

June 30, 2026

Religare Housing Development Finance Corporation Limited: Rating reaffirmed

Summary of rating action

Instrument*	Previous Rated Amount (Rs. crore)	Current Rated Amount (Rs. crore)	Rating Action
Long-term/Short-term bank lines	400.00	400.00	[ICRA]BBB- (Stable)/ [ICRA]A3; reaffirmed
Total	400.00	400.00	

*Instrument details are provided in Annexure II

Rationale

The ratings factor in including Religare Housing Development Finance Limited's (RHDFCL) adequate capitalisation profile for its current scale of operations with a net worth of Rs. 186 crore and managed gearing of 0.3 times as on March 31, 2026. The classification of the Burman Group (promoter family of Dabur India Limited) as promoters of Religare Enterprises Limited (REL) — the ultimate parent of RHDFCL and the strengthening of the board and senior leadership of REL and its subsidiaries (herein referred to as Religare Group) augur well for the credit profile of the company. The shareholding of the Burman family has further increased to 30.56% as on June 04, 2026, from 25.2% post the conclusion of the open offer in February 2025. REL has proposed a capital raise of Rs. 1,500 crore through preferential warrants, off which ~Rs. 250 crore is earmarked for RHDFCL, which supports the risk profile of the company.

ICRA takes note of the proposed demerger of the financial services business of REL into Religare Finvest Limited (RFL), as approved by the respective boards. Post the demerger, RFL will house the broking and lending businesses, including RHDFCL, while REL will retain the insurance business. ICRA will continue to monitor the developments around the demerger and its impact, if any, on the credit profile of RHDFCL.

ICRA notes that RHDFCL's scale of operations remains modest with limited business activity over the recent years, the same is expected to improve over the medium term with the abatement of group related legacy issues, the strengthening of the leadership team, governance framework, and capital infusion following the promoter re-classification. In this regard, the company's ability to raise fresh debt remains imperative for business growth and improvement in earnings profile which have been under pressure due to operating inefficiencies.

Key rating drivers and their description

Credit strengths

Religare group support– Improvement in the group's credit profile following the classification of the Burman family (promoter family of Dabur India Limited) as promoters, along with the increase in their shareholding to 30.56% as on June 04, 2026. Further, the strengthening of governance at REL, with the induction of five directors including promoter representative directors, of these, three have also been inducted on the board of RHDFCL. The Board of RHDFCL presently comprises eight directors, with five directors common with REL, augurs well for the credit profile of the company. Further, the proposed capital raise of Rs. 1,500 crore through preferential warrants at REL, with ~Rs. 250 crore earmarked for RHDFCL, is expected to support the company's capitalisation profile and business growth plans. Additionally, REL has also extended liquidity supported to RHDFCL over the past few years.

Adequate Capitalisation – RHDFCL is adequately capitalised for the current scale of operations and is expected to support the near-term growth with a net worth of Rs. 186 crore translating into a managed gearing of 0.3 times as on March 31, 2026. Given the growth plans of the company, the company will require additional capital to grow as per business plans while keeping a prudent capitalisation profile.

Credit challenges

Moderate scale of operations; ability to raise fresh debt imperative for business growth– While ICRA notes that RHDFCL’s scale has remained modest over past few years with disbursements of Rs. 39 crore in FY2026 and Rs. 17 crore in FY2025 as the company’s financial flexibility had been impacted because of Group level legacy issues, which led to curtailed business operations. Consequently, its AUM moderated to Rs. 243 crore as on March 31, 2026 from Rs. 250 crore as on March 31, 2025 (Rs. 282 crore as on March 31, 2024). While the company has relied on ICD support from REL to manage the liquidity profile, going forward, the ability to raise debt from external sources would be critical for improvement in disbursements and sustained business growth.

Subdued profitability indicators – While the net interest margins (NIM) have remained healthy, increasing to 10.0% in FY2026 from 9.6% in FY2025, operating expenses have remained elevated at 16.8% in FY2026 compared with 15.3% in FY2025 due to retention of the business teams and building on IT infrastructure despite the run down on the portfolio. Consequently, despite low credit costs the overall profitability indicators remained subdued with PAT and RoMA of Rs. -18.4 crore and -6.7%, respectively, in FY2026 compared with Rs. -12.7 crore and -4.2%, respectively, in FY2025. While the NIMs would decline over the near term with increase in leverage, economies of scale are expected to result in an improvement in the overall earnings profile.

Liquidity position: Adequate

As on March 31, 2026, RHDFCL has availed an inter-corporate deposit (ICD) of Rs. 11.5 crore from REL. The liquidity profile is supported by unencumbered cash and liquid investments of Rs. 7.41 crore as on March 31, 2026 along with scheduled inflows of Rs. 11.3 crore during the next twelve months. Nonetheless, the company could be dependent on support from its ultimate holding company, REL, to grow its business. However, expanding its lender base would be crucial, going forward.

