invested any funds which are material either individually or in the aggregate (either from borrowed funds or share premium or any other sources or kind of funds) 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, 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.

The Company has not received any fund which are material either individually or in the aggregate 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.

## NOTE 41 : (Contd.)

**38) Additional Disclosure requirement as per NHB/RBI Directions**

**a) Capital to Risk Assets Ratio (CRAR)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| i) CRAR (%) | 39.93% | 46.60% |
| ii) CRAR - Tier I capital (%) | 39.87% | 46.55% |
| iii) CRAR - Tier II Capital (%) | 0.06% | 0.05% |
| iv) Amount of subordinated debt raised as Tier-II Capital | - | - |
| v) Amount raised by issue of Perpetual Debt Instruments (in Crore) | 1442.00 | - |

**(b) Statutory Reserve u/s 45-IC of Reserve Bank of India Act, 1934**

The Company is creating the Reserve Fund as required u/s 45IC of Reserve Bank of India Act, 1934, wherein at least 20% of net profit is required to be transferred before the declaration of dividend. No appropriation is allowed to be made from the reserve fund except for the purpose as may be specified by the Reserve Bank of India from time to time and further, any such appropriation is also required to be reported to the Reserve Bank of India within 21 days from the date of such withdrawal.

**Details of Movement during the year:**

**(₹ in Crore)**

| Particulars | For the year ended 31st March, 2026 | | For the year ended 31st March, 2025# | |
|---|---|---|---|---|
| | Statutory Reserve u/s 45-IC of Reserve Bank of India Act, 1934 | Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961 | Statutory Reserve u/s 45-IC of Reserve Bank of India Act, 1934 | Special Reserve u/s 36(1)(viii) of the Income Tax Act, 1961 |
| Balance as at the beginning of the year | 542.00 | 7335.19 | 0.00 | 6785.19 |
| Add: Transferred from Retained Earnings | 807.00 | 525.00 | 542.00 | 550.00 |
| Less: Transferred to General Reserve | - | - | - | - |
| **Balance as at the end of the year** | **1349.00** | **7860.19** | **542.00** | **7335.19** |

**c) Investments**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| **Value of Investments** | | |
| (i) Gross value of Investments | | |
| (a) In India | 2231.78 | 1322.73 |
| (b) Outside India | | |
| (ii) Provisions for Depreciation | | |
| (a) In India | 3.11 | 3.11 |
| (b) Outside India | | |
| (iii) Net value of Investments | | |

## NOTE 41 : (Contd.)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (a) In India | 2228.67 | 1319.62 |
| (b) Outside India | | |
| **Movement of provisions held towards depreciation on investments** | | |
| (i) Opening balance | 3.11 | 3.11 |
| (ii) Add: Provisions made during the year | | - |
| (iii) Less: Write-off/Written-back of excess provisions during the year | - | |
| (iv) Closing balance | 3.11 | 3.11 |

**d) Derivatives**

i) Forward Rate Agreement/Interest Rate Swap

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (i) The notional principal of swap agreements | - | - |
| (ii) Losses which would be incurred if counterparties failed to fulfil their obligations under the agreements | - | - |
| (iii) Collateral required by the NBFC upon entering into swaps | - | - |
| (iv) Concentration of credit risk arising from the swaps $ | - | - |
| (v) The fair value of the swap book @ | - | - |
| Note: Nature and terms of the swaps including information on credit and market risk and the accounting policies adopted for recording the swaps should also be disclosed. | | |
| $ Examples of concentration could be exposures to particular industries or swaps with highly geared companies. | | |
| @ If the swaps are linked to specific assets, liabilities, or commitments, the fair value would be the estimated amount that the NBFC would receive or pay to terminate the swap agreements as on the balance sheet date. | | |

**ii. Exchange Traded Interest Rate (IR)Derivative**

**(₹ in Crore)**

| Particulars | Amount |
|---|---|
| i.Notional principal amount of exchange traded IR derivatives undertaken during the year (instrument- wise) | NIL |
| ii. Notional principal amount of exchange traded IR derivatives outstanding as on 31st March, 2026 (instrument-wise) | NIL |
| iii. Notional principal amount of exchange traded IR derivatives outstanding and not “highly effective” (instrument-wise) | NIL |
| iv. Mark-to-market value of exchange traded IR derivatives outstanding and not “highly effective” (instrument-wise) | NIL |

**iii. Disclosures on Risk Exposure in Derivatives**

**1. Qualitative Disclosure**

The Company has in place Foreign Currency Risk Management Policy which covers management of currency risks including interest rate risk. The Policy lays down the risk philosophy, risk appetite and appropriate systems and controls to identify, measure, monitor, report and manage the currency risks including interest rate risk. The Policy provides the guiding parameters within which the Company can take decisions for managing the Currency Risk that it is exposed to on account of foreign currency loans.

## NOTE 41 : (Contd.)

**2. Risk Management Structure:**

a. The Company enters into derivatives viz. Principal only Swaps, Currency and Interest Rate Swaps/ Forward rate contract for hedging the interest/ exchange rate risk in foreign currency liabilities. An Asset Liability Committee (ALCO) is currently functioning under the chairmanship of Director Finance with Director (Corporate Planning) as member along with other members i.e. Head of Resource, Head of Operations, Head of Loan accounts, Head of Corporate Accounts & Taxation, Head of Risk Management, and any other officer as desired by the Chairman of the Committee. ALCO monitors effectiveness of existing and new hedging instruments/ strategies being used/ to be used for management of the Currency risk and for taking stock of the market movements. The decisions of the ALCO are reviewed by the Risk Management Committee (RMC) for managing the risks. The decisions taken by the RMC are subsequently reported to the Board.

b. These derivative transactions are done for hedging purpose and not for trading or speculative purpose.

c. Reference may be drawn to Sub Point No. 4.6 of para 4 of Notes forming part of accounts under Significant Accounting Policies for relevant accounting policy on Transactions in Foreign Currency.

**3. Quantitative Disclosure**

**(₹ in Crore)**

| Particulars | Currency Derivatives 2025-26 | Interest Rate Derivatives 2025-26 |
|---|---|---|
| (i) Derivatives (Notional Principal Amount) | 14,637.39 | - |
| (ii) Marked to Market Positions[1] * | - | - |
| (a) Assets (+) | 2154.88 | - |
| (b) Liability (-) | (235.01) | - |
| (iii) Credit Exposure [2]** | 2649.26 | - |
| (iv) Unhedged Exposures | 42.29 | - |

* The mark to market positions mentioned above are those as informed by the counterparties (generally banks).

** Sum of the total replacement cost (obtained by "marking to market") of all contracts and an amount for potential future changes in credit exposure calculated on the basis of the total notional principal amount of the contract multiplied by credit conversion factor according to the residual maturity of the contract (i.e., 1% in case of exchange rate contract with maturity of less than one year and 5.00% in case of exchange rate contract with maturity of one year and over).

**e) Assets Liability Management (Maturity pattern of certain items of Assets and Liabilities)**

**(₹ in Crore)**

| Particulars | 1 day to 7 days | 8 to 14 days | 15 days to 30/31 days | Over one month upto 2 month | Over 2 month upto 3 month | Over 3 month& up to 6 month | Over 6 month & up to 1 year | Over 1 year & up to 3 year | Over 3 year & up to 5 year | Over 5 year | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Liabilities** | | | | | | | | | | | |
| Deposits | - | - | - | - | - | - | - | - | - | - | - |
| Borrowings (including Debt Securities) | - | - | - | 2,199.96 | 1,239.66 | 5,274.31 | 10,932.91 | 78,088.10 | 10,449.44 | 18,855.23 | 1,27,039.61 |
| Foreign Currency Liabilities | - | - | - | - | - | 5.82 | 5.82 | 2,805.13 | 11,820.63 | - | 14,637.40 |
| **Assets** | | | | | | | | | | | |
| Advances | 426.90 | 0.48 | 355.16 | 3,090.17 | 393.78 | 4,118.71 | 10,218.04 | 60,236.64 | 31,761.83 | 49,945.45 | 1,60,547.15 |
| Investments | - | 2.17 | - | 0.40 | 11.87 | 416.32 | - | 494.21 | 680.60 | 623.09 | 2,228.66 |
| Foreign Currency Assets | - | - | - | - | - | - | - | - | - | - | - |

## NOTE 41 : (Contd.)

**f) Exposure**

**i) Exposure to Real Estate Sector**

**(₹ in Crore)**

| Category | | | 2025-26 | 2024-25 |
|---|---|---|---|---|
| a) | **Direct Exposure** | | | |
| | **(i)** | **Residential Mortgages-** | | |
| | | Lending fully secured by mortgages on residential property that is or will be occupied by the borrower or that is rented Exposure would also include non-fund based (NFB) limits. | 5.58 | 29.46 |
| | **(ii)** | **Commercial Real Estate-** | | |
| | | Lending secured by mortgages on commercial real estates (office buildings, retail space, multi- purpose commercial premises, multi-family residential buildings, multi-tenanted commercial premises, industrial or warehouse space, hotels land acquisition, development, and construction, etc.). | 113.66 | 680.86 |
| | **(iii)** | **Investments in Mortgage-Backed Securities (MBS) and other securitized exposures-** | | |
| | | a) Residential | - | - |
| | | b) Commercial Real Estate | - | - |
| b) | | **Indirect Exposure** | | |
| | | Fund based and non-fund-based exposures on National Housing Bank (NHB) and Housing Finance Companies (HFCs) | - | - |
| | **A)** | Cent bank housing | 1.70# | 1.70# |
| | **B)** | Exposure to group companies in real estate sector Shristi Urban Infrastructure limited | 2.00 | 2.00 |

