



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

CFHRO SE CS LODR 253/2024
October 22, 2024

ONLINE SUBMISSION

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

Sub: Outcome of the Board meeting

Ref: 1. Our letter CFHRO SE CS LODR 245/2024 dated October 14, 2024
2. Regulations 30 (read with Para A of Part A of Schedule III), 33 and 52 of the SEBI Listing Regulations.

With reference to the captioned subject, we wish to inform the following outcome of the Board Meeting held today i.e. on Tuesday, October 22, 2024:

- I. **Un-audited Financial Results :** The Board of Directors with the recommendation of the Audit Committee, approved the Un-Audited Financial results for the 2nd Quarter and Half Year Ended September 30, 2024.

In this regard, we enclose the following:

Sl. No.	Particulars	Annex. No.
1.	Statement of Un-audited Standalone Financial Results of the Company for the 2nd Quarter and half year ended September 30, 2024, including half-yearly statement on assets and liabilities of the Company and statement of cash flows, which are prepared in accordance with the Indian Accounting Standards (Ind AS).	I
2.	Limited Review Report for the said period issued by M/s. Rao & Emmar, Chartered Accountants and M/s. V K Ladha & Associates, Chartered Accountants, the Joint Statutory Central Auditors of the Company and taken on record by the Board.	II
3.	Additional disclosure of Line Items in accordance with Regulation 52(4) of Securities Exchange Board of India (LODR) Regulations, 2015 (SEBI Listing Regulations).	III
4.	A 'Nil' Statement of Deviation or Variation in the prescribed format as required under Regulation 32(1) of the SEBI Listing Regulations read with SEBI Master Circular No. SEBI/HO/CFD/PoD2/CIR/P/2023/120 dated July 11, 2023	IV

5.	A Statement of Utilization of Issue Proceeds in the prescribed format as required under Regulation 52(7) and Statement of Deviation or variation in the use of proceeds of funds raised through Non-Convertible Debentures for the purpose other than those mentioned in offer document as per Regulation 52(7A) of SEBI Listing Regulations read with SEBI Master Circular No. SEBI/HO/ DDHS/ PoD1/P/CIR/2023/108 dated July 29, 2022.	V
6.	Security Cover Certificate as on September 30, 2024, as per Regulation 54(2)/(3) of SEBI Listing Regulations.	VI
7.	Disclosure of Related Party Transactions for the half year ended September 30, 2024 as per Regulation 23(9) of SEBI (LODR) Regulations, 2015.	VII

II. **Fund Raising:** The Board of Directors, at the said meeting, has given necessary approvals and authorisations for issue of Non-Convertible Debentures, on private placement basis upto an extent of Rs.4000 Crores, as approved by the Members at the 37th Annual General Meeting (AGM) of the Company held on August 07, 2024, for issue in one or more tranches, for a period upto the date of the AGM of the financial year 2024-25. The Board has authorized a Committee to decide on the terms and conditions of the Issue (e.g. timing of the Issue, type of issue, size, number of securities, tenure, coupon etc.)

The meeting of the Board of Directors commenced at 5.46 p.m and concluded at 6:15 p.m.

In terms of SEBI (Prohibition of Insider Trading) Regulations, 2015 and Company's Code of Conduct on Prohibition of Insider Trading, the trading window for designated persons shall re-open w.e.f. October 24, 2024.

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

This is for information and records.

Thanking you,

Yours faithfully,
For Can Fin Homes Limited

Nilesh Jain
DGM & Company Secretary
M.No. 18320

Encl: As above.



(₹. In lakhs)

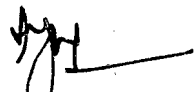
Statement of Un-Audited Financial Results for the Quarter and Half Year Ended 30/09/2024							
Sl.No.	Particulars	Quarter Ended			Six months ended		Year ended
		(30/09/2024)	(30/06/2024)	(30/09/2023)	(30/09/2024)	(30/09/2023)	(31/03/2024)
		Un-audited & Reviewed	Un-audited & Reviewed	Un-audited & Reviewed	Un-audited & Reviewed	Un-audited & Reviewed	Audited
1	Income from Operations:						
	- Interest Income	95,525.24	92,415.88	86,521.65	1,87,941.11	1,68,330.32	3,48,988.00
	- Fees and Commission Income	722.86	692.44	580.59	1,415.30	1,168.34	3,317.52
	- Other Income	21.39	4.58	1.37	25.97	14.05	163.84
	Total Income from Operations	96,269.48	93,112.90	87,103.61	1,89,382.38	1,69,512.71	3,52,469.36
2	Expenditure:						
	- Finance Costs	61,549.56	60,272.76	54,844.78	1,21,822.32	1,08,144.58	2,23,138.99
	- Fees and Commission Expense	798.10	635.35	660.73	1,433.45	1,334.12	2,739.23
	- Employee Benefit expense	2,885.16	2,329.89	2,496.72	5,215.05	4,567.75	9,686.59
	- Depreciation and Amortisation	278.87	263.32	275.61	542.19	546.42	1,271.47
	- Provisions for Expected Credit Loss and Write offs (Refer Note No: 4)						7,880.74
		1,374.03	2,447.41	3,251.24	3,821.44	4,621.77	
	- Other Expenses	1,974.43	1,654.16	5,775.30	3,628.59	7,109.34	11,999.19
	Total Expenditure	68,860.15	67,602.89	67,304.38	1,36,463.04	1,26,323.98	2,56,716.21
3	Profit Before Tax	27,409.33	25,510.01	19,799.23	52,919.34	43,188.73	95,753.15
4	Tax Expenses						
	- Current Tax	6,132.77	6,167.56	5,373.29	12,300.33	10,412.71	22,397.73
	- Deferred Tax	127.58	(621.59)	(1,381.50)	(494.01)	(1,376.92)	(1,714.46)
	Total Tax Expenses	6,260.35	5,545.97	3,991.79	11,806.32	9,035.79	20,683.27
5	Net Profit after Tax	21,148.98	19,964.04	15,807.44	41,113.02	34,152.93	75,069.88
	Total Comprehensive Income						
	A. Items that will not be reclassified to profit or loss						
	(i) Actuarial Gain / (loss)	(107.67)	88.52	(87.15)	(19.15)	(113.94)	(115.64)
	(ii) Income tax relating to items that will not be reclassified to profit or loss	27.10	(22.28)	21.94	4.82	28.68	29.10
	Other comprehensive income/(loss) A (i+ii)	(80.57)	66.24	(65.21)	(14.33)	(85.26)	(86.54)
6	Total Comprehensive Income	21,068.41	20,030.28	15,742.23	41,098.69	34,067.67	74,983.34
7	Paid-up equity share capital (Face value of ₹2/- per share)	2,663.31	2,663.31	2,663.31	2,663.31	2,663.31	2,663.31
8	Reserves excluding Revaluation Reserves						4,31,721.99
9	Earnings Per Share (EPS) (of ₹2/-each)	Not Annualised	Not Annualised	Not Annualised	Not Annualised	Not Annualised	Annualised
	(a) Basic	15.88	14.99	11.87	30.88	25.65	56.38
	(b) Diluted	15.88	14.99	11.87	30.88	25.65	56.38

