



Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited)
(CIN: L65922DL2005PLC136029)
Consolidated Financial Results
for the quarter and half year ended September 30, 2024

(Rupees in Crores)

Statement of Consolidated Unaudited Results for the quarter and half year ended September 30, 2024

	Particulars	Quarter ended			Half year ended		Year ended
		30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
		(Reviewed) (Refer Note 7)	(Reviewed)	(Reviewed) (Refer Note 7)	(Reviewed)	(Reviewed)	(Audited)
1	Revenue from operations						
	(i) Interest Income (Refer Note 5)	2,105.82	1,688.99	1,731.30	3,794.81	3,549.33	6,783.63
	(ii) Fees and commission Income	31.63	28.75	36.04	60.38	59.24	141.89
	(iii) Net gain on fair value changes	242.54	40.85	435.68	283.39	473.04	1,451.77
	(iv) Net gain on derecognition of financial instruments under amortised cost category (Refer Note 6)	42.50	448.08	24.19	490.58	45.98	97.58
	Total Revenue from operations	2,422.49	2,206.67	2,227.21	4,629.16	4,127.59	8,474.87
2	Other Income	2.68	29.60	15.09	32.28	30.33	149.90
3	Total Income (1+2)	2,425.17	2,236.27	2,242.30	4,661.44	4,157.92	8,624.77
4	Expenses						
	Finance costs	1,238.46	1,309.12	1,349.77	2,547.58	2,703.67	5,306.77
	Impairment on financial instruments (net of recoveries / written back) (Refer Note 8)	4,513.34	259.53	257.42	4,772.87	196.84	768.44
	Employee benefits expenses	203.73	152.90	150.52	356.63	317.65	619.07
	Depreciation and amortization	19.78	18.88	22.94	38.66	41.45	84.62
	Other expenses	134.81	58.70	40.09	193.51	80.52	197.18
	Total expenses	6,110.12	1,799.13	1,820.74	7,909.25	3,340.13	6,976.08
5	(Loss) / Profit before tax (3-4)	(3,684.95)	437.14	421.56	(3,247.81)	817.79	1,648.69
6	Tax expense						
	Current tax (Credit) / Expense	(7.16)	(2.59)	42.37	(9.75)	82.21	122.71
	Deferred Tax (Credit) / Charge	(917.07)	112.97	81.21	(804.10)	141.41	309.01
	Total Tax (Credit) / Expense	(924.23)	110.38	123.58	(813.85)	223.62	431.72
7	(Loss) / Profit for the period / year from continuing operations after tax (5-6)	(2,760.72)	326.76	297.98	(2,433.96)	594.17	1,216.97

Notes to the Financial Results:

- 1 The consolidated 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 ("the Act") read with Companies (Indian Accounting Standards) Rules 2015, as amended from time to time, and other accounting principles generally accepted in India and in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirement) Regulations, 2015 as amended from time to time.
- 2 The consolidated financial results of Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ('SCL', 'the Company', 'the Holding Company') and its subsidiaries (collectively referred to as 'the Group') for the quarter and half year ended September 30, 2024 have been reviewed by the Audit Committee on November 14, 2024 and subsequently approved at the meeting of the Board of Directors held on November 14, 2024. The consolidated financial results have been subjected to a limited review by the Joint Statutory Auditors of the Company.

3 Consolidated Statement of Assets and Liabilities:

Particulars	(Rupees in Crores)	
	As at 30 September 2024 (Reviewed)	As at 31 March 2024 (Audited)
ASSETS		
(1) Financial Assets		
(a) Cash and cash equivalents	4,650.62	2,813.53
(b) Bank Balance other than (a) above	1,460.67	1,610.62
(c) Derivative financial instruments	40.53	49.20
(d) Receivables		
(i) Trade Receivables	13.40	15.47
(e) Loans	50,333.21	53,012.63
(f) Investments	8,131.44	7,192.19
(g) Other Financial assets	2,369.72	5,037.70
Sub-total - Financial Assets	66,999.59	69,731.34
(2) Non-financial Assets		
(a) Current tax assets (Net)	1,001.01	991.84
(b) Deferred tax Assets (Net)	943.42	235.16
(c) Investment Property	-	32.82
(d) Property, Plant and Equipment	97.47	100.62
(e) Right-of-use assets	205.93	164.36
(f) Other Intangible assets	29.44	27.65
(g) Other non-financial assets	498.81	549.31
(h) Assets held for sale	809.72	1,233.30
Sub-total - Non-financial Assets	3,585.80	3,335.06
Total Assets	70,585.39	73,066.40