# Fair value of exposure in the books of accounts is Rs. 29.35 Crore

**ii) Exposure to Capital Market**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (i) Direct investment in equity shares, convertible bonds, convertible debentures, and units of equity- oriented mutual funds the corpus of which is not exclusively invested in corporate debt. | 1106.70 | 1087.03 |
| (ii) Advances against shares/ bonds/ debentures or other securities or on clean basis to individuals for investment in shares (including IPOs/ ESOPs), convertible bonds, convertible debentures, and units of equity-oriented mutual funds; | - | - |
| (iii) Advances for any other purposes where shares or convertible bonds or convertible debentures or units of equity oriented mutual funds are taken as primary security; | - | - |
| (iv) Advances for any other purposes to the extent secured by the collateral security of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds i.e. where the primary security other than shares/ convertible bonds/ convertible debentures/ units of equity oriented mutual funds' does not fully cover the advances; | - | - |
| (v) Secured and unsecured advances to stock brokers and guarantees issued on behalf of stock brokers and market makers; | - | - |

## NOTE 41 : (Contd.)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (vi) Loans sanctioned to corporate against the security of shares/ bonds/ debentures or other securities or on clean basis for meeting promoter's contribution to the equity of new companies in anticipation of raising resources; | - | - |
| (vii) Bridge loans to companies against expected equity flows/issues; | - | - |
| (viii) Underwriting commitments taken up by the NBFCs in respect of primary issue of shares or convertible bonds or convertible debentures or units of equity oriented mutual funds | - | - |
| ix) Financing to stockbrokers for margin trading | - | - |
| x) All exposures to Alternative Investment Funds | - | - |
| (i) Category I | - | - |
| (ii) Category II | - | - |
| (iii) Category III | - | - |
| **Total Exposure to Capital Market** | **1106.70** | **1087.03** |

**iii) Details of financing of parent company products:** Not Applicable on company

**g) Disclosure of Penalties imposed by RBI:**

| Name of the regulator | Amount (₹) | Brief of the Case | Action Taken to Ensure Compliance |
|---|---|---|---|
| RBI | Nil | NA | NA |

**h) Unsecured Advances**

**(₹ in Crore)**

| S. No. | Particulars | 2025-26 | 2024-25 |
|---|---|---|---|
| 1. | Unsecured Advances (Gross) | 2.28 | 8.59 |

**i) Registration obtained from other regulators:**

Refer note 41(15) for details

**j) Rating assigned by Credit Rating Agencies and migration of rating during the year**

| S.No. | Rating Agency | Long term Rating on Taxable/Tax free Bonds/ Subordinate Debts | Rating on Bank Loans Borrowings |
|---|---|---|---|
| **Domestic** | | | |
| 1. | India Rating & Research Private Limited (IRRPL) | IND AAA/Stable | IND AAA/Stable/IND A1+ |
| 2. | CARE Rating Limited | CARE AAA;Stable | CARE AAA; Stable/CARE A1+ |
| 3. | ICRA Limited | ICRA AAA;Stable | ICRA AAA; Stable/ICRA A1+ |
| 4. | Acuite Ratings & Research Ltd | ACUITE AAA (Perpetual AT1 Bonds) | - |
| **International** | | | |
| 1. | Moody's | - | Baa3 (Stable) |
| 2. | Fitch | - | BBB- (Stable) |
| 3. | JCRA | - | BBB+ (Stable) |

## NOTE 41 : (Contd.)

**k) Provision and Contingencies**

**(₹ in Crore)**

| S. No. | Break up of Provisions and Contingencies shown under the head Expenditure in Profit and Loss Account | 2025-26 | 2024-25 |
|---|---|---|---|
| 1. | Provisions for depreciation for Investments | - | - |
| 2. | Provision made towards Income tax | 603.00 | 639.00 |
| 3. | Provision towards NPA* | (215.49) | (399.17) |
| 4. | Provision for Standard Assets * | | |
| | i) Commercial Real Estate (Residential Housing) - CRE-RH | (0.00) | (0.03) |
| | ii) Commercial Real Estate– CRE | - | - |
| | iii) Other than CRE & CRE-RH | 147.05 | 90.83 |
| | iv) Others (special dispensation by NHB) | - | - |
| | v) Investment in unquoted Bonds | - | - |
| 5. | Other Provision and Contingencies | | |
| | A. Provision for Employee Benefit | | |
| | i) Leave Encashment | (2.99) | 3.16 |
| | ii) Post-Retirement medical benefit | 25.35 | 2.25 |
| | iii) Welfare expenses | (0.09) | (0.03) |
| | iv) Gratuity | 14.84 | (3.08) |
| | v) Provident Fund | 4.34 | 18.04 |
| | vi) Economic Rehabilitation Scheme | 0.91 | - |
| | B. Provision on Debtors/ recoverable, other than loans and advances | (3.65) | 0.86 |

*The figures reported above are as per RBI Provision, however the same is not appearing in the Profit & Loss due to application of ECL as per Ind AS norms.

**l) Concentration of Public Deposits, Advances, Exposures and NPAs**

**i. Concentration of Public Deposits***

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Deposits of twenty largest depositors (₹ in Crore) | Nil | Nil |
| Percentage of Deposits of twenty largest depositors to total Deposits of the NBFC | Nil | Nil |

*The Company has discontinued acceptance/ renewal of Public Deposits under its Public Deposit Scheme from 1st July, 2019.

**ii. Concentration of Loans & Advances**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Advances to twenty largest borrowers | 119105.68 | 97286.73 |
| Percentage of Advances to twenty largest borrowers to Total Advances of the NBFC | 74.11% | 77.98% |

**iii. Concentration of Exposures**

**(₹ in Crore)**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Exposure to twenty largest borrowers / Customers | 194319.99 | 104194.30 |
| Percentage of Exposures to twenty largest borrowers/customers to Total Exposure of the NBFC on borrowers/customers | 75.70% | 70.89% |



## NOTE 41 : (Contd.)

**iv. Concentration of NPAs**

(₹ in Crore)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| Total Exposure to top four NPA accounts | 1082.22 | 1235.27 |

**m) Movement of NPAs**

(₹ in Crore)

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| (I) Net NPAs to Net Advances (%) | 0.05% | 0.17% |
| (II) Movement of NPAs (Gross) | | |
| a) Opening balance | 2090.64 | 2512.99 |
| b) Additions during the year | 1.81 | 26.80 |
| c) Reductions during the year | 418.61 | 449.15 |
| d) Closing balance | 1673.84 | 2090.64 |
| (III) Movement of Net NPAs | | |
| a) Opening balance | 204.03 | 225.55 |
| b) Additions during the year | 1.4 | 0.00 |
| c) Reductions during the year | 120.08 | 21.52 |
| d) Closing balance | 85.35 | 204.03 |
| (IV) Movement of provisions for NPAs (Excluding provisions on standard assets) | | |
| a) Opening balance | 1886.61 | 2285.78 |
| b) Provisions made during the year | 0.23 | 1.45 |
| c) Write-off/write-back of excess provisions | 215.12 | 400.62 |
| d) Closing balance | 1671.72 | 1886.61 |

**n) In the case of stressed loans transferred or acquired, the following disclosures should be made:**

**For F.Y . 2025-26**

| Details of stressed loans transferred during the year (to be made separately for loans classified as NPA and SMA) | | | |
|---|---|---|---|
| **(Amount in ₹ Crore)** | **To Asset Reconstruction Companies (ARCs)** | **To permitted transferees** | **To other transferees (please specify)** |
| No: of accounts | 1 | Nil | Nil |
| Aggregate principal outstanding of loans transferred | 61.76 Crores | Nil | Nil |
| Weighted average residual tenor of the loans transferred | Nil | Nil | Nil |
| Net book value of loans transferred (at the time of transfer) | Nil (100% ECL on Loan Outstanding of 61.76 Crores) | Nil | Nil |
| Aggregate consideration | 22.47 Crores | Nil | Nil |
| Additional consideration realized in respect of accounts transferred in earlier years | Nil | Nil | Nil |

## NOTE 41 : (Contd.)

| Details of stressed loans transferred during the year (to be made separately for loans classified as NPA and SMA) Details of loans acquired during the year | | |
|---|---|---|
| (Amount in ₹ Crore) | From Scheduled Commercial Banks, Regional Rural Bank, Co-operative Banks, All India Financial Institutions, Small Finance Banks and Non-Banking Finance Companies including Housing Finance Companies | From ARCs |
| Aggregate principal outstanding of loans acquired | Nil | Nil |
| Aggregate consideration paid | Nil | Nil |
| Weighted average residual tenor of loans acquired | Nil | Nil |
| **Details of loans acquired during the year-** HUDCO has not acquired any Stressed Assets during the FY 2025-2026. However, HUDCO has acquired a Standard Assets from ICICI Bank of an amount Rs. 477.08 Crore on 02.06.2025 having Principal Outstanding of Rs. 446.69 Crore as on 31.03.2026 and residual tenor of 73 months. | | |

**o)** **Off-balance Sheet SPVs sponsored (which are required to be consolidated as per accounting Norms)-** No SPV has been sponsored by the company

**p)** **Investor Complaints :**

| Particulars | 2025-26 | 2024-25 |
|---|---|---|
| a) No. of complaints pending at the beginning of the year | 0 | 0 |
| b) No. of complaints received during the year | 1423 | 888 |
| c) No. of complaints redressed during the year | 1423 | 888 |
| d) No. of complaints pending at the end of the year | 0 | 0 |

**Customer Complaints :** Nil

**q)** There are no advances outstanding for which intangible securities such as charge over the rights, licenses, authority etc. has been taken. However, HUDCO has sanction certain road projects as first charge over all present and future movable assets, intangible assets, project receivables, and bank accounts (including the Escrow/TRA account, DSRA, and other reserves) of the Borrower; assignment of rights under the Concession Agreement, project documents, insurance policies, and contractor guarantees/performance bonds; and a pledge of 51% shares of the Borrower.