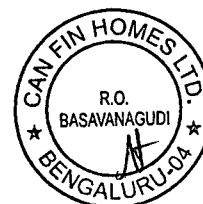


Notes to the Financial Results

1	The financial results have been prepared in accordance with the recognition and measurement principles laid down in Indian Accounting Standard 34 Interim Financial Reporting, notified under Section 133 of the Companies Act, 2013 read with Companies (Indian Accounting Standards) Rules, 2015, as amended from time to time, and other accounting principles generally accepted in India. and is in compliance with the presentation and disclosure requirements as prescribed under regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended. The circular/direction issued by the Reserve Bank of India and NHB are implemented as and when they become applicable.					
2	The main business of the company is to provide loans against /for purchase, construction, renovation of houses/flats/commercial properties. All the activities of the Company are incidental to the main business and accordingly there are no separate reportable segment as per the Ind AS 108 "Operating Segments", specified under Section 133 of the Companies Act, 2013.					
3	Disclosure as per the Reg. 54(2) of SEBI (LODR) Regulations, 2015 the Company has maintained 100% Asset Cover on its secured redeemable non-convertible debentures as on September 30, 2024 (floating charge on hypothecation of book debts and receivables). That proceeds of the NCDs are used for the objects that were stated in the offer document(s).					
4	Details of resolution plan implemented under the Resolution Framework for COVID-19-related Stress as per RBI circular dated August 6, 2020 (Resolution Framework - 1.0) and May 5, 2021 (Resolution Framework - 2.0) as at September 30, 2024 are given below.					
Format B						(₹ in lakhs)
	Type of borrower	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position as at the end of the previous half year i.e March 31, 2024 year (A)	Of (A), aggregate debt that slipped into NPA during the current half-year	Of (A) amount written off during the current half-year	Of (A) amount paid by the borrowers during the current half-year*	Exposure to accounts classified as Standard consequent to implementation of resolution plan - Position as at the end of this half-year i.e September 30, 2024
	Personal Loans	52,016.34	2,540.91		3,925.70	45,549.73
	Corporate persons	-				-
	Of which, MSMEs	-				-
	Others	-				-
	Total	52,016.34	2,540.91	-	3,925.70	45,549.73
*Amount paid by the borrower during the half year is net of additions in the borrower account including additions due to interest capitalisation.						
5	The Company in its Annual General Meeting held on August 7, 2024 had declared dividend towards financial year ended March 31, 2024 of ₹ 4/- per equity share of face value of ₹ 2/- which was recommended by the board of directors on April 29, 2024 and paid subsequently.					
6	In compliance with Reg.33 and 52 of SEBI (LODR) Regulations, 2015, the above financial results for the quarter and half year ended September 30, 2024 have been reviewed and recommended by the Audit Committee of the Board and subsequently approved by the Board of Directors at their respective meetings held on October 22, 2024. The above results have been subjected to a Limited Review by the Joint Statutory Auditors of the Company, in terms of the said regulations.					
7	Previous period / year figures have been re-grouped wherever necessary to conform with current period presentation.					