Consolidated Statement of Assets and Liabilities (Continued):	(Rupees in Crores)	
	As at 30 September 2024 (Reviewed)	As at 31 March 2024 (Audited)
Particulars		
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial Liabilities		
(a) Derivative financial instruments	3.97	31.85
(b) Payables		
(i) 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	1.81	3.02
(c) Debt securities	16,398.21	14,488.42
(d) Borrowings (Other than debt securities)	25,462.79	29,817.17
(e) Subordinated liabilities	4,082.77	4,187.83
(f) Other financial liabilities	4,213.24	4,228.71
Sub-total - Financial Liabilities	50,162.79	52,757.00
(2) Non-Financial Liabilities		
(a) Current tax liabilities (Net)	1.62	3.19
(b) Provisions	91.59	88.04
(c) Deferred tax liabilities (Net)	0.06	6.73
(d) Other non-financial liabilities	350.07	419.54
Sub-total - Non-Financial Liabilities	443.34	517.50
(3) EQUITY		
(a) Equity share capital	144.79	113.03
(b) Other equity	19,834.47	19,678.87
Sub-total - Equity	19,979.26	19,791.90
Total Liabilities and Equity	70,585.39	73,066.40

4	Consolidated Cash Flow Statement	(Rupees in Crores)		
		For the Period from April 1, 2024 to September 30, 2024	For the Period from April 1, 2023 to September 30, 2023	Year ended March 31, 2024
		(Reviewed)	(Reviewed)	(Audited)
Cash flows from operating activities :				
(Loss) / Profit before tax from continuing operations		(3,247.80)	817.79	1,648.69
(Loss) / Profit before tax from discontinued operations		-	(1.81)	(2.58)
Adjustments to reconcile profit before tax to net cash flows:				
Employee Stock Compensation Adjustment		42.03	14.01	22.10
Provision for Gratuity, Compensated Absences and Superannuation Expense		2.19	2.31	5.99
Impairment on financial instruments		5,223.53	421.51	1,417.70
Lease Interest		(0.61)	(0.70)	(1.21)
Interest Income		(3,794.81)	(3,549.34)	(6,783.64)
(Profit) / Loss on Lease termination		(0.58)	(0.31)	(21.93)
Interest Expense		2,460.07	2,574.41	5,060.51
Depreciation and Amortisation of PPE and ROU assets		38.66	41.45	84.63
Profit on sale of Property, plant and equipment		(1.21)	(0.68)	(2.31)
Unrealised loss on Investments		15.82	42.44	10.57
Operating Profit before working capital changes		737.29	361.08	1,438.52
Working Capital Changes				
Trade Receivables, Other Financial and non Financial Assets		2,968.20	450.90	(1,979.55)
Loans		(2,540.00)	2,849.58	(901.75)
Trade Payables, other financial and non Financial Liabilities		(188.50)	319.93	(1,746.01)
Net Cash from / (used in) operations		976.99	3,981.49	(3,188.79)
Interest received on loans		3,690.73	2,913.83	8,101.14
Interest paid on borrowings		(2,391.05)	(2,885.37)	(5,330.91)
Income taxes refund received / (paid) (Net)		(0.99)	(233.77)	295.28
Net cash from / (used in) operating activities		2,275.68	3,776.18	(123.28)
Cash flows from investing activities :				
Purchase of Property, plant and equipment and other intangible assets		(19.29)	(27.62)	(58.70)
Sale of Property, plant and equipment		1.87	1.26	3.45
Decrease in Capital Advances		(3.32)	0.67	3.79
Proceeds from / (Investments in) deposit accounts		149.95	50.54	(76.03)
(Purchase) / Sale of Investments (Net)		(286.17)	1,189.47	(590.25)
Interest received on Investments		34.13	74.90	2,307.85
Net cash (used in) / from investing activities		(122.83)	1,289.22	1,590.11
Cash flows from financing activities :				
Proceeds from Issue of Equity Share (Including Securities Premium)*		2,480.30	324.53	1,599.64
Distribution of Equity Dividends		(147.63)	(57.54)	(58.93)
(Repayment of) / Proceeds from loans (Net)		(3,198.01)	(1,020.99)	1,238.17
Proceeds from / (Repayment of) Secured Redeemable Non-Convertible Debentures (Net)		1,866.45	(2,800.31)	(4,418.63)
Repayment of Subordinated Debt (Net)		(110.00)	(195.00)	(220.00)
Payment of Lease liabilities		(23.46)	(30.36)	(62.96)
(Repayment of) / Proceeds from Working capital loans (Net)		(1,183.41)	9.00	(460.00)
Net cash used in financing activities		(315.76)	(3,770.67)	(2,382.71)