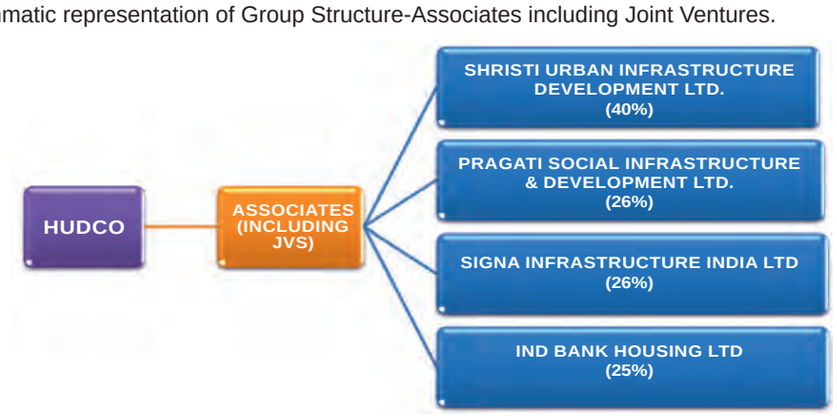
**r)** The Company has not extended any loan/advances against gold as collateral security.

**s)** There has been updation in accounting policies during the financial year having no material effect.

**t)** The company has no co lending arrangement.

**u)** The company has the system in place to process all the accounting transactions through independent IT systems.

**v)** Diagrammatic representation of Group Structure-Associates including Joint Ventures.



## NOTE 41 : (Contd.)

**w) Disclosure w.r.t DCCO**

| Sl. No | Item Description | Quarter 4 F.Y.2025-26 | | Quarter 3 F.Y. 2025-26 | |
|---|---|---|---|---|---|
| | | Number of accounts | Total outstanding (₹ in Crore) | Number of accounts | Total outstanding (₹ in Crore) |
| 1 | Projects under implementation accounts at the beginning of the quarter. | 2 | 180.00 | Nil | NA |
| 2 | Projects under implementation accounts sanctioned during the quarter. | Nil | NA | 1 | 80.00* |
| 3 | Projects under implementation accounts where DCCO has been achieved during the quarter | Nil | NA | Nil | NA |
| 4 | Projects under implementation accounts at the end of the quarter. (1+2-3) | 2 | 180.00 | 1 | 80.00 |
| 5 | Out of '4' – accounts in respect of which resolution process involving extension in original/ extended DCCO, as the case may be has been invoked. | Nil | NA | Nil | NA |
| 5.1 | Out of '5' – accounts in respect of which Resolution plan has been implemented. | Nil | NA | Nil | NA |
| 5.2 | Out of '5' – accounts in respect of which Resolution plan is under implementation. | Nil | NA | Nil | NA |
| 5.3 | Out of '5' – accounts in respect of which Resolution plan has failed. | Nil | NA | Nil | NA |
| 6 | Out of '5', accounts in respect of which resolution process involving extension in original/ extended DCCO, as the case may be has been invoked due to change in scope and size of the project. | Nil | NA | Nil | NA |
| 7 | Out of '5', account in respect of which cost overrun associated with extension original/extended DCCO, as the case may be, was funded | Nil | NA | Nil | NA |
| 7.1 | Out of '7', accounts where SBCF was sanctioned during financial closure and renewed continuously | Nil | NA | Nil | NA |
| 7.2 | Out of '7', accounts where SBCF was not pre-sanctioned or renewed continuously | Nil | NA | Nil | NA |

## NOTE 41 : (Contd.)

| Sl. No | Item Description | Quarter 4 F.Y.2025-26 | | Quarter 3 F.Y. 2025-26 | |
|---|---|---|---|---|---|
| | | Number of accounts | Total outstanding (₹ in Crore) | Number of accounts | Total outstanding (₹ in Crore) |
| 8 | Out of '4' – accounts in respect of which resolution process not involving extension in original/ extended DCCO, as the case may be has been invoked. | Nil | NA | Nil | NA |
| 8.1 | Out of '8' – accounts in respect of which Resolution plan has been implemented. | Nil | NA | Nil | NA |
| 8.2 | Out of '8' – accounts in respect of which Resolution plan is under implementation. | Nil | NA | Nil | NA |
| 8.3 | Out of '8' – accounts in respect of which Resolution plan has failed. | Nil | NA | Nil | NA |

*Note: In addition, in scheme of M/s Chennai Aerospace Park Ltd with Scheme No 21572 (S102024040800143) sanctioned on 27.02.2024 the DCCO has been extended on 05-12-2025. Being a cashflow based project the same is being categorized under Project Finance.

**39) Public Disclosure on Liquidity Risk as on 31st March, 2026, pursuant to Reserve Bank of India (Non-Banking Financial Companies – Asset Liability Management) Directions, 2025 dated November 28, 2025, and updated from time to time.**

**(i) Funding Concentration based on significant counterparty[1] (both deposits* and borrowings):**

| Number of Significant Counterparties[1**] | Amount (Rs. In Crores) | % Of Total deposits[2] | % Of Total Liabilities[3] |
|---|---|---|---|
| 46 | 60694.43 | NA** | 41.90% |
| * * Total Deposits - Rs.17.30 Crore, which includes Term deposits from public of Rs.0 Crore and amount of Rs.17.30 Crore invested by Individuals/ HUF and Trust in the unsecured non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 Crore.<br>** The company does not have any depositor who would be eligible as significant Counter Party[1]. | | | |

**(ii) Top 20 Large Deposits[2]:**

| As at 31.03.2026 | |
|---|---|
| Amount (Rs. In Crores) | % Of Total deposits* |
| 17.30 | 100% |
| ** Total Deposits – Rs. 17.30 Crore, which includes Term deposits from public of Rs. 0.00 Crore and amount of Rs 17.30 Crore invested by Individuals/ HUF and Trust in the unsecured non-convertible debentures of the company with a maturity of more than one year and having subscription of less than Rs.1 Crore.*<br>*** There are more than one investor with same value of investment. For proper depiction, all such investors have been clubbed together and forms part of top 20 large deposits.* | |

**(iii) Top 10 borrowings:**

| As at 31.03.2026 | |
|---|---|
| Amount (Rs. In Crores) | % Of Total deposits* |
| 77,152.14* | 54.46% |
| **Based on size of bond issuance/term loans from banks.* | |

## NOTE 41 : (Contd.)

**(iv) Funding Concentration based on significant instrument /product[1]:**

| Sr. No. | Significant instrument /product[1] | As at 31.03.2026 | |
|---|---|---|---|
| | | Amount (Crore) | % Of Total Liabilities[3] |
| 1. | Debt Securities | | |
| | - Tax- Free NCDs | 10,664.58 | 7.36% |
| | - Taxable NCDs | 50,029.85 | 34.54% |
| | - 54 EC Bonds | 121.12 | 0.08% |
| | **Sub Total (1)** | **60,815.55** | **41.98%** |
| 2. | Borrowings (Other than Debt Securities) | | |
| | - Refinance Facility from NHB | 83.41 | 0.06% |
| | - Banking facilities (Long Term + Short Term) | 60,641.49 | 41.86% |
| | - FCNR | 1,893.09 | 1.31% |
| | - Other Financial Institutions | 5,500.00 | 3.80% |
| | - Foreign currency loan | 12,744.30 | 8.80% |
| | **Sub Total (2)** | **80,862.29** | **55.82%** |
| | **Total (1+2)** | **141,677.84** | **97.80%** |

**(v) Stock Ratios:**

| Sr. No. | Particulars | Amount (Rs. In Crore) | % To total public funds | % To total liabilities | % To total assets |
|---|---|---|---|---|---|
| 1. | Commercial papers | - | - | - | - |
| 2. | Non-convertible debentures (original maturity less than 1 year) | - | - | - | - |
| 3. | Other short-term liabilities* | 5,005.56 | 3.53% | 3.46% | 3.00% |
| ** Other Short-Term Liabilities include Financial Liabilities and non-financial liabilities payable within a year (excluding Commercial Papers and Non-convertible debentures of original maturity of less than 1 year).* | | | | | |

***Foot Notes:***

1. *Significant counterparty/ Significant instrument/ product is defined as single counterparty/ single instrument/ product or group of connected or affiliated counterparties accounting in aggregate for more than 1% of the total liabilities.*
2. *"Public Deposits" are as defined in the Reserve Bank of India (Non-Banking Financial Companies - Acceptance of Public Deposits) Directions, 2025.*
3. *Total Liabilities has been computed as sum of all financial and non-financial liabilities (extracted from the Audited Standalone Financial Statements prepared as per IND-AS for the period ended 31.03.2026) and does not include equities and Reserve & Surplus.*
4. *"Public Funds" are as defined in Reserve Bank of India (Non-Banking Financial Companies – Registration, Exemptions and Framework for Scale Based Regulation) Directions, 2025, which states that "Public funds" includes funds raised either directly or indirectly through public deposits, inter-corporate deposits, bank finance and all funds received from outside sources such as funds raised by issue of Commercial Papers, debentures etc. but excludes funds raised by issue of instruments compulsorily convertible into equity shares within a period not exceeding 5 years from the date of issue*
5. *The information stated in this disclosure is based on the Audited Standalone Financial Statements (prepared as per IND-AS) for the period ended 31.03.2026.*

**40) Disclosure on Liquidity Coverage Ratio**

Qualitative Disclosure

HUDCO has implemented an integrated risk management approach through which it reviews and assesses significant

## NOTE 41 : (Contd.)

risks on a regular basis to ensure that there is a robust system of risk controls and mitigation in place. HUDCO has a well-structured robust Risk Management Policy and Operating Manual in line with its objectives to address the various risks.

In compliance with the SEBI (LODR) Regulations, 2015, HUDCO has in place a Board level Committee under the nomenclature 'Risk Management Committee' (RMC) headed by a member of the Board of Directors, which reviews various decisions/recommendations of the two (2) sub-committees namely:

- Credit & Operational Risk Management Sub-Committee (CORMSC);
- Assets Liabilities Management Sub-Committee (ALCO);

The Risk Management Committee (RMC), which is a committee of the Board, that ensures risks are effectively managed and aligned. The ALCO is responsible for ensuring adherence to the liquidity risk tolerance/limits set out in the board approved Risk Management policy. The role of the ALCO with respect to liquidity risk includes, inter alia, decision on desired maturity profile for assets & liabilities, responsibilities and controls for managing liquidity risk, and overseeing the liquidity position of the company.