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


Suresh S Iyer
Managing Director & CEO
DIN: 10054487



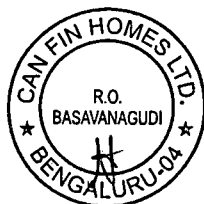
Place: Bengaluru
Date: October 22, 2024



Note 1: Statement of Assets and Liabilities

₹ in lakhs

Sl No.	Particulars	As at 30/09/2024 Un-audited & Reviewed	As at 30/09/2023 Un-audited & Reviewed	As at 31/03/2024 Audited
	ASSETS			
I	Financial Assets			
a)	Cash and Cash equivalents	135.24	184.59	75.77
b)	Bank Balances other than above	45,682.01	30,638.70	45,665.93
c)	Derivative Financial Instruments	-	-	-
d)	Receivables			
(i)	Trade Receivables	103.49	87.77	88.87
(ii)	Other Receivables	-	-	-
e)	Loans	36,10,843.09	32,94,400.81	34,55,310.32
f)	Investments	1,96,771.03	1,45,911.37	1,45,902.64
g)	Other Financial Assets	2,059.48	724.09	778.42
II	Non-Financial Assets			
a)	Current Tax Assets	50,893.99	28,773.67	41,214.21
b)	Deferred Tax Assets (Net)	7,085.38	6,248.59	6,586.55
c)	Property, Plant and Equipment	4,428.55	4,481.48	5,261.85
d)	Other non-financial assets	696.19	452.73	484.55
	TOTAL	39,18,698.46	35,11,903.80	37,01,369.11
	LIABILITIES AND EQUITY			
I	LIABILITIES			
	Financial Liabilities			
a)	Payables			
	Trade Payables	-	-	-
(i)	total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii)	total outstanding dues of creditors other than micro enterprises and	247.97	440.24	482.87
	Other Payables			
(i)	total outstanding dues of micro enterprises and small enterprises	-	-	-
(ii)	total outstanding dues of creditors other than micro enterprises and	-	-	-
b)	Debt Securities	8,97,553.00	6,80,071.34	7,57,512.08
c)	Borrowings (Other than debt securities)	24,51,975.78	23,36,003.59	23,96,709.32
d)	Deposits	18,747.32	34,562.96	21,781.51
e)	Subordinated Liabilities	10,739.41	10,736.93	10,290.70
f)	Other Financial Liabilities	6,628.34	14,766.68	29,608.54
II	Non-Financial Liabilities			
a)	Current tax liabilities	55,022.25	30,578.03	42,774.96
b)	Provisions	5,852.32	3,328.49	5,873.41
c)	Deferred tax liabilities (Net)	-	-	-
d)	Other non-financial liabilities	1,774.34	5,282.85	1,950.42
III	EQUITY			
a)	Equity Share capital	2,663.31	2,663.31	2,663.31
b)	Other Equity	4,67,494.41	3,93,469.40	4,31,721.99
	TOTAL	39,18,698.46	35,11,903.80	37,01,369.11



Note 2: Cash Flow Statement for the half year ended 30-09-2024

		₹ in Lakhs	
Sl. No	Particulars	30-09-2024	30-09-2023
A)	Cash Flow from Operating Activities		
	Net Profit Before Tax and Exceptional Items	52,919.34	43,188.73
	Add:		
i)	Adjustment For:		
	Depreciation and Amortization	542.19	546.42
	Loss/ (profit) on Sale of Assets [net]	(1.53)	(1.37)
	Interest on lease liability	146.96	151.05
	Winding of leases liability and right of use assets	(138.91)	34.25
	Interest expense accrued but not paid	-	9,177.99
	Interest income accrued but not received	-	(317.37)
	Impairment of financial instruments	3,821.44	8,589.21
	Fair Value adjustments on Debentures	27.08	23.87
	Fair Value adjustments on Investments	(8.11)	(2.23)
	Operating Profit before Working Capital Changes	57,308.46	61,390.56
ii)	Adjustment For Working Capital:		
	(Increase)/Decrease in Trade Receivables	(14.62)	26.14
	Increase/(Decrease) in Trade Payables	(234.90)	(364.68)
	(Increase)/Decrease in Other Financial Assets	(1,285.28)	(3,280.15)
	(Increase)/Decrease in Loans	(1,55,532.77)	(1,83,657.37)
	Increase/(Decrease) in Provisions	(21.08)	3,792.80
	(Increase)/Decrease in Other non-financial assets	(207.41)	(77.33)
	Increase/(Decrease) in Other financial liabilities	(22,095.67)	(23,557.76)
	Increase/(Decrease) in Other non-financial liabilities	(176.08)	3,561.67
		(1,79,567.83)	(2,03,556.68)
	Cash Generated from Operations	(1,22,259.37)	(1,42,166.12)
	Less: Income Tax Paid	13,017.54	9,171.24
	Net Cash Flow from Operating Activities	(1,35,276.91)	(1,51,337.36)
B)	Cash Flow from Investing Activities		
	Purchase of Property, Plant and Equipment	(325.23)	(78.37)
	Sale of Property, Plant and Equipment	7.72	2.83
	Investment in Government Securities	(50,860.28)	(6.01)
	(Increase)/Decrease in Other Bank balances	(16.08)	20.21
	Net Cash Flow from Investing Activities	(51,193.87)	(61.34)
C)	Cash Flow from Financing Activities		
	Short term borrowings (net)	90,309.73	(42,539.74)
	Long Term Borrowings taken	3,51,882.55	3,12,500.00
	Long Term Borrowings repaid	(3,86,846.33)	(1,55,862.52)
	Proceeds from deposits accepted (net)	(3,034.19)	(8,953.22)
	Debt Securities (net)	1,40,516.71	49,399.72
	Payment of lease liability	(972.07)	(485.50)
	Dividend Paid	(5,326.16)	(2,663.08)
	Net Cash Flow from Financing Activities	1,86,530.25	1,51,395.65
	Increase/ (Decrease) in Cash & Cash Equivalents	59.47	(3.05)
	Cash & Cash Equivalents at the Beginning of the Year	75.77	187.64
	Cash & Cash Equivalents at the end of the period	135.24	184.59
	Other Notes:		
	Cash and Cash equivalents include:		
	Cash on hand	99.18	54.39
	Cheques on hand		
	Balance with Banks		
	- Current Accounts	36.06	130.20
	- Fixed Deposits		
	Total	135.24	184.59



M/s Rao & Emmar
Chartered Accountants
No.18, Ramanashree Arcade
MG Road, Bengaluru- 560 001

M/s VK Ladha & Associates
Chartered Accountants
36, Drawid Marg, Kshir Sagar
Ujjain – 456 001

Independent Auditors' Limited Review Report on the Unaudited Financial Results for the Quarter and Half year ended September 30, 2024 of Can Fin Homes Limited pursuant to the Regulation 33 and 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015, as amended.