Consolidated Cash Flow Statement (Continued):	(Rupees in Crores)		
	For the Period from April 1, 2024 to September 30, 2024	For the Period from April 1, 2023 to September 30, 2023	Year ended March 31, 2024
	(Reviewed)	(Reviewed)	(Audited)
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	1,837.09	1,294.73	(915.88)
Cash and cash equivalents at the beginning of the year	2,813.53	3,729.41	3,729.41
Cash and cash equivalents at the end of the year (D + E)	4,650.62	5,024.14	2,813.53

**includes Rs. 237.58 Crore on sale of Holding Company's shares held by Pragati EWT (For the Period from April 1, 2023 to September 30, 2023 and for the year ended March 31, 2024)*

5 The increase in the interest income for the quarter ended September 30, 2024 is mainly on account of overdue interest.

6 Net gain on derecognition of financial instruments under amortised cost category comprises net gain on direct assignment of loans, net gain on derecognition of non-convertible debentures issued by the Company and impact of change in estimates on assignment transactions based on the trend & market analysis in the last quarter amounting to Rs. 403 Crore.

7 The figures for the quarter ended September 30, 2024 are the balancing figures between reviewed figures in respect of the half year ended September 30, 2024 and for the quarter ended June 30, 2024. The figures for the quarter ended September 30, 2023 are the balancing figures between reviewed figures in respect of the half year ended September 30, 2023 and for the quarter ended June 30, 2023.

8 The significant increase in impairment on financial instruments is mainly on account of write-offs.

9 The Group is mainly engaged in the housing finance and mortgage-backed lending business, and all other activities revolve around this main business of the Group. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.

10 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary and/or in accordance with the amendment in Schedule III of the Act.



Sammaan Capital Limited
(Formerly Indiabulls Housing Finance Limited)
(CIN: L65922DL2005PLC136029)
Standalone Financial Results
for the quarter and half ended September 30, 2024

(Rupees in Crores)

Statement of Standalone Results for the quarter and half year ended September 30, 2024