Management regularly reviews the position of cash and cash equivalents by aligning the same with the projected maturity of financial assets and financial liabilities, economic environment, liquidity position in the financial market, anticipated pipeline of future borrowing & future liabilities and threshold of minimum liquidity defined in the ALM policy with additional liquidity buffers as management overlay.

**Quantitative Disclosure**

Liquidity Coverage Ratio (LCR) aims to promote resilience of NBFCs to potential liquidity disruptions by ensuring that they have sufficient unencumbered High Quality Liquid Asset (HQLA) to survive any acute liquidity stress scenario lasting for 30 days.

"HQLA" means liquid assets that can be readily sold or immediately converted into cash at little or no loss of value or used as collateral to obtain funds in a range of stress scenarios. "Unencumbered" means free of legal, regulatory, contractual or other restrictions on the ability of the NBFC to liquidate, sell, transfer or assign the asset. Assets to be included in the computation of HQLAs are those that the NBFC is holding on the first day of the stress period. Such assets shall be valued at an amount not greater than their current market value for the purpose of computing the LCR. Depending upon the nature of assets, they have been assigned different haircuts, which are to be applied while calculating the HQLA for the purpose of calculation of LCR.

Liquidity Coverage Ratio (LCR) is represented by the following ratio:

$$\frac{\text{Stock of High-Quality Liquid Assets (HQLAs)}}{\text{Total Net Cash Outflows over the next 30 calendar days}}$$

In order to determine Net Cash Outflows, the Company considers total expected cash outflow minus total expected cash inflows for the subsequent 30 calendar days by assigning a predefined stress percentage to the overall cash inflows and cash outflows. Total expected cash outflows (stressed outflows) are calculated by multiplying the outstanding balances of various categories or types of liabilities and off-balance sheet commitments by 115% (15% being the rate at which they are expected to run off further or be drawn down). Total expected cash inflows (stressed inflows) are calculated by multiplying the outstanding balances of various categories of contractual receivables by 75% (25% being the rate at which they are expected to under-flow). However, total cash inflows will be subjected to an aggregate cap of 75% of total expected cash outflows. In other words:

Total Net Cash Outflows over the next 30 days = Stressed Outflows – Lower of (Stressed Inflows or 75% of Stressed Outflows).

The Company computes the LCR and reports the same to the Asset Liability Management Committee (ALCO) every month for review and approval.

The Company was granted a Certificate of Registration (CoR) as a Non-Banking Financial Company – Infrastructure Finance Company (NBFC-IFC) in August 2024. Pursuant to its classification as an NBFC-IFC, the Company is now governed by the applicable regulatory framework issued by the Reserve Bank of India.

In terms of the RBI (Non-Banking Financial Company – Asset Liability Management) Directions, 2025 dated November 28, 2025, all non-deposit taking NBFCs with an asset size of ₹5,000 Crore and above are required to maintain an adequate level of unencumbered High Quality Liquid Assets (HQLA), which can be readily converted into cash to meet liquidity requirements over a 30-calendar day horizon under a significantly severe liquidity stress scenario. Further, as

## NOTE 41 : (Contd.)

per Chapter III, Paragraph 62 of the aforesaid Directions, the Company is required to maintain a Liquidity Coverage Ratio (LCR) of not less than 100 per cent on an ongoing basis.

Prior to the issuance of the above Directions, the Company was governed by the provisions of the RBI (Non-Banking Financial Company – Scale Based Regulation) Directions, 2023, wherein, as per Paragraph 3.3, all non-deposit taking NBFCs with an asset size of ₹10,000 Crore and above were required to maintain a minimum LCR of 100 per cent with effect from December 1, 2024.

The Company has invested in High Quality Liquid Assets (HQLAs) in line with the relevant regulatory requirements and, in the opinion of the management, maintains adequate liquidity buffers to meet foreseeable short-term obligations.

| | High Quality Liquid Assets (HQLA) | Quarter-1 (April-June 2025) | | Quarter-2 (July-September 2025) | | Quarter-3 (October-December 2025) | | Quarter-4 (January-March 2026) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) |
| 1 | Total High Quality Liquid Assets (HQLA) | 1,029.53 | 937.12 | 1,088.41 | 991.80 | 1,404.37 | 1,306.22 | 1,746.46 | 1,641.75 |
| | **Cash Outflows** | | | | | | | | |
| 2 | Deposits (For Deposit Taking Companies) | - | - | - | - | - | - | - | - |
| 3 | Unsecured Wholesale Funding | 1,581.23 | 1,818.42 | 1,497.05 | 1,721.61 | 2,801.51 | 3,221.74 | 2,789.38 | 3,207.78 |
| 4 | Secured Wholesale Funding | 14.23 | 16.36 | 471.18 | 541.86 | 146.55 | 168.53 | 309.93 | 356.42 |
| 5 | Additional Requirements, Of Which | | | | | | | | |
| i | Outflows Related to Derivative Exposures and Other Collateral Requirements | - | - | - | - | - | - | - | - |
| ii | Outflows Related to Loss Of Funding On Debt Products | - | - | - | - | - | - | - | - |
| iii | Credit And Liquidity Facilities | - | - | - | - | - | - | - | - |
| 6 | Other Contractual Funding Obligations | 33.33 | 38.33 | 26.24 | 30.17 | 25.00 | 28.75 | 25.00 | 28.75 |
| 7 | Other Contingent Funding Obligations | 3.00 | 3.45 | 3.00 | 3.45 | 3.00 | 3.45 | 3.00 | 3.45 |
| **8** | **TOTAL CASH OUTFLOWS** | **1,631.80** | **1,876.57** | **1,997.47** | **2,297.09** | **2,976.06** | **3,422.47** | **3,127.31** | **3,596.41** |
| | **Cash Inflows** | | | | | | | | |
| 9 | Secured Lending | 1,943.53 | 1,457.64 | 2,046.65 | 1,534.98 | 2,135.82 | 1,601.87 | 2,583.36 | 1,937.52 |
| 10 | Inflows From Fully Performing Exposures* | - | - | - | - | - | - | - | - |
| 11 | Other Cash Inflows | 8,981.71 | 6,736.28 | 8,704.46 | 6,528.34 | 10,391.13 | 7,793.35 | 9,019.05 | 6,764.29 |

## NOTE 41 : (Contd.)

| | High Quality Liquid Assets (HQLA) | Quarter-1 (April-June 2025) | | Quarter-2 (July-September 2025) | | Quarter-3 (October-December 2025) | | Quarter-4 (January-March 2026) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) | Total Unweighted Value (average) | Total weighted Value (average) |
| 12 | TOTAL CASH INFLOWS | 10,925.24 | 8,193.93 | 10,751.10 | 8,063.33 | 12,526.96 | 9,395.22 | 11,602.41 | 8,701.81 |
| | | | Total Adjusted Value | | Total Adjusted Value | | Total Adjusted Value | | Total Adjusted Value |
| 13 | TOTAL HQLA | | 937.12 | | 991.80 | | 1,306.22 | | 1,641.75 |
| 14 | TOTAL NET CASH OUTFLOWS | | 469.14 | | 574.27 | | 855.62 | | 899.10 |
| 15 | LIQUIDITY COVERAGE RATIO (%) | | 199.75 | | 172.71 | | 152.66 | | 182.60 |

***Notes:***

*1. Unweighted values calculated as outstanding balances maturing or callable within 30 days (for Cash Inflows and Cash Outflows).*

*2. Weighted values calculated after the application of respective haircuts (for HQLA) and stress factors (on Cash Inflow/Cash Outflow).*

*3. The average unweighted and weighted amounts are calculated by taking simple averages of daily observations.*

*4.The HQLA is being maintained by the Company by investing the requisite amount in T-Bills, SDL, Bonds & Bank Balances.*

**The inflows incorporated in secured lending is mainly backed by Govt. guarantee, ensuring its security. Additionally, these loans are categorized as performing exposure. To avoid any duplication in the presentation of financial inflows, we have excluded the amount under the 'inflow from fully performing exposures' category.*



## NOTE 41 : (Contd.)

**41) Annexure VIII as per RBI**

**Schedule to the Balance Sheet of HUDCO**
**(As at 31.03.2026)**

**(₹ in Crore)**

| Particulars | | | | |
|---|---|---|---|---|
| | **Liabilities side** | | **Amount outstanding** | **Amount overdue** |
| **(1)** | **Loans and advances availed by the NBFC inclusive of interest accrued thereon but not paid:** | | | |
| | (a) | Debentures: Secured | 10784.86 | |
| | | : Unsecured | 50029.85 | |
| | | (other than falling within the meaning of public deposits) | | |
| | (b) | Deferred Credits | | |
| | (c) | Term Loans | 62534.58 | |
| | (d) | Inter-corporate loans and borrowing | - | |
| | (e) | Commercial Paper | - | |
| | (f) | Public Deposits | - | |
| | (g) | Other Loans (Forex,FI) | 18327.71 | |
| **(2)** | **Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):** | | | |
| | (a) | In the form of Unsecured debentures | | |
| | (b) | In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security | | |
| | (c) | Other public deposits | | |
| **Assets side** | | | **Amount outstanding** | |
| **(3)** | Break-up of Loans and Advances including bills receivables [other than those included in (4) below]: | | | |
| | (a) | Secured | 162159.82 | |
| | (b) | Unsecured | 8.62 | |
| **(4)** | **Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities** | | | |
| | (i) | Lease assets including lease rentals under sundry debtors: | | |
| | | (a) Financial lease | | |
| | | (b) Operating lease | | |
| | (ii) | Stock on hire including hire charges under sundry debtors: | | |
| | | (a) Assets on hire | | |
| | | (b) Repossessed Assets | | |
| | (iii) | Other loans counting towards asset financing activities | | |
| | | (a) Loans where assets have been repossessed | | |
| | | (b) Loans other than (a) above | | |