To
The Board of Directors,
Can Fin Homes Limited,
Bengaluru

1. We have reviewed the accompanying statement of unaudited financial results of **Can Fin Homes Limited** ("the Company") for the quarter and half year ended September 30, 2024 ("the Statement") being submitted by the Company pursuant to the requirement of Regulation 33 and 52 of the SEBI (Listing Obligation and Disclosure Requirements) Regulations, 2015, as amended ("the Listing Regulations"), including relevant circulars issued by the SEBI from time to time.
2. This Statement, which is the responsibility of the Company's Management and approved by Board of Directors, has been prepared in accordance with the recognition and measurement principles laid down in the Indian Accounting Standard 34 "Interim Financial Reporting" ("Ind AS 34") prescribed under Section 133 of Companies Act, 2013 ("the Act") read with relevant rules issued thereunder and other accounting principles generally accepted in India and is in compliance with the preparation and disclosure requirements of Listing Regulations. Our responsibility is to express a conclusion on the Statement based on our review.
3. We conducted our review of Statement in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the Statements are free of material misstatement. A review of Interim Financial Information consists of making inquiries, primarily of persons responsible for financial and accounting matters and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance With Standards of Auditing specified under section 143(10) of the Companies Act 2013 and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit and accordingly, we do not express audit opinion.



4. Based on our review conducted as above, nothing has come to our attention that causes us to believe that the accompanying Statement of Unaudited Financial Results read with notes therein, prepared in accordance with the recognition and measurement principles laid down in Ind AS 34, prescribed under section 133 of the Act, the RBI guidelines, and other accounting principles generally accepted in India, has not disclosed the information required to be disclosed in accordance with the requirements of the Listing Regulations, including the manner in which it is to be disclosed, or that it contains any material misstatement, or that it has not been prepared in accordance with the relevant prudential norms issued by the RBI in respect of income recognition, asset classification, provisioning and other related matters.
5. A copy of the unaudited quarterly and Half year ended financial results of the Company for the period under review, which formed the basis of our limited review, duly initiated by us for the purpose of identification is enclosed to this report.

Other matters

6. The comparative financial results of the Company as stated in the Statement for the quarter ended June 30, 2024, quarter and half year ended September 30, 2023 prepared in accordance with the Indian Accounting Standard were reviewed by the predecessor auditors of the Company where they have expressed an unmodified conclusion on those financial results vide their reports on July 20, 2024 and October 17, 2023 respectively. We have relied upon the said report for the purpose of our report on this statement.
7. The Statement also includes figures of the Company for the year ended March 31, 2024 which have been audited by the predecessor auditors of the Company where they have expressed an unmodified Opinion on those financial results vide their report on April 29, 2024.

Accordingly, we do not express any conclusion on these statement and results and have relied upon the said reports for the purpose of our report on this statement. Our Conclusion on the Statement is not modified in respect of the above matters.

For Rao & Emmar

Chartered Accountants

Firm Registration Number: 003084S


CA B J Praveen
Partner

Membership Number: 215713

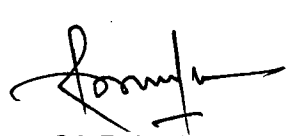
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For V. K. Ladha & Associates

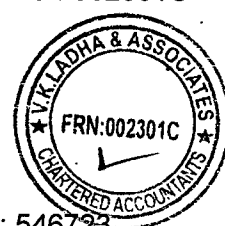
Chartered Accountants

Firm Registration Number: 002301C


CA Rakesh Kumar
Partner

Membership Number: 546723

UDIN: 24546723BKCTGS6220



Place: Bengaluru

Date: October 22, 2024

Place: Bengaluru

Date: October 22, 2024



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

Disclosure in terms of Regulation 52(4) [Chapter V] of SEBI (Listing Obligations and Disclosure Requirements), Regulations 2015 for the quarter and half year ended September 30, 2024.

Sl. No.	Particulars	As on September 30, 2024
1.	Debt Equity Ratio	7.19
2.	Debt Service Coverage Ratio *	NA
3.	Interest Service Coverage Ratio	NA
4.	Capital Redemption Reserve/ Debenture Redemption Reserve	NA
5.	Net Worth (in lakhs) (as at March 31, 2024)	4,34,385.30
6.	Net Profit after tax (in lakhs)	41,113.02
7.	Earnings Per Share (Basic & Diluted)	30.88
8.	Current Ratio	NA
9.	Long Term Debt to Working Capital	NA
10.	Bad Debts to Accounts receivable ratio	NA
11.	Current Liability Ratio	NA
12.	Total Debts to Total Assets Ratio	0.86
13.	Debtors Turnover Ratio	3.95
14.	Inventory Turnover Ratio	NA
15.	Operating Margin (%)	NA
16.	Net profit Margin (%)	21.71%
Sector Specific equivalent ratios, as applicable		
17.	Provision Coverage Ratio	46.41%
18.	Gross Non-Performing Assets (GNPA)	0.88%
19.	Net Non-Performing Asset (NNPA)	0.47%
20.	Capital Risk Adequacy Ratio (CRAR)	24.56%
21.	Asset Coverage Ratio	110%/100%

*Disclosure is not applicable to Housing Finance Companies registered with NHB/RBI as per regulation 52(4) and 54 of the SEBI (Listing Obligations and Disclosure Requirements) Regulation 2015, as amended.