	Particulars	Quarter ended			Half year ended		Year ended
		30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
		(Reviewed) (Refer Note 7)	(Reviewed)	(Reviewed) (Refer Note 7)	(Reviewed)	(Reviewed)	(Audited)
1	Revenue from operations						
	(i) Interest Income (Refer Note 5)	1,806.37	1,469.35	1,492.62	3,275.72	3,137.24	5,857.87
	(ii) Dividend Income	-	-	49.56	-	104.08	153.64
	(iii) Fees and commission Income	25.14	23.32	22.29	48.46	34.29	90.97
	(iv) Net gain on fair value changes	210.87	29.09	283.69	239.96	323.41	1,206.55
	(v) Net gain on derecognition of financial instruments under amortised cost category (Refer Note 6)	23.63	380.77	19.29	404.40	34.74	70.96
	Total Revenue from operations	2,066.01	1,902.53	1,867.45	3,968.54	3,633.76	7,379.99
2	Other Income	1.69	31.04	17.61	32.73	35.39	159.03
3	Total Income (1+2)	2,067.70	1,933.57	1,885.06	4,001.27	3,669.15	7,539.02
4	Expenses						
	Finance costs	1,127.46	1,200.27	1,223.30	2,327.73	2,459.99	4,833.18
	Impairment on financial instruments (net of recoveries / written back)	470.83	181.46	133.81	652.29	167.61	582.06
	Employee benefits expenses	188.59	143.63	138.91	332.22	294.82	576.14
	Depreciation and amortization	19.14	18.19	21.24	37.33	39.13	80.90
	Other expenses	117.39	51.09	34.95	168.48	70.97	172.67
	Total expenses	1,923.41	1,594.64	1,552.21	3,518.05	3,032.52	6,244.95
5	Profit before tax (3-4)	144.29	338.93	332.85	483.22	636.63	1,294.07
6	Tax expense						
	Current tax Expense / (Credit)	-	(12.37)	(1.66)	(12.37)	-	-
	Deferred Tax Charge	33.78	94.67	86.88	128.45	148.05	304.25
	Total Tax Expense	33.78	82.30	85.22	116.08	148.05	304.25
7	Profit for the period / year (5-6)	110.51	256.63	247.63	367.14	488.58	989.82

Particulars	Quarter ended			Half year ended		Year ended
	30 September 2024	30 June 2024	30 September 2023	30 September 2024	30 September 2023	31 March 2024
	(Reviewed) (Refer Note 7)	(Reviewed)	(Reviewed) (Refer Note 7)	(Reviewed)	(Reviewed)	(Audited)
8 Other comprehensive income						
A (i) Items that will not be reclassified to statement of profit or loss						
(a) Remeasurement gain / (loss) on defined benefit plan	1.83	0.71	1.99	2.54	2.02	(3.17)
(b) Gain / (Loss) on equity instrument designated at FVOCI	32.22	64.25	46.20	96.47	45.14	80.82
(ii) Income tax impact on A above	(7.83)	(14.88)	(11.07)	(22.71)	(10.84)	(17.69)
B (i) Items that will be reclassified to statement of profit or loss						
(a) Effective portion of cash flow hedges	150.61	(28.58)	320.46	122.03	191.56	325.08
(ii) Income tax impact on B above	(37.90)	7.19	(80.66)	(30.71)	(48.21)	(81.82)
Total Other comprehensive Income / (loss) (net of tax)	138.93	28.69	276.92	167.62	179.67	303.22
9 Total comprehensive income (after tax) (7+8)	249.44	285.32	524.55	534.76	668.25	1,293.04
10 Paid-up equity share capital (Face value of INR 2 each)	147.31	115.70	95.91	147.31	95.91	114.99
11 Other equity						17,940.58
12 Earnings per Share (EPS) (not annualised)						
-Basic (Amount in Rs.)	1.74	4.19	4.87	6.06	9.63	18.81
-Diluted (Amount in Rs.)	1.74	4.17	4.81	6.04	9.54	18.62
-Face Value (Amount in Rs.)	2.00	2.00	2.00	2.00	2.00	2.00

Notes to the Financial Results:

- The standalone 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 in compliance with Regulation 33 and Regulation 52 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 as amended from time to time.
- The standalone financial results of Sammaan Capital Limited (formerly known as Indiabulls Housing Finance Limited) ("SCL", "the Company") for the quarter and half year ended September 30, 2024 have been reviewed by the Audit Committee on November 14, 2024 and subsequently approved at the meeting of the Board of Directors held on November 14, 2024. The standalone financial results have been subjected to a limited review by the Joint Statutory Auditors of the Company.