## NOTE 41 : (Contd.)

| | | | | | | |
|---|---|---|---|---|---|---|
| **(5)** | **Break-up of Investments** | | | | | |
| | **Current Investments** | | | | | |
| | 1. | Quoted | | | | |
| | (i) | Shares | | | | |
| | | (a) | Equity | | | |
| | | (b) | Preference | | | |
| | (ii) | Debentures and Bonds | | | | 719.01 |
| | (iii) | Units of mutual funds | | | | |
| | (iv) | Government Securities | | | | 1207.37 |
| | (v) | Others (please specify) | | | | |
| | 2. | Unquoted | | | | |
| | (i) | Shares | | | | |
| | | (a) | Equity | | | |
| | | (b) | Preference | | | |
| | (ii) | Debentures and Bonds | | | | |
| | (iii) | Units of mutual funds | | | | |
| | (iv) | Government Securities | | | | |
| | (v) | Others (please specify) | | | | |
| | **Long Term investments** | | | | | |
| | 1. | Quoted | | | | |
| | (i) | Share | | | | |
| | | (a) | Equity | | | 0.19 |
| | | (b) | Preference | | | |
| | (ii) | Debentures and Bonds | | | | |
| | (iii) | Units of mutual funds | | | | |
| | (iv) | Government Securities | | | | |
| | (v) | Others (please specify) | | | | |
| | 2. | Unquoted | | | | |
| | (i) | Shares | | | | |
| | | | (a) Equity | | | 302.09 |
| | | | (b) Preference | | | |
| | (ii) | Debentures and Bonds | | | | |
| | (iii) | Units of mutual funds | | | | |
| | (iv) | Government Securities | | | | |
| | (v) | Others (please specify) | | | | |

| | | | | | |
|---|---|---|---|---|---|
| **(6)** | **Borrower group-wise classification of assets financed as in (3) and (4) above:** Please see Note 2 below | | | | |
| | **Category** | | **Amount net of provisions** | | |
| | | | **Secured** | **Unsecured** | **Total** |
| | 1. | **Related Parties **** | | | |

## NOTE 41 : (Contd.)

| | | | | | | |
|---|---|---|---|---|---|---|
| | | (a) | Subsidiaries | | | |
| | | (b) | Companies in the same group | | | |
| | | (c) | Other related parties | | | |
| | 2. | Other than related parties | | 160540.81 | 6.34 | 160547.15 |
| | | | **Total** | | | |
| **(7)** | **Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):** | | | | | |
| | **Category** | | | | **Market Value/ Break up or fair value or NAV** | **Book Value (Net of Provisions)** |
| | 1. | Related Parties ** | | | | |
| | | (a) | Subsidiaries | | | |
| | | (b) | Companies in the same group | | | 0.26 |
| | | (c) | Other related parties | | | |
| | 2. | Other than related parties | | | | |
| | | | **Total** | | | |
| **(8)** | **Other information** | | | | | |
| | **Particulars** | | | | **Amount** | |
| | (i) | Gross Non-Performing Assets | | | | |
| | | (a) | Related parties | | | |
| | | (b) | Other than related parties | | 1673.84 | |
| | (ii) | Net Non-Performing Assets | | | | |
| | | (a) | Related parties | | | |
| | | (b) | Other than related parties | | 85.36 | |
| | (iii) | Assets acquired in satisfaction of debt | | | | |

Notes:

1. As defined in paragraph 5.1.26 of the Directions.
2. Provisioning norms shall be applicable as prescribed in these Directions.
3. All notified Accounting Standards and Guidance Notes issued by ICAI are applicable including for valuation of investments and other assets as also assets acquired in satisfaction of debt. However, market value in respect of quoted investments and break up/ fair value/ NAV in respect of unquoted investments shall be disclosed irrespective of whether they are classified as long term (amortised cost in the case of Ind AS) or current (fair value in the case of Ind AS) in (5) above

## NOTE 41 : (Contd.)

**Schedule to the Balance Sheet of HUDCO**

**(As at 31.03.2025)**

**(₹ in Crore)**

| Particulars | | | | |
|---|---|---|---|---|
| | **Liabilities side** | | **Amount outstanding** | **Amount overdue** |
| **(1)** | **Loans and advances availed by the NBFC inclusive of interest accrued thereon but not paid:** | | | |
| | (a) | Debentures: Secured | 12346.83 | |
| | | : Unsecured | 43560.32 | |
| | | (other than falling within the meaning of public deposits) | | |
| | (b) | Deferred Credits | | |
| | (c) | Term Loans | 44071.86 | |
| | (d) | Inter-corporate loans and borrowing | - | |
| | (e) | Commercial Paper | - | |
| | (f) | Public Deposits | - | |
| | (g) | Other Loans (Forex,FI) | 7317.75 | |
| **(2)** | **Break-up of (1)(f) above (Outstanding public deposits inclusive of interest accrued thereon but not paid):** | | | |
| | (a) | In the form of Unsecured debentures | | |
| | (b) | In the form of partly secured debentures i.e. debentures where there is a shortfall in the value of security | | |
| | (c) | Other public deposits | | |
| **Assets side** | | | **Amount outstanding** | |
| **(3)** | **Break-up of Loans and Advances including bills receivables [other than those included in (4) below]:** | | | |
| | (a) | Secured | 126134.66 | |
| | (b) | Unsecured | 17.40 | |
| **(4)** | **Break up of Leased Assets and stock on hire and other assets counting towards asset financing activities** | | | |
| | (i) | Lease assets including lease rentals under sundry debtors: | | |
| | | (a) Financial lease | | |
| | | (b) Operating lease | | |
| | (ii) | Stock on hire including hire charges under sundry debtors: | | |
| | | (a) Assets on hire | | |
| | | (b) Repossessed Assets | | |
| | (iii) | Other loans counting towards asset financing activities | | |
| | | (a) Loans where assets have been repossessed | | |
| | | (b) Loans other than (a) above | | |

## NOTE 41 : (Contd.)

| | | | | | | |
|---|---|---|---|---|---|---|
| **(5)** | **Break-up of Investments** | | | | | |
| | **Current Investments** | | | | | |
| | 1. | Quoted | | | | |
| | | (i) | Shares | | | |
| | | | (a) Equity | | | |
| | | | (b) Preference | | | |
| | | (ii) | Debentures and Bonds | | | 606.20 |
| | | (iii) | Units of mutual funds | | | |
| | | (iv) | Government Securities | | | 429.75 |
| | | (v) | Others (please specify) | | | |
| | 2. | | Unquoted | | | |
| | | (i) | Shares | | | |
| | | | (a) Equity | | | |
| | | | (b) Preference | | | |
| | | (ii) | Debentures and Bonds | | | |
| | | (iii) | Units of mutual funds | | | |
| | | (iv) | Government Securities | | | |
| | | (v) | Others (please specify) | | | |
| | **Long Term investments** | | | | | |
| | 1. | Quoted | | | | |
| | | (i) | Share | | | |
| | | | (a) Equity | | | 0.10 |
| | | | (b) Preference | | | |
| | | (ii) | Debentures and Bonds | | | |
| | | (iii) | Units of mutual funds | | | |
| | | (iv) | Government Securities | | | |
| | | (v) | Others (please specify) | | | |
| | **2.** | **Unquoted** | | | | |
| | | (i) | Shares | | | |
| | | | (a) Equity | | | 64.70 |
| | | | (b) Preference | | | |
| | | (ii) | Debentures and Bonds | | | |
| | | (iii) | Units of mutual funds | | | |
| | | (iv) | Government Securities | | | |
| | | (v) | Others (please specify) | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| **(6)** | **Borrower group-wise classification of assets financed as in (3) and (4) above:** Please see Note 2 below | | | | | |
| | **Category** | | | **Amount net of provisions** | | |
| | | | | **Secured** | **Unsecured** | **Total** |
| | 1. | | Related Parties ** | | | |
| | | (a) | Subsidiaries | | | |

## NOTE 41 : (Contd.)

| | | | | | | |
|---|---|---|---|---|---|---|
| | | (b) | Companies in the same group | | | |
| | | (c) | Other related parties | | | |
| | 2. | Other than related parties | | | | |
| | **Total** | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| **(7)** | **Investor group-wise classification of all investments (current and long term) in shares and securities (both quoted and unquoted):** | | | | |
| **Category** | | | | **Market Value/ Break up or fair value or NAV** | **Book Value (Net of Provisions)** |
| | 1. | Related Parties ** | | | |
| | | (a) | Subsidiaries | | |
| | | (b) | Companies in the same group | | 0.26 |
| | | (c) | Other related parties | | |
| | 2. | Other than related parties | | | |
| | | **Total** | | | |
| **(8)** | **Other information** | | | | |
| | **Particulars** | | | **Amount** | |
| | (i) | Gross Non-Performing Assets | | | |
| | | (a) | Related parties | | |
| | | (b) | Other than related parties | 2090.65 | |
| | (ii) | Net Non-Performing Assets | | | |
| | | (a) | Related parties | | |
| | | (b) | Other than related parties | 204.03 | |
| | (iii) | | Assets acquired in satisfaction of debt | | |

**42) Relationship with Struck-off Companies**

| S. No. | Name of the Struck-off Company | Nature of transactions with Struck-off Company | Balance Outstanding as on 31.03.2026 | Relationship with the Struck-off Company, if any, to be disclosed |
|---|---|---|---|---|
| 1 | Intra Consolid (India) Limited | Investments in securities | Rs. 10 Lacs and 100% Provision made in the books and Shown as Rs. 1 in the books. | Shareholder of the company |
| 2 | Periwal Bricks Limited | | Rs. 10 Lacs and 100% Provision made in the books and Shown as Rs. 1 in the books. | |
| 3 | Chesterton Meghraj Property Consultants Pvt Ltd. | Payables | 50,050.00 | Consultant |