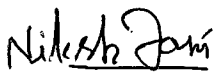
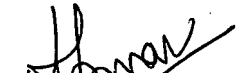
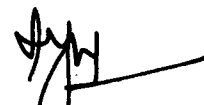
For Can Fin Homes Limited


Apuray Agarwal
Chief Financial Officer



Date: October 22, 2024
Place: Bengaluru

Statement of Deviation / Variation in utilisation of funds raised through Shares - Reg 32(1) of SEBI (LODR) Regulations, 2015

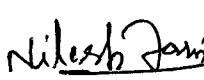
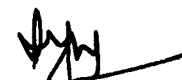
Statement of Deviation / Variation in utilisation of funds raised						
Name of listed entity	Can Fin Homes Limited					
Mode of Fund Raising	Public Issues / Rights Issues / Preferential Issues / QIP / Others					
Date of Raising Funds	Not applicable for Q2 FY25					
Amount Raised	Not applicable for Q2 FY25					
Report filed for Quarter ended	30/09/2024					
Monitoring Agency	Not applicable for Q2 FY25					
Monitoring Agency Name, if applicable	Not applicable for Q2 FY25					
Is there a Deviation / Variation in use of funds raised	Not applicable for Q2 FY25					
If yes, whether the same is pursuant to change in terms of a contract or objects, which was approved by the shareholders	--					
If Yes, Date of shareholder Approval	--					
Explanation for the Deviation / Variation	--					
Comments of the Audit Committee after review	--					
Comments of the auditors, if any	--					
Objects for which funds have been raised and where there has been a deviation, in the following table	--					
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object	Remarks if any
--	--	--	--	--	--	--
 Nilesh Jain DGM & CS Date: 22/10/2024  Apurva Agarwal CFO  Vikram Saha Deputy Managing Director  Suresh S Iyer Managing Director & CEO						
Deviation or variation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised or						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or						
(c) Change in terms of a contract referred to in the fund raising document i.e. prospectus, letter of offer, etc						

Statement of deviation/variation in utilisation of funds raised through NCDs - Reg.52(7) of SEBI (LODR) Regulations, 2015

A. Statement of utilization of issue proceeds:

Name of the Issuer	ISIN	Mode of Fund Raising (Public issues/ Private placement)	Type of instrument	Date of raising funds	Amount Raised	Funds utilized	Any deviation (Yes/No)	If 8 is Yes, then specify the purpose of for which the funds were utilized	Remarks, if any
1	2	3	4	5	6	7	8	9	10
Can Fin Homes Limited	Nil	Private placement	Non-Convertible Debentures	Not applicable for Q2 FY25	Not applicable for Q2 FY25	Not applicable for Q2 FY25	Not applicable for Q2 FY25	--	--

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

Statement of Deviation / Variation in use of issue proceeds						
Name of listed entity				Can Fin Homes Limited		
Mode of Fund Raising				Public Issues / Private Placement		
Type of Instrument				Non-Convertible Securities		
Date of Raising Funds				Not applicable for Q2 FY25		
Amount Raised				Not applicable for Q2 FY25		
Report filed for quarter ended				30/09/2024		
Is there a Deviation / Variation in use of funds raised?				Nil		
Whether any approval is required to vary the objects of the issue stated in the prospectus/ offer document?				Not Applicable		
If yes, details of the approval so required?				--		
Date of approval				--		
Explanation for the Deviation / Variation				--		
Comments of the Audit Committee after review				None		
Comments of the auditors, if any				None		
Objects for which funds have been raised and where there has been a deviation, in the following table				--		
Original Object	Modified Object, if any	Original Allocation	Modified allocation, if any	Funds Utilised	Amount of Deviation/Variation for the quarter according to applicable object (in Rs. Crore & %)	Remarks if any
--	--	--	--	--	--	--
Deviation could mean:						
(a) Deviation in the objects or purposes for which the funds have been raised or						
(b) Deviation in the amount of funds actually utilized as against what was originally disclosed or						
 Nilesch Jain DGM & CS Date: 22/10/2024  Apurav Agarwal CFO  Vikram Saha Deputy Managing Director  Suresh S Iyer Managing Director & CEO						

M/S V.K. LADHA & ASSOCIATES**CHARTERED ACCOUNTANTS**

36 Drawid Marg, Kshir Sagar Colony, Ujjain

Ph. (0734)2550498-99, Telefax: 0734-4040498 Mobile 98270-81499, 98509-89134

E-mail id: ladha@vkladha.comwebsite: www.vkladha.com

To,

SBICAP Trustee Company Limited

6th Floor, Apeejay House,

3, Dinshaw Wachha Road, Churchgate,

Mumbai-400 020.

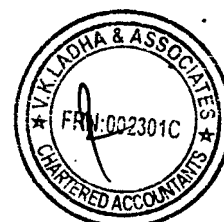
**Auditor's Certificate on Particulars of Non-Convertible Debentures ('NCD')
as at September 30, 2024**

1. This Certificate is issued in accordance with the terms of communication vide e-mail dated October 19, 2024.

The accompanying statement in 'Annexure A' ("the Statement") contains details of nonconvertible debentures outstanding as on September 30, 2024, amounting to Rs.6,27,100 lakhs issued by Can Fin Homes Limited ('the Company'), having its registered office at No. 29/1, Sir. M N Krishna Rao Road, Lalbagh West, Basavanagudi Bangalore - 560 004 including the details of asset cover as furnished in 'Annexure B' (Statement of Security Coverage Ratio), maintained by the Company and 'Annexure C' (Covenant Compliance Certificate of the company as per Regulation 56(l)(d)), in respect of those debentures, as required by SBICAP Trustee Company Limited (the "Debenture Trustee") having its corporate office at 6th Floor, Apeejay House, 3, Dinshaw Wachha Road, Churchgate, Mumbai-400 020.