3 Standalone Statement of Assets and Liabilities:

Particulars	(Rupees in Crores)	
	As at 30 September 2024 (Reviewed)	As at 31 March 2024 (Audited)
ASSETS		
(1) Financial Assets		
(a) Cash and cash equivalents	3,245.21	2,559.92
(b) Bank Balances other than (a) above	1,242.07	1,395.81
(c) Derivative financial instruments	40.53	49.20
(d) Receivables		
(I) Trade Receivables	5.41	4.26
(e) Loans	48,437.34	44,883.54
(f) Investments	10,293.92	9,681.22
(g) Other Financial assets	1,987.46	4,581.66
Sub-total - Financial Assets	65,251.94	63,155.61

Standalone Statement of Assets and Liabilities (Continued):	(Rupees in Crores)	
	As at 30 September 2024 (Reviewed)	As at 31 March 2024 (Audited)
Particulars		
(2) Non-financial Assets		
(a) Current tax assets (Net)	740.08	751.89
(b) Deferred tax Assets (Net)	590.03	227.19
(c) Property, Plant and Equipment	94.63	97.46
(d) Right-of-use assets	202.09	159.53
(e) Other Intangible assets	29.29	27.47
(f) Other non-financial assets	450.20	504.26
(g) Assets held for sale	558.13	873.37
Sub-total - Non-financial Assets	2,664.45	2,641.17
Total Assets	67,916.39	65,796.78
LIABILITIES AND EQUITY		
LIABILITIES		
(1) Financial Liabilities		
(a) Derivative financial instruments	3.97	31.85
(b) Payables		
(i) 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	1.26	2.97
(c) Debt securities	15,468.89	13,483.56
(d) Borrowings (Other than debt securities)	23,042.52	26,225.31
(e) Subordinated Liabilities	3,751.14	3,856.47
(f) Other financial liabilities	4,438.97	3,837.12
Sub-total - Financial Liabilities	46,706.75	47,437.28
(2) Non-Financial Liabilities		
(a) Current tax liabilities (Net)	-	0.02
(b) Provisions	82.04	80.99
(c) Other non-financial liabilities	162.27	222.92
Sub-total - Non-Financial Liabilities	244.31	303.93
(3) EQUITY		
(a) Equity share capital	147.31	114.99
(b) Other equity	20,818.02	17,940.58
Sub-total - Equity	20,965.33	18,055.57
Total Liabilities and Equity	67,916.39	65,796.78

4	Standalone Cash Flow Statement	(Rupees in Crores)		
		For the Period from April 1, 2024 to September 30, 2024	For the Period from April 1, 2023 to September 30, 2023	Year ended March 31, 2024
		(Reviewed)	(Reviewed)	(Audited)
Cash flows from operating activities :				
Profit before tax		483.22	636.63	1,294.07
Adjustments to reconcile profit before tax to net cash flows:				
Employee Stock Compensation Adjustment		42.03	12.72	20.76
Provision for Gratuity, Compensated Absences and Superannuation Expense		1.47	1.93	5.55
Profit on Lease termination		(0.46)	(0.11)	(21.73)
Other Provisions		-	-	-
Impairment on financial instruments		1,032.11	475.86	897.68
Interest Income		(3,275.72)	(3,137.24)	(5,857.88)
Dividend Income		-	(104.08)	(153.64)
Interest Expense		2,253.09	2,338.65	4,600.38
Depreciation and Amortisation of PPE and ROU assets		37.33	39.13	80.90
Guarantee Income		(2.24)	(5.45)	(10.08)
Lease Interest		(0.60)	(0.66)	(1.14)
Profit on sale of Property, plant and equipment		(1.19)	(0.68)	(2.30)
Unrealised loss on Investments		5.92	38.42	44.76
Operating Profit before working capital changes		574.96	295.12	897.33
Working Capital Changes				
Trade Receivables, Other Financial and non Financial Assets		2,823.56	642.73	(1,646.30)
Loans		(4,501.97)	2,343.56	(228.07)
Trade Payables, other financial and non Financial Liabilities		(306.10)	918.71	(878.16)
Net Cash (used in) / generated from operations		(1,409.55)	4,200.12	(1,855.20)
Interest received on loans		2,996.21	2,412.78	7,164.94
Interest paid on borrowings		(2,178.57)	(3,077.02)	(5,759.18)
Income taxes refund received / (paid) (Net)		24.17	(139.35)	483.09
Net cash (used in) / from operating activities		(567.74)	3,396.53	33.65
Cash flows from investing activities :				
Purchase of Property, plant and equipment and other intangible assets		(19.25)	(25.89)	(56.80)
Sale of Property, plant and equipment		1.86	1.23	3.39
Decrease in Capital Advances		(3.32)	0.09	3.21
Dividend Income		-	104.08	153.64
Proceeds from deposit accounts		153.74	56.91	5.89
Interest received on Investments		171.52	177.97	2,397.50
Proceeds from / (Investments in) Subsidiary / Associate / Other Investments		181.90	215.82	41.92
Net cash from investing activities		486.45	530.21	2,548.75