***Note:*** *The exercise to trace the relationship of the company with the struck off companies, has been carried out in-house, and to the best of knowledge and understanding three agencies have been traced where name has been struck off by MCA under Companies Act, 2013*

## NOTE 41 : (Contd.)

**43) Disclosure on Corporate Social Responsibility (CSR Activity).**

(₹ in Crore)

| Sr. No. | Particular | 2025-26 | 2024-25 |
|---|---|---|---|
| A | Amount required to be spent | 57.90 (Budget: ₹57.89 Cr + Surplus: ₹0.01 Cr) | 49.34 (Budget: ₹49.27 Cr + Surplus: ₹0.07 Cr) |
| B | Amount of expenditure incurred | 60.06 (Includes expenditures on ongoing proposals approved during F.Y. 2022–23, 2023-24, 2024–25 and Admin Expenditure) | 52.72 |
| C | Shortfall at the end of the year | 32.75 | 22.79 |
| D | Total shortfall from previous years | 0.6 | 12.71 |
| E | Reason for shortfall | The expenditure is booked under P&L but recognized only after utilisation of funds. ₹61.82 Crore (including ₹2.89 Crore admin cost) was approved for CSR proposals of the year. Expenditure of ₹25.15 Crore was incurred in FY 2025-26 (including ₹ 7.67 Crore pertaining to the ongoing project of F.Y. 2023-24 & F.Y. 2024-25). ₹32.75 Crore (including ₹2.61 Crore disbursed to agency but not utilized) was transferred to the Unspent CSR Account and will be used in accordance with CSR Amendment Rules, 2021, upon compliance with sanction conditions or achievement of physical progress. ₹4.72 Crore from curtailed/closed ongoing projects (2022–23) was transferred to the Swachh Bharat Kosh. | |
| F | Nature of CSR activities | Health & Nutrition, Sanitation, Solid Waste Management, School Education, Drinking Water, Rural Development, etc. | |
| G | Related party transactions (e.g., contributions to trusts controlled by the company) | NIL | |
| H | Provisions for liabilities incurred under contractual obligations | NIL | |

**44) Sectoral exposure**

| Item | As at 31.03.2026 (Final) | | | As at 31.03.2025 | | |
|---|---|---|---|---|---|---|
| | Total Exposure (Rs. Crore) | Gross NPAs (Rs. Crore) | Percentage of Gross NPAs to total exposure in that sector | Total Exposure (Rs. Crore) | Gross NPAs (Rs. Crore) | Percentage of Gross NPAs to total exposure in that sector |
| **1. Agriculture and Allied Activities** | - | - | - | - | - | - |
| **2. Industry** | 1,60,673.46 | 1,658.28 | 1.03% | 1,26,055.87 | 2,072.41 | 1.64% |
| Others(Infra loan, Project loans) | 1,60,673.46 | 1,658.28 | 1.03% | 1,26,055.87 | 2,072.41 | 1.64% |
| **3. Service** | - | - | - | - | - | - |
| **4. Personal (Retail) Loans** | 77.14 | 15.56 | 20.17% | 68.15 | 17.79 | 26.10% |
| 1. Housing Loans (incl. priority sector Housing) | 50.84 | 15.56 | 30.60% | 68.15 | 17.79 | 26.10% |
| 2. Other Retail loans( Staff loans) | 26.29 | - | 0.00% | 28.04 | - | 0.00% |
| **5. Other, if any** | - | - | - | - | - | - |

## NOTE 41 : (Contd.)

**45) Intra-group exposures**

| Intra-group exposures | Current Year | Previous Year |
|---|---|---|
| (i) Total amount of intra-group exposures | Nil | Nil |
| (ii)Total amount of top 20 intra-group exposures | Nil | Nil |
| (iii) Percentage of intra-group exposures to total exposure of the NBFC on borrowers/customers | Nil | Nil |

**46) Additional information**

I. No proceedings have been initiated or pending against the Company for holding any benami property under the Benami Transactions (Prohibitions) Act, 1988 (45 of 1988) and the rules made there under, as at March 31, 2026 and March 31, 2025.

II. The Company is not a declared willful defaulter by any bank or financial Institution or other lender, in accordance with the guidelines on willful defaulters issued by the Reserve Bank of India, during the year ended March 31, 2026 and March 31, 2025.

III. There was no delay in the registration or satisfaction of any charges with Registrar of Companies during the year ended March 31, 2026 and March 31, 2025.

IV. The company does not have any investment in any subsidiary company. Therefore, there is no requirement to comply with the number of layers prescribed under clause (87) of section 2 of Companies Act, 2013 read with Companies (Restriction on number of Layers) Rules, 2017.

V. The Company has not traded or invested in Crypto currency or Virtual Currency during the year ended March 31, 2026 and March 31, 2025.

VI. There is no instance of breach of covenant of loan availed / debt securities issued.

VII. There are no undisclosed incomes that has been surrendered or disclosed as income during the year in the tax assessments under the Income Tax Act, 1961.

VIII. Analytical Ratios

a. Capital to Risk-weighted Assets Ratio: -Refer Note No. 41(38)(a)

b. Liquidity Coverage Ratio: - Refer Note No. 41(40)

c. Loan disbursed to total fund available:- 100%

**47)** (a) Figures of the previous year have been regrouped/ rearranged/ re-casted wherever considered necessary to make them comparable with figures for current year.

(b) Figures in rupees have been rounded off to Crore upto two decimals except where specifically indicated.

**For and on behalf of the Board of Directors**

| Sd/- | Sd/- | Sd/- | Sd/- |
|---|---|---|---|
| Vikas Goyal | Daljeet Singh Khatri | M. Nagaraj | Sanjay Kulshrestha |
| Company Secretary | Director Finance & Chief Financial Officer | Director Corporate Planning | Chairman & Managing Director |
| (FCS: 6671) | (DIN: 06630234) | (DIN: 05184848) | (DIN: 06428038) |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



## Form AOC-1

(Pursuant to first proviso to sub-section (3) of section 129 read with rule 5 of Companies (Accounts) Rules, 2014)

**Statement containing salient features of the financial statement of subsidiaries/associate companies/joint ventures**

**Part "A": Subsidiaries**

(Information in respect of each subsidiary to be presented with amounts in Rs.)

| Sl. No. | Particulars | Details |
|---|---|---|
| 1. | Name of the subsidiary | NOT APPLICABLE |
| 2. | The date since when subsidiary was acquired | |
| 3. | Reporting period for the subsidiary concerned, if different from the holding company's reporting period | |
| 4. | Reporting currency and Exchange rate as on the last date of the relevant Financial Year in the case of foreign subsidiaries | |
| 5. | Share capital | |
| 6. | Reserves & surplus | |
| 7. | Total assets | |
| 8. | Total Liabilities | |
| 9. | Investments | |
| 10. | Turnover | |
| 11. | Profit before taxation | |
| 12. | Provision for taxation | |
| 13. | Profit after taxation | |
| 14. | Proposed Dividend | |
| 15. | % of shareholding | |

**(1)** Name of subsidiaries which are yet to commence operations- Nil

**(2)** Names of subsidiaries which have been liquidated or sold during the year - Nil

## Part "B": Associates and Joint Ventures

**Statement pursuant to Section 129 (3) of the Companies Act, 2013 related to Associate Companies and Joint Ventures**

| | Name of associates/Joint Ventures | Shristi Urban Infrastructure Development Ltd | Signa Infrastructure India Ltd. | Pragati Social Infrastructure Development Ltd. * | Ind Bank Housing Ltd |
|---|---|---|---|---|---|
| 1. | Latest audited Balance Sheet Date | 31st March, 2026 | 31st March, 2023 | Not Available | 31st March, 2024 |
| 2. | Date on which the Associate or Joint Venture was associated or acquired | 20th June, 2005 | 18th August, 2006 | 6th April, 2005 | 28th January, 1991 |
| 3. | Shares of Associate/Joint Ventures held by the company on the year end | | | | |
| | - Number of Shares | 20,00,000 | 13,000 | 1,30,000 | 25,00,000 |
| | - Amount of Investment in Associates/Joint Venture (₹) | 2,00,00,000 | 1,30,000 | 13,00,000 | 2,50,00,000 |
| | - Extent of Holding % | 40 | 26 | 26 | 25 |
| 4. | Description of how there is significant influence | Agreement | Agreement | Agreement | Associate |
| 5. | Reason why the associate/joint venture is not consolidated | Not Applicable | HUDCO has decided to exit from said entity and provided for full diminution in the value of investment. Further Accounts of FY 2025-26 not made available | HUDCO has decided to exit from said entity and provided for full diminution in the value of investment. Further Accounts of FY 2025-26 not made available | HUDCO has provided for full diminution in the value of investment. |
| 6. | Net worth attributable to shareholding as per latest un-audited Balance Sheet (as on 31.03.2026) (₹ in Crore) | 0.26 | Not Applicable | Not Applicable | Not Applicable |
| 7. | Profit/Loss for the Year ended 31.03.2026 | | | | |
| | i. Considered in Consolidation (₹ in Crore) | (0.00) | Not Applicable | Not Applicable | Not Applicable |
| | ii. Not Considered in Consolidation (₹ in Crore) | | Not Applicable | Not Applicable | Not Applicable |

**(1) Names of associates or joint ventures which are yet to commence operations- Nil**

**(2) Names of associates or joint ventures which have been liquidated or sold during the year- Nil**

*** Case filed before National Company Law tribunal, Kolkata on 28.2.2013 against M/s. Pragati Social Infrastructure & Development Ltd. under section 241 (Application to Tribunal for relief in cases of oppression, etc) of Companies Act, 2013, further the company has not provided unaudited / audited accounts for the year 2025-2026 or any of the previous years and the same are also not available at MCA site.**