Management's Responsibility for the Statement

2. The preparation of the accompanying Statement is the responsibility of the Management of the Company. This responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presentation of the Statement, the preparation and maintenance of books of account based on which the Statement has been drawn up for the purpose of this certificate, all accounting and other relevant supporting records and documents and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
3. The Management is also responsible for ensuring that the Company complies with the all the terms and conditions of the terms of offer document/ information memorandum/debenture trust deed for each of debentures issued, rules and regulations applicable for the issue of Non-convertible debentures under Companies Act 2013, RBI/NHB Directions and any other applicable provisions issued or amended from time to time.

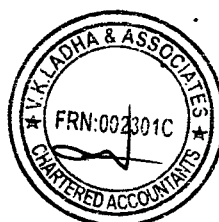


Auditor's Responsibility

4. It is our responsibility to obtain reasonable assurance and form an opinion as to whether the Statement is in agreement with the reviewed financial results of the Company for the quarter ended September 30, 2024.
5. We have performed the following procedures, in respect of data furnished in Annexure B - 'Statement of Security Coverage Ratio'.
 - a. We have verified the extracts maintained and furnished by the Company loan assets/book debts and confirmed to us by the management and relied upon by us. The said data captures the earmarking to the said Secured NCD.
 - b. We have verified the details of the borrowings and loan assets/book debts which are being exclusively charged to NCD's based on the Index of charges downloaded from Ministry of Corporate Affairs ('MCA') website.
6. We have performed the following procedures, in respect of data furnished in Annexure C - 'Covenant Compliance Certificate of the company as per Regulation 56(I)(d)':
 - a. We have obtained list of covenants to be complied by the Company in respect of each of the debentures listed in Annexure A to the certificate and obtained compliance of all such covenants. We have relied on the representations made by the Company for such compliances and verified if the same was in order.
 - b. We have noted the filings done during the quarter by the company in NSE in respect of covenants as may be applicable to each such debentures.
7. We conducted our examination of the Statement provided to us in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India ("ICAI") as well as other applicable pronouncements of the ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

9. Based on the procedures performed and evidence obtained, nothing has come to our attention that causes us to believe that "the Statement" in Annexure A, Statement of Security Coverage Ratio in Annexure B and Covenant Compliance Certificate in Annexure C is not, in all material respects, fairly stated.



Restriction on Use

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

For V.K. Ladha & Associates

Chartered Accountants

Firm Regn. No.: 002301C



(CA. Rakesh Kumar)

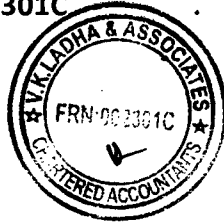
Partner

M. No.: 546723

UDIN: 24546723 BKCTGT5745

Date: 22-10-2024

Place: Bangalore



Enclosures:

1. Annexure A 'Statement' - Details of Non-convertible debentures outstanding as on September 30, 2024
2. Annexure B-Statement of Security Coverage Ratio
3. Annexure C - Covenant Compliance Certificate of the company as per Regulation 56(l)(d)

M/S V.K. LADHA & ASSOCIATES

CHARTERED ACCOUNTANTS

36 Drawid Marg, Kshir Sagar Colony, Ujjain

Ph. (0734)2550498-99, Telefax: 0734-4040498 Mobile 98270-81499, 98509-89134

E-mail id: ladha@vkladha.com

website: www.vkladha.com



Annexure-A 'Statement' - Details of Non-Convertible Debentures outstanding as on September 30,2024

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

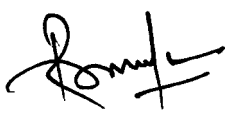
The Company, vide its Board Resolution and information memorandum/ offer document and under various Debenture Trust Deeds, has issued the following listed debt securities outstanding as at September 30, 2024.

ISIN	Private Placement/ Public Issue	Secured/ Unsecured	Sanctioned Amount
INE477A07308	Private Placement	Secured	275,00,00,000
INE477A07316	Private Placement	Secured	500,00,00,000
INE477A07324	Private Placement	Secured	700,00,00,000
INE477A07332	Private Placement	Secured	260,00,00,000
INE477A07340	Private Placement	Secured	400,00,00,000
INE477A07357	Private Placement	Secured	1000,00,00,000
INE477A07365	Private Placement	Secured	301,00,00,000
INE477A07373	Private Placement	Secured	935,00,00,000
INE477A07381	Private Placement	Secured	1000,00,00,000
INE477A07399	Private Placement	Secured	900,00,00,000
		Total	6271,00,00,000