Standalone Cash Flow Statement (Continued)	(Rupees in Crores)		
	For the Period from April 1, 2024 to September 30, 2024	For the Period from April 1, 2023 to September 30, 2023	Year ended March 31, 2024
	(Reviewed)	(Reviewed)	(Audited)
Cash flows from financing activities :			
Proceeds from Issue of Equity Share (Including Securities Premium)	2,480.30	86.95	1,382.78
Distribution of Equity Dividends	(147.63)	(58.96)	(60.36)
Repayment from / (Loan to) Subsidiary Companies (Net)	1,314.25	779.49	(267.70)
(Repayment of) / Proceeds from terms loans (Net)	(3,510.98)	(1,203.72)	1,239.94
Proceeds from / (Repayment of) Secured Redeemable Non-Convertible Debentures (Net)	1,946.61	(2,676.57)	(4,413.84)
Repayment of Subordinated Debt	(110.00)	(195.00)	(220.00)
Payment of Lease liabilities	(22.56)	(29.40)	(61.13)
(Repayment of) / Proceeds from Working capital loans (Net)	(1,183.41)	9.00	(460.00)
Net cash from / (used in) financing activities	766.58	(3,288.21)	(2,860.31)
Net Increase / (Decrease) in cash and cash equivalents (A+B+C)	685.29	638.53	(277.91)
Cash and cash equivalents at the beginning of the year	2,559.92	2,837.83	2,837.83
Cash and cash equivalents at the end of the year (D + E)	3,245.21	3,476.36	2,559.92

- 5 The increase in the interest income for the quarter ended September 30, 2024 is mainly on account of overdue interest.
- 6 Net gain on derecognition of financial instruments under amortised cost category comprises net gain on direct assignment of loans, net gain on derecognition of non-convertible debentures issued by the Company and impact of change in estimates on assignment transactions based on the trend & market analysis in the last quarter amounting to Rs. 353 Crore.
- 7 The figures for the quarter ended September 30, 2024 are the balancing figures between reviewed figures in respect of the half year ended September 30, 2024 and for the quarter ended June 30, 2024. The figures for the quarter ended September 30, 2023 are the balancing figures between reviewed figures in respect of the half year ended September 30, 2023 and for the quarter ended June 30, 2023.
- 8 Disclosures pursuant to RBI Notification - RBI/2020-21/16 DOR.No.BP.BC/3/21.04.048/2020-21 dated 6 August 2020 and RBI/2021- 22/31/DOR.STR.REC.11 /21.04.048/2021-22 dated 5 May 2021