Rating sensitivities

Positive factors – An improvement in the credit profile of the Religare Group and an increase in likelihood of support to RHDFCL could be a credit positive. The company’s ability to demonstrate a material and sustained improvement in its business volumes and earnings profile would also be a credit positive.

Negative factors – Inability to raise fresh funding and the consequent impact on business operations and/or weakening of the capitalisation and liquidity profile would be a credit negative.

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	ICRA’s Credit Rating Methodology for Non-banking Finance Companies (NBFCs)
Parent/Group support	Not applicable
Consolidation/Standalone	Standalone

About the company

RHDFCL was incorporated in June 1993 as Maharishi Housing Development Finance Corporation Limited. Religare Enterprises Limited (REL) acquired an 87.5% stake in RHDFCL in May 2009, which was later transferred to Religare Finvest Limited (RFL). The remaining stake (12.5%) is held by Maharishi Housing Development Trust and others. RHDFCL is a housing finance company registered with National Housing Bank (NHB) and it primarily provides housing loans.

The company reported a net loss of Rs. 18.4 crore in FY2026 on a total managed assets of Rs. 267.8 crore as on March 31, 2026 compared to net loss of Rs. 12.7 crore in FY2025 on a total managed assets of Rs. 284.8 crore as on March 31, 2025. The company's net worth stood at Rs. 185.6 crore as on March 31, 2026 (Rs. 204.2 crore as on March 31, 2025).

Key financial indicators

	FY2025	FY2026
	IndAS	IndAS
Total Income	32.3	30.3
PAT	-12.7	-18.4
Total Managed assets	284.8	267.8
Return on managed assets	-4.2%	-6.7%
Reported Gearing	0.0	0.1
Managed Gearing	0.3	0.3
Gross Stage 3 %	3.6%	3.5%
CRAR%	140.1%	129.7%

Source: RHDFCL, ICRA Research; Amount in Rs. crore; All figures and ratios as per ICRA's calculations

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

	Instrument	Type	Current rating (FY2027)		Chronology of rating history for the past 3 years			
			Amount rated (Rs. crore)	Date & rating	Date & rating in FY2026	Date & rating in FY2025	Date & rating in FY2024	
							Jun 30, 2026	Apr 25, 2025
1	Long-term/Short-term bank lines	LT/ST	400.00	[ICRA]BBB-(Stable)/[ICRA]A3	[ICRA]BBB-(Stable)/[ICRA]A3	[ICRA]BB-(Stable)/[ICRA]A4	[ICRA]BB-(Stable)/[ICRA]A4	[ICRA]BB-(Stable)/[ICRA]A4

Source: ICRA Research

ST – Short term, LT – Long term

Annexure I: Disclosure pursuant to the SEBI Circular SEBI/HO/DDHS/DDHS-PoD-2/I/4685/2026 dated February 10,2026

ICRA-rated instruments fall under the regulatory purview of various Financial Sector Regulators (FSRs), as under:

Sr. No.	Instrument	FSR
1	Listed/Proposed to be listed Bonds/Debentures/Preference Shares (all securities)	SEBI
2	Unlisted/Proposed to be unlisted Bonds/Debentures/ Preference share (all securities)	MCA
3	Listed PTCs / Securitisation Notes (originated by entities regulated by RBI) (*)	SEBI
4	Listed PTCs / Securitisation Notes (originated by entities not regulated by RBI) (*)	SEBI
5	Unlisted PTCs / Securitisation Notes (originated by entities regulated by RBI) (*)	RBI
6	Listed Commercial Paper and NCDs with original maturity less than 1 year	RBI
7	Unlisted Commercial Paper and NCDs with original maturity less than 1 year	RBI
8	Loan Facilities (Fund/Non-Fund Based) from Bank / NBFCs/ NHB/ FIs (\$)	RBI
9	External Commercial Borrowings/Loans from overseas branches of Indian Banks/other similar borrowings	RBI
10	Certificates of Deposit	RBI
11	Fixed Deposits raised by NBFCs, Banks, HFCs, FIs	RBI
12	Fixed Deposits raised by corporates other than NBFCs, Banks, HFCs, FIs	MCA
13	Inter Corporate Deposits/Loans extended by Corporates	MCA
14	Listed Security Receipts	SEBI
15	Unlisted Security Receipts	RBI
16	Unlisted PTCs / Securitisation Notes (originated by entities not regulated by RBI) (*)	Investor-side Regulator such as IRDAI, PFRDA (%)

(*) Includes securitisation transactions involving assignee payout, acquirer's payout.

(\$) Includes bank facilities such as liquidity facility, second loss facility that are part of securitisation transactions.

(%) These ratings were assigned prior to the introduction of SEBI CRA Circular dated Feb 10, 2026, and accordingly, investor side FSRs have been mentioned.