For V.K. Ladha & Associates

Chartered Accountants

Firm Regn. No.: 002301C


(CA. Rakesh Kumar)
Partner

M. No.: 546723

UDIN: 24546723 BKCTGT5745

Date: 22-10-2024

Place: Bangalore

Annexure B - Statement of Security Coverage Ratio														
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Particulars	Description of assets for which this certificate relate	Exclusive charge		Pari-passu charge			Assets not offered as Security	Eliminati on (amount in negative)	(Total C to H)	Related to only those items covered by this certificate				
		Debt for which this certificate being issued	Other Secured debts	Debt for which this certificate being issued	Assets shared by pari passu debt holder (includes debt for which this certificate is issued & other debt with paripassu charge)	Other assets on which there is pariPassu charge (excludin g items covered in column F)		debt amount considered more than once (due to exclusive plus pari passu charge)		Market Value for Assets charged on Exclusive basis	Carrying /book value for exclusive charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Market Value for Pari passu charge Assets	Carrying value/book value for pari passu charge assets where market value is not ascertainable or applicable (For Eg. Bank Balance, DSRA market value is not applicable)	Total Value(=K+L+M+N)
		Book Value	Book Value	Yes/ No	Book Value	Book Value								Relating to Column F
ASSETS														
Property, plant & Equipment	-	-	-	-	-	-	4,428.55	-	4,428.55					
Capital work-in-progress	-	-	-	-	-	-	-	-	-					
Right of Use Assets	-	-	-	-	-	-	-	-	-					
Goodwill	-	-	-	-	-	-	-	-	-					
Intangible Assets	-	-	-	-	-	-	-	-	-					
Intangible Assets under developmets	-	-	-	-	-	-	-	-	-					
Investments	-	-	-	-	-	-	1,96,771.03	-	1,96,771.03					
Loans	Loans Receivables	6,54,379.43	-	No	-	-	29,56,463.66	-	36,10,843.09					
Trade Receivables	-	-	-	-	-	-	103.49	-	103.49					
Inventories	-	-	-	-	-	-	-	-	-					
Cash & Cash Equivalents	-	-	-	-	-	-	135.24	-	135.24					
Bank Banliances other than Cash & Cash Equivalents	-	-	-	-	-	-	45,682.01	-	45,682.01					
Others	-	-	-	-	-	-	60,735.04	-	60,735.04					
Total	-	6,54,379.43	-	-	-	-	32,64,319.02	-	39,18,698.45					
LIABILITIES														
Debt securities to which this certificate pertains	-	6,49,529.14	-	No	-	-	-	-	6,49,529.14					
Other debt sharing pari-passu charge with above debt	-	-	-	-	-	-	-	-	-					
Other Debt	-	-	-	-	-	-	-	-	-					
Subordinat ed debt	-	-	-	-	-	-	10,739.41	-	10,739.41					
Borrowings	-	-	-	-	-	-	24,51,975.78	-	24,51,975.78					
Bank	-	-	-	-	-	-	-	-	-					
Debt securities	-	-	-	-	-	-	2,48,023.86	-	2,48,023.86					
Others	-	-	-	-	-	-	-	-	-					
Trade Payables	-	-	-	-	-	-	247.97	-	247.97					
Lease Liabilities	-	-	-	-	-	-	-	-	-					
Provisions	-	-	-	-	-	-	5,852.32	-	5,852.32					
Others	-	-	-	-	-	-	5,52,329.98	-	5,52,329.98					
Total	-	6,49,529.14	-	-	-	-	32,69,169.32	-	39,18,698.46					
Cover on Book Value	-	1.01	-	-	-	-	1.00	-	1.00					
Cover on Market Value	-	-	-	-	-	-	-	-	-					

1. Column C - Includes book value of assets having exclusive charge and outstanding book value of debt for which this certificate is issued.

2. Column D - Includes book value of assets having exclusive charge and outstanding book value of all corresponding debt other than column C.

3. Column E - Includes debt for which this certificate is issued having any pari passu charge

4. Column F - Includes: a) book value of assets having pari-passu charge b) outstanding book value of debt for which this certificate is issued and c) other debt sharing pari- passu charge along with debt for which certificate is issued.

5. Column G - Includes book value of all other assets having pari passu charge and outstanding book value of corresponding debt

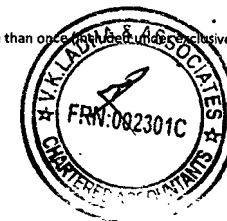
6. Column H - Includes all those assets which are not charged and shall include all unsecured borrowings including subordinated debt and shall include only those assets which are paid-for.

7. Column I - Includes the debt which has been counted more than once (included under exclusive charge column as also under pari passu). In order to match the liability amount with financials, it is necessary to eliminate the debt which has been counted more than once from debt under exclusive charge column as also under pari passu). On the assets side, there shall not be elimination as there is no overlap.

8. Column N - Assets which are considered at Market Value like Land, Building, Residential/ Commercial Real Estate to be stated at Market Value. Other assets having charge to be stated at book value/Carrying Value

9. Other Liabilities Include the Current Tax Liabilities, other financial and Non-financial liabilities, equity share capital and other equity of the company.

10. The above financial information as on 30-09-2024 has been extracted from the limited reviewed standalone books of accounts for the period ended 30-09-2024 and other relevant records of the listed entity.



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

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

To,
Board Of Director & Debenture Trustee

Information under SEBI (LISTING OBLIGATION & DISCLOSURE REQUIREMENTS) Regulation, 2015 in terms of the provision of regulation 56(1)(d) as amended from time to time - Covenant Compliance Certificate as on September 30, 2024.