Type of borrower	(Rupees in Crores)				
	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of the previous half-year (A)@	Of (A), aggregate debt that slipped into NPA during the half-year	Of (A) amount written off during the half-year	Of (A) amount paid by the borrowers during the half-year	Exposure to accounts classified as Standard consequent to implementation of resolution plan – Position as at the end of this half-year#
Personal Loans	13.05	0.05	-	2.16	10.83
Corporate persons*	0.13	-	-	(0.00)	0.13
Of which, MSMEs	0.13	-	-	(0.00)	0.13
Others	-	-	-	-	-
Total	13.18	0.05	-	2.16	10.97

*As defined in Section 3(7) of the Insolvency and Bankruptcy Code, 2016

@ Includes restructuring done in respect of resolution invoked till September 30, 2023 and processed subsequently

9 **Disclosures pursuant to RBI Notification - RBI/DOR/2021-22/86 DOR.STR.REC 51/21.04.048/2021-22 dated 24 September 2021**

(a) Details of transfer through assignment in respect of loans not in default during the quarter and half year ended September 30, 2024

Entity	Quarter ended September 30, 2024		Half year ended September 30, 2024	
	Assignment	Acquisition	Assignment	Acquisition
Count of Loan accounts Assigned	2048	-	4603	-
Amount of Loan accounts Assigned (Rs. In Crores)	685.15	-	1,453.57	-
Retention of beneficial economic interest (MRR)	131.38	-	274.61	-
Weighted Average Maturity (Residual Maturity in months)	215.05	-	213.07	-
Weighted Average Holding Period [in months]	2.43	-	2.95	-
Coverage of tangible security coverage	1.00	-	1.00	-
Rating-wise distribution of rated loans	Unrated	-	Unrated	-

(b) Details of stressed loans transferred during the quarter ended September 30, 2024

Number of accounts	216
Aggregate principal outstanding of loans transferred (Rs. in crore)	898.83
Weighted average residual tenor of the loans transferred (in months)	51.32
Net book value of loans transferred (at the time of transfer) (Rs. in crore)	873.69
Aggregate consideration (Rs. in crore)	648.95
Additional consideration realised in respect of accounts transferred in earlier	-
Excess provisions reversed to the Profit and Loss Account on account of sale	-

*Apart from above, the Company has assigned written off loans to ARC for a purchase consideration of ₹ 266.25 Crores during the quarter ended September 30, 2024.

(c) The Company has not acquired any stressed loan during the quarter and half year ended 30 September 2024.

(d) Details on recovery ratings assigned for Security Receipts as on September 30, 2024:

Recovery Rating	Anticipated recovery as per recovery rating	Amount (Rs. In crores)
RR1	100% - 150%	755.06
RR2	75% - 100%	170.42
RR5	0-25%	32.70
Unrated	100% - 150%	1,147.51
Total		2,105.68

- 10 There are no material deviations, if any, in the use of proceeds of issue of non convertible debt securities from the objects stated in the offer document.
- 11 The secured non-convertible debentures issued by the Company are fully secured by pari passu charge against Immovable Property / Other Financial Assets and pool of Current and Future Loan Receivables of the Company, Including Investments to the extent as stated in the Information Memorandum/Offering Documents/Prospectus. Further, the Company has maintained security cover as stated in the Information Memorandum/Offering Documents/Prospectus.
- 12 During the quarter and the half year ended September 30, 2024, the Company has purchased " Legacy, Wholesale Loan Business", consisting of a group of assets ,primarily of the wholesale loan book (net of ECL), liabilities, and business contracts associated with the wholesale division, from its wholly owned subsidiary " Sammaan Finserve Limited" (formerly known as Indiabulls Commercial Credit Limited) , for a purchase consideration of Rs 530 Crore on the basis of the fair valuation report, by way of a business transfer agreement, executed between the Company and its subsidiary as approved by the Company's Board.
- 13 The Company is mainly engaged in the housing finance and mortgage-backed lending business, and all other activities revolve around this main business of the Company. Further, all activities are conducted within India and as such there is no separate reportable segment, as per the Ind AS 108 - "Operating Segments" specified under Section 133 of the Act.
- 14 During the current quarter, upon exercise of Stock options by the eligible employees, the Company had issued an aggregate of 2,457,898 (Twenty Four Lacs Fifty Seven Thousand Eight Hundred and Ninety Eight) Equity shares of face value Rs. 2/- each. Consequent to the said allotment, the paid-up Equity share capital of the Company stands increased from Rs. 1,459,994,426/- divided into 729,997,213 Equity shares of face value Rs. 2/- each to Rs. 1,464,910,222/- divided into 732,455,111 Equity shares of face value Rs. 2/- each.
- 15 During the current quarter, the Securities Issuance and Investment Committee of the Board of Directors of the Company vide resolution dated September 25, 2024 approved and allotted 19,62,046 NCDs of face value of ₹1,000 each, aggregating to ₹196.20 Crores on public issue basis and also issued and allotted 31,000 Secured, Redeemable, Non-Convertible Debentures of face value Rs. 1 lakh each aggregating to Rs. 310 Crores, on a private placement basis.
- 16 The Reserve Bank of India, under Scale Based Regulations (SBR) has categorised the Company in Upper Layer (NBFC-UL) vide its circular dated September 30, 2022. The Company's Board approved its policy/ implementation plan for adhering to Scale Based Regulatory framework as per the prescribed timeline, and has communicated the same to both the RBI and the NHB.