**For and on behalf of the Board of Directors**

| Sd/- | Sd/- | Sd/- | Sd/- |
|---|---|---|---|
| Vikas Goyal | Daljeet Singh Khatri | M. Nagaraj | Sanjay Kulshrestha |
| Company Secretary | Director Finance & Chief Financial Officer | Director Corporate Planning | Chairman & Managing Director |
| (FCS: 6671) | (DIN: 06630234) | (DIN: 05184848) | (DIN: 06428038) |

**As per our separate report of even date attached**
**For SARC & Associates**
**Chartered Accountants**
**FRN- 006085N**

**Sd/-**
**Kamal Aggarwal**
**Partner**
**(M. No.- 090129)**

**Place: New Delhi**
**Date: 14th May, 2026**



## YEARWISE DETAILS OF HUDCO'S OPERATIONS

| YEAR | NO.OF SCHEMES | GROSS LOAN SANCTIONED | AMOUNT RELEASED | DWELLING UNITS | PLOTS |
|---|---|---|---|---|---|
| | | (.....Amount in Crore.....) | | | |
| 1971-72 | 19 | 34.86 | 5.51 | 22095 | 10883 |
| 1972-73 | 46 | 36.06 | 7.44 | 21269 | 3297 |
| 1973-74 | 53 | 30.63 | 13.15 | 19017 | 4390 |
| 1974-75 | 67 | 37.52 | 22.63 | 25165 | 1450 |
| 1975-76 | 163 | 54.47 | 35.84 | 36345 | 798 |
| 1976-77 | 242 | 72.70 | 40.08 | 53714 | 16738 |
| 1977-78 | 179 | 88.05 | 48.78 | 140141 | 5539 |
| 1978-79 | 227 | 107.98 | 65.86 | 99463 | 9475 |
| 1979-80 | 227 | 139.20 | 77.04 | 202841 | 6317 |
| 1980-81 | 346 | 161.68 | 89.97 | 268363 | 6107 |
| 1981-82 | 392 | 193.62 | 105.24 | 276948 | 14342 |
| 1982-83 | 516 | 221.33 | 131.78 | 284879 | 11890 |
| 1983-84 | 617 | 283.93 | 149.11 | 316349 | 7344 |
| 1984-85 | 677 | 352.88 | 199.82 | 318837 | 16601 |
| 1985-86 | 697 | 387.42 | 222.51 | 339832 | 15210 |
| 1986-87 | 581 | 392.02 | 270.15 | 306716 | 9182 |
| 1987-88 | 650 | 496.73 | 324.60 | 300938 | 18285 |
| 1988-89 | 755 | 651.28 | 438.05 | 380547 | 82701 |
| 1989-90 | 844 | 906.84 | 541.60 | 665485 | 32870 |
| 1990-91 | 1164 | 1385.89 | 735.00 | 832803 | 20211 |
| 1991-92 | 956 | 1348.09 | 834.00 | 669905 | 29844 |
| 1992-93 | 831 | 1110.42 | 858.91 | 399179 | 20821 |
| 1993-94 | 971 | 1368.45 | 1003.58 | 416274 | 24111 |
| 1994-95 | 1094 | 1763.24 | 1121.50 | 372803 | 12945 |
| 1995-96 | 912 | 1966.91 | 1241.80 | 393692 | 18258 |
| 1996-97 | 973 | 2470.59 | 1575.90 | 423248 | 43623 |
| 1997-98 | 795 | 3061.86 | 2263.20 | 553156 | 22457 |
| 1998-99 | 1146 | 6666.67 | 3200.71 | 1860357 | 23669 |
| 1999-00 | 659 | 8899.89 | 4372.74 | 1635844 | 22117 |
| 2000-01 | 360 | 7912.73 | 4829.32 | 3097651 | 8871 |

| YEAR | NO.OF SCHEMES | GROSS LOAN SANCTIONED | AMOUNT RELEASED | DWELLING UNITS | PLOTS |
|---|---|---|---|---|---|
| | | (.....Amount in Crore.....) | | | |
| 2001-02 | 341 | 8140.53 | 4661.78 | 736519 | 12477 |
| 2002-03 | 316 | 15627.21 | 8179.68 | 873047 | 35471 |
| 2003-04 | 364 | 13415.31 | 6136.27 | 969883 | 5842 |
| 2004-05 | 317 | 13861.62 | 5920.88 | 1119742 | 15758 |
| 2005-06 | 224 | 10099.19 | 3766.52 | 192197 | 2181 |
| 2006-07 | 287 | 12162.55 | 3452.41 | 140970 | 5573 |
| 2007-08 | 306 | 13500.61 | 3754.02 | 98868 | 4185 |
| 2008-09 | 192 | 14754.30 | 4020.07 | 114009 | 1477 |
| 2009-10 | 147 | 16623.76 | 3098.07 | 297907 | 1191 |
| 2010-11 | 134 | 19761.68 | 5104.28 | 295732 | 2643 |
| 2011-12 | 130 | 20511.40 | 6905.74 | 422524 | 181853 |
| 2012-13 | 140 | 23974.06 | 6079.10 | 439286 | 57247 |
| 2013-14 | 134 | 17490.94 | 7437.50 | 1434102 | 243 |
| 2014-15 | 162 | 21095.54 | 8101.29 | 484128 | 128 |
| 2015-16 | 202 | 30774.44 | 8249.96 | 457879 | 701 |
| 2016-17 | 178 | 31861.97 | 9145.00 | 271498 | 0 |
| 2017-18 | 116 | 38648.04 | 16564.83 | 1548602 | 0 |
| 2018-19 | 77 | 34451.54 | 31008.59 | 2068151 | 0 |
| 2019-20 | 50 | 19942.03 | 10121.83 | 307277 | 0 |
| 2020-21 | 43 | 9201.78 | 8323.37 | 12488 | 10 |
| 2021-22 | 44 | 20663.19 | 8886.53 | 88523 | 1 |
| 2022-23 | 41 | 24571.98 | 8465.92 | 349308 | 1 |
| 2023-24 | 74 | 82386.54 | 17987.03 | 116542 | 1 |
| 2024-25 | 79 | 127952.49 | 40037.51 | 41754 | 1 |
| **2025-26** | **96** | **164757.05** | **51194.21** | **222076** | **0** |



## CUMULATIVE STATEWISE PERFORMANCE AS ON 31.03.2026

| State/ UT's | Proj. Sanc. | Proj. Cmpl. | Cities Covered | Borr Covered | Proj. Cost | Loan Sanc | Loan Rel. | Dwelling Units | | Plots | Sanitation | No of |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | (---------Amount In Crore---------) | | | Upgd | New | | Units | Oth. Units |
| ANDHRA PRADESH | 1387 | 1335 | 135 | 99 | 104215.37 | 59046.47 | 36092.72 | 98426 | 2434822 | 3343 | 1359064 | 2066 |
| ARUNACHAL PRADESH | 10 | 8 | 5 | 7 | 40.25 | 26.38 | 26.39 | 0 | 1822 | 0 | 75 | 78 |
| ASSAM | 186 | 186 | 43 | 81 | 1048.13 | 567.88 | 506.16 | 15536 | 40713 | 1799 | 83578 | 389 |
| BIHAR | 206 | 200 | 30 | 84 | 11287.07 | 4978.76 | 2493.19 | 23032 | 80162 | 5740 | 4293 | 3716 |
| CHHATTISGARH | 267 | 262 | 36 | 60 | 37574.31 | 4543.85 | 2871.74 | 314 | 408373 | 18572 | 59929 | 10563 |
| DELHI | 78 | 70 | 6 | 46 | 56694.64 | 22381.83 | 21792.73 | 0 | 1694920 | 0 | 0 | 6 |
| GOA | 38 | 35 | 12 | 10 | 577.24 | 328.10 | 283.10 | 5983 | 1410 | 1526 | 45500 | 34 |
| GUJARAT | 1255 | 1241 | 125 | 149 | 86040.12 | 12810.09 | 6861.93 | 55868 | 538349 | 8196 | 6169 | 5280 |
| HARYANA | 375 | 351 | 69 | 38 | 14838.54 | 8810.84 | 2611.74 | 17437 | 107428 | 4987 | 141638 | 154 |
| HIMACHAL PRADESH | 186 | 177 | 31 | 24 | 5721.96 | 3903.33 | 2700.22 | 948 | 73647 | 2022 | 0 | 0 |
| JAMMU & KASHMIR | 119 | 87 | 24 | 20 | 26885.05 | 6240.66 | 1376.49 | 11123 | 12828 | 11330 | 17203 | 1454 |
| JHARKHAND | 131 | 34 | 16 | 52 | 10261.91 | 3892.24 | 3441.49 | 10346 | 360721 | 2000 | 869 | 2362 |
| KARNATAKA | 1445 | 1339 | 149 | 179 | 122211.02 | 66036.00 | 22508.95 | 287596 | 2664531 | 38872 | 185780 | 3415 |
| KERALA | 1119 | 1096 | 70 | 100 | 35748.44 | 22533.43 | 16181.34 | 99286 | 1422271 | 651 | 40640 | 469 |
| MADHYA PRADESH | 1323 | 1304 | 147 | 396 | 51725.18 | 24147.27 | 10283.71 | 9436 | 189971 | 141286 | 412915 | 9031 |
| MAHARASHTRA | 1266 | 1165 | 119 | 140 | 419504.68 | 153213.53 | 39413.65 | 52566 | 450994 | 18355 | 264855 | 3883 |
| MANIPUR | 47 | 34 | 3 | 8 | 2046.89 | 1154.86 | 927.25 | 385 | 14843 | 0 | 12300 | 113 |
| MEGHALAYA | 35 | 34 | 5 | 12 | 1583.86 | 881.99 | 869.37 | 291 | 15104 | 1 | 4689 | 4 |
| MIZORAM | 41 | 40 | 7 | 8 | 261.34 | 168.26 | 148.26 | 5150 | 8142 | 148 | 0 | 1 |
| NAGALAND | 551 | 452 | 28 | 72 | 2059.67 | 1536.78 | 1514.02 | 78 | 22623 | 334 | 49 | 938 |
| ORISSA | 453 | 449 | 87 | 85 | 3801.88 | 1566.59 | 1558.81 | 15283 | 261651 | 7147 | 76412 | 1584 |
| PUNJAB | 542 | 538 | 112 | 44 | 8694.92 | 5000.01 | 4017.37 | 14864 | 103170 | 4679 | 222233 | 72 |
| RAJASTHAN | 1260 | 1039 | 148 | 263 | 143234.35 | 64753.18 | 35870.32 | 0 | 942989 | 70493 | 417392 | 1190 |
| SIKKIM | 42 | 40 | 10 | 3 | 4251.63 | 1188.05 | 1152.50 | 3854 | 12050 | 0 | 0 | 1 |
| TAMIL NADU | 2272 | 2251 | 213 | 107 | 66214.44 | 36802.61 | 29931.05 | 324776 | 1195510 | 161749 | 169767 | 4471 |
| TELANGANA | 889 | 851 | 101 | 82 | 88725.77 | 51484.21 | 32980.02 | 45817 | 1209998 | 2344 | 1017869 | 587 |
| TRIPURA | 37 | 36 | 8 | 19 | 1630.41 | 226.54 | 207.78 | 1909 | 5586 | 2 | 18788 | 130 |
| UTTAR PRADESH | 1310 | 1272 | 80 | 94 | 86144.12 | 25089.42 | 20803.76 | 31991 | 1296416 | 65876 | 1587378 | 5199 |
| UTTARAKHAND | 119 | 103 | 21 | 32 | 4531.38 | 1847.03 | 1315.19 | 3506 | 54668 | 560 | 34857 | 59 |
| WEST BENGAL | 345 | 333 | 65 | 101 | 10965.77 | 5048.82 | 3907.22 | 3020900 | 194338 | 5346 | 446951 | 1688 |
| A & N ISLANDS | 17 | 17 | 1 | 3 | 26.06 | 13.29 | 10.91 | 500 | 534 | 0 | 0 | 5 |
| CHANDIGARH | 77 | 76 | 1 | 5 | 2066.22 | 172.01 | 171.16 | 0 | 28036 | 8045 | 10 | 484 |
| DADRA NAGAR HAVELI | 2 | 2 | 1 | 2 | 0.35 | 0.55 | 0.00 | 45 | 42 | 0 | 0 | 0 |
| PUDUCHERRY | 97 | 53 | 11 | 7 | 2171.05 | 995.35 | 991.48 | 0 | 8455 | 0 | 40 | 51 |
| | **17527** | **16510** | **1919** | **2432** | **1412784.02** | **591390.21** | **305822.02** | **4157246** | **15857117** | **585403** | **6631243** | **59477** |