Other activities offered by ICRA fall under the regulatory purview of various FSRs, as under:

Sr. No.	Activity Name	FSR
1	Credit Ratings for Capital Protection Oriented Schemes (by Mutual Funds and AIFs)	SEBI
2	Credit quality ratings (CQRs) for Mutual Fund Schemes and Schemes of AIFs	SEBI
3	Independent Credit Evaluation (ICE)	RBI
4	Expected Loss Ratings (For Loan Facilities [Fund/Non-Fund based] from Banks/NBFCs/NHB/FIs)	RBI
5	Expected Loss Ratings (Listed / Proposed to be listed Bonds / Debentures / Preference Shares (all securities))	SEBI
6	Expected Loss Ratings (Unlisted / Proposed to be unlisted Bonds/ Debentures / Preference Shares (all securities))	MCA
7	Credit Rating of Borrowing programme	(@)
8	Issuer Ratings	(#)
9	Monitoring Agency	SEBI
10	Research activities, incidental to rating such as research for Economy & Industries (permitted by SEBI vide SEBI Master Circular for CRAs)	NA

(@) The rated instrument may involve issuance of different instruments such as debt securities (listed or otherwise), bank loans, commercial paper (listed or otherwise), etc. The regulator of the instrument can only be determined upon issuance. Accordingly, ICRA shall capture the rated quantum details along with names of respective FSR in the press release(s) after the issuance(s) of the instruments.

(#) Since no instrument is being rated, FSR is not applicable. The rating scale and definitions stipulated in SEBI Master Circular for CRAs are being followed.

Disclosure: SEBI's grievance redressal/dispute resolution and SEBI investor protection mechanisms such as SCORES and ODR shall not be available for activities and instruments which fall under the regulatory purview of FSRs other than SEBI.

Complexity level of the rated instruments

Instrument	Complexity indicator
Long-term/Short-term bank lines	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: [Click here](#)

Annexure II: Instrument details (as on June 23, 2026)

ISIN	Instrument name	Date of issuance/ Sanction	Coupon rate (%)	Maturity date	Amount rated (Rs. crore)	Current rating and outlook
Proposed	Long-term/Short-term bank lines	NA	NA	NA	400.00	[ICRA]BBB- (Stable)/ [ICRA]A3

Source: RHFCL, ICRA Research

[Please click here to view details of lender-wise facilities rated by ICRA](#)

Annexure III: List of entities considered for consolidated analysis – Not applicable

ANALYST CONTACTS

Karthik Srinivasan
+91 22 6114 3444
karthiks@icraindia.com

A M Karthik
+91 44 45964 308
a.karthik@icraindia.com

Sandeep Sharma
+91 22 6114 3419
sandeep.sharma@icraindia.com

Mishi Yadav
+91 124 4545 320
mishi.yadav@icraindia.com

Rajat Kher
+91 124 4545 833
rajat.kher@icraindia.com

RELATIONSHIP CONTACT

L. Shivakumar
+91-22-61143406
shivakumar@icraindia.com

MEDIA AND PUBLIC RELATIONS CONTACT

Ms. Naznin Prodhani
Tel: +91 124 4545 860
communications@icraindia.com

HELPLINE FOR BUSINESS QUERIES

+91-9354738909 (open Monday to Friday, from 9:30 am to 6 pm)

info@icraindia.com

ABOUT ICRA LIMITED

ICRA Limited was set up in 1991 by leading financial/investment institutions, commercial banks and financial services companies as an independent and professional investment Information and Credit Rating Agency.

Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

For more information, visit www.icra.in

ICRA Limited



Registered Office

B-710, Statesman House, 148 Barakhamba Road, New Delhi-110001
Tel: +91 11 23357940-45



Branches



© Copyright, 2026 ICRA Limited. All Rights Reserved.

Contents may be used freely with due acknowledgement to ICRA.

ICRA ratings should not be treated as recommendation to buy, sell or hold the rated debt instruments. ICRA ratings are subject to a process of surveillance, which may lead to revision in ratings. An ICRA rating is a symbolic indicator of ICRA's current opinion on the relative capability of the issuer concerned to timely service debts and obligations, with reference to the instrument rated. Please visit our website www.icra.in or contact any ICRA office for the latest information on ICRA ratings outstanding. All information contained herein has been obtained by ICRA from sources believed by it to be accurate and reliable, including the rated issuer. ICRA however has not conducted any audit of the rated issuer or of the information provided by it. While reasonable care has been taken to ensure that the information herein is true, such information is provided 'as is' without any warranty of any kind, and ICRA in particular, makes no representation or warranty, express or implied, as to the accuracy, timeliness or completeness of any such information. Also, ICRA or any of its group companies may have provided services other than rating to the issuer rated. All information contained herein must be construed solely as statements of opinion, and ICRA shall not be liable for any losses incurred by users from any use of this publication or its contents.