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

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

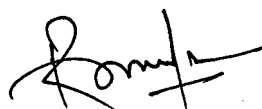
ISIN	Private Placement/Public Issue	Secured / Unsecured	Sanctioned Amount
INE477A08025	Private Placement	Unsecured	1,00,00,00,000
INE477A07308	Private Placement	Secured	2,75,00,00,000
INE477A07316	Private Placement	Secured	5,00,00,00,000
INE477A07324	Private Placement	Secured	7,00,00,00,000
INE477A07332	Private Placement	Secured	2,60,00,00,000
INE477A07340	Private Placement	Secured	4,00,00,00,000
INE477A07357	Private Placement	Secured	10,00,00,00,000
INE477A07365	Private Placement	Secured	3,01,00,00,000
INE477A07373	Private Placement	Secured	9,35,00,00,000
INE477A07381	Private Placement	Secured	10,00,00,00,000
INE477A07399	Private Placement	Secured	900,00,00,000
Total			63,71,00,00,000

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

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

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

For V. K. Ladha & Associates
Chartered Accountants
Firm Regn. No: 002301C



CA Rakesh Kumar
(Partner)

Membership No: 546723

UDIN: 24546723BKCTGT5745

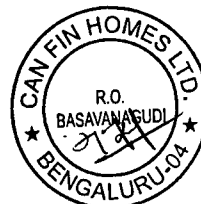
Date: 22/10/2024



For Can Fin Homes Limited



Authorised Signatories



Rs. In Lakhs

Sl. No.	Details of the party (listed entity /subsidiary) entering into the transaction		Details of the counterparty			Type of related party transaction	Value of the related party transaction as approved by the audit committee	Value of transaction during the reporting period	In case monies are due to either party as a result of the transaction		In case any financial indebtedness is incurred to make or give loans, inter-corporate deposits, advances or investments			Additional disclosure of related party transaction applicable only in case of related party transaction relates to loan, inter-corporate deposits, advances or investments made or given by the listed entity/subsidiary. These details need to be disclosed only once, during the reporting period when such transaction was undertaken.				
														Details of the loans, inter-corporate deposits, advances or investments				
	Name	PAN	Name	PAN	Relationship of the counterparty with the listed entity or its subsidiary				Opening balance as on 1st April 2024	Closing balance as on 30th September 2024	Nature of indebtedness (loan/ issuance of debt/ any other etc.)	Cost	Tenure	Nature (loan/ advance/ inter-corporate deposit/ investment)	Interest Rate (%)	Tenure	Secured/ unsecured	Purpose for which the funds will be utilised by the ultimate recipient of funds (end-usage)
1	Can Fin Homes Ltd	AAACC7241A	Suresh S Iyer	AADPI7133F	Managing Director & CEO	Remuneration	Terms of Appointment, as approved by the Board upto Rs. 237 lakhs p.a	115.24	-	-	NA	NA	NA	NA	NA	NA	NA	NA
2	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Salary & other benefits of Whole Time Director and deputed staff	As per the Canara Bank Officers Service Regulations, amended from time to time (upto Rs. 100 lakhs)	24.52	-	-	NA	NA	NA	NA	NA	NA	NA	NA
3	Can Fin Homes Ltd	AAACC7241A	Apurav Agarwal	AHAPA4918J	Chief Financial Officer	Remuneration	Terms of Appointment approved by ACB and Board upto Rs. 49.48 lakhs p.a	22.62	-	-	NA	NA	NA	NA	NA	NA	NA	NA
4	Can Fin Homes Ltd	AAACC7241A	Nilesh Jain	AFSPJ7489P	Company Secretary	Remuneration	Terms of Appointment approved by NRC and Board upto Rs. 30.45 lakhs p.a	14.28	-	-	NA	NA	NA	NA	NA	NA	NA	NA
5	Can Fin Homes Ltd	AAACC7241A	Canbank Computer Services Ltd	AAACC5921F	Subsidiaries of Canara Bank	Registrar & Transfer Agency charges	As per the RTA Agreement dt.16/07/2019 upto Rs. 100 lakhs	6.88	-	-	NA	NA	NA	NA	NA	NA	NA	NA
6	Can Fin Homes Ltd	AAACC7241A	Canara HSBC Life Insurance Company Limited	AADCC1881F	Joint Venture with Canara Bank	Commission earned for the half year	Upto Rs.2000 lakh	136.05	-	-	NA	NA	NA	NA	NA	NA	NA	NA
7	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Interest paid for the half year	Transactions in the ordinary course of business Approved by AC and Board Rs. 427000 lakhs	4,665.90	-	-	NA	NA	NA	NA	NA	NA	NA	NA
8	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Interest earned for the half year	Upto Rs.8000 lakh	1,694.45	-	-	NA	NA	NA	NA	NA	NA	NA	NA
9	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Rent and maintenance expense paid for the half year	Upto Rs.100 lakh	27.00	-	-	NA	NA	NA	NA	NA	NA	NA	NA
10	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Bank charges for the half year	Upto Rs.200 lakh	17.03	-	-	NA	NA	NA	NA	NA	NA	NA	NA
11	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Dividend Paid	Payment within arm's length Rs. 1597.85 lakhs	1,597.85	-	-	NA	NA	NA	NA	NA	NA	NA	NA
12	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Deposits made with Bank (including renewals)	Transactions in the ordinary course of business, as per Investment Policy upto Rs. 100000 lakhs	45,460.94	45,459.07	45,460.94	NA	NA	NA	Fixed Deposits	7.30%	1 year	NA	NA
13	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Term Loans & other credit facilities outstanding at the half year end	Transactions in the ordinary course of business Approved by AC and Board Rs. 427000 lakhs	2,23,750.06	1,47,937.04	2,23,750.06	NA	NA	NA	Term Loan	8.10%	7 years	Secured	Onward Lending
14	Can Fin Homes Ltd	AAACC7241A	Canara Bank	AAACC6106G	Sponsor Bank (Promoter)	Bank balances	Transactions in the ordinary course of business Approved by AC and Board Rs. 427000 lakhs	215.68	166.77	215.68	NA	NA	NA	NA	NA	NA	NA	NA
Total								2,77,748.49	1,93,562.88	2,69,426.68								