**TOTAL SANCTIONS INCLUDING HUDCO NIWAS :**

**(₹ in Crore)**

**LOAN AMOUNT** : ₹ 598265.32

**RELEASE AMOUNT** : ₹ 311006.76

**DWELLING UNITS** : 20400969

## CATEGORY WISE HOUSING & INFRASTRUCTURE DETAILS AS ON 31.03.2026

(₹ in Crore)

| CATEGORY | CUMULATIVE | | CURRENT | |
|---|---|---|---|---|
| | Loan Sanctioned | Dwell. Units | Loan Sanctioned | Dwell. Units |
| EWS(R) | 32156.82 | 11519293 | 6500.00 | 221628 |
| EWS(U) | 44375.45 | 6121526 | 0.00 | 0 |
| LIG (U) | 2925.64 | 1319174 | 0.00 | 0 |
| LIG(R) | 3732.32 | 132972 | 0.00 | 0 |
| MIG | 7554.21 | 586416 | 2698.05 | 448 |
| HIG | 8142.82 | 334982 | 0.00 | 0 |
| A - TOTAL : | 98887.26 | 20014363 | 9198.05 | 222076 |
| B - HUDCO NIWAS: | 6875.11 | 386606 | 0.00 | 0 |
| **TOTAL (A+B) :** | **105762.37** | **20400969** | **9198.05** | **222076** |

## SECTORWISE URBAN INFRASTRUCTURE PROJECTS SANCTIONED

(₹ in Crore)

| Category | CUMULATIVE | | | CURRENT YEAR | | |
|---|---|---|---|---|---|---|
| | No. of Projects | Project Cost | Loan Sanctioned | No. of Projects | Project Cost | Loan Sanctioned |
| Water Supply | 566 | 251516.09 | 70957.42 | 8 | 109177.58 | 26699.60 |
| Sewerage | 73 | 6266.66 | 2590.49 | 0 | 0.00 | 0.00 |
| Drainage | 26 | 4009.45 | 2420.75 | 0 | 0.00 | 0.00 |
| Solid Waste MGT | 21 | 634.55 | 265.22 | 0 | 0.00 | 0.00 |
| Basic Sanit (UI) | 2 | 133.27 | 74.22 | 0 | 0.00 | 0.00 |
| UI Smart City | 1 | 2960.6 | 600 | 0 | 0.00 | 0.00 |
| Area Development. | 121 | 8319.60 | 5536.97 | 4 | 3986.08 | 3348.00 |
| Social Infrastructure | 631 | 36202.82 | 20752.70 | 7 | 6114.51 | 2977.77 |
| Roads & Bridges | 496 | 278968.34 | 152135.85 | 11 | 40293.69 | 32067.94 |
| Transport Nagar | 70 | 40517.76 | 15699.62 | 2 | 18302.30 | 9773.61 |
| Airport | 12 | 6680.14 | 4679.68 | 3 | 3827.00 | 3157.00 |
| Port Trust | 11 | 9348.16 | 2906.45 | 0 | 0.00 | 0.00 |
| Railways | 8 | 111192.35 | 12227.86 | 1 | 22123.00 | 7680.80 |
| Commercial | 218 | 31757.51 | 18636.84 | 4 | 6120.11 | 4349.34 |
| SPL.Eco. Zone | 2 | 2194.73 | 363.35 | 0 | 0.00 | 0.00 |
| Indus. Infra. | 34 | 117864.61 | 24187.20 | 4 | 28301.36 | 15999.70 |
| IT Parks | 22 | 2026.26 | 649.36 | | 0.00 | 0.00 |
| Power | 199 | 278947.50 | 143631.60 | 43 | 71058.91 | 47693.98 |
| Operational | 5 | 13.54 | 13.28 | 0 | 0.00 | 0.00 |
| Miscellaneous | 48 | 11165.97 | 7372.91 | 2 | 1642.80 | 1400.00 |
| **UI TOTAL** | **2566** | **1200719.91** | **485701.77** | **89** | **310947.34** | **155147.00** |
| OTHERS-HOUSING ** : | 14961 | | 6801.18 | 07 | | 412.00 |
| **GRAND TOTAL :** | **17527** | | **598265.32** | **96** | | **164757.79** |

** OTHERS : Includes Land Aquisition, ILCS, Bldg. Material, Commercial and Basic Sanitation.



# MANAGEMENT TEAM



**Sh. Vineet Gupta**
(Chief Vigilance Officer)



**Sh. Vikas Goyal**
Company Secretary



**Sh. Shailesh Prakash Tripathi**
Sr. Executive Director



**Sh. Tekkam Sridhar**
Sr. Executive Director



**Smt. Vandana Motsara**
ED (HR)



**Sh. Koshy Varghese**
EDF (CPF/LARF)



**Smt. Anju Thakur**
EDF (CA&T/ALMD)



**Smt. Radha Roy**
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**Sh. P Venkateswara Reddy**
EDP (O-SS)



**Sh. Rupesh Kumar Shah**
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**Sh. Bhushan Kumar**
EDP (O-PS, PD&CS)



**Dr. Akshaya Kumar Sen**
ED (Eco.)



**Smt. D Shefali Sudhakar**
EDF (DMDR)



**Smt. Varsha Punhani**
ED (HSMI)



**Sh. Achal Gupta**
EDF (RM)



**Sh. Murali K Jami**
ED (Mumbai, RO)



**Smt. Neena Rani Jain**
EDF (CPF)



**Sh. BSA Murthy**
ED (Vijayawada, RO)



**Sh. Lalit Singla**
EDF (FLC, BDC)



**Sh. SK Bhatnagar**
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**Sh. P Subhas Reddy**
ED (Hyderabad, RO)



**Sh. Kamal Kumar Chauhan**
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**Sh. Sanjay Bhargava**
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## DEVELOPMENT OFFICES

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**Aizawl**
H.No.C-15, Chanmari Kawn,
Aizawl-796007, Mizoram

**Gangtok**
2nd Floor, Gangtok Municipal Corporation,
Deorali, Gangtok-737102

**Goa**
EDC House, Dr. Alto Betim, Dr. Atmaram
Borker Road,
Panaji, Goa-403501

**Imphal**
PDA Building North AOC,
Imphal-795 001

**Itanagar**
Second Floor, Tadar Trade Centre Bank
Tin-ali, Itanagar-791111

**Kokrajhar**
Boro Bhatarmari Near IOC Petrol Pump
Cinema Hall,
Kokrajhar - 783370

**Puducherry**
No.11,12,13, LIC Building, Ground Floor,
Kamaraj Salai,
New Saram, Puducherry - 605013

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Port Blair-744101

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Chhota Shimla-171002

# AWARDS AND RECOGNITIONS




राजभाषा कीर्ति पुरस्कार 2024–25

17th CIDC Vishvakarma Award

5th PSU Transformation Award

ISDA Infracon National Award

Bhamashah Award for CSR Activities

CSR Leadership Award by Indian Red Cross Society Telangana State Branch

PSU Samarpan Award for CMD










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