17 Figures for the prior year / period have been regrouped and / or reclassified wherever considered necessary and/or in accordance with the amendment in Schedule III of the Act.

Registered Office: Building No. 27, 5th Floor, KG Marg, New Delhi-110001.

For and on behalf of the Board of Directors

Place : Mumbai

Date : November 14, 2024

Gagan Banga
Vice-Chairman, Managing Director & CEO
DIN : 00010894

Sammaan Capital Limited (Formerly Indiabulls Housing Finance Limited) (as standalone entity)		
(CIN: L65922DL2005PLC136029)		
Standalone Financial Results for the six months ended September 30, 2024		
Additional Information in Compliance with the provisions of Regulation 52(4) of the SEBI (Listing Obligations And Disclosure Requirements) Regulations, 2015		
	Particulars	As on September 30, 2024
1	Debt Equity Ratio ((Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Own Funds)	2.02
2	Debt Service Coverage Ratio	Not Applicable, being an NBFC
3	Interest Service Coverage Ratio	Not Applicable, being an NBFC
4	Outstanding Redeemable Preference Shares (quantity and value)	N.A.
5	Capital Redemption Reserve (Rs. in Crores)	0.36
6	Debenture Redemption Reserve (Rs. in Crores)	146.39
7	Net worth (Rs. in Crores)	20,965.34
8	Net Profit after Tax (Rs. in Crores)	367.14
9	Earnings per Share (EPS) - Basic (Amount in Rs.) - not annualised	6.06
	- Diluted (Amount in Rs.) - not annualised	6.04
10	Current Ratio	Not Applicable, being an NBFC
11	Long term debt to working capital	Not Applicable, being an NBFC
12	Bad debts to Account receivable ratio	Not Applicable, being an NBFC
13	Current liability ratio	Not Applicable, being an NBFC
14	Total debts to total assets (Debt Securities + Borrowings (Other than Debt Securities) + Subordinated liabilities) / Total Assets	0.62
15	Debtors turnover	Not Applicable, being an NBFC
16	Inventory turnover	Not Applicable, being an NBFC
17	Operating Margin	Not Applicable, being an NBFC
18	Net profit Margin (Profit after tax / Total Income)	
	As on Quarter ended 30 September 2024	5.34%
	As on Six months ended 30 September 2024	9.18%
19	Other Ratios (not subjected to review)	
(A)	% of Gross Non Performing Assets (Gross NPA / Loan Book)	3.04%
(B)	% of Net Non Performing Assets (Net NPA / Loan Book)	1.81%
(C)	Liquidity Coverage Ratio (%) for Q2 FY 25	345%
(D)	Capital to risk-weighted assets ratio (Calculated as per RBI guidelines)	25.